From: David Cameron <david.cameron@groupdyer.com>
Sent: 12 November 2013 18:31
To: James Appleton
Subject: 11017-Pln-Shoreham-Extent of land query
Attachments: Highway-ransom plan.pdf; Title Plan - WSX33120.pdf; 11017_X(90)S1-001_BDRY overlay_temp_131112.pdf

James,

Further to a point made in your call earlier - and as initially referred to in your email of the 07th November - regarding the proposed strip of landscaping and trees adjacent to the PFS fronting Brighton Road, we provide you with an extract of the 'Highways Ransom plan' showing clearly that the extent of the Council owned land is only a sliver and that Quora control the Minelco land adjoining, thus it can be conditioned and landscaped in perpetuity.

As further reference, we also enclose a copy of title plan WSX33120 which further outlines the extent of Minelco land in this part of the site.

Additionally, we assume the width of the Council owned land to be the area of existing vegetation - shown in orange on the attached extract PDF titled “11017_X(90)S1-001_BDRY overlay_temp_131112” - located between the back edge of footpath and the blue line which we feel represents the approximate extent of Minelco land demonstrated on title WSX33120.

Please do not hesitate to contact me should you have any further queries on the attached.

Regards

David Cameron
Associate

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Land Registry
Index map plan

Title number **not applicable**
Ordnance Survey map reference **TQ2205SW**
Scale **1:1250**

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- blue = Mineco land (WSX 33120)
- Blenheim Estates land
- Council Land (WSX 340851)
- unregistered strip between highway and Blenheim Land
- Mineco Stat. De
- adopted highwa

Plan prepared on 08/12/2011 at 00:00:01.
This Plan should be read in conjuction with result J18LFKB.
This 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.

Land Registry

Official copy of register of title

Title number WSX33120 | Edition date 22.10.2009

- This official copy shows the entries on the register of title on 22 JUL 2011 at 10:22:35.
- 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 22 Jul 2011.
- 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, Durham Office.

A: Property Register

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

WEST SUSSEX : ADUR

1 (24.05.1979) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Land and buildings on the south side of Brighton Road, Shoreham-By-Sea.

NOTE: Any foreshore of the Manor of Lancing is excluded from this registration.

2 If and so far as affected thereby the registration of the land edged and numbered 2 in yellow on the title plan and other land takes effect subject to:-

(a) The estates rights and interest granted by the instruments particulars whereof are set out in the Third Schedule to a Deed dated 10 July 1936 made between (1) The Board of Trade (2) The Commissioners of Crown Lands and (3) The Most Noble Bernard Marmaduke Duke of Norfolk. No further details of the estates rights and interests granted by the instruments referred to were supplied on first registration.

(b) The estates rights and interests granted by the instruments specified in the Second Schedule to a Conveyance dated 21 August 1957 made between (1) The Most Noble Bernard Marmaduke Duke of Norfolk (2) The Public Trustee and (3) The Shoreham Harbour Trustees.

NOTE 1: Copy Conveyance dated 21 August 1957 filed under SX29419

¬NOTE 2: Abstract of Deed dated 10 July 1936 filed under SX29419.

3 The right to unclaimed wreck washed ashore is appurtenant to the land edged and numbered 2 in yellow on the title plan.

4 The land land tinted yellow on the title plan has the benefit of the following rights reserved by a Deed of Mutual Conveyance and Grant of Easements dated 30 September 1971 made between (1) The Shoreham Port Authority (The Port Authority) and (2) White & Co., (Brighton) Limited

A: Property Register continued

(Whites):-

"EXCEPT AND RESERVED unto White's and their successors in title owner or owners for the time being of the land hatched black in the said plan the right to maintain under the brown land the existing footings of the building standing on the land hatched black in the said plan and at all reasonable times between seven o'clock in the forenoon and six o'clock in the evening to enter upon the brown land with or without workmen for the purposes of inspecting repairing and maintaining such footings and of repairing or rebuilding the said wall White's or their successors in title as aforesaid causing as little damage and interruption to traffic as possible and being responsible to make good with all reasonable speed any damage thereby caused to the surface of the brown land."

