

Title Number : TT79563

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.

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This extract shows information current on 28 OCT 2019 at 22:01:48 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	: TT79563
Address of Property	: Ross House, Ross Way, Folkestone (CT20 3UJ)
Price Stated	: £1,750,000
Registered Owner(s)	: THE DISTRICT COUNCIL OF FOLKESTONE AND HYTHE of Civic Centre, Castle Hill Avenue, Folkestone CT20 2RB.
Lender(s)	: None

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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 28 OCT 2019 at 22:01:48. 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 : FOLKESTONE AND HYTHE

- 1 (30.07.1973) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Ross House, Ross Way, Folkestone (CT20 3UJ).
- 2 The land has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 17 July 1989 referred to in the Charges Register.
- 3 The Transfer dated 17 July 1989 referred to above contains a provision as to light or air.
- 4 (23.05.1997) The land has the benefit of the rights reserved by the Transfer dated 17 April 1997 referred to in the Charges Register.
- 5 (20.12.2000) The land has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of adjoining land to the south and west dated 29 November 2000 made between (1) Pottersby Limited and (2) Saga Group Limited.
NOTE: Original filed under K819890.
- 6 (20.12.2000) The land has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of land lying to the south of the land in this title dated 29 November 2000 made between (1) Pottersby Limited and (2) Saga Group Limited.
NOTE: Original filed under K773510.
- 7 (04.01.2001) The land has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of adjoining land to the west dated 8 December 2000 made between (1) Pottersby Limited and (2) Mark Osborne and Christine Osborne.
NOTE: Original filed under K820217.
- 8 (08.02.2016) By the Deed dated 1 February 2016 referred to in the Charges Register the rights reserved by the Transfer dated 17 April 1997 and the rights granted and reserved by the two Transfers both dated 29 November 2000 referred to above were released as therein mentioned.
- 9 (13.04.2018) The land has the benefit of any legal easements granted by the Transfer dated 29 March 2018 referred to in the Charges Register but is subject to any rights that are reserved by the said deed and affect the registered land.
- 10 (13.04.2018) The Transfer dated 29 March 2018 referred to above contains a provision as to light or air and a provision relating to the creation and/or passing of easements.

B: Proprietorship Register

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

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Title absolute

- 1 (13.04.2018) PROPRIETOR: THE DISTRICT COUNCIL OF FOLKESTONE AND HYTHE of Civic Centre, Castle Hill Avenue, Folkestone CT20 2RB.
- 2 (13.04.2018) The price stated to have been paid on 29 March 2018 was £1,750,000.
- 3 (13.04.2018) 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 the proprietor for the time being of the estate registered under title number K674709 or their conveyancer that the provisions of clause 16.1.3 of the transfer dated 29 March 2018 referred to in the Charges Register have been complied with.

C: Charges Register

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

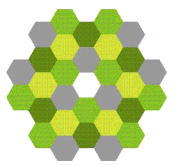
- 1 A Transfer of the land in this title and other land dated 17 July 1989 made between (1) The District Council of Shepway and (2) Portfolio Property Investments Limited contains restrictive covenants.
NOTE: Original filed under K674709.
- 2 (23.05.1997) A Transfer of land lying to the south of the land in this title dated 17 April 1997 made between (1) Portfolio Property Investments Limited and (2) Pottersby Limited contains restrictive covenants by the Vendor.
NOTE: Original filed under K773510.
- 3 (23.05.1997) The land is subject to the rights granted by the Transfer dated 17 April 1997 referred to above.
- 4 (08.02.2016) By a Deed of Release dated 1 February 2016 made between (1) Acromas Holidays Limited (2) Red Birch Limited and (3) Santander UK PLC the covenants contained in and rights granted by the Transfer dated 17 April 1997 were expressed to be released as therein mentioned.
NOTE: Copy filed under K674709.
- 5 (27.12.2017) The parts of the land thereby affected are subject to the rights granted by a a Lease of an electricity substation dated 15 December 2017 referred to in the schedule of leases hereto.
The said deed also contains restrictive covenants by the grantor.
NOTE: Copy lease filed under TT74882.
- 6 (13.04.2018) A Transfer of the land in this title dated 29 March 2018 made between (1) Mulberry Tree Holdings Ltd and (2) Shepway District Council contains restrictive covenants.
NOTE: Copy filed.
- 7 (27.12.2017) The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto.

