

Title Number : K960397

This title is dealt with by HM 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 24 JUL 2020 at 10:47:41 and so does not take account of any application made after that time even if pending in HM Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: K960397
Address of Property	: land on the east side of Darkhill Farm, Borough Green Road, Ightham, Sevenoaks (TN15 9HS)
Price Stated	: £10,000
Registered Owner(s)	: 
Lender(s)	: None

Title number K960397

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 24 JUL 2020 at 10:47:41. This copy does not take account of any application made after that time even if still pending in HM 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 HM Land Registry web site explains how to do this.

A: Property Register

This register describes the land and estate comprised in the title.

KENT : TONBRIDGE AND MALLING

- 1 The Freehold land shown edged with red on the plan of the above title filed at the Registry and being land on the east side of Darkhill Farm, Borough Green Road, Ightham, Sevenoaks (TN15 9HS).
- 2 The land has the benefit of the following rights granted by the Conveyance dated 6 December 1973 referred to in the Charges Register:-

"The right of drainage for the Purchaser and its successors in title or other the owner or owners for the time being of the land hereby conveyed and all buildings erected thereon within 21 years of the date hereof through the ditch situate on the adjoining and adjacent land of the Vendors and to make all requisite connections thereto."

3 (10.08.2005) The land has the benefit of but is subject to the rights granted by a Deed dated 15 July 2005 made between (1) F C Stark Limited and (2) [REDACTED].

NOTE: Copy Deed filed under K324752.

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 (27.10.2009) PROPRIETOR: FIONA [REDACTED]
- 2 (27.10.2009) The price stated to have been paid on 25 October 2009 was £10,000.
- 3 (27.02.2017) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a certificate signed by a conveyancer that the provisions of Clause 5.2 of an Agreement dated 20 February 2017 made between (1) Fiona Barton and (2) Berkeley Strategic Land Limited have been complied with or that they do not apply to the disposition.

C: Charges Register

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

- 1 The parts of the land affected thereby are subject to the following rights granted by a Deed dated 12 August 1963 made between (1) [REDACTED] (Grantors) and (2) Kent County Council (Grantors):-

C: Charges Register continued

"The Grantors as Trustees hereby grant unto the Council FULL AND FREE RIGHT AND LIBERTY for the Council at its own expense to lay construct and maintain a twenty-one inch diameter drain with three manholes in the said land of the Grantors as shewn by a red line and the letters M.H. on the plan hereto annexed and to use the said drain for the passage of surface water from the said road TOGETHER WITH FULL right and liberty for the Council to enter with or without workmen and appliances from time to time and at all times upon so much of the said land of the Grantors as shall be reasonably necessary for the purpose of constructing inspecting maintaining cleansing repairing and renewing such drain and manholes TO HOLD the rights and liberties hereby granted unto the Council in fee simple as an easement appurtenant to the said road

The said drain shall be and remain the property of the Council and shall be removable by the Council at any time and the Council shall thereupon make good any damage caused to the Grantors' land by such removal."

NOTE: The red line referred to is shown by a blue broken line and the letters M.H. are reproduced on the title plan.

- 2 The land is subject to the following rights reserved by a Conveyance thereof and other land dated 6 December 1973 made between (1) [REDACTED] (Vendors) and (2) Gough Cooper & Company Limited (Purchaser):-

"EXCEPTING AND RESERVING unto the Vendors and their successors in title for the benefit of the adjoining and adjacent land of the Vendors (a) a full and free right of passage with or without vehicles over and along any roads constructed by the Purchaser on the land hereby conveyed within 21 years of the date hereof (b) full and free right of passage of water soil gas and electricity through pipes and cables laid in or under the land hereby conveyed and the right at the Vendors own expense to make connections thereto subject however to the Vendors and their successors in title obtaining all requisite consents paying a fair proportionate part of the expense of the repair maintenance and renewal of such sewers drains cables and other services as and when used by the Vendors or their successors in title in respect of such adjoining and adjacent land all such connections however being made within the limits of any estate roads constructed by the Purchaser as aforesaid or at such other points as may be stipulated by the Purchaser."

- 3 The land is subject to the following rights granted by a Deed dated 30 July 1982 made between (1) Gough Cooper & Company Limited and (2) British Gas Corporation:-

"The Grantor as beneficial owner (and to the intent that the said rights hereby granted shall be appurtenant to the statutory gas undertaking of the Corporation) HEREBY GRANTS unto the Corporation the following rights that is to say

(i) The easement privilege right and liberty of

(a) laying constructing installing operating and using mains and pipes for carrying gas and any other apparatus ancillary thereto in upon and over the strip or strips of land SIX METRES in width coloured pink for identification purposes only on the plan annexed hereto and the Licence and authority forthwith to

(b) install a gas governor installation (hereinafter called "the governor") in the position indicated and described on the plan annexed hereto measuring 2.56 metres x 2 metres x 1.86 metres in height and

(c) inspecting and maintaining protecting repairing altering and renewing any of the apparatus described in sub clause (a) and (b) above

and of obtaining access to the same over the said land at all reasonable times (and in emergency at any time) for any such purposes whether or not within workmen vehicles machinery and apparatus TOGETHER WITH the easement privileges and right of support for the same from the subjacent land and soil including minerals of the Grantor TO HOLD the same unto the Corporation in fee simple."

