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Official copy of register of title

Title number K484485

Edition date 22.05.2017

- This official copy shows the entries on the register of title on 07 OCT 2019 at 13:12:50.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 07 Oct 2019.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Nottingham Office.

A: Property Register

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

KENT : TUNBRIDGE WELLS

1 (09.03.1978) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Hawkenbury Farm, Hawkenbury Road, Tunbridge Wells (TN3 9AD).

2 The land has the benefit of the following rights reserved by a Conveyance of High View, Hawkenbury Road dated 11 November 1976 made between (1) The Most Honourable John Charles Henry Fifth Marquis Camden and (2) Anthony John Bird and Patricia Ann Bird:-

"A right to the free passage and running of water through the estate water pipe the route whereof is shown by a blue line on the plan and to enter upon the said property and break open the surface thereof for the purpose of inspecting maintaining and repairing the said water pipe doing as little damage as possible and making good all damage done as soon as may be thereafter."

NOTE:-Copy plan filed.

3 The land has the benefit of the following rights reserved by a Conveyance of Grovehaven, Hawkenbury Road dated 10 March 1978 made between (1) The Most Honourable John Charles Henry Fifth Marquis Camden (Vendor) and (2) Robert John Bailey (Purchaser):-

The right for the Vendor and his successors in title owner and occupiers of the Vendor's adjoining land to the East of the property rights to the free passage and running of water through part of the said estate water pipe which passes through the property provided that neither the Purchaser nor his successors in title shall be under any liability for the quality or quantity of the flow of water through the said estate water pipe or for the state or condition of the pipe itself and a right to enter upon the property and break open the surface thereof for the purpose of inspecting maintaining and repairing the said estate water pipe doing as little damage as possible and making good all damage done as soon as may be thereafter.

NOTE:-Copy plan filed.

4 The land in this title has the benefit of the following rights granted by but is subject to the following rights contained in the Transfer

A: Property Register continued

thereof dated 8 January 1979 referred to in the Charges Register:-

"The right (in common with all other persons thereto entitled) to the supply of water as heretofore enjoyed through the water pipes shown on the said plan by a green line to the farmhouse farm buildings and a trough in Enclosure O.S. Number 2138 the Transferor maintaining the said water pipes between the point marked M on the said plan and the farmhouse farm buildings and O.S. Number 2138 and paying the water Company for all water supplied Subject to the right for the owners of the properties known as Grovehaven and High View in Hawkenbury Road to take a supply of water from the said pipe owners as aforesaid paying for the water supplied on the basis of the rateable values of their respective properties."

NOTE:-Copy plan filed.

5 The Transfer dated 8 January 1979 referred to above contains the following provision:-

"IT IS HEREBY AGREED AND DECLARED that the Transferees shall not by implication prescription or otherwise become entitled to any right of light or air or other right or easement which would restrict or interfere with the free use for building or other purposes of any adjoining or other land of the Transferor."

6 The land edged and numbered in green on the title plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.

7 (22.05.2017) A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.

8 (22.05.2017) The land has the benefit of any legal easements reserved by a Transfer of the land edged and numbered TT65471 in green on the title plan dated 28 April 2017 made between (1) Richard Horace Wright and (2) Berkely Homes (Eastern Counties) Limited.

NOTE: Copy filed under TT65471.

9 (22.05.2017) A Transfer of the land edged and numbered TT65464 in green on the title plan dated 28 April 2017 made between (1) Richard Horace Wright and Mark Richard Wright and (2) Berkeley Homes (Eastern Counties) Limited contains a release of rights as therein mentioned.

NOTE:-Copy filed under TT65464.

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 (17.06.2010) PROPRIETOR: RICHARD HORACE WRIGHT and MARK RICHARD WRIGHT of Hawkenbury Farm, Hawkenbury Road, Tunbridge Wells, Kent TN3 9AD and of 66 Ravenswood Avenue, Tunbridge Wells, Kent TN2 3SQ.

2 (17.06.2010) The value for the land in this title and title ESX47495 stated as at 17 June 2010 was £200,000.

3 (17.06.2010) RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.

