



# Official copy of register of title

Title number K642627

Edition date 23.11.2012

- This official copy shows the entries in the register of title on 30 November 2012 at 14:29:48.
- 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 30 November 2012.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- For information about the register of title see Land Registry website [www.landregistry.gov.uk](http://www.landregistry.gov.uk) or Land Registry Public Guide 1 - *A guide to the information we keep and how you can obtain it.*
- This title is dealt with by Land Registry Nottingham Office.

## 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 Mill House, Mill Lane, Hawkinge.
- 2 The land edged and lettered C in red on the title plan added to the title on 19 September 1974.
- 3 The land edged and lettered D in red on the title plan added to the title on 23 April 1991.
- 4 The land has the benefit of the following rights reserved by the Transfer dated 21 December 1990 referred to in the Charges Register:-

"Except and Reserved unto the Transferor the right to retain beneath the property a sewer or drain (the approximate position of which is shown by the green line on the plan) connecting to the public sewer at the approximate point marked on the plan and the right to enter the property in order to repair or renew the same the Transferor making good any damage caused in the exercise of such right of entry And IT IS HEREBY AGREED AND DECLARED that in the event of the Transferees wishing to tie into the existing sewer lying beneath the property for the purpose of enabling the dwelling which it is proposed to erect upon the property to be drained into the main sewer via such existing sewer or drain then the cost of repair or renewal in respect of the length of pipe which is common to both the Transferor and the Transferees shall be shared equally."

NOTE: The green line referred to is shown by a blue broken line lettered X-Y on the title plan.

- 5 (23.11.2012) A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.

## A: Property register continued

- 6 (23.11.2012) The land has the benefit of a right of way with or without vehicles over the access area tinted brown on the title plan and leading into Mill Lane. The extent of this right, having been acquired by prescription, may be limited by the nature of the user from which it has arisen.

NOTE 1: A statutory declaration dated 21 November 2012 made by Lorna Hebbes was lodged in support of the claim to the benefit of the right.

NOTE 2: Copy statutory declaration filed.

## 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 (04.11.1971) PROPRIETOR: EDMUND WILLIAM KETTLE of Mill House, Mill Lane, Hawkinge, Folkestone, Kent CT18 7BY.
- 2 (23.11.2012) Edmund William Kettle died on 8 February 1998. Notification of death lodged by Frederic Hall Solicitors of York House, 32 Cheriton Gardens, Folkestone, Kent CT20 2UR.

## C: Charges register

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

- 1 Until the registration of a disposition in favour of a purchaser for money or money's worth the land is liable to such death duties as may be payable or arise by reason of the death of Norman Biddell of 2 Wilton Road, Folkestone, Kent who died on 5 October 1972.
- 2 The land edged and lettered D in red on the title plan is not affected by the Entry above.
- 3 The land is subject to the following rights granted by a Transfer of the land tinted pink on the title plan dated 21 December 1990 made between (1) Edmund William Kettle (Transferor) and (2) Paul Francis Cuffley and Margaret Rose Cuffley (Transferees):-

"Together with the right for the Transferees to connect to the supply of electricity situate on the Transferor's adjoining and retained land under the above title number and land remaining under the said Deed of Rectification ("the retained land") (known as "Mill House") and for that purpose the right of entry to affect the necessary works of connection thereto the Transferees making good any damage caused as a result of such entry."

NOTE: The retained land referred to is the land remaining in this title.

- 4 (18.11.1994) Notice of deposit of Land Certificate with Barclays Bank Plc of 66 High Street, Ashford, Kent, TN24 8TL.

## End of register