



## Official copy of register of title

Title number WSX375956

Edition date 08.11.2016

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

### A: Property register

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

WEST SUSSEX : MID SUSSEX

- 1 The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Land at Blunts Wood Road, Haywards Heath.

NOTE: The land hatched green on the title plan is not included in the title.

- 2 (13.12.1999) The land has the benefit of the following rights reserved by a Conveyance of the land tinted pink and the land hatched brown on the title plan dated 12 February 1959 made between (1) Colonel Sir Ralph Stephenson Clarke (Vendor) (2) The Public Trustees (Trustee) and (3) Taylor Woodrow Homes Limited (Company):-

"The right to maintain a ten foot gateway giving access to such road at the point marked D on the said plan

The right to construct maintain and use a line of pipes between the points marked A and B on the said plan for the drainage of adjoining land of the Vendor and of buildings now or hereafter to be erected thereon and to connect such line of pipes with the main sewer in Penland Road or the extension of the same under the land hereby conveyed and to enter upon a strip of land ten feet in width along such line such strip of land being shown and hatched black on the said plan for the purpose of exercising the rights hereby reserved the Vendor making good all damage occasioned by such entry to the reasonable satisfaction of the Company."

NOTE 1: The point marked D referred to above is reproduced on the title plan.

## A: Property register continued

NOTE 2: The points marked A and B referred to above are reproduced on the title plan.

NOTE 3: The land hatched black referred to above is shown hatched brown on the title plan.

- 3 (13.12.1999) The land has the benefit of the following rights reserved by but is subject to the following rights granted by a Transfer of the land tinted green on the title plan dated 6 May 1977 made between (1) Robert Nunn Stephenson Clarke and (2) Frank William Malcolm Cox and Carol Ann Cox

"Together with:-

(a) the right to use for all reasonable purposes (i) at all times with or without motor vehicles the driveway for identification purposes only coloured brown on the said plan (ii) the water supply pipe the approximate course of which is for identification purposes only marked green on the said plan (iii) the drainage overflow pipes manhole and soakaway on the Transferor's land adjoining the land hereby transferred to the South leading from the septic tank on the land hereby transferred (iv) the electricity cables supplying Penland Farmhouse and (v) any driveway or roads pipes manholes or soak-aways constructed by and any electric cables or gas pipes erected or laid by the transferor within the perpetuity period of eighty years from the date hereof pursuant to the exceptions and reservations contained in the First Schedule hereto

(b) the right to enter the Vendor's land for the purpose of laying a gas supply pipe along the side of the access road to a standard approved by the Gas Board and provided that the Transferees shall make good all damage caused thereby together with the right to use the gas pipes so laid

(c) the right for the Transferees their servants and agents to enter into the Transferor's land for the purpose of inspecting repairing replacing or maintaining the said water supply pipes drainage overflow pipes manhole and soakaway driveway gas and electricity pipes and cables the Transferees making good all damage caused thereby

Excepted and reserved unto the Transferor:-

(i) the right to divert and alter the route or course of the said driveway pipes manhole gas pipes electricity cables and soakaways and to construct any new driveway or road water supply pipe drainage pipes drainage system (with or without soakaways) gas pipes and electricity cables over or under the adjoining land of the Transferor and to close or remove the present or then existing electricity cables gas pipes drainage pipes manhole and soakaway on the completion of such diversion alteration or construction provided that in carrying out any necessary work the Transferor shall at all times maintain good and sufficient access gas electricity and water supply and drainage to and from the land hereby transferred and shall make good any damage caused to the said land or to the dwellinghouse erected thereon by such work

(ii) the free passage and running of water soil gas and electricity and all other services for the Transferor's said adjoining land or any building now or which during the period of eighty years from the date hereof shall be erected thereon through any sewers drains pipes wires and channels now or which at any time within such period as aforesaid shall run under or through the land hereby transferred and to make connections with such sewers drains pipes wires and channels for the purpose of exercising the

## A: Property register continued

said free passage of water soil gas and electricity and all other services aforesaid

NOTE 1: The driveway coloured brown referred to above is tinted yellow on the title plan.

NOTE 2: The water supply pipe marked green referred to above is shown by a blue broken line on the title plan.

- 4 (23.02.2007) The land has the benefit of the rights granted by but is subject to the rights reserved by a Transfer of the land edged and numbered 1 in blue on the title plan dated 8 January 2007 made between (1) Nicholas John Provost Perkins and others and (2) Stephen Chambers.

