

Title Number : K714645

This title is dealt with by HM Land Registry, Nottingham 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 8 MAY 2021 at 20:05:41 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	: K714645
Address of Property	: land on the south side of Old Dover Road, Capel Le Ferne, Folkestone
Price Stated	: £75,000
Registered Owner(s)	: KENT WILDLIFE TRUST (Co. Regn. No. 00633098) of Tyland Barn, Chatham Road, Sandling, Maidstone ME14 3BD.
Lender(s)	: None

Title number K714645

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 8 MAY 2021 at 20:05:41. 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.

KENT : DOVER

- 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 side of Old Dover Road, Capel Le Ferne, Folkestone.
- 2 A Conveyance of the land edged and numbered 1 and 3 in yellow on the filed plan dated 29 March 1939 made between (1) Robert Lethbridge Murray Lawes and (2) Tilmanstone (Kent) Collieries Limited conveyed the mines and minerals and granted rights for working the same and such mines and minerals are excepted from this registration.

NOTE: Copy filed under K68783.

- 3 A Conveyance of the land edged and numbered 1 and 2 in yellow on the filed plan dated 6 December 1962 made between (1) Robert Lethbridge Murray Lawes (Vendor) and (2) John Arthur (Purchaser) contains the following exception and reservation and this registration takes effect subject thereto:-

"EXCEPT AND RESERVING unto the Vendor his successors in title and assigns any rights of light and air which would restrict or interfere with the free use of any of the adjoining or neighbouring property now or late belonging to the Vendor for building or any other purpose."

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 (27.10.2020) PROPRIETOR: KENT WILDLIFE TRUST (Co. Regn. No. 00633098) of Tyland Barn, Chatham Road, Sandling, Maidstone ME14 3BD.
- 2 (27.10.2020) The price stated to have been paid on 21 October 2020 was £75,000.
- 3 (27.10.2020) RESTRICTION: No disposition by the proprietor of the registered estate to which section 117-121 or section 124 of the Charities Act 2011 applies is to be registered unless the instrument contains a certificate complying with section 122(3) or section 125(2) of that Act as appropriate.
- 4 (27.10.2020) The Transfer to the proprietor contains a covenant to 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.

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1 (25.05.2017) The parts of land affected thereby are subject to the rights granted by a Deed of Easement dated 24 May 2017 made between (1) Gillian Vera Spencer and (2) Network Rail Infrastructure Limited.

The said Deed also contains restrictive covenants by the grantor.

NOTE:-Copy filed.

