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Official copy of register of title

Title number ESX11143

Edition date 10.04.2007

- This official copy shows the entries on the register of title on 20 JAN 2026 at 15:19:13.
- 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 Jan 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.

EAST SUSSEX : EASTBOURNE

- 1 (18.05.1938) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Mead's End, 1 Duke's Drive, Eastbourne, (BN20 7XG).
- 2 The Conveyance dated 16 February 1906 referred to in the Charges Register contains the following provision:-

"PROVIDED ALWAYS and it is hereby agreed and declared that if the Purchaser shall place windows in the side or back walls of the said dwelling house overlooking other land belonging to the Duke his heirs tenants or assigns he shall be deemed to enjoy the access and use of light thereto with the consent and by the leave and license of the Duke his heirs tenants and assigns and shall not by the enjoyment thereof acquire any absolute or of indefeasible or other right thereto by which any such windows may or might become "Ancient lights" as against the adjoining properties."

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 (20.09.1999) PROPRIETOR: ST BEDE'S SCHOOL TRUST SUSSEX (Co Regn No 1386499) of The Dicker, Upper Dicker, Hailsham, E Sussex. BN27 3QH.
- 2 (20.09.1999) RESTRICTION: Except under an order of the registrar no disposition or dealing by the proprietor of the land is to be registered unless the instrument giving effect to it contains a certificate complying with section 37(2) or, in the case of a charge, with section 39(2) of the Charities Act 1993.

C: Charges Register

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

Title number ESX11143

- 1 A Conveyance of the land in this title dated 16 February 1906 made between (1) The Most Noble Spencer Compton Duke of Devonshire and (2) Samuel Walter Baker contains the following covenants:-

"AND the Purchaser doth hereby for himself and the persons for the time being entitled to the hereditaments and premises hereby conveyed COVENANT with the Duke his heirs and assigns owners or owner for the time being of Compton Place at Eastbourne aforesaid now belonging to the Duke THAT he the Purchaser his heirs or assigns or the persons for the time being entitled as aforesaid will not at any time hereafter alter the exterior portion of the building hereby conveyed in any manner or build upon the said piece of land any other buildings than the messuage or tenement and other buildings now standing and being thereon and on the request of the Duke his heirs or assigns will pull down any buildings which may have been erected in breach of this covenant AND will not use the said premises or any part thereof as a School or for any educational purposes nor as a Hotel Public House or Beershop nor for carrying on any trade or business whatsoever nor otherwise than as a private dwelling house without the consent in writing of the Duke his heirs or assigns AND will not do or permit to be done upon the premises any act or thing whatsoever which may be or become a nuisance annoyance or injury to any land of the Duke adjoining or near to the Premises hereby conveyed or to the tenants of such land or any act or thing which may tend to deteriorate the value of such land AND shall not without such licence as aforesaid cut down or lop any trees growing upon or near to the said premises or which may hereafter be planted adjacent thereto."

- 2 By a Licence under hand dated 8 October 1975 made between (1) The Most Noble Mary Alice Duchess of Devonshire and Thomas Edward Sydney Egerton by their agent Peter Maplestone Miller and (2) St Bede's School Trust (Eastbourne) Limited made supplemental to the Conveyance dated 16 February 1906 referred to above, licence was expressed to be granted to permit the land in this title to be used as dormitory accommodation for St Bede's School.

The said Licence also contains an agreement to observe and perform certain restrictions.

NOTE: Copy filed.

End of register