*NOTE: Copy filed under WSX307622.*

- 5 (30.10.2015) The land has the benefit of any legal easements granted by the Transfer dated 1 October 2015 referred to in the Charges Register but is subject to any rights that are reserved by the said deed and affect the registered land.
- 6 (30.10.2015) The Transfer dated 1 October 2015 referred to above contains a provision as to boundary structures and a provision relating to the passing of easements as therein mentioned.
- 7 (09.08.2016) A new title plan with an amended extent to include the land edged and numbered 3 in blue on the title plan based on the latest revision of the Ordnance Survey Map has been prepared.
- 8 (09.08.2016) The Transfer dated 7 July 2016 referred to above contains a provision as to boundary structures and a provision relating to the passing of easements as therein mentioned in identical terms with those contained in the Transfer dated 1 October 2015 referred to above.
- 9 (09.08.2016) The land has the benefit of any legal easements granted by the Transfer of the land edged and numbered 3 in blue on the title plan dated 7 July 2016 referred to in the Charges Register but is subject to any rights that are reserved by the said deed and affect the registered land in identical terms with those contained in the Transfer dated 1 October 2015 referred to above.
- 10 (28.06.2018) A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.
- 11 (28.06.2018) The land tinted green on the title plan has been removed from this title and separately registered.
- 12 (28.06.2018) The land has the benefit of any legal easements reserved by transfers of land removed from the title shown tinted green on the title plan.
- 13 (28.06.2018) Where the parts tinted green on the title plan adjoin any buildings, structures, projections and shared access ways constructed on the boundaries of the parts so tinted, rights of entry for the purpose of inspecting, maintaining, renewing or constructing are reserved thereover by transfers of the parts so tinted.
- 14 (28.06.2018) Where transfers of the parts tinted green on the title plan include shared access ways rights of way are reserved thereover.

## 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 (30.10.2015) PROPRIETOR: REDROW HOMES LIMITED (Co. Regn. No. 01990710) of Redrow House, St. Davids Park, Ewloe, Deeside CH5 3RX.
- 2 (30.10.2015) RESTRICTION: No disposition of the registered estate tinted blue on the title plan by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction is to be registered without a certificate signed by a conveyancer that the provisions of clause 4.2.2 of the Transfer dated 1 October 2015 referred to in the Charges Register have been complied with or that they do not apply to the disposition.
- 3 (30.10.2015) ENTRY CANCELLED on 14 July 2017.
- 4 (14.07.2017) ENTRY CANCELLED on 22 December 2017.

## C: Charges register

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

- 1 (18.04.2007) The parts of the land affected thereby are subject to the following rights granted by a Lease of an electricity substation lying to the north east of the land tinted blue on the title plan dated 23 March 2007 made between (1) Nicholas John Provost Perkins Sir David Graham Brook Wilkinson and John Evelyn Mark Patrick and (2) Vodafone Limited for a term of 15 years from 23 March 2007:-  
  
"together with the Tenant's rights  
  
4.1 To erect install use operate alter add to redevelop replace renew and maintain (and when desired to remove any of) the Apparatus in the Site at the Tenant's own expense using all machinery reasonably necessary to undertake the Works.  
  
4.2 To install within the Cabin such electronic communications equipment as the Tenant requires for the Permitted Use.  
  
4.3 The right to lay maintain repair and renew an electricity cable from the Landlord's electricity supply to the Apparatus or if required a mains electricity service from the boundary of the Land to the Site in such position as shall be agreed in writing between the parties provided that all underground cables are ducted and that any damage to the Site is made good as soon as reasonably possible by and at the expense of the Tenant and to the reasonable satisfaction of the Landlord.  
  
4.4 To install maintain repair replace and use electricity and communications cables across or under the Land leading to and from the Apparatus either in the position shown on the Drawing or as otherwise approved by the Landlord and (where agreed) to connect into the Landlord's electricity supply.  
  
4.5 At all times full and free access both with and without vehicles over and along the Accessway to carry out the Works and to exercise the rights granted by this Lease provided that all persons using such access routes comply with such reasonable safety and security procedures as are required by the Landlord.

## C: Charges register continued

4.6 While the Works are being carried out to occupy a reasonable working space surrounding the Site and to park vehicles and to temporarily store equipment in places reasonably convenient to the Site and thereafter to park a vehicle adjacent to the Site during maintenance visits but not so as to obstruct reasonable access by the Landlord to other parts of the Land.

4.7 To enter onto the Land to undertake a planting scheme on the Land around the perimeter on the Site in order to allow the Tenant to comply with planning permission granted (or to be granted) to it in connection with the Site and thereafter maintain renew and replace any plants."

