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Official copy of register of title

Title number ESX84564

Edition date 23.02.2006

- This official copy shows the entries on the register of title on 25 Jan 2008 at 16:35:24.
- 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 25 Jan 2008.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- For information about the register of title see Land Registry website www.landregistry.gov.uk or Land Registry Public Guide *1-A guide to the information we keep and how you can obtain it*.
- This title is dealt with by Land Registry Portsmouth Office.

A: Property Register

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

BRIGHTON AND HOVE

- 1 (31.03.1983) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 54 Dover Road, Brighton (BN1 6LN).
- 2 A Conveyance of the land in this title dated 25 April 1925 made between (1) Percy Francis Spooner and (2) Phyllis Elizabeth Knowler contains the following provision:-

"All the surrounding walls being party walls"
- 3 (23.02.2006) 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 (23.02.2006) PROPRIETOR: MICHAEL JOHN GIBBS and YVONNE DIANE GIBBS of 54 Dover Road, Brighton BN1 6LN.
- 2 (23.02.2006) The Transfer to the proprietor contains covenants in respect of the Charges dated 14 April 1998 and 7 December 1999 referred to in the Charges Register.

C: Charges Register

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

C: Charges Register continued

- 1 A Conveyance of the land in this title and other land dated 9 November 1898 made between (1) John George Blaker (Vendor) and (2) Thomas Plumbridge (Purchaser) contains covenants of which the following are particulars:-

COVENANT by the Purchaser for himself his heirs executors administrators and assigns with the Vendor his heirs and assigns and to the intent that such covenants should run with the land and be binding on all future owners or owner occupiers or occupier thereof That no dwellinghouse to be erected on the land fronting to Ditchling Road aforesaid should cost less than £250 at least exclusive of the value of the land and that no building should project beyond the respective building lines shown on the said Plan And in particular that there should not be carried on upon the said land thereby conveyed or in or upon any building to be erected thereon the trade or business of a Distiller Brewer Alehouse Keeper Beerhouse Keeper Licensed Victualler or Tavern Keeper and that no beer ale porter stout wines spirits or other alcoholic liquors of any description should be sold upon the said land or in or upon any building thereon.

NOTE: The building line referred to is set back 10 feet from the road.

- 2 A Conveyance of the land in this title and other land dated 18 June 1902 made between (1) Esther Sophia Plumbridge, William Henry Plumbridge and Louis Meaden (Vendors) (2) Charlotte Gutteridge and (3) Frank James Morton (Purchaser) contains covenants of which the following are particulars:-

COVENANT by the Purchaser for himself his heirs executors administrators and assigns and to the intent that such covenants should run with the land and be binding on all future owners or owner occupiers or occupier thereof with the Vendors their heirs executors administrators and assigns that he the Purchaser his heirs executors administrators or assigns should not carry on or permit to be carried on upon the said land or in or upon any building thereon any trade or business whatsoever except the Manufacture of the Patent Bricks which was then carried on on the adjoining land or the sale of goods made in connection with or arising out of such Manufacture Not to erect any building whatever (except of a temporary nature) on the said land or any part thereof except in accordance with the plans and specifications to be approved of in writing by the Vendors or their successors the Executors for the time being of the said Thomas Plumbridge deceased who should not raise unreasonable objections.

- 3 (01.05.1998) REGISTERED CHARGE dated 14 April 1998 to secure the moneys including the further advances therein mentioned.
- 4 (01.05.1998) Proprietor: NATIONWIDE BUILDING SOCIETY of Nationwide House, Pipers Way, Swindon L SN38 1NW.
- 5 (15.12.1999) REGISTERED CHARGE dated 7 December 1999 to secure the moneys including the further advances therein mentioned.
- 6 (15.12.1999) Proprietor: NATIONWIDE BUILDING SOCIETY of Nationwide House, Pipers Way, Swindon L SN38 1NW.

End of register

