

Title Number : K433166

This title is dealt with by 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 7 NOV 2013 at 12:28:19 and so does not take account of any application made after that time even if pending in the Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: K433166
Address of Property	: Chilton Manor Farm, Highsted Road, Rodmersham, Sittingbourne (ME19 0AA)
Price Stated	: £625,000
Registered Owner(s)	: DEREK EPSLEY, CATHERINE MARY EPSLEY and GRAHAM DEREK EPSLEY of Chilton Manor Farm, Highsted Road, Rodmersham, Sittingbourne ME9 0AA.
Lender(s)	: None

Title number K433166

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 7 NOV 2013 at 12:28:19. This copy does not take account of any application made after that time even if still pending in the Land Registry when this copy was issued.

This copy is not 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. If you want to obtain an official copy, the Land Registry web site explains how to do this.

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 Chilton Manor Farm, Highsted Road, Rodmersham, Sittingbourne (ME19 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.
- 3 (22.02.2005) 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 (22.05.2013) PROPRIETOR: DEREK EPSLEY, CATHERINE MARY EPSLEY and GRAHAM DEREK EPSLEY of Chilton Manor Farm, Highsted Road, Rodmersham, Sittingbourne ME9 0AA.
- 2 (22.05.2013) The value stated as at 22 May 2013 for the land in this title and in title K733974 was £625,000.
- 3 (22.05.2013) 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):-

"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: Charges Register continued

(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)

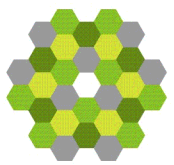
(i) to enter upon the land hereby conveyed for the purpose of laying such drains or sewers pipes wires or cables under or over the land hereby conveyed as may be reasonable necessary for the development or use of the retained land in such positions as the Purchaser shall approve (such approval not to 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

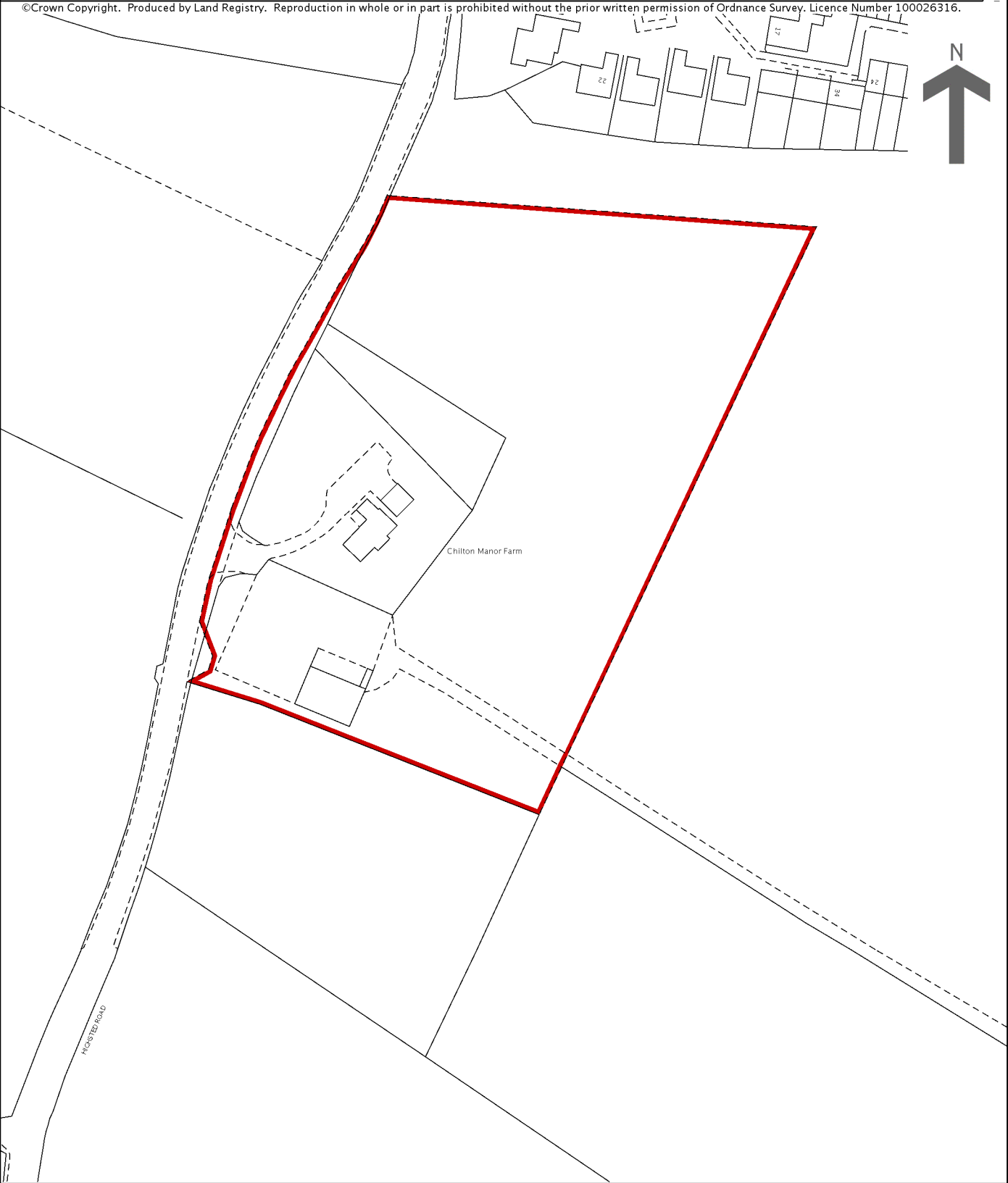
(iii) the right without obtaining any consent from or making any arrangement with the Purchaser to deal as it may think fit with the retained land and each and every part thereof and to erect or suffer to be erected thereon any buildings whatsoever whether or not such buildings shall affect or diminish 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



©Crown Copyright. Produced by Land Registry. Reproduction in whole or in part is prohibited without the prior written permission of Ordnance Survey. Licence Number 100026316.



This is a copy of the title plan on 7 NOV 2013 at 12:28:19. This copy does not take account of any application made after that time even if still pending in the Land Registry when this copy was issued.

This copy is not an 'Official Copy' of the title plan. An official copy of the title plan 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. If you want to obtain an official copy, the Land Registry web site explains how to do this.

The Land Registry endeavours to maintain high quality and scale accuracy of title plan images. The quality and accuracy of any print will depend on your printer, your computer and its print settings. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. See Land Registry Public Guide 19 - Title plans and boundaries.

This title is dealt with by Land Registry, Nottingham Office.