

Title Number : K303815

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 3 MAY 2021 at 16:55:25 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	: K303815
Address of Property	: Sandbanks, Coast Road, Littlestone, New Romney (TN28 8RA)
Price Stated	: Not Available
Registered Owner(s)	: BELMONT SANDBANKS LIMITED (Co. Regn. No. 2657304) of St Andrews Road/Coast Road, Littlestone-on-Sea, New Romney, Kent TN28 8RA.
Lender(s)	: AIB Group (UK) PLC

Title number K303815

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 3 MAY 2021 at 16:55:25. 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 (14.03.1968) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Sandbanks, Coast Road, Littlestone, New Romney (TN28 8RA).

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 (26.07.1993) PROPRIETOR: BELMONT SANDBANKS LIMITED (Co. Regn. No. 2657304) of St Andrews Road/Coast Road, Littlestone-on-Sea, New Romney, Kent TN28 8RA.
- 2 (17.04.2018) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 1 March 2018 in favour of AIB GROUP (UK) PLC referred to in the Charges Register.

C: Charges Register

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

- 1 A Conveyance of the land in this title dated 6 January 1922 made between (1) Louisa Elizabeth Tubbs, The Reverend Samuel Bardsley Mayall and Frank Harvey Urry (Vendors) and (2) The Reverend William Douglas Morris and Alice Morrison (Purchasers) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 (17.04.2018) REGISTERED CHARGE dated 1 March 2018.
- 3 (17.04.2018) Proprietor: AIB GROUP (UK) PLC (N.I. Co. Regn. No. NI018800) of Central Securities, 92 Ann Street, Belfast BT1 3HH.
- 4 (07.04.2020) UNILATERAL NOTICE in respect of a Contract for Sale dated 7 April 2020 made between (1) Belmont Sandbanks Limited and (2) Livingston Homes Ltd.
NOTE: Copy filed.
- 5 (07.04.2020) BENEFICIARY: Livingston Homes Ltd (Co. Regn. No. 08396600) of 11 Meadowbrook, Sandgate, Folkestone, Kent CT20 3NY.

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 6 January 1922 referred to in the Charges Register:-

Schedule of restrictive covenants continued

"The Purchasers to the intent and so as to bind so far as is possible the pieces or parcels of land hereby conveyed into whose hands so ever the same may come but not so as to render the Purchasers or either of them liable personally in damages for any breach of covenant committed after they or he or she shall have parted with all interest in the land in respect of which the breach shall occur hereby for themselves and their assigns jointly and severally covenant with the Vendors their heirs and assigns owners or owner of the said building estate of the Vendors called the Littlestone Estate that the Purchasers their heirs and assigns will observe and will perform at all times hereafter the stipulations and regulations in relation to the pieces or parcels of land and hereditaments hereby conveyed which are set out in the First Schedule hereto".

THE FIRST SCHEDULE above referred to

1. Fences. Every Purchaser is forthwith to make and afterwards to maintain a good substantial boundary fence on his land next the road or roads on which the same fronts and at the sides thereof marked T within the boundary.

2. Building Lines. Nothing is to be erected within fifteen feet of the road frontage to Marine Parade or St Andrews Road as shown on the said plan except fences and those not more than six feet high.

3. Value of Buildings. No house or part of a house shall be erected upon any plot except in accordance with plans elevations and specifications to be first approved in writing by the Vendors or their Surveyor nor of less value than One thousand pounds each. The value of a building if the amount of its net first cost in materials and labour of construction only estimated at the lowest current prices.

4. Trades &c. Prohibited. No building should be erected as a shop workshop warehouse or factory and no operative machinery shall be fixed or placed or any piece of land and the trade of an Inn Keeper Victualler or retailer of wines spirits or beer is not to be carried on upon any piece of land and no temporary erection or shed of any kind whatever shall be erected or placed on any piece of land except temporary sheds or workshops to be used only for the works incidental to and during the erection of the buildings to be erected on such piece of land and no hut (except for such works as aforesaid) caravan house on wheels or other chattel adapted or intended for use as a dwelling or sleeping apartment shall be erected made placed or used or be allowed to remain upon any piece of land and the Vendors may remove and dispose of any such erection or other thing and for that purpose may break fences and forcibly enter into any land upon which a breach of this stipulation shall occur and shall not be responsible for the safe keeping of anything so removed or for the loss thereof or any damage thereto But nothing herein contained shall prohibit the erection by the Purchaser on the said pieces or plots of land at any time hereafter of a Motor Garage (with or without living rooms over) bicycle sheds and summer house provided that the Purchasers shall in the first instance and before proceeding with the erection thereof have submitted for the approval of the Vendors (which approval shall not be arbitrarily vexatiously or unreasonably withheld) plans of any Garage bicycle sheds or summerhouses which they may wish to erect at any time hereafter as aforesaid.

5. Road &c. The Vendors reserve the right to lay out any of the road and footpaths at such levels with such gradients and in such manner as they may approve and for that purpose to make cuttings or embankments upon any piece of land and deposit or remove and dispose of any surplus earth or to make sewers or drains in any highway or to repair any such works No Purchaser shall remove or disturb the soil or surface of any way except for the purpose of laying gas water or drain pipes from his land to the mains in any of which cases the road shall be made good by the Purchaser to the satisfaction of the Vendors. The sum of Ten pounds shall be paid to the Vendors by the Purchaser in respect of each lot so soon as the house or part of a house to be erected thereon has been roofed in as a contribution towards the expenses of providing for sewers and the disposal of sewage until such time as the sewers shall be taken over by the Local Authority But so that no more than one sum

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Schedule of restrictive covenants continued

of Ten pounds shall be paid by the Purchaser in respect of the said pieces or plots of land the subject of these presents unless the Purchaser shall require to make more than one connection with the main sewer in which case the sum of Ten pounds shall be paid to the Vendors by the Purchaser for such additional connection so made All drains to be connected with the sewer by or under the supervision of the Vendors or their Surveyor for which a small fee will be charged and shall be paid by the Purchaser.

6. No sand or gravel shall at any time be excavated or dug out of the land except for the purpose of laying the foundations of the houses or outbuildings to be erected thereon or for use in erecting such buildings"

End of register