

Title Number : K811944

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 14 NOV 2020 at 17:02:18 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	: K811944
Address of Property	: land and buildings lying to the south of Little West Court, Salt Lane, Cliffe, Rochester
Price Stated	: £600,000
Registered Owner(s)	: GREEDYLEGS LIMITED (Co. Regn. No. 387830) of 56 Grosvenor Street, London W1X 9DA.
Lender(s)	: None

## Title number K811944

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 14 NOV 2020 at 17:02:18. 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.

#### MEDWAY

- 1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land and buildings lying to the south of Little West Court, Salt Lane, Cliffe, Rochester.
- 2 (30.05.2000) The mines and minerals together with ancillary powers of working are excepted.
- 3 (30.05.2000) The land has the benefit of the following rights contained in a Transfer of land adjoining the most eastern boundary of the land in this title dated 26 June 1998 made between (1) Blue Circle Industries Plc (Transferor) and (2) Drak Limited (Transferee):-  
  
"SUBJECT TO:-  
  
all existing rights privileges liabilities easements and quasi-easements affecting the property"
- 4 (30.05.2000) The land has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of adjoining land dated 11 March 1999 made between (1) Blue Circle Industries Plc and (2) Robert Brett and Sons Limited.  
  
*NOTE: Original filed under K796316*
- 5 (30.05.2000) The Transfer dated 17 April 2000 referred to in the Charges Register contains a provision as to light or air.
- 6 (15.10.2001) The land has the benefit of the rights reserved by a Transfer of the land tinted pink on the filed plan dated 13 September 2001 and made between (1) Greedylegs Limited and (2) E J Field's (Haulage Contractors) Limited.  
  
*NOTE: Original filed under K831140.*
- 7 (09.11.2007) A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.

### 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 (30.05.2000) PROPRIETOR: GREEDYLEGS LIMITED (Co. Regn. No. 387830) of 56 Grosvenor Street, London W1X 9DA.
- 2 (30.05.2000) The price stated to have been paid on 17 April 2000 was £600,000.
- 3 (30.05.2000) The Transfer dated 26 June 1998 referred to in the Property Register contains Transferors personal covenant(s) details of which are set out in the schedule of personal covenants hereto.

## B: Proprietorship Register continued

The Transfer to the present proprietor contains a covenant to observe and perform the aforesaid covenant(s) and of indemnity in respect thereof.

### Schedule of personal covenants

- 1 The following are details of the personal covenants contained in the Transfer dated 26 June 1998 referred to in the Proprietorship Register:-

"The Transferor covenants with the Transferee for the benefit of the Property that subject to the payment by the Transferee or its successors in title of 50% of the costs and expenses incurred from time to time the owner from time to time of the land on which the pond labelled Y is situated will maintain the two tunnels under West Court Road in a safe state of repair and condition."

NOTE: Pond Y referred to is the eastern most pond shown on the filed plan and the tunnels referred to adjoin to the east of the pond.

## C: Charges Register

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

- 1 (30.05.2000) The land is subject to the following rights reserved by a Conveyance of the land in this title and other land dated 29 April 1937 made between (1) Frederick Wright and others (Executors) (2) The Executors and Ida Phillpotts (Trustees) and (3) Alpha Cement Limited (Purchaser):-

EXCEPT AND RESERVING unto the Trustees all such rights and easements or quasi rights and quasi easements as have heretofore been used and enjoyed in connection with the Trustees' adjoining property over the said property more particularly described in Part I of the said First Schedule hereto in like manner as if the said property had previously hereto belonged to different owners and such rights and easements or quasi rights and quasi easements had been acquired by prescription.

NOTE: The land in this title forms part of the property described in Part I of the First Schedule referred to.

- 2 (30.05.2000) An Agreement dated 26 May 1942 made between (1) The County Council of the Administrative County of Kent and (2) Alpha Cement Limited relates to the construction and maintenance of tunnels.

*NOTE: Copy filed.*

- 3 (30.05.2000) An Agreement dated 3 July 1959 made between (1) The Rural District of Strood and (2) Alpha Cement Limited relates to the diversion of a public right of way.

*NOTE: Copy filed.*

- 4 (30.05.2000) An Agreement dated 15 August 1980 relates to the execution user and maintenance by South Eastern Electricity Board of the works therein described.

*NOTE: Copy filed.*

- 5 (30.05.2000) Order dated 6 February 1989 by The City Council of Rochester Upon Medway relates to a Public Path Diversion.

*NOTE: Copy filed.*

- 6 (30.05.2000) The land is subject to the rights granted by a Transfer of West Court Farm dated 8 November 1999 made between (1) Frederick William Wright and Others and (2) Blue Circle Industries Plc.

*NOTE: Copy filed.*

## C: Charges Register continued

7 (30.05.2000) The land is subject to the rights granted by a Transfer of adjoining land to the south and south east dated 8 November 1999 made between (1) Frederick William Wright and Others and (2) Blue Circle Industries Plc.

*NOTE: Copy filed.*

8 (30.05.2000) The land is subject to the rights granted by a Transfer of land lying to the west of the land in this title dated 13 January 2000 made between (1) Blue Circle Industries Plc and (2) Robert Brett & Sons Limited.

