

Title Number : TT61790

This title is dealt with by HM Land Registry, Nottingham Office.

The following extract contains information taken from the register of the above title number. A full copy of the register accompanies this document and you should read that in order to be sure that these brief details are complete.

Neither this extract nor the full copy is an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy.

This extract shows information current on 12 OCT 2018 at 11:32:20 and so does not take account of any application made after that time even if pending in HM Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: TT61790
Address of Property	: land at Dover Place, Ashford
Price Stated	: £2 plus VAT
Registered Owner(s)	: ASHFORD COMMERCIAL QUARTER LIMITED (Co. Regn. No. 09994750) of 77 Bekesbourne Lane, Littlebourne, Canterbury CT3 1UZ and care of asb law LLP, Horizon House, 1 Eclipse Park, Sittingbourne Road, Maidstone ME14 3EN (ref: JRC/552905/19).
Lender(s)	: Close Brothers Limited

Title number TT61790

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 12 OCT 2018 at 11:32:20. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

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A: Property Register

This register describes the land and estate comprised in the title.

KENT : ASHFORD

- 1 The Freehold land shown edged with red on the plan of the above title filed at the Registry and being land at Dover Place, Ashford.
- 2 (21.02.2017) The land has the benefit (to the extent mentioned in the Notes below) of any legal easements granted by the Transfer dated 27 January 2017 referred to in the Charges Register but is subject to any rights that are reserved by the said deed and affect the registered land.

NOTE 1: The easements granted by the Transfer are included in the registration only so far as they are capable of subsisting at law and are granted over the land now or formerly comprised in titles K444196, K829375 and TT20675.

NOTE 2: The easements granted by the Transfer are in part granted over title number TT20675 first registered with possessory title on 18 December 2013 and are consequently not binding on any right or interest adverse to or in derogation of the title of the first registered proprietor of that title.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (21.02.2017) PROPRIETOR: ASHFORD COMMERCIAL QUARTER LIMITED (Co. Regn. No. 09994750) of 77 Bekesbourne Lane, Littlebourne, Canterbury CT3 1UZ and care of asb law LLP, Horizon House, 1 Eclipse Park, Sittingbourne Road, Maidstone ME14 3EN (ref: JRC/552905/19).
- 2 (21.02.2017) The price stated to have been paid on 27 January 2017 for the land in this title and in TT62317 was £2 plus VAT.
- 3 (21.02.2017) RESTRICTION: No disposition of the registered estate (other than a charge) by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a certificate signed by a conveyancer that the provisions of clause 7.1 of an agreement dated 27 January 2017 made between (1) Ashford Borough Council and (2) Ashford Commercial Quarter Limited have been complied with or that they do not apply to the disposition.
- 4 (21.02.2017) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a certificate signed by a conveyancer that the provisions of 12.4.13 of the Transfer dated 27 January 2017 referred to in the Charges Register have been complied with or that they do not apply to the disposition.
- 5 (21.02.2017) RESTRICTION: No disposition of the registered estate by

B: Proprietorship Register continued

the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a certificate signed by a conveyancer that the provisions of clause 11.2 of an agreement dated 27 January 2017 made between (1) Ashford Commercial Quarter Limited and (2) Ashford Borough Council have been complied with or that they do not apply to the disposition.

- 6 (21.02.2017) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 13 February 2017 in favour of Close Brothers Limited referred to in the Charges Register.

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 (05.09.2001) A Conveyance dated 19 July 1960 made between (1) Ashford (Kent) Working Men's Club and Institute Limited and (2) Crouchs Garage Limited contains restrictive covenants and by such Conveyance the land tinted blue on the title plan was conveyed subject to certain rights.
-NOTE: Copy filed under K103810.
- 2 (26.11.2015) The land affected thereby is subject to the rights granted by a Deed dated 23 December 2014 made between (1) Ashford Borough Council and (2) Southern Gas Networks PLC .
The said Deed also contains restrictive covenants by the grantor.
-NOTE: Copy filed under K299048.
- 3 (21.02.2017) A Transfer of the land in this title and other land dated 27 January 2017 made between (1) Ashford Borough Council and (2) Ashford Commercial Quarter Limited contains restrictive covenants.
-NOTE: Copy filed.
- 4 (21.02.2017) REGISTERED CHARGE dated 13 February 2017 affecting also title TT62317.
- 5 (21.02.2017) Proprietor: CLOSE BROTHERS LIMITED (Co. Regn. No. 195626) of 10 Crown Place, London EC2A 4FT.
- 6 (21.02.2017) The proprietor of the Charge dated 13 February 2017 referred to above is under an obligation to make further advances. These advances will have priority to the extent afforded by section 49(3) Land Registration Act 2002.
- 7 (11.05.2017) UNILATERAL NOTICE in respect of a deed of variation in relation to Ground Floor units 3 and 4 dated 27 April 2017 made between (1) Ashford Borough Council and (2) Ashford Commercial Quarter Limited made supplemental to the transfer dated 27 January 2017 referred to above.
-NOTE: Copy filed under K829375.
- 8 (11.05.2017) BENEFICIARY: Ashford Commercial Quarter Limited (Co Regn No 09994750) of 77 Bekesbourne Lane, Littlebourne, Canterbury CT3 1UZ.
- 9 (31.08.2017) The land is subject to any rights that are granted by a Transfer of the land edged and numbered TT69698 in green on the title plan dated 25 August 2017 made between (1) Ashford Commercial Quarter Limited and (2) South Eastern Power Networks Plc and affect the registered land.
The said Deed also contains restrictive covenants by the transferor.
-NOTE: Copy filed under TT69698.

C: Charges Register continued

- 10 (16.04.2018) The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto.
The leases grant and reserve easements as therein mentioned.
- 11 (19.04.2018) UNILATERAL NOTICE affecting second floor premises, Commercial Quarter in respect of an Agreement for Lease dated 16 April 2018 made between (1) Ashford Commercial Quarter Limited and (2) Peter Brett Associates LLP.

-NOTE: Copy plan filed.
- 12 (19.04.2018) BENEFICIARY: Peter Brett Associates LLP (LLP Regn. No. OC334398) of Caversham Bridge House, Waterman Place, Reading RG1 8DN.
- 13 (04.09.2018) The land is subject to the easements granted by a lease of Ground Floor Units 0.01 and 0.02, Commercial Quarter, Dover Place dated 22 June 2018 made between (1) Ashford Commercial Quarter Limited and (2) Pagesuite Limited for a term of 5 years beginning on and including 22 June 2018.

-NOTE: Copy filed under TT61784.
- 14 (04.09.2018) UNILATERAL NOTICE affecting Ground Floor Units 0.01 and 0.02, Commercial Quarter, Dover Place in respect of a lease dated 22 June 2018 made between (1) Ashford Commercial Quarter Limited and (2) Pagesuite Limited for a term of 5 years from and including 22 June 2018 and the option to renew contained therein.

-NOTE: Copy filed under TT61784.
- 15 (04.09.2018) BENEFICIARY: Pagesuite Limited (Co. Regn. No. 05665265) of care of Nathan Parrett, Goldwell Court, Goldwell Lane, Aldington, Ashford, Kent TN25 7DX.
- 16 (04.09.2018) UNILATERAL NOTICE affecting Ground Floor Units 0.01 and 0.02, Commercial Quarter, Dover Place in respect of an option to purchase a 999 year lease contained in an Agreement dated 22 June 2018 made between (1) Ashford Commercial Quarter Limited and (2) Pagesuite Limited.

-NOTE: Copy filed under TT61784.
- 17 (04.09.2018) BENEFICIARY: Pagesuite Limited (Co. Regn. No. 05665265) of care of Nathan Parrett, Goldwell Court, Goldwell Lane, Aldington, Ashford, Kent TN25 7DX.

Schedule of notices of leases

1	16.04.2018 Edged and numbered 1 in blue	Ground floor premises, Commercial Quarter	07.03.2018 999 years beginning on and including 7 March 2018	TT79636
2	23.05.2018 Edged and numbered 1 in blue (part of)	Fifth floor, Commercial Quarter	01.05.2018 10 years beginning on and including 1 May 2018	TT81408
3	18.09.2018 Edged and numbered 1 in blue (part of)	Unit 2.02, Commercial Quarter (second floor)	06.09.2018 10 years beginning on, and including 6 September 2018	TT86321

End of register