

Title Number : SY481477

This title is dealt with by Land Registry, Durham Office.

The following extract contains information taken from the register of the above title number. A full copy of the register accompanies this document and you should read that in order to be sure that these brief details are complete.

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This extract shows information current on 26 AUG 2014 at 16:20:04 and so does not take account of any application made after that time even if pending in the Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: SY481477
Address of Property	: land lying on the south east side of Frensham Vale Road, Frensham
Price Stated	: £265,000
Registered Owner(s)	: PAUL BARRY CHANDLER of 76 Kings Road, Fleet GU51 3AP DEBRA ANN BONIFACE of 3 Harts Yard, Godalming GU7 1AS.
Lender(s)	: None

Title number SY481477

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 26 AUG 2014 at 16:20:04. This copy does not take account of any application made after that time even if still pending in the Land Registry when this copy was issued.

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A: Property Register

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

SURREY : WAVERLEY

- 1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land lying on the south east side of Frensham Vale Road, Frensham.

NOTE: The land tinted green on the filed plan is not included in the title.

- 2 The land tinted pink on the filed plan has the benefit of the following rights granted by but is subject to the following rights reserved by a Conveyance thereof dated 3 March 1937 made between (1) Albert Davis Lambert and (2) Harold Falkner:-

"TOGETHER with full and free right and liberty in common with all others having the like right for the Purchaser and his successors in title owