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# Official copy of register of title

Title number ESX326474

Edition date 26.06.2023

- This official copy shows the entries on the register of title on 01 SEP 2023 at 14:26:29.
- 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 01 Sep 2023.
- 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.

EAST SUSSEX : ROTHER

- 1 (25.11.2009) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Builder Center, Coppards Lane, Northiam, Rye (TN31 6QP).
- 2 (25.11.2009) The land has the benefit of the following rights reserved by a Transfer of land adjoining the western boundary of the land in this title dated 20 July 1995 made between (1) Builder Center Limited (Transferor) and (2) Amenity and Horticultural Services Limited (Transferee):-

"EXCEPTING AND RESERVING unto the Transferor for the benefit of the land which is shown for the purpose of identification only edged blue on the Plan retained by the Transferor or any part thereof (hereinafter called "the Retained Land") the easements rights and privileges mentioned in the Third Schedule hereto

### THE THIRD SCHEDULE

#### Exceptions and Reservations

1. The right to use for all proper purposes connected with the Retained Land any sewers drains watercourses pipes cables wires or other channels or conductors now laid in under or over the Property with power at any time to enter thereupon for the purpose of repairing renewing maintaining inspecting or cleaning the same (the Transferor and its successors in title paying a fair and proper proportion of the cost of maintaining any such as may be used in common)

2. All rights of drainage light water and all liberties privileges and advantages other than of way now used or enjoyed therewith by Retained Land (whether as quasi-easements or otherwise and whether or not continuous apparent or reasonably necessary)

NOTE: The land in this title is comprised in the Retained Land referred to above.

## 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 (05.01.2012) PROPRIETOR: JEWSON LIMITED (Co. Regn. No. 00348407) of Merchant House, Binley Business Park, Harry Weston Road, Coventry CV3 2TT.
- 2 (05.01.2012) The price stated to have been paid on 4 November 2011 was £240,392.
- 3 (05.01.2012) A Transfer of the land in this title and other land dated 4 November 2011 made between (1) Wolseley UK Limited and (2) Jewson Limited contains purchaser's personal covenants.

*NOTE: Copy filed under WK199057.*

## C: Charges Register

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

- 1 (25.11.2009) The land is subject to the following rights granted by a Conveyance of land adjoining the southern boundary of the land in this title dated 2 December 1987 made between (1) Wolseley Building Supplies Limited (Vendor) and (2) Ivor Edward Owen and others (Purchaser):-

"AND further for the benefit of each and every part of the Property the right (in common with the Vendor and all others entitled to the like right) to the free passage of electricity gas water and soil through the pipes wires and cables as now pass over along under or through the Vendor's adjoining or adjacent lands not hereby conveyed together with the right to repair and maintain the same always making good all damage caused and in carrying out any such repair or maintenance to cause as little inconvenience to the occupiers of any land affected as shall be reasonable practical and provided always that the Vendor or its successors in title shall be entitled to divert any such pipes wires and cables from time to time provided the beneficial use of such pipes wires and cables shall not be materially diminished thereby"

NOTE: The land in this title is comprised in the Vendor's adjoining or adjacent land referred to above.

- 2 (25.11.2009) The land is subject to the rights granted by a Deed dated 13 September 1991 made between (1) Builder Center Limited and (2) Rombus Materials Limited.

*NOTE: Copy filed.*

## End of register