C: Charges Register

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

1 The land is subject to rights of a supply of water to land lying to the

C: Charges Register continued

North through a pipe shown by a mauve broken line on the filed plan.

- 2 The land is subject to the following rights granted by a Deed dated 5 May 1966 made between (1) The Most Honourable John Charles Henry (Fifth) Marquis Camden (Grantor) and (2) Tunbridge Wells Corporation (Corporation):-

"FULL RIGHT AND LIBERTY

(a) To construct under the Grantor's said land edged blue on the said plan in the approximate position indicated by a red line a watertight sewer having an intended diameter of six inches for the conveyance of foul water and soil from the Corporation's said adjoining property and from any buildings now or hereafter to be erected thereon

(b) Of the free passage of foul water and soil through the said sewer mentioned at (a) above and

(c) To enter on the Grantor's said land edged blue on the said plan within a distance of not more than eight feet on either side of the said line marked red on the said plan for the purpose of constructing the said sewer mentioned at (a) above and thereafter from time to time as often as may be necessary for the purpose of inspecting repairing maintaining or renewing the said sewer PROVIDED ALWAYS that the Corporation in the exercise of any or all of the rights and liberties hereby granted shall do as little damage as may be to the land and property of the Grantor and his tenants and shall reinstate the same and make good all such damage as soon as possible and shall give reasonable notice to the tenants of the premises affected thereby before entering upon such premises in the exercise of such rights and liberties TO HOLD all the said rights and liberties hereby granted unto the Corporation in fee simple as appurtenant to the Corporation's said adjoining property which is in part edged green on the said plan."

NOTE: The sewer shown by a red line referred to is shown by a blue broken line between the points marked MM and NN on the filed plan. The land edged blue is the strip of land to the North and South of the blue broken line between points marked MM and NN on the filed plan. The land edged green adjoins the eastern boundary of the said land edged blue

The said Deed also contains covenants by the Grantor:-

"THE Grantor for himself and his successors in title to the land edged blue on the said plan hereby covenants with the Corporation:-

(1) that the Grantor will not do or permit to or suffer to be done to the Grantor's property anything likely or calculated to cause damage or injury to the said sewer the approximate position of which is shown by a red line on the said plan and shall take all necessary and proper precautions for the prevention of such damage or injury."

- 3 The land is subject to the following rights contained in a Transfer thereof dated 8 January 1979 made between (1) The Newcombe Estates Company Limited (Transferor) and (2) Richard Horace Wright and Angela Kathleen Wright (Transferees):-

"The right for the Tunbridge Wells Borough Council to maintain a six inch sewer shown by a green line on the plan attached hereto and a twelve inch storm water drain shown by a brown interrupted line on the said plan."

NOTE:-*Copy plan filed.*

- 4 The land is subject to the rights granted by a Deed dated 24 September 1980 made between (1) Richard Horace Wright and Angela Kathleen Wright and (2) Tunbridge Wells Borough Council.

NOTE: *Copy filed.*

- 5 (14.04.1998) The land is subject to the following rights granted by a Transfer of Holly Farm Cottage dated 12 March 1998 made between (1) R H Wright Builder (Tunbridge Wells) Limited (Transferor) (2) Richard Horace Wright and Angela Kathleen Wright (Vendors) and (3) Philip Adrian Lindsay and Emma Jane Lindsay (Purchasers):-

C: Charges Register continued

"The Vendor grants to the Purchaser for the benefit of the Property the right to the free passage and running of foul water and soil through the existing drain laid under the Retained Land."

- 6 (17.02.2017) UNILATERAL NOTICE affecting the land edged red on the plan attached to the form UN1 in respect of a contract for sale dated 16 February 2017 made between (1) Richard Horace Wright and Mark Richard Wright and (2) Richard Horace Wright and (3) Berkeley Homes (Eastern Counties) Limited.

NOTE: Copy filed under ESX47495.

- 7 (17.02.2017) BENEFICIARY: Berkeley Homes (Eastern Counties) Limited (Co. Regn. No. 1454062) of Berkley House, 19 Portsmouth Road, Cobham, Surrey KT11 1JG.

End of register