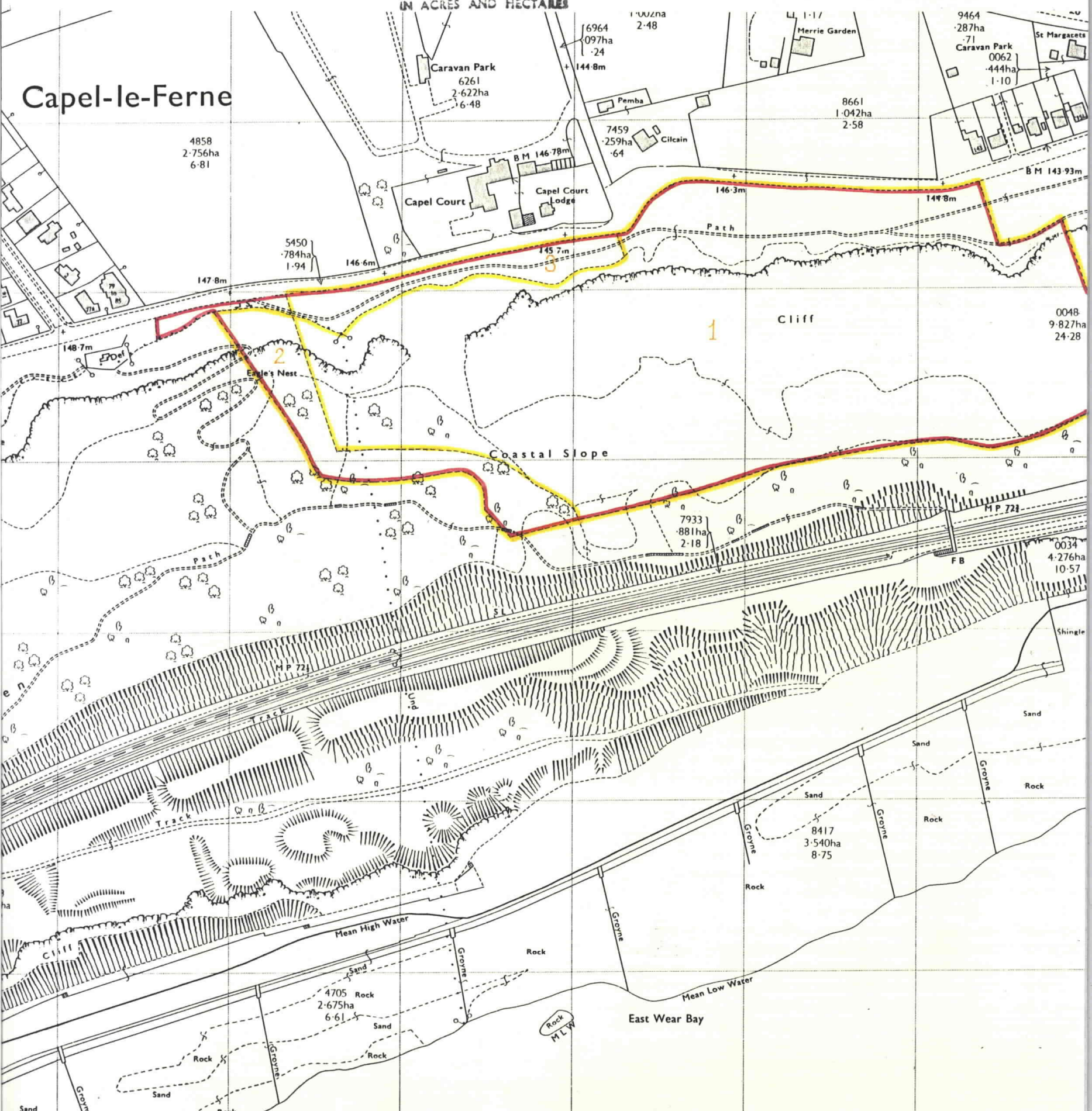
End of register

H.M. LAND REGISTRY		TITLE NUMBER	
		K714645	
ORDNANCE SURVEY PLAN REFERENCE	TR 2538	Scale 1/2500	
COUNTY KENT	DISTRICT DOVER	© Crown Copyright	



NOTE: AREAS ON THIS PLAN ARE EXPRESSED

IN ACRES AND HECTARES



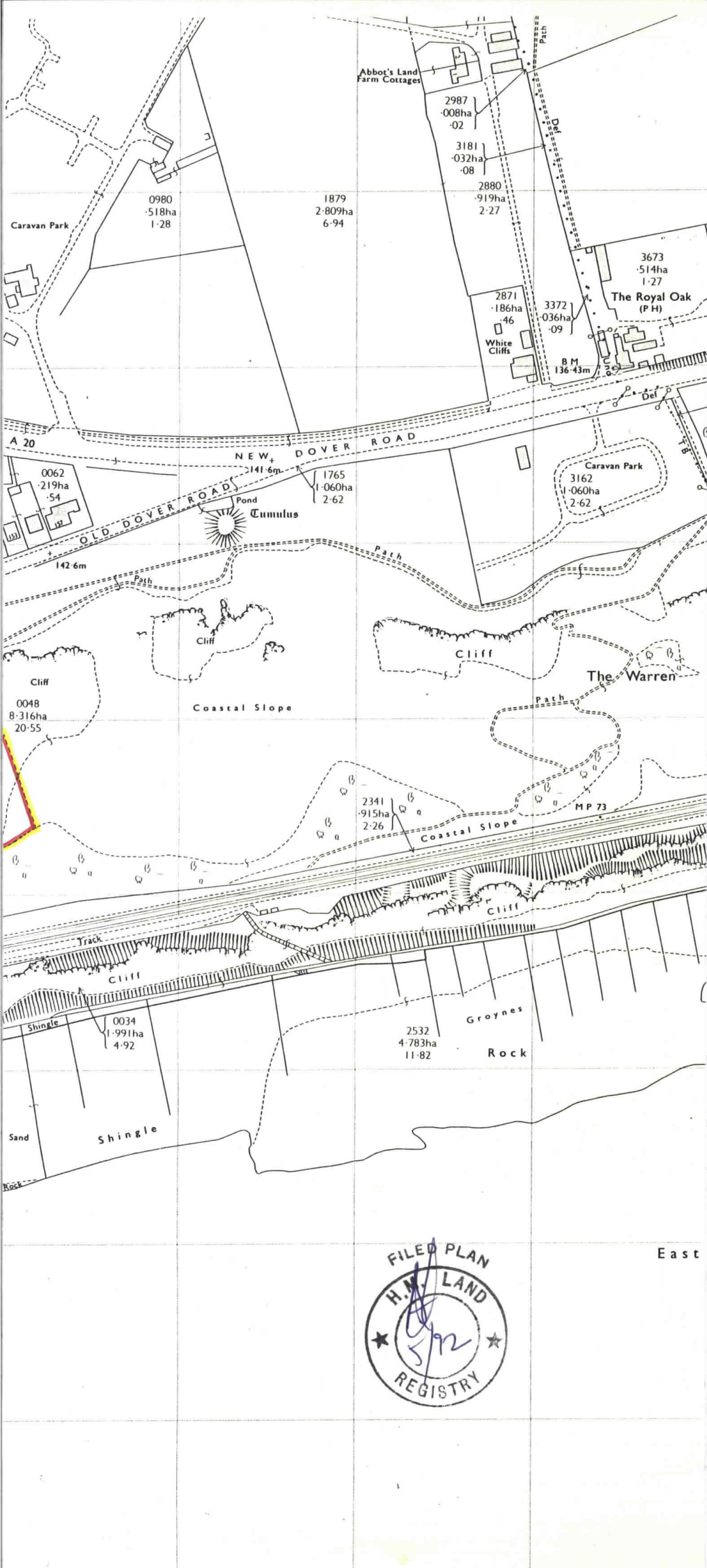
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