*NOTE: Copy filed.*

9 (30.05.2000) A Transfer of the land in this title dated 17 April 2000 made between (1) Blue Circle Industries Plc and (2) Greedylegs Limited contains restrictive covenants.

NOTE 1: Neither the original nor a certified copy or examined abstract of the Deed dated 11 June 1992 referred to was lodged on first registration

*NOTE 2: Original filed.*

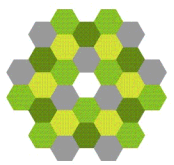
10 (07.01.2004) The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto.  
The leases grant and reserve easements as therein mentioned.

## Schedule of notices of leases

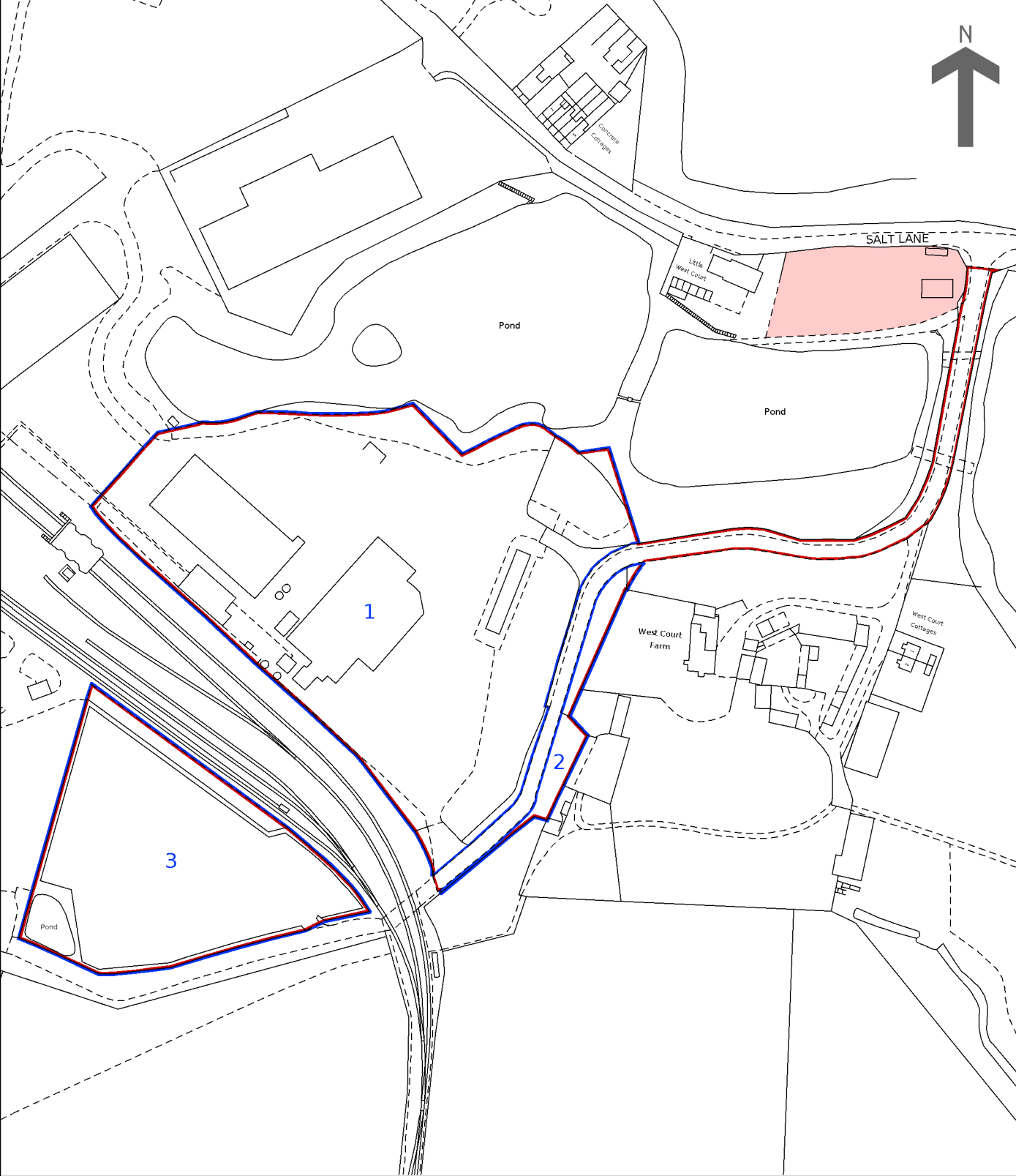
	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	07.01.2004 Edged and numbered 1, 2 and 3 in blue	land and buildings at Salt Lane, Cliffe.	28.11.2003 From 28.11.2003 to 25.12.2029	K864074
2	23.03.2016 Edged and numbered 1, 2 and 3 in blue	Land lying to the South East of Little West Court, Salt Lane, Cliffe	15.03.2016 A term of years commencing on 26/12/2029 and expiring on 29/12/2065	TT47993

NOTE: This is a reversionary lease.

End of register



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