NOTE: The land hatched black referred to is tinted yellow on the title plan, and the brown land referred to is tinted brown on the title plan.

5 The land edged and numbered in green on the title plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.

6 The land has the benefit of the following rights reserved by the Transfer dated 7 February 1983 referred to in the Charges Register:-

"EXCEPTING AND RESERVING unto the Transferor and its successors in title a right of way for all purposes over that part of the land hereby transferred as is hatched green on the plan annexed hereto."

NOTE: The land hatched green referred to is edged brown on the title plan.

7 The land has the benefit of the following rights granted by a Deed dated 7 February 1983 made between (1) Powell Duffryn Fuelds Limited (Grantor) and (2) Fordamin Company Limited (Grantee):-

"the Grantor" as Beneficial Owner hereby grants unto "the Grantee" and its successors in title the owners and occupiers for the time being of the land comprised in title number WSX33120 a right of way for all purposes over that part of the land comprised in Title Number WSX49354 as is hatched in red on the plan annexed hereto TO HOLD the said right unto the Grantee in fee simple."

NOTE: The land hatched red referred to is hatched blue on the title plan.

8 (08.12.2008) The edged and numbered 2 in blue on the title plan is no longer of any significance and should be ignored since the entry in the register which gave rise to this reference has been cancelled.

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 (29.01.2009) PROPRIETOR: MINELCO LIMITED (Co. Regn. No. 04621769) of Raynesway, Derby DE21 7BE.

2 (29.01.2009) 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.

1 By a Conveyance dated 17 September 1915 and made between (1) Henry Compton (Vendor) and (2) Frederick James Evershed and Henry George Evershed (Purchasers) the land tinted blue and tinted pink on the title

C: Charges Register continued

plan with other land was conveyed subject to the restrictive covenants contained in a Conveyance dated 30 October 1896 and made between (1) Hugh Gorringe (2) The Scottish Equitable Life Assurance Society and (3) William Reynolds Hellmore so far as the same was still subsisting and capable of taking effect and affected the property conveyed. No details of such restrictive covenants were furnished on first registration.

2 A Conveyance of the land tinted blue on the title plan and other land dated 3 May 1927 made between (1) J. Evershed and Son Limited (Company) and (2) Whites Wharves Limited (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.

3 A Conveyance of the land tinted pink on the title plan and other land dated 3 April 1933 made between (1) J. Evershed & Son Limited (Vendor) and (2) Arthur Harvey (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.

4 The part of the land affected thereby is subject to the rights associated with a sewer or drain in the position shown approximately by a blue broken line on the title plan granted by a Deed dated 27 January 1947 and made between (1) White And Co. (Brighton) Limited and (2) The Shoreham Harbour Trustees.

NOTE: Duplicate Deed filed.

5 The parts of the land affected thereby are subject to the following rights granted by a Conveyance of a strip of land adjoining the eastern section of the northern boundary dated 6 May 1948 made between (1) Southern Wharves Limited and the several parties therein mentioned from the 2nd to the 5th part and (6) The County Council of the Administrative County of West Sussex:-

"Full and free right and liberty so far as Whites Wharves Whites or the Vendors have power to grant the same for the Council to enter on the adjoining land of the Vendors for the purpose of constructing and/or maintaining any necessary slopes embankments or other similar incidental works thereon."

6 Each of the undermentioned Agreements under Seal relates to the construction of works at Shoreham Harbour and contains a provision against making any alterations or extensions thereto.

Date of Agreement	Parties	Remarks
1 December 1951	1. The Shoreham Harbour Trustees 2. White & Company (Brighton) Limited	Filed
7 August 1958	1. The Shoreham Harbour Trustees 2. White & Company (Brighton) Limited	Filed

7 An Agreement under seal dated 30 September 1971 and made between (1) The Shoreham Port Authority (2) Corrall Limited and (3) White & Co. (Brighton) Limited relates to the construction of works at the Port of Shoreham.

NOTE: Duplicate filed.

