



# Official copy of register of title

Title number K684473

Edition date 03.10.2019

- This official copy shows the entries on the register of title on 08 Oct 2019 at 11:55:07.
- 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 08 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. Except as mentioned below, the title includes any legal easements granted by the registered lease but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

KENT : MAIDSTONE

- 1 (16.02.1990) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being Shop C, 429 Willington Street, Maidstone (ME15 8HD).

NOTE 1: As to the part tinted blue on the filed plan only the Ground Floor Shop is included in the title.

NOTE 2: As to the part tinted yellow on the filed plan only the Ground Floor Toilets are included in the title.

- 2 (16.02.1990) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:

Date : 2 February 1990  
Term : From 2 February 1990 to 22 March 2083  
Rent : £50 rising to £150 and insurance  
Parties : (1) Templelane Properties Limited  
(2) Christopher Egglesden and Marilyn Yvonne Egglesden

- 3 The landlord's title is registered.

- 4 Unless otherwise mentioned the title includes any legal easements granted by the registered lease(s) but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

- 5 (03.10.2019) A Transfer of whole dated 17 September 2019 made between (1) Peter John Capon (Transferor) and (2) Roland John Nash and Rosemary Brenda Older (Transferees) contains a provision relating to the creation and/or passing of easements.

NOTE: Copy filed under K568221.

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## 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 (03.10.2019) PROPRIETOR: ROLAND JOHN NASH of 11 Kings Crescent, Aylesford ME20 7FH and ROSEMARY BRENDA OLDER of 39 Bunting Close, St. Leonards-On-Sea TN38 8DG.
- 2 (03.10.2019) The price stated to have been paid on 17 September 2019 for the land in this title and in K568221 was £58,000.
- 3 (03.10.2019) 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.
- 4 (03.10.2019) The covenant implied under section 4(1)(b) of the Law of Property (Miscellaneous Provisions) Act 1994 in the disposition to the proprietor is modified.

### End of register