"Accessway" means the land giving access to and from the Premises by the most convenient and direct route(s) from the nearest public highway over the Estate and any other land over which the Landlord has full legal rights to grant such rights.

"Apparatus" means a free standing lattice tower or pole of 15 metres in height with 6 antennae 2 dish antennae the Cabin air conditioning/handling units support structures fixing apparatus and support plinths and foundations with such communications and power supply equipment cables wires and conduits and such ancillary equipment as are reasonably required for the Permitted Use.

"Cabin" means the cabins or cabinets in which electronic communications equipment will be housed.

"Permitted Use" Use as an electronic communications base station for the provision of telecommunications under the Telecommunications Act 1984

"Works" means the works to be carried out by the Tenant its agents or contractors (including any structural works reasonably required the laying of any necessary service media and all works necessary to comply with Health and Safety requirements) in connection with the installation of the Apparatus and any subsequent necessary inspection alteration or maintenance works.

NOTE 1: The Site referred to is the land leased. The Land referred to includes the land tinted blue on the title plan.

NOTE 2: *Lessee's title registered under WSX308927.*

- 2 (30.10.2015) A Transfer of the land in this title excluding the land edged and numbered 3 in blue on the title plan and other land dated 1 October 2015 made between (1) Nicholas John Provost Perkins and Sir David Graham Brook Wilkinson and (2) Redrow Homes Limited contains restrictive covenants.

*NOTE: Copy filed.*

- 3 (12.06.2007) 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.

- 4 (30.10.2015) ENTRY CANCELLED on 14 July 2017.

- 5 (30.10.2015) ENTRY CANCELLED on 14 July 2017.

- 6 (09.08.2016) A Transfer of the land edged and numbered 3 in blue on the title plan dated 7 July 2016 made between (1) Nicholas John Provost Perkins and Sir David Graham Brook Wilkinson and (2) Redrow Homes Limited contains

## C: Charges register continued

covenants identical with those contained in the Transfer dated 1 October 2015 referred to above.

NOTE: Copy filed under WSX240174.

7 (24.10.2016) The lease of the land edged and numbered 4 in blue on the title plan dated 13 October 2016 made between (1) Redrow Homes Limited and (2) South Eastern Power Networks Plc referred to in the schedule of leases hereto contains restrictive covenants by the landlord.

8 (14.07.2017) By a Deed dated 9 June 2017 made between (1) Nicholas John Provost Perkins and Sir David Graham Brook Wilson as Trustees of The Penlands Trust and The RNS Clarke Will Trust (2) Redrow Homes Limited and (3) Catesby Estates Limited the terms of the Transfer dated 1 October 2015 referred to above were varied as therein mentioned.

NOTE:- Copy filed.

9 (14.07.2017) ENTRY CANCELLED on 22 December 2017.

10 (14.07.2017) ENTRY CANCELLED on 22 December 2017.

11 (28.06.2018) The roads, verges and footpaths subject to rights of way but on foot only over footpaths granted by transfers of the parts tinted green on the title plan.

12 (28.06.2018) The shared access ways subject to rights of way granted by transfers of the parts tinted green on the title plan.

13 (28.06.2018) The common parts subject to rights of user granted by transfers of the parts tinted green on the title plan.

14 (28.06.2018) The land is subject to rights of drainage and rights in respect of water, gas, electricity and other services granted by transfers of the parts tinted green on the title plan.

15 (28.06.2018) The parts of the land respectively affected thereby which adjoin the parts tinted green on the title plan are subject to rights granted by transfers of the said parts for support and rights of protrusion for any projections on the said land tinted green.

16 (28.06.2018) The parts of the land respectively affected thereby which adjoin the parts tinted green on the title plan are subject to rights granted by transfers of the said parts for entry for the purpose of inspecting, maintaining and renewing any part of a plot or shared access way and rights of entry for the purpose of repairing, maintaining any building or structure on the parts so tinted and the reading of any service meters.

17 (14.11.2018) ENTRY CANCELLED on 5 February 2019.

18 (14.11.2018) ENTRY CANCELLED on 5 February 2019.

19 (14.03.2019) ENTRY CANCELLED on 18 June 2019.

20 (14.03.2019) ENTRY CANCELLED on 18 June 2019.

21 (09.07.2019) ENTRY CANCELLED on 3 January 2020.

22 (09.07.2019) ENTRY CANCELLED on 3 January 2020.

## C: Charges register continued

### Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	24.10.2016 edged and numbered 4 in blue NOTE: See entry in the Charges Register relating to landlords restrictive covenants	Electricity Sub-Station	19.10.2016 99 years beginning on 19.10.2016	WSX385283

End of register