8 The land is subject to the following rights granted by a Transfer of the land edged and numbered WSX69207 in green on the title plan dated 7 February 1983 made between (1) Fordamin Company Limited (Transferor) and (2) Powell Duffryn Fuels Limited (Transferees):-

"TOGETHER WITH full right and liberty from time to time and at all times hereafter for the Transferee its respective servants or licensees and its successors in title the owners and occupiers for the time being of the land hereby transferred or any part thereof to enter upon the adjoining land of the Transferor or its successors in title hatched blue on the said plan for the purpose of repairing and renewing the boundary walls of the land hereby transferred and the walls of any building or buildings erected thereon or on some part thereof the Transferee or its successors in title the person or persons exercising such rights to make good as soon as reasonably possible any damage to the said adjoining land of the Transferor in the exercise thereof."

C: Charges Register continued

NOTE: The land hatched blue referred to is edged mauve on the title plan.

Schedule of restrictive covenants

1 The following are details of the covenants contained in the Conveyance dated 3 May 1927 referred to in the Charges Register:-

"For the benefit of the Vendor's adjoining and adjacent land the Purchaser on behalf of itself and its successors in title doth hereby covenant with the Company to the intent that such covenant shall run with the land into whosesoever hands the same shall come but so that such covenants shall not be binding on the Purchaser in respect of breaches committed after it shall have parted with the land that the Purchaser and the persons deriving title under it will henceforth observe and perform the restrictive and other covenants contained in the first Schedule hereto.

THE FIRST SCHEDULE above referred to

1. The Purchaser shall within one month after the date hereof erect and forever after maintain on the Eastern boundary of the land hereby conveyed a good and sufficient close fence not less than six feet inches in height.

2. Not to carry on upon the said land or any part thereof the trades or business of soap and candle manufacturers or dry Salters or any allied trade.

3. Not to do or permit to be done upon the said land or any part thereof anything which may be or grow to be a nuisance annoyance injury or inconvenience or disturbance to the Company or other the owners occupiers or Lessess of any adjoining or adjacent property or to the neighbourhood.

4. Not to use or suffer to be used the said land or any part thereof or any of the fences or buildings erected thereon for advertising purposes or as an advertising station except such notices as may be necessary to indicate the trade or trades actually carried on upon the land from time to time not being a trade or trades involving any breach of the foregoing restrictions.

5. From time to time and at all times hereafter to take all necessary steps by means of a post or wire netting fence or otherwise as may be necessary to preclude rubbish or other matter from being washed into the river."

NOTE: The eastern boundary of the land tinted blue on the title plan forms part of the eastern boundary referred to.

2 The following are details of the covenants contained in the Conveyance dated 3 April 1933 referred to in the Charges Register:-

"The Purchaser with intent to bind the said land hereby conveyed into whosesoever hands the same may come and with intent that the same shall for the benefit of other property belonging to the Vendors at Kingston-by-Sea aforesaid hereby covenants with the Vendors that the Purchaser and the persons deriving title under him will not carry on upon the said land or any part thereof the trades or businesses of Soap Candle Manufacturers Sanitary Polish Manufacturers or Dry Salters or any allied trade."

End of register

These are the notes referred to on the following official copy

The electronic official copy of the title plan follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from Land Registry.

This official copy is issued on 22 July 2011 shows the state of this title plan on 22 July 2011 at 10:22:20. 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 7 - *Title Plans.*

