

Title Number : SY567035

This title is dealt with by HM Land Registry, Durham Office.

The following extract contains information taken from the register of the above title number. A full copy of the register accompanies this document and you should read that in order to be sure that these brief details are complete.

Neither this extract nor the full copy is an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy.

This extract shows information current on 30 JUN 2018 at 16:25:10 and so does not take account of any application made after that time even if pending in HM Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: SY567035
Address of Property	: land on the south west side of Horse Hill, Charlwood
Price Stated	: £155,000
Registered Owner(s)	: PHILLIP ANDREW KNIGHT of Denne Farm, Warnham, Horsham, West Sussex RH12 3SJ HEIDI JANE WHEELER of 17 Woodside Road, Beare Green, Surrey RH5 4RH.
Lender(s)	: None

Title number SY567035

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 30 JUN 2018 at 16:25:10. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

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A: Property Register

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

SURREY : REIGATE AND BANSTEAD

- 1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land on the south west side of Horse Hill, Charlwood.
- 2 The land has the benefit of the following rights granted by but is subject to the following rights reserved by a Transfer of the land adjoining the Northern most boundary of the land in this title dated 14 October 1986 made between (1) Wolves Property Investments Limited (2) Chartfield Developments Limited and (3) Richard William Marner:-

"TOGETHER WITH all such rights and easements or quasi rights and quasi easements as are at the date hereof used or enjoyed in connection with the property hereby transferred over through or under adjoining property but EXCEPT and RESERVING unto all such rights and easements or quasi rights and quasi easements over the property hereby transferred as are at the date hereof used or enjoyed in connection with the said adjoining property in like manner as if the property hereby transferred and the said adjoining property had prior hereto belonged to different owners and such rights and easements or quasi rights and quasi easements had been acquired by prescription."

3 The land has the benefit of the rights granted by but is subject to the exceptions and reservations contained in two Transfers which together comprise the land in this title both dated 27 October 1986 and both made between (1) Chartfield Developments Limited and (2) Brian John Knight and Janet Mary Knight.

-NOTE: Original Transfers filed.

4 The Transfers dated 27 October 1986 referred to above contains a provision as to light or air.

5 (07.09.2011) A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.

6 (07.09.2011) The land has the benefit of the rights reserved by a Transfer of the land edged and numbered SY797178 in green on the title plan dated 29 July 2011 made between (1) Phillip Andrew Knight and Jacqueline Susan Huggett and (2) Peter John Brown.

-NOTE: Copy filed under SY797178.

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 (11.05.2012) PROPRIETOR: PHILLIP ANDREW KNIGHT of Denne Farm, Warnham, Horsham, West Sussex RH12 3SJ and HEIDI JANE WHEELER of 17 Woodside Road, Beare Green, Surrey RH5 4RH.

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B: Proprietorship Register continued

- 2 (11.05.2012) The price stated to have been paid on 30 April 2012 was £155,000.
- 3 (11.05.2012) RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.

C: Charges Register

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

- 1 Agreement under hand for a Lease of an oil pipe line under a strip of land 15 metres in width shown by a blue broken line on the filed plan so far as it affects the land in this title dated 10 March 1982 in favour of Shell U.K. Limited, B.P. Oil Limited, and Mobil Oil Company Limited for 999 years from 1 January 1982.

-NOTE: Copy filed under SY374213.
- 2 Lease dated 29 August 1985 of the pipeline shown by a mauve line on the filed plan to Walton-Gatwick Pipeline Company Limited for 999 years from 1 January 1982.

NOTE 1: The lease comprises also other land

NOTE 2: The lease grants and reserves rights and contains covenants affecting land within 100 yards.
- 3 (27.01.2012) The parts of the land affected thereby are subject to the rights granted by a Lease dated 20 January 2012 referred to in the schedule of leases hereto.

-NOTE: Copy lease filed under SY800371 .
- 4 (27.01.2012) The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto.
The leases grant and reserve easements as therein mentioned.

