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# Official copy of register of title

Title number K882272

Edition date 13.12.2017

This official copy shows the entries on the register of title on 06 AUG 2018 at 14:46:55.

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 06 Aug 2018.

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 : SWALE

- 1 (23.09.1975) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land forming part of Chilton Manor Farm, Highsted Road, Rodmersham, Sittingbourne (ME9 0AA).
- 2 The land has the benefit of the rights granted by a Deed dated 23 February 1978 made between (1) Royco Homes Limited and (2) Derek Epsley and Catherine Mary Epsley.

-NOTE: Copy filed under K433163.

## 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 (22.02.2005) PROPRIETOR: DEREK EPSLEY and CATHERINE MARY EPSLEY of Chilton Manor Farm, Highsted Road, Sittingbourne, Kent ME9 0AA and GRAHAM DEREK EPSLEY of 31 Wood Court Close, Sittingbourne, Kent ME10 1QT.
- 2 (30.01.2007) 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 the following rights reserved by a Conveyance of the land in this title and other land dated 18 August 1975 made between (1) C Burley Limited (Vendor) and (2) Saltyn Investments Limited (Purchaser):-

## C: Charges Register continued

"EXCEPT AND RESERVED to the Vendor and its successors in title for the benefit of the property adjoining or abutting retained by the Vendor shown edged green on Plan B annexed hereto and every part thereof ("the retained land"):-

(a) A right of way over and along all or any footpaths bridleways or roads on or over the land hereby conveyed

(b) All rights of light

(c) All existing rights of drainage and passage of water soil gas and electricity through the pipes wires and cables passing through under or over the land hereby conveyed in so far as the same serve the retained land

(d) The right at the cost of the Vendor at all times during the period of eighty years from the date hereof (which period shall be the perpetuity period)

(i) to enter upon the land hereby conveyed for the purpose of laying such drains or sewers pipes wires or cables under or over the land hereby conveyed as may be reasonable necessary for the development or use of the retained land in such positions as the Purchaser shall approve (such approval not to be unreasonably withheld) and for ever thereafter for the purpose of maintaining repairing or replacing the same the person exercising such right making good all damage caused thereby

(ii) the right (subject to obtaining all relevant consents) to stop up any footpath bridleway or road leading to or from the land hereby conveyed over or across the retained land or at the Vendor's option and expense to divert the same subject to the person exercising such right where any such footpath bridleway or road has been stopped up or diverted as aforesaid (other than temporarily) to reinstate the same to its former use as agricultural land and take all such steps as are necessary to enable the Purchaser or its successors in title to cultivate the same

(iii) the right without obtaining any consent from or making any arrangement with the Purchaser to deal as it may think fit with the retained land and each and every part thereof and to erect or suffer to be erected thereon any buildings whatsoever whether or not such buildings shall affect or diminish the light or air which may now or at any time or times during the period of eighty years from the date hereof be enjoyed by the Purchaser or other occupiers from time to time of the land hereby conveyed".

NOTE: The land edged green referred to is adjoining land to the north.

End of register