



Official copy of register of title

Title number WSX314678 Edition date 05.11.2024

- This official copy shows the entries on the register of title on 30 Mar 2025 at 08:15:00.
- 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 30 Mar 2025.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- 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 : WORTHING

- 1 (29.11.2007) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being 29 Richmond Road, Worthing (BN11 1PN).
- 2 (29.11.2007) The land has the benefit of the following rights granted by but is subject to the following rights reserved by a Assent of the land in this title and other land dated 7 February 1979 made by George Frederick James Randall:-

"AND TOGETHER ALSO with all other appurtenances but not including any right of way over the adjoining properties known as Cecil Lodge Number 31 Richmond Road aforesaid and Ambrose Villa 122 Portland Road aforesaid belonging to the estate of the Testator EXCEPT AND RESERVING unto the said George Frederick James Randall in fee simple for the benefit of the estate of the Testator all such rights and easements or quasi rights and quasi easements (but not including any right of way) as may at the date hereof be used or enjoyed in connection with the said adjoining property known as Cecil Lodge 31 Richmond Road and Ambrose Villa 122 Portland Road over under against or in respect of the property comprised herein AND FURTHER EXCEPT AND RESERVING unto the said George Frederick James Randall in fee simple for the benefit of the adjoining property known as Ambrose Villa the right to use for the support of any greenhouse or other outbuilding which may within the period of eighty years from the date hereof (which period is hereby specified as the perpetuity period applicable to this disposition for the purposes of the rule against perpetuities) be erected in the garden of Ambrose Villa the old flint boundary wall now erected on part of the property comprised herein."

- 3 (05.11.2024) A Transfer dated 9 October 2024 made between (1) Mary Susan Rose and Paul Howard Randell and (2) Esther Mary Willis contains a provision relating to the creation and/or passing of easements.

NOTE: Copy filed.

Title number WSX314678

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 (05.11.2024) PROPRIETOR: ESTHER MARY WILLIS of 31 Richmond Road, Worthing, BN11 1PN.
- 2 (05.11.2024) The price stated to have been paid on 9 October 2024 was £100,000.

End of register