Land Registry



Official copy of register of title

Title number WSX22600 Edition date 08.06.2009

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- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 8 June 2009.
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- For information about the register of title see Land Registry website www.landregistry.gov.uk or Land Registry Public Guide *1 - A guide to the information we keep and how you can obtain it.*
- This title is dealt with by Land Registry Portsmouth Office.

A: Property register

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

WEST SUSSEX : ADUR

1 (04.05.1978) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being 8 Leconfield Road, Lancing (BN15 9JH).

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 (08.06.2009) PROPRIETOR: ANDREW WILLIAM MARK WATSON and LUCY KATE WATSON of 8 Leconfield Road, Lancing, West Sussex BN15 9JH.

2 (08.06.2009) The price stated to have been paid on 22 May 2009 was £142,000.

C: Charges register

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

1 A Conveyance of the land in this title and other land dated 22 July 1914 made between (1) Henry Smith and Frank Dean (Vendors) (2) Charles Robert Gammans and (3) Robert Lee (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.

2 A Conveyance of the land in this title and other land dated 20 September 1924 made between (1) Hector German and Henry German (2) Robert Lee

C: Charges register continued

(Vendor) and (3) Amelia Annie Pitcher (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.

Schedule of restrictive covenants

1 The following are details of the covenants contained in the Conveyance dated 22 July 1914 referred to in the Charges Register:-

The Purchaser did thereby for himself his heirs executors administrators and assigns so as to bind himself and the owners and owner occupier and occupiers for the time being of the piece of land coloured pink on the said plan No. 1 drawn thereon or of any part thereof covenanted with the said Charles Robert Gammans his heirs executors administrators and assigns owner and owners for the time being of the pieces of land edged with blue and yellow respectively on the said plan No.2 or of any parts thereof and also (as a separate covenant) with the Vendors that he the Purchaser and all persons claiming under him as aforesaid would not during the period of 15 years computed from the 10th January 1907 in respect of the land edged with blue on the said plan No.2 thereon and during a period of 17 years computed from the same date in respect of the land edged with yellow on the said Plan No.2 make or raise any objection or take any proceedings for alleged nuisance or annoyance by the said Charles Robert Gammans his heirs or assigns owner or owners occupier or occupiers for the time being of the said pieces of land edged with blue and yellow on the said Plan No.2 thereon or of any part thereof for or in respect of the making or burning of any bricks or tiles thereon from brickearth dug from the said pieces of land edged with blue and yellow on the said Plan No.2 thereon or with respect to any matter or thing relating to the manufacture of bricks or tiles or burning of clay dug therefrom.

PROVISO and it was thereby agreed and declared that the Purchaser his heirs executors administrators and assigns should not be liable in any way whatsoever for any breach of the covenant last thereinbefore contained in respect of any part of the hereditaments thereby conveyed after he should have parted with all interet in such part provided he should obtain from the person to whom the same should be conveyed a covenant with the said Charles Robert Gammans his heirs executors administrators and assigns similar in terms to the covenant on the part of the Purchaser last thereinbefore contained either with or without a proviso similar in terms to that proviso.

NOTE: The land in this title forms part of the land coloured pink referred to. The land edged with blue and yellow lies to the east of the land in this title.

2 The following are details of the covenants contained in the Conveyance dated 20 September 1924 referred to in the Charges Register:-

"The Purchaser hereby covenants with the Vendor his executors and administrators that she the Purchaser her heirs executors administrators and assigns will at all times hereafter observe and perform the stipulations and covenants set out in the First Schedule hereto.

THE FIRST SCHEDULE above referred to

1. The Purchaser will forthwith make (if not already in existence) and afterwards maintain a good and sufficient fence or hedge to the approval of the Vendor next the road and on the sides of his Plots marked "T" within the boundary.

2. No building is to project beyond the building line.

Schedule of restrictive covenants continued

3. No building shall be erected or used upon either Plot otherwise than for the purpose of a private dwellinghouse.

4. No house or part of a house shall be erected of less value than Four hundred pounds. In estimating the value of this stipulation the net cost of labour and materials only shall be taken into account.

5. No house shall be erected upon either Plot except such as shall be built in accordance with Plans and Specifications first submitted for approval to the Vendor's Surveyor to whom a fee of One guinea shall be payable for such approval but such approval shall not be unreasonably withheld or delayed.

6. No bricks shall be burnt or made and no noxious offensive trade business or manufacture carried on upon any Plot.

7. No sand or chalk gravel soil or clay shall be removed from any Plot except as far as necessary for the erection of buildings thereon or right of way granted or permitted across any Plot nor shall any part of any Plot at any time be formed or used as a way or portion of a way of any description.

8. No caravan house-on-wheels or other chattel adapted or intended for as a dwelling or sleeping apartment or any booth swing or roundabout shall be erected or used or be allowed to remain on any Plot and the Vendor may remove and dispose of any such erection and for that purpose may break fences and forcibly enter any land upon which a breach of this stipulation shall occur and shall not be responsible for the safe keeping of anything so removed or damage thereto.

9. No plot shall be used for any purpose other than garden ground meadow land plant nursery or orchard until built upon nor shall any act deed or thing be done on the said Plots or in or upon any building thereon which may be or grow to be an annoyance nuisance damage or disturbance to the Vendor his successors or assigns or ther Owner or Tenant of any adjoining land.

10. The Vendor reserves the right to very these stipulations affecting

the sale of any other land."

NOTE 1: The "T" marks referred to in Clause 1 were not shown on the Conveyance plan

NOTE 2: The Building Line referred to in Clause 2 is set back 10 feet from the Road frontage.

End of register