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Official copy of register of title

Title number ESX146940

Edition date 26.06.2023

- This official copy shows the entries on the register of title on 07 JUL 2025 at 11:22:05.
- 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 07 Jul 2025.
- 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. 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.

EAST SUSSEX : ROTHER

- 1 (24.06.1988) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being land and buildings on the north west side of Beeching Road, Bexhill-On-Sea.
- 2 (24.06.1988) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : 3 June 1988
Term : 125 years from 25 March 1988
Rent : Variable as therein mentioned
Parties : (1) Rother District Council
(2) Jewson Limited
NOTE: No copy of the lease is held by Land Registry.
- 3 Lessor's title registered under SX120455.
- 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.

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 (07.05.2019) PROPRIETOR: STARK BUILDING MATERIALS UK LIMITED (Co. Regn. No. 01647362) of Merchant House, Binley Business Park, Harry Weston Road, Coventry CV3 2TT.
- 2 (07.05.2019) The value stated as at 7 May 2019 was £362,929.
- 3 (07.05.2019) The Transfer to the proprietor contains a covenant to

B: Proprietorship Register continued

observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.

C: Charges Register

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

- 1 A Conveyance of the freehold estate in the land in this title and other land dated 4 April 1966 made between (1) British Railways Board (Board) and (2) The Mayor Aldermen and Burgesses of The Borough of Bexhill (Purchasers) contains the following covenants:-

"FOR the benefit and protection of such part of the adjoining or neighbouring property of the Board as is capable of being benefited protected and with intent to bind so far as legally may be themselves and their successors in title owners for the time being of the property hereby conveyed or any part thereof in whosoever hands the same may come the Purchasers hereby covenant with the Board as follows:-

(i) Not to do or permit to be done upon the said property or any part thereof anything which may damage or otherwise affect the safety or stability of the said Bridge or the abutments wing walls foundations or footings thereof or any embankments supporting the adjoining public road

(ii) Not to do or permit to be done upon the said property or any part thereof anything which will or may increase the cost of the exercise by the Board of all or any of the rights in this Conveyance reserved by them."

NOTE: The bridge referred to has now been demolished and the public road referred to is Little Common Road.

End of register