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Official copy of register of title

Title number ESX147414

Edition date 26.06.2025

- This official copy shows the entries on the register of title on 20 APR 2026 at 15:46:09.
- 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 20 Apr 2026.
- 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, Coventry Office.

A: Property Register

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

BRIGHTON AND HOVE

- 1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 49 Lansdowne Place, Hove (BN3 1HF).
- 2 (16.06.2004) 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 (11.09.2024) PROPRIETOR: JENNIFER DAVIS PARMAR of Perching Sands Farm Cottage, Edburton Road, Fulking, Henfield BN5 9LS.
- 2 (11.09.2024) The value stated as at 11 September 2024 for the land in this title and in title ESX71230 was £840,000.

C: Charges Register

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

- 1 A Deed dated 25 March 1856 made between (1) John Ede Butt and (2) Sir Isaac Lyon Goldsmid contains the following covenants:-

"The said John Ede Butt Doth hereby for himself his heirs executors and administrators covenant promise grant and agree with and to the said Sir Isaac Lyon Goldsmid his heirs appointees and assigns in manner following

(That is to say) That he the said John Ede Butt his heirs or assigns shall not nor will at any time hereafter erect or suffer to be erected in or upon the piece of Ground in front of the said Messuage or Dwellinghouse hereinbefore mentioned and comprised in the said hereinbefore in part recited Indenture within the distance of twenty

C: Charges Register continued

feet from Lansdowne Place aforesaid any Building whatsoever except the wall or fence already erected and set up and now being in front of the said Messuage or Dwellinghouse hereinbefore mentioned and comprised in the hereinbefore in part recited Indenture And shall not nor will at any time raise or increase the height if the said wall or fence And also that he the said John Ede Butt his heirs or assigns shall not nor will at any time hereafter alter or suffer to be altered the front elevation of the said messuage or dwellinghouse hereinbefore mentioned and comprised in the hereinbefore in part recited Indenture or any part thereof but shall and will at all times hereafter keep and preserve the same in and in case the same shall be destroyed or damage by fire or otherwise shall and will as soon as may be after any or every such destruction or injury as aforesaid restore the same to its original form and appearance And also that he the said John Ede Butt his heirs or assigns shall not nor will at any time hereafter exercise or carry on or permit or suffer to be exercised or carried on in or upon the said piece or parcel of land firstly hereinbefore described and comprised in the hereinbefore recited Indenture or any part thereof or in or upon the messuage or dwellinghouse and buildings now erected or hereafter to be erected thereon or on any part thereof any Trade or Business whatsoever."

- 2 The land is subject to the following rights reserved by a Transfer of the land in this title and other land dated 5 August 1983 made between (1) Debenhams Plc and (2) South Eastern Shops and Offices Limited:-

(i) the free passage and running of water and soil and other services through the sewers drains wires pipes and other media in under or upon the property for the benefit of the adjoining property now or formerly within the above Title Numbers

(ii) full right of support for the said adjoining property

(iii) the use of all easements appurtenant to the said adjoining property.

NOTE: The Title Numbers referred to are SX14593 and SX15045.

End of register