Land Registry
Portsmouth Office

Title information document

This document has been issued following a change to the register. It has been supplied for information only. It should not be sent to Land Registry in connection with any subsequent application.

Attached is an official copy of the register and of the title plan showing the entries subsisting following the recent completion of the application to change the register.

Please note: The attached official copy shows the state of the individual register of title as at the date and time stated on it.

If in future you wish to apply for an official copy of the register or the title plan, please apply using form OC1 (available from our website, any Land Registry local office and law stationers). A fee is payable for each copy issued.

If you have any queries, or you require this correspondence in an alternative format, please contact us at the address shown, quoting the title number shown on the top of the official copy.

Important information about the address for service

If we need to write to an owner, chargee or other party who has an interest noted on the register, we will write to them at the address shown on the register. We will also use this address if we need to issue any formal notice to an owner or other party as a result of an application being made. Notices are often sent as a measure to safeguard against fraud. It is important that this address is correct and up to date. If it is not you may not receive our letter or notice and could suffer a loss as a result.

You can have up to three addresses for service noted on the register. At least one of these must be a postal address, whether or not in the United Kingdom; the other two may be a DX address, a UK or overseas postal address or an email address.

Please let us know at once of any changes to an address for

Land Registry
Portsmouth Office
St Andrews Court
St Michaels Road
Portsmouth
Hants PO1 2JH

DX 83550 Portsmouth 2

Tel 023 92768888
Fax 023 92768768
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Land Registry

Official copy of register of title

Title number WSX333523 | Edition date 23.02.2010

- This official copy shows the entries in the register of title on 3 March 2010 at 16:20:41.
- 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 3 March 2010.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- 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 (03.07.1979) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being 4 Elm Business Units, Chartwell Road, Lancing (BN15 8FD).

2 A Conveyance of the land in this title and other land dated 30 June 1965 made between (1) British Railways Board and (2) The County Council of the Administrative County of West Sussex contains the following reservations and other provisions and this registration takes effect subject thereto:-

EXCEPT AND RESERVING unto the Board

(i) the right at any time to erect or suffer to be erected any buildings or other erections now standing or hereafter to be erected on any part of their adjoining or neighbouring land in such a manner as to obstruct or interfere with the passage of light or air to any building which is or may be erected upon the property and any access of light and air over the adjoining land of the Board shall be deemed to be enjoyed by the licence or consent of the Board and not as of right

(ii) the right of support from the property for the adjoining property of the Board.

IT IS HEREBY AGREED AND DECLARED that the carrying on by the Board of their undertaking on the adjoining or neighbouring land in exercise of their powers and subject to their statutory and common law obligations shall not be deemed to be a breach of the covenant for quiet enjoyment implied herein by reason of the Board being expressed to convey the property as Beneficial Owners nor to be in derogation of their grant.

A: Property register continued

3 The Conveyance dated 3 October 1972 referred to in the Charges Register contains the following provision:-

"It is hereby declared that the Purchaser shall not by virtue of this Conveyance acquire any easement or right of light air or support or other easement or right which would restrict or interfere with the free use by the Vendor or any person deriving title under it of any adjoining or neighbouring land retained by the Vendor for the construction or improvement of any road or for building or any other purposes or which would restrict or interfere with the free use by the British Railways Board of any adjoining or neighbouring land owned by the saidd Board for building or any other purposes."

4 (23.02.2010) The land has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 16 February 2010 referred to in the Charges Register.

5 (23.02.2010) The Transfer dated 16 February 2010 referred to above contains a provision as to boundary structures and a provision excluding the operation of section 62 of the Law of Property Act 1925 as therein mentioned.

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 (23.02.2010) PROPRIETOR: GORDON ROFF and JULIE ROFF of 6 Court Close, Patcham, Brighton BN1 8YG and ROWANMOOR TRUSTEES LIMITED (Co. Regn. No. 01846413) of 46-50 Castle Street, Salisbury SP1 3TS.

2 (23.02.2010) The price stated to have been paid on 16 February 2010 was £173,000 exclusive of VAT.

3 (23.02.2010) 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.

4 (23.02.2010) RESTRICTION: No disposition of the registered estate (other than a charge) by the proprietor of the registered estate is to be registered without a certificate signed by the proprietor for the time being of the estate registered under title number WSX34502 or their conveyancer that the provisions of clause 16 of the Transfer dated 16 February 2010 referred to in the Charges Register have been complied with.

C: Charges register

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

1 The land is subject to the following rights reserved by a Conveyance of the land in this title and other land dated 3 October 1972 made between (1) The County Council of the Administrative County of West Sussex (Vendor) and (2) Shaulpride Limited (Purchaser):-

"THERE is EXCEPTED AND RESERVED unto the Vendor and its successors in title the owner or owners for the time being of the remainder of the Churchill Industrial Estate and any other land adjacent thereto belonging to the

C: Charges register continued

Vendor (hereinafter together called "the retained land") and all persons deriving title under them to the whole or any part thereof the right at all times to use all sewers drains watercourses pipes wires cables and other services laid or passing over through or under the property or any part thereof together with full right and liberty to enter upon the property with or without workmen for the purposes of inspecting repairing cleansing maintaining and renewing such sewers drains watercourses pipes wires cables and other services making good all damage occasioned thereby.