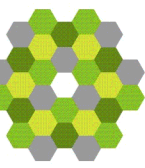
Schedule of notices of leases

- | | | | | |
|---|----------------|--------------------------|----------------|----------|
| 1 | 27.01.2012 | Land on the west side of | 20.01.2012 | SY800371 |
| | Edged and no'd | Horse Hill | From 20.1.2012 | |
| | 1 in blue | | to 19.1.2042 | |

End of register

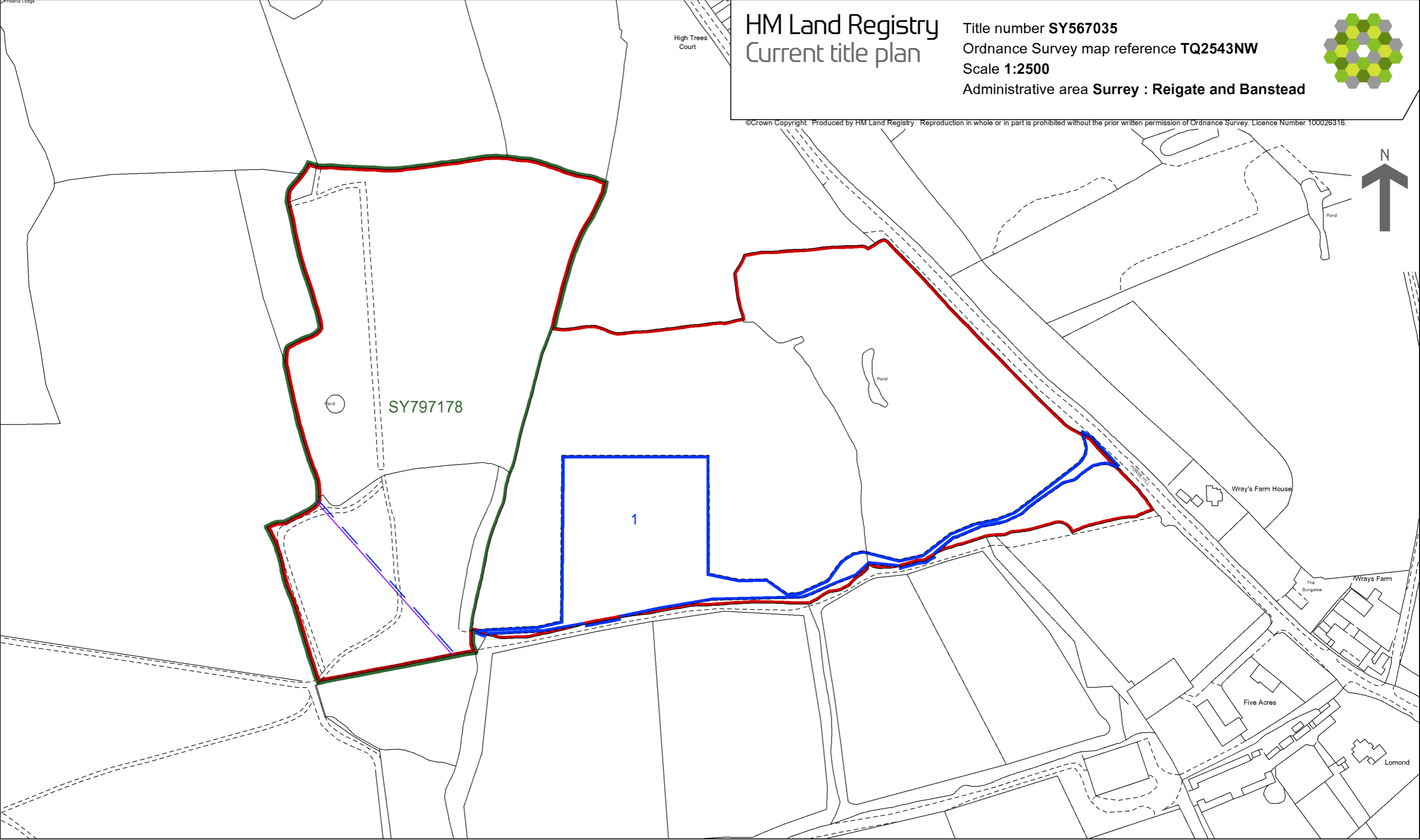
HM Land Registry Current title plan

Title number **SY567035**
Ordnance Survey map reference **TQ2543NW**
Scale **1:2500**
Administrative area **Surrey : Reigate and Banstead**



High Trees Court

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