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Official copy of register of title

Title number K795652

Edition date 18.07.2023

- This official copy shows the entries on the register of title on 26 JUL 2023 at 17:44:00.
- 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 26 Jul 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, Nottingham Office.

A: Property Register

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

KENT : CANTERBURY

1 (22.03.1999) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Seotamot, Littlebourne Road, Canterbury (CT3 4AE).

2 (22.03.1999) The mines and minerals together with ancillary powers of working are excepted with provision for compensation in the event of damage caused thereby.

3 (22.03.1999) The Conveyance dated 12 August 1921 referred to in the Charges Register contains the following provision:-

"Together with the brick wall near the southern extremity of the said land and co-extensive with the frontage to the Sandwich Road"

NOTE: Sandwich Road referred to now forms Littlebourne Road.

4 (22.03.1999) The land has the benefit of the following rights reserved by a Conveyance of land adjoining the northern boundary of the land in this title dated 21 September 1955 made between (1) Ethel Lloyd (Vendor) and (2) Marion Miles, Joyce Marion Miles and Dorothy Evelyn Harvey Miles (Purchasers) :-

"An exception and reservation in fee simple unto the Vendor and her successors in title or other the owners for the time being of the adjoining property of a right to lay water gas and drainage pipes and electricity cables and inspection cover under through or over the said strip of land coloured brown on the said plan and the right to use the same as soon as they have been so laid And also the right of access to the said strip of land for the purpose of laying maintaining repairing and cleansing the said pipes cables and inspection cover as occasion may require on giving reasonable notice to the Purchasers and their successors in title and making good all damage occasioned thereby."

NOTE: The strip of land coloured brown referred to is tinted brown on the filed plan.

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 (22.03.1999) PROPRIETOR: PANAYIOTIS ANDREAS MATHEOU and THEODORA YVONNE MATHEOU of Seotamot, Littlebourne Road, Canterbury, Kent CT3 4AE.
- 2 (22.03.1999) RESTRICTION: Except under an order of the registrar no disposition by the proprietor of the land is to be registered without the consent of the proprietor of the Charge dated 26 February 1999 in favour of Cynergy Bank Limited referred to in the Charges Register.
- 3 (22.04.2005) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 20 April 2005 in favour of Cynergy Bank Limited referred to in the Charges Register.
- 4 (10.03.2006) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 6 March 2006 in favour of Cynergy Bank Limited referred to in the Charges Register.

C: Charges Register

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

- 1 (22.03.1999) A Conveyance of the land in this title and other land dated 12 August 1921 made between (1) William Henry Bennett (Vendor) and (2) Harold Arthur Lloyd (Purchaser) contains the following covenants:-

"And the Purchaser for himself his heirs and assigns hereby covenants with the Vendor his heirs and assigns (to the intent and so as to bind as far as practicable the land hereby conveyed into whosoever hands the same shall come and to benefit and protect the remaining lands of the Vendor but not so as to render the Purchaser his heirs or assigns personally liable in damages for any breach of covenant committed after he or they shall have parted with all interest in the land in respect of which such breach shall occur) that he the Purchaser his heirs and assigns will not at any time hereafter carry on or permit to be carried on upon the land hereby conveyed any noisome offensive or noxious trade or business or any other trade or business which shall be or become an annoyance to the Vendor or the persons deriving title under him"
- 2 (22.03.1999) The land is subject to the following rights reserved by the Conveyance dated 12 August 1921 referred to above:-

"Except and reserving unto the Vendor and the persons deriving title under him the free running of water through the water main laid under the said land and marked on the said plan"

NOTE: The water main referred to is shown by a blue broken line on the filed plan.
- 3 (22.03.1999) REGISTERED CHARGE dated 26 February 1999 to secure the moneys including the further advances therein mentioned.

NOTE: See the entry below altering the priority of this Charge.
- 4 (20.07.2012) Proprietor: CYNERGY BANK LIMITED (Co. Regn. No. 4728421) of 4th Floor, One New Change, London EC4M 9AF.
- 5 (22.04.2005) REGISTERED CHARGE dated 20 April 2005.

NOTE: See the entry below altering the priority of this Charge.
- 6 (20.07.2012) Proprietor: CYNERGY BANK LIMITED (Co. Regn. No. 4728421) of 4th Floor, One New Change, London EC4M 9AF.

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C: Charges Register continued

- 7 (22.04.2005) The Charge dated 26 February 1999 referred to above is postponed in priority to that dated 20 April 2005 referred to above.
- 8 (10.03.2006) REGISTERED CHARGE dated 6 March 2006.
- 9 (20.07.2012) Proprietor: CYNERGY BANK LIMITED (Co. Regn. No. 4728421) of 4th Floor, One New Change, London EC4M 9AF.

End of register