THERE is EXCEPTED AND RESERVED ALSO unto the Vendor and its successors in title aforesaid all quasi-easements and other rights in the nature of easements now used or enjoyed in under or over the property or any part thereof and which would be implied by statute or by reason of severance and take effect as easements in favour of a purchaser of the retained land if the same had been conveyed to such purchaser and the property hereby agreed to be sold had been retained by the Vendor."

2 The land is subject to the following rights subject to which the land was conveyed dated 10 October 1978 made between (1) Shaulpride Limited (Vendor) and (2) Anro Properties Limited (Purchaser):-

"All rights of way (public or otherwise) water drainage watercourse light and other easements and quasi or reputed easements and the rights of adjoining owners if any affecting the same and to the rights of all statutory undertakers and of the Worthing Rural District Council to maintain in upon and under the property all existing pipes mains sewers drains wires cables and substances for supply of electricity and all other apparatus of the said undertakers and District Council required by them respectively in connection with their undertakings."

3 (23.02.2010) A Transfer of the land in this title dated 16 February 2010 made between (1) Moveglade Limited and (2) Gordon Roff and others contains restrictive covenants.

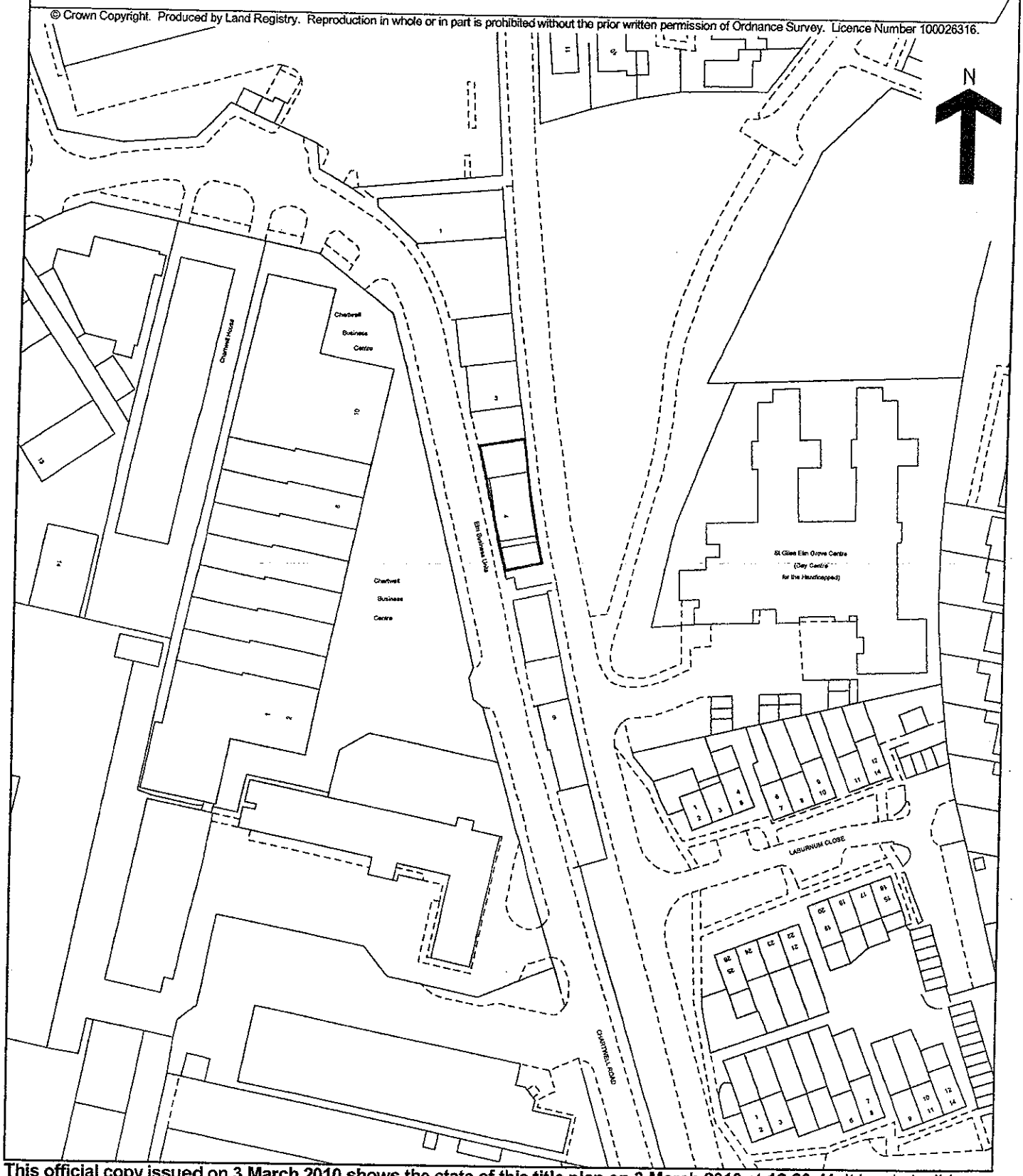
NOTE: Copy filed.

End of register

Land Registry Official copy of title plan

Title number **WSX333523**
Ordnance Survey map reference **TQ1703NE**
Scale **1:1250**
Administrative area **West Sussex: Adur**

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This official copy issued on 3 March 2010 shows the state of this title plan on 3 March 2010 at 16:20:41. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002).
This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. See Land Registry Public Guide 19 - Title Plans and Boundaries.
This title is dealt with by Land Registry, Portsmouth Office.