

H.M. LAND REGISTRY

TITLE NUMBER K373811

This register consists of 8 pages

opened 7.2.1972

A. PROPERTY REGISTER

containing the description of the registered land and the estate comprised in the Title

ADMINISTRATIVE AREA
(County, County Borough, etc.)

KENT

PARISH OR PLACE

EDENBRIDGE

The Freehold land shown and edged with red on the plan of the above title filed at the registry known as Mowshurst Poultry Farm together with the following right granted by a conveyance of the land in this title dated 12 September 1927 made between (1) Robert Rodolph Sorrell Dean and Catherine Elizabeth Sorrell Dean and (2) Henry Underwood:-

"Together with the benefit of the existing right of way in common with others for all purposes over the land as shown and coloured blue on the said plan."

Remark:-The land coloured blue referred to is tinted brown on the filed plan.

NOTE:-There are excluded from this title the hedge and ditch referred to in the following terms in the above-mentioned Conveyance dated 12 September 1927:-

"Excluding therefrom the hedge and ditch dividing the field 318 from No. 317 such ditch being four feet wide throughout measuring from the centre of the said hedge."

Remark:-The field 318 comprised the westernmost part of the land conveyed and No. 317 adjoined the western boundary.

The land is now in SEVENOAKS DISTRICT EDENBRIDGE PARISH (1.5.1975)

The land edged and numbered in green on the filed plan has been removed from this title and registered under the title number or numbers shown in green on the said plan. (16.9.86).

The land has the benefit of the following rights reserved by the Transfer dated 22 July 1986 referred to in the Charges Register:-

"EXCEPT AND RESERVED unto the Transferor for the benefit of the remainder of the land now comprised in Title Numbers K373811 and K428478 and edged green on the Plan ("the Retained Land") the easements rights and privileges mentioned in the Second Schedule hereto.

THE SECOND SCHEDULE Exceptions and Reservations

1. The right to the free passage and running of water soil gas electricity and other services through the Service Installations now laid or constructed in on or under the Property and which serve the Retained Land subject to payment of a fair proportion of the cost incurred in cleaning maintaining repairing and renewing the same as are used in common such fair proportion to be determined in the event of dispute as hereinbefore provided
2. The right to enter after giving reasonable notice at all reasonable times (except in the case of emergency) upon the Property so far as may be necessary for the purposes of inspecting cleaning maintaining repairing and renewing the buildings walls fences and other boundary structures on the Retained Land and the Service Installations and Projections causing as little damage as possible and making good to the reasonable satisfaction of the Transferee any damage caused.

Continued.....

B. PROPRIETORSHIP REGISTER

stating nature of the Title, name, address and description of the proprietor of the land and any entries affecting the right of disposing thereof

TITLE ABSOLUTE

Proprietor, etc.	Remarks
FREDERICK PETER HOCKLEY of Mowshurst Poultry Farm, Edenbridge, Kent, registered on 7 February 1972.	Price paid £12,000
EDENBRIDGE PARISH COUNCIL of Edenbridge, Kent, registered on 1 May 1975.	Price paid £30000
RESTRICTION registered on 1 May 1975:-Except under an order of the registrar no disposition by the proprietor of the land is to be registered unless made in accordance with the Local Government Act 1933 or some other Act or authority.	
Proprietor now known as EDENBRIDGE TOWN COUNCIL	30.11.1989



C. CHARGES REGISTER

containing charges, incumbrances, etc., adversely affecting the land and registered dealings therewith

The date at the beginning of each entry is the date on which the entry was made on this edition of the register.	Remarks
7 August 1972-NOTICE of Deposit of Land Certificate with National Westminster Bank Limited, High Street, Edenbridge, Kent, registered on 7 August 1972.	
16 September 1986-The land is subject to the following rights granted by a Transfer of the land edged and numbered K613027 in green on the filed plan dated 22 July 1986 made between (1) Edenbridge Town Council (Transferor) and (2) Durhill Limited (Transferee):-	
"TOGETHER WITH the easements rights and privileges mentioned in the First Schedule hereto.	
THE FIRST SCHEDULE Grant of Easements	
1. The right for the Transferee and all persons authorised by the Transferee to pass and repass at all times and for all purposes over the land coloured brown on the Plan.	
2. (a) The right to the free passage and running of water soil gas electricity and other services through all drains channels sewers pipes wires cables watercourses gutters and other conducting media ("the Service Installations") now laid or constructed in on under or which belong to the Retained Land and which serve the Property subject to payment of a fair proportion of the cost incurred in cleaning maintaining repairing and renewing the same as are used in common such fair proportion to be determined in the event of dispute as hereinbefore provided.	
	Continued.....

C. CHARGES REGISTER

containing charges, incumbrances etc., adversely affecting the land and registered dealings therewith

Entry number	The date at the beginning of each entry is the date on which the entry was made on this edition of the register	Remarks
	<p>same (b) to the right (so far as the Transferor can grant or assign the continued use for the free passage and running of water soil gas electricity and other services through any other service installation presently serving the Property subject to payment of a fair proportion of the cost incurred in cleaning maintaining or repairing the same as aforesaid.</p> <p>3. The right to the free passage and running of soil through the foul drain shown with a blue line on the Plan the interceptor and shared pumping chamber part of which is laid under the Retained land subject to the Purchaser paying an annual maintenance charge of £50 the first payment to be made on the 1st of June 1987 and the subsequent payment on each anniversary thereof PROVIDED THAT the Vendor is entitled to increase the annual charge at any time after 1st June 1987 by an amount equivalent to the increase in the retail price index</p> <p>4. The right to enter after giving reasonable notice at all reasonable times (except in the case of emergency) upon the Retained Land so far as may be necessary for the purposes of inspecting cleaning maintaining repairing and renewing the buildings walls fences and other boundary structures on the Property and the Service Installations causing as little damage as possible and making good to the reasonable satisfaction of the Transferor any damage caused.</p> <p>5. All other rights easements quasi-rights and quasi-easements (other than of way) enjoyed in respect of the Property over the Retained Land as would be deemed to exist if the Property and the Retained Land had been used in their present state from time immemorial but by different owners".</p> <p>NOTE :- The land coloured brown referred to falls outside this title. The blue line referred to is shown by a blue broken line on the filed plan so far as it affects the land in this title.</p>	<p style="text-align: right;">S</p> 
3.	<p>30 November 1989-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.</p>	



A PROPERTY REGISTER - Continued

	Remarks
<p>3. All other rights easements quasi-rights and quasi-easements (other than of way) enjoyed in respect of the Retained Land over the Property as would be deemed to exist if the Retained Land and the Property had been used in their present state from time immemorial but by different owners". (16.9.1986).</p>	



H.M. LAND REGISTRY

K373811

COUNTY

SHEET

NATIONAL GRID

ORDNANCE SURVEY
PLAN REFERENCE

KENT

TQ 4447/4547

Scale: 1/2500

SEVENOAKS DISTRICT

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NOTE: AREAS ON THIS PLAN ARE EXPRESSED
IN ACRES AND HECTARES

