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# Official copy of register of title

Title number K246811

Edition date 08.07.2014

- This official copy shows the entries on the register of title on 01 AUG 2019 at 08:29:31.
- 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 01 Aug 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 : MAIDSTONE

- 1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 429 Willington Street, Maidstone (ME15 8HD).
- 2 The land in this title has the benefit of a right of way on foot only over the land tinted blue on the title plan.
- 3 A Conveyance of the land in this title and other land dated 8 June 1956 made between (1) Cooper Estates Limited (Vendors) and (2) Cecil Roy Hatcher (Purchaser) is expressed to grant the following rights:-  
  
"TOGETHER with the right for the Purchaser to connect up to and use in common with the Vendors and all others having alike right the combined drain now or hereafter to be laid and constructed under the Vendors' Bell Orchard Estate subject however to the payment by the Purchaser and his successors in title of a proper proportion of the costs of maintaining repairing and renewing the same such connection to be made at the expense of the Purchaser and the Purchaser making good all damage done in the exercise of such rights."  
  
4 The land has the benefit of the following rights granted by a Conveyance of the land in this title dated 25 May 1965 made between (1) Cecil Roy Hatcher (Vendor) and (2) Ernest Sidney George Durbin (Purchaser):-  
  
"Together Also with the right for the Purchaser owner or owners for the time being of the property hereby conveyed the right to connect up to and use in common with the owners and occupiers of the adjoining property Number 427 Willington Street Maidstone aforesaid the drain laid under the said adjoining property Number 427 Willington Street Maidstone aforesaid with all necessary rights of entry thereon for that purpose but subject to the payment of a proper proportion of the cost of maintaining repairing and renewing such portion of the drain as is used jointly and to the making good of any damage caused in the exercise of such right."  
  
5 (04.10.2013) 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 (26.06.2014) PROPRIETOR: ELIZABETH JANE MOYS of 429 Willington Street, Maidstone ME15 8HD and of Broadwater Cottage, Eridge Road, Groombridge, Tunbridge Wells TN3 9NJ.
- 2 (26.06.2014) The price stated to have been paid on 13 June 2014 was £70,000.
- 3 (08.07.2014) The proprietor's address for service has been changed.

## C: Charges Register

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

- 1 (04.03.2004) The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto.  
The leases grant and reserve easements as therein mentioned.

### Schedule of notices of leases

- |   |  |  |   |         |
|---|--|--|---|---------|
| 1 | 11.04.1984<br>1 (part of)<br>and 3   | Shop A, 429 Willington<br>Street (ground floor) and<br>forecourt | 23.03.1984<br>99 years from<br>25.03.1984         | K568221 |
| 2 | 16.02.1990<br>1 (part of)<br>and 4   | Shop C, 429 Willington<br>Street (ground floor) and<br>forecourt | 02.02.1990<br>from<br>02.02.1990 to<br>22.03.2083 | K684473 |
| 3 | 04.03.2004<br>1 (part of)<br>(NSE)   | Shop B, 429 Willington<br>Street (ground floor)                  | 09.02.2004<br>10 years from<br>29.09.2003         | K866815 |
| 4 | 29.04.2013<br>1 (part of)<br>(NSE)<br>NOTE: This is a reversionary lease.  | Shop B, 429 Willington<br>Street (ground floor)                  | 09.04.2013<br>10 years from<br>29.09.2013         | TT13501 |
| 5 | 18.10.2013<br>1 (part of)<br>and 2<br>NOTE: The lease was made under the provisions of section 56 or 93(4) of<br>the Leasehold Reform, Housing and Urban Development Act 1993. | The Flat, 429 Willington<br>Street (first floor) and<br>garden   | 04.10.2013<br>175 years from<br>29.09.1977        | TT18759 |

### End of register