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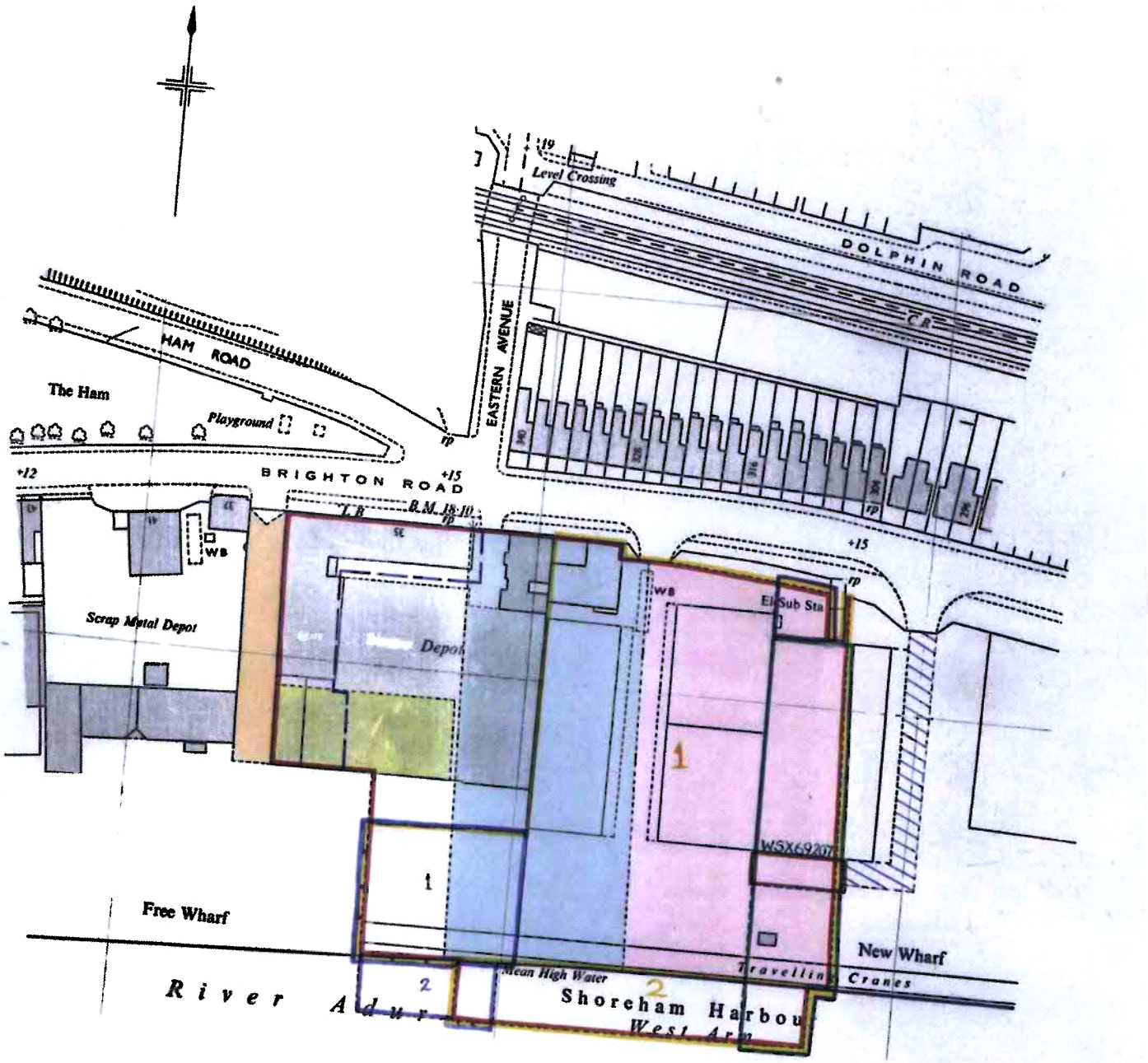
H.M. LAND REGISTRY

TITLE NUMBER	
WS X33120	

ORDNANCE SURVEY PLAN REFERENCE	TQ 2205	SECTION J	Scale 1/1250
COUNTY WEST SUSSEX	DISTRICT ADUR		© Crown copyright 1979



