

Title Number : K767764

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 22 AUG 2019 at 08:06:59 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	: K767764
Address of Property	: Westenhanger Castle, Stanford
Price Stated	: Not Available
Registered Owner(s)	: G FORGE LIMITED (Co. Regn. No. 01868070) of Westenhanger Castle, Stone Street, Westenhanger, Hythe CT21 4HX.
Lender(s)	: HSBC UK Bank PLC

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This is a copy of the register of the title number set out immediately below, showing the entries in the register on 22 AUG 2019 at 08:06:59. 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 : SHEPWAY

- 1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Westenhanger Castle, Stanford.
- 2 The land edged and numbered 1 in yellow on the filed plan has the benefit of the rights granted by but is subject to the rights reserved by the Conveyance dated 20 July 1983 referred to in the Charges Register.
- 3 The Conveyance dated 20 July 1983 referred to above contains a provision as to light or air.
- 4 The land has the benefit of the rights granted by but the land edged and numbered 2 and 3 in yellow on the filed plan is subject to the rights reserved by the Conveyance dated 16 October 1986 referred to in the Charges Register.
- 5 By the Conveyance dated 16 October 1986 referred to above the rights granted and reserved by the Conveyance dated 20 July 1983 also referred to above were released to the extent mentioned in Clauses 4 (d) and 3 respectively of the said Conveyance dated 16 October 1986.
- 6 The land has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 30 June 1989 referred to in the Charges Register.
- 7 By the Transfer dated 30 June 1989 referred to above the rights granted and reserved by the Conveyances dated 20 July 1983 and 16 October 1986 referred to above were released.

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 (27.11.1996) PROPRIETOR: G FORGE LIMITED (Co. Regn. No. 01868070) of Westenhanger Castle, Stone Street, Westenhanger, Hythe CT21 4HX.
- 2 (27.11.1996) A Transfer of the land in this title dated 1 November 1996 made between (1) Secretary of State for Transport (Transferor) and (2) G Forge (Civil Engineering) Ltd (Transferee) contains purchaser's personal covenant(s) details of which are set out in the schedule of personal covenants hereto.
- 3 (27.11.1996) RESTRICTION: Except under an order of the registrar no disposition or dealing by the proprietor of the land is to be registered without the consent of the proprietor of the Charge dated 1 November 1996 in favour of HSBC UK Bank PLC referred to in the Charges Register.

Schedule of personal covenants

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- 1 The following are details of the personal covenants contained in the Transfer dated 1 November 1996 referred to in the Proprietorship Register:-

"Subject to the covenant of the Transferee as set out in the Second Schedule with the intent to bind the Transferee and his successors in title of the Property hereby conveyed and every part thereof into whosoever hands the same may come and for the benefit and protection of the Transferors adjoining and neighbouring land and every part thereof and the Transferees covenants to observe and perform the covenants in the Second Schedule hereto.

THE SECOND SCHEDULE

(Covenants of the Transferee with the Transferor)

1. To indemnify the transferor against all or any costs or claims in respect of the maintenance of the roadway coloured brown on the plan annexed to the Conveyance of 20th July 1993 as amended by the Conveyance of 16th October 1986 and the Transfer of 30th June 1989.
2. To comply with the covenants and maintain the roadway coloured brown on the plan annexed to the Conveyance of the 20th July 1993 as amended by the Conveyance of 16th October 1986 and the Transfer of 30th June 1989 in accordance with the covenants contained therein without contribution from the Transferor.
3. Insofar as they are still subsisting and capable of being enforced to comply with the covenants restrictions and obligations in the Charges Register of Title Number K618004 and to indemnify the transferor and their successors in title against any breach or non observance thereof"

C: Charges Register

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

- 1 The land with other land is subject to a fee farm rent of two pounds seventeen shillings and nine pence payable to the Crown and also an annual payment of twelve shillings and six pence to the incumbent of the Parish of Stanford.
- 2 A Conveyance of the land edged and numbered 1 in yellow on the filed plan and other land dated 20 July 1983 made between (1) The Folkestone Racecourse PLC (Vendor) and (2) Peter Richard Malkin (Purchaser) contains restrictive covenants.
NOTE: Original filed under K558742.
- 3 A Conveyance of the landedged and numbered 2 and 3 in yellow on the filed plan and other land dated 16 October 1986 made between (1) The Folkestone Racecourse PLC and (2) Richard Joseph Peter King and Christine Lilian King contains restrictive covenants.
NOTE: Original filed under K618004.
- 4 A Transfer of the land hatched blue on the filed plan dated 30 June 1989 made between (1) Jennifer Mary Frorath and (2) The Folkestone Racecourse PLC contains restrictive covenants.
NOTE: Original filed under K674438.
- 5 By the Transfer dated 30 June 1989 referred to above the covenants contained in the Conveyance dated 20 July 1983 referred to above and the covenants contained in the Conveyance dated 16 October 1986 referred to above were released to the extent mentioned in clause 4 of the said Transfer.
- 6 (27.11.1996) REGISTERED CHARGE dated 1 November 1996 to secure the moneys including the further advances therein mentioned.
- 7 (14.11.2018) Proprietor: HSBC UK BANK PLC (Co. Regn. No. 9928412) of Securities Processing Centre, P.O. Box 6304, Coventry CV3 9JY.

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End of register