Schedule of notices of leases

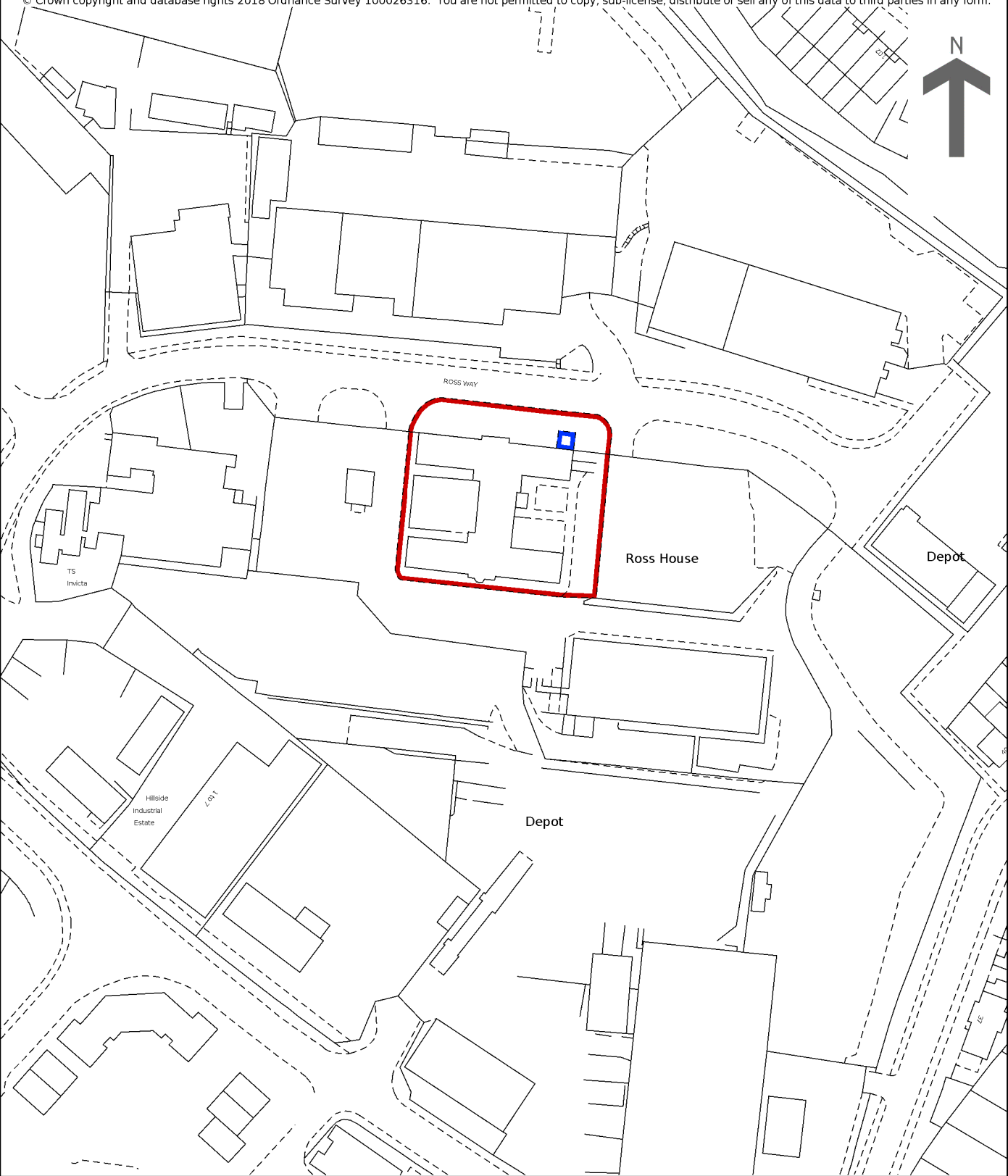
- | | | | | |
|---|------------|------------|---------------|---------|
| 1 | 27.12.2017 | substation | 15.12.2017 | TT74882 |
| | Edged blue | | 99 years from | |
| | | | 15.12.2017 | |
- NOTE 1: The lease contains an option to renew the lease upon the terms therein mentioned.
- NOTE 2: See entry in the Charges Register relating to the rights granted by this Lease.

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End of register



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