C: Charges Register continued

The said Deed also contains the following covenants

"THE Grantor (to the intent and so as to bind the said land and land of the Grantor adjoining thereto and every part thereof into whosoever hands the same may come and to benefit and protect the said rights) HEREBY COVENANTS with the Corporation as follows

(i) the Grantor shall not do or cause or permit to be done on the said land or land of the grantor adjoining thereto anything calculated or likely to cause damage or injury to the said works and will take all reasonable precautions to prevent such damage or injury

(ii) The Grantor shall not without the prior consent in writing of the Corporation make or casue or permit to be made any material alteration to or any deposit of any thing upon any part of the said land lying within TEN FEET of any part of the said works so as to interfere with or obstruct the access thereto or to do the said works by the Corporation or so as to lessen or in any way interfere with the support afforded to the said works by the Corporation or so as to lessen or in any way interfere with the support afforded to the said works by the surrounding soil including minerals or so as materially to reduce the depth of soil above the said works

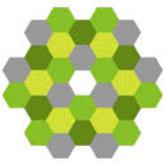
(iii) The Grantor will not erect or install or cause or permit to be erected or installed any building or structure or permanent apparatus nor plant trees or shrubs in through upon or over that part of the said land described in sub clause (ii) of this Clause."

NOTE: The land coloured pink referred to is tinted blue on the title plan.

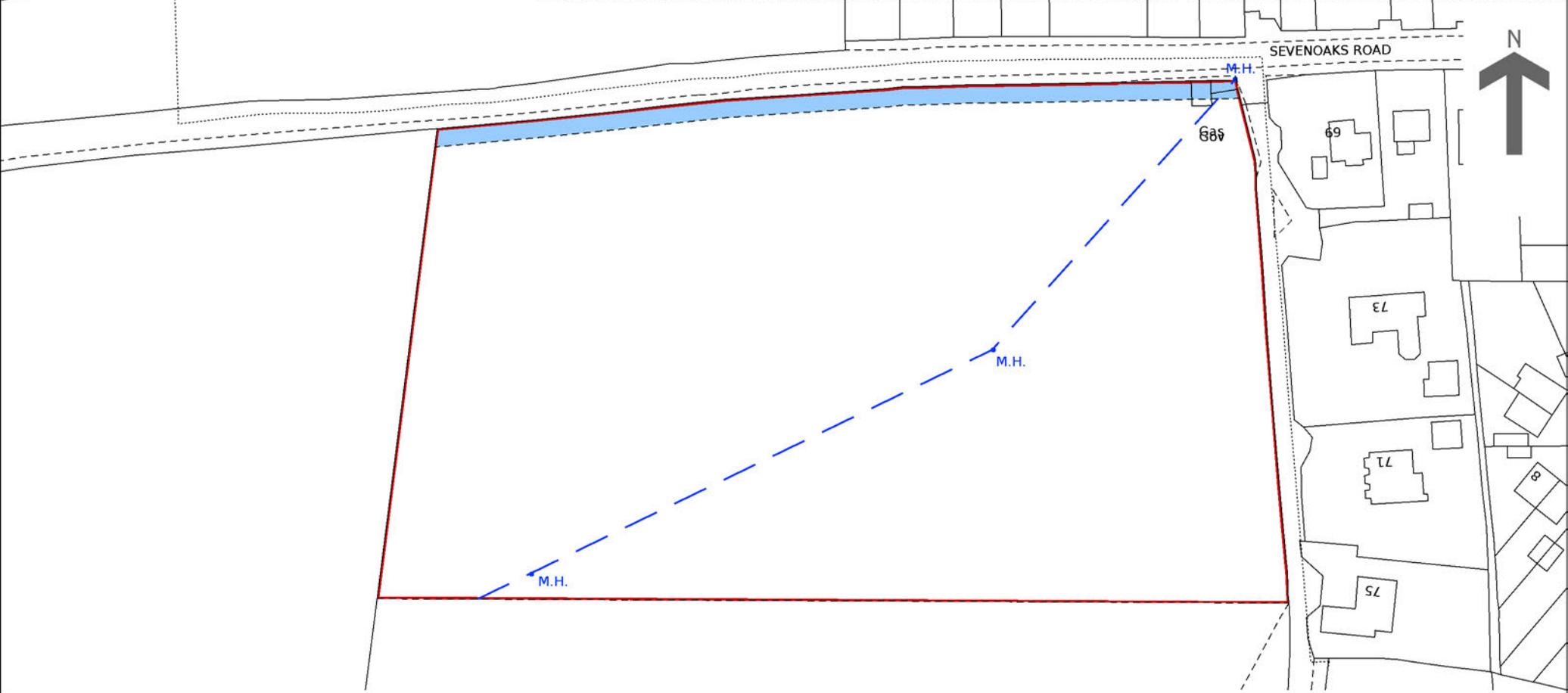
End of register

HM Land Registry Current title plan

Title number **K960397**
Ordnance Survey map reference **TQ6057SW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Kent : Tonbridge and Malling**



©Crown Copyright. Produced by HM 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 24 JUL 2020 at 10:47:42. This copy does not take account of any application made after that time even if still pending in HM 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 HM Land Registry web site explains how to do this.

HM 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.

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