FILED PLAN H.M. LAND REGISTRY 12/7/96

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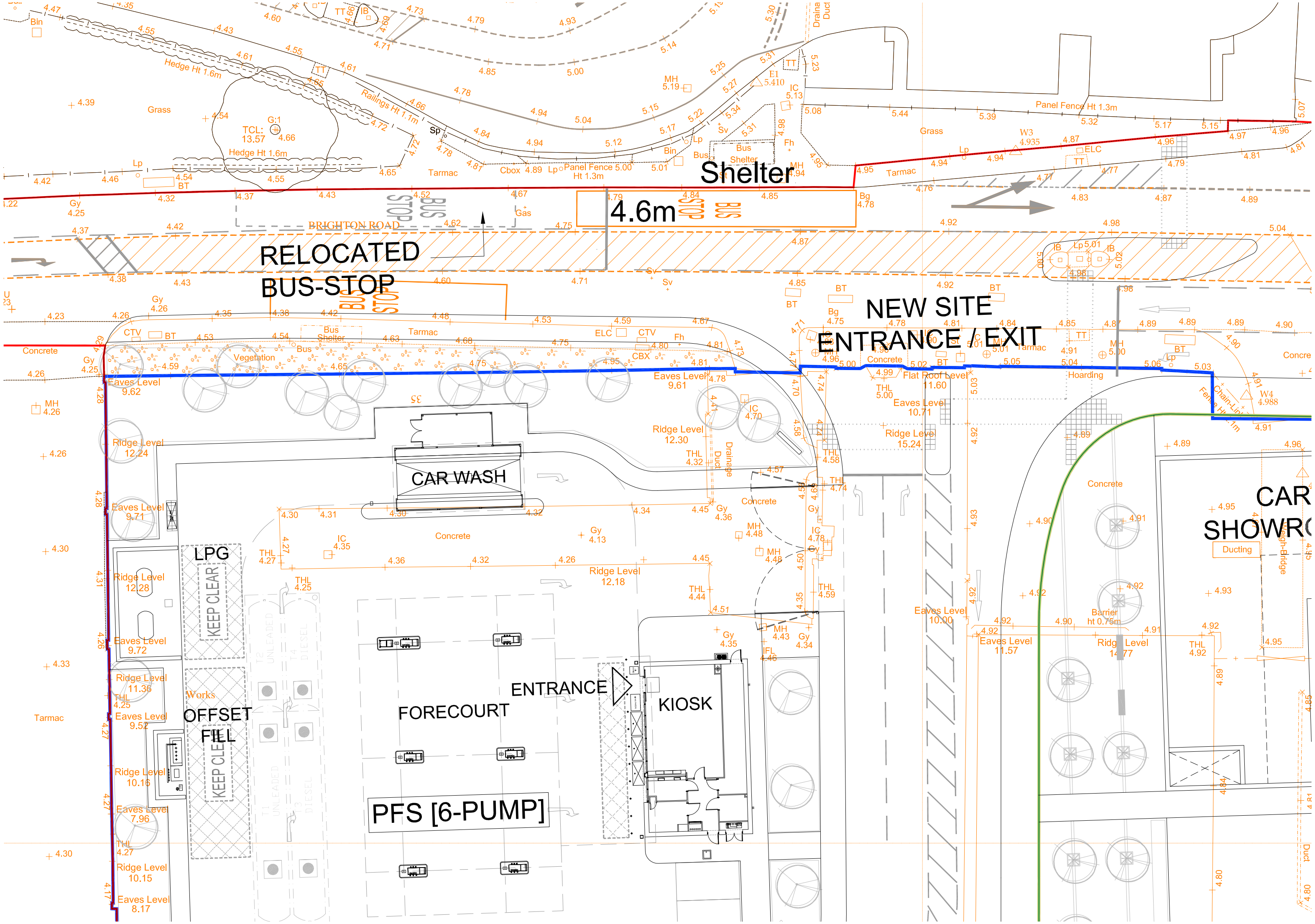

Shelter
4.6m
RELOCATED
BUS-STOP
NEW SITE
ENTRANCE / EXIT
BRIGHTON ROAD
CAR WASH
LPG
KEEP CLEAR
OFFSET
FILL
FORECOURT
ENTRANCE
KIOSK
PFS [6-PUMP]
CAR
SHOWRO
Hedge Ht 1.6m
Railings Ht 1.1m
Panel Fence Ht 1.3m
Grass
Tarmac
Concrete
Vegetation
Bus Shelter
Eaves Level 9.62
Ridge Level 12.24
Eaves Level 9.71
Ridge Level 12.28
Eaves Level 9.72
Ridge Level 11.36
Eaves Level 9.52
Ridge Level 10.16
Eaves Level 7.96
Ridge Level 10.15
Eaves Level 8.17
Eaves Level 9.61
Ridge Level 12.30
Ridge Level 12.18
Flat Roof Level 11.60
Eaves Level 10.71
Ridge Level 15.24
Eaves Level 10.00
Eaves Level 11.57
Ridge Level 14.77
Barrier ht 0.75m
Hoarding
Ducting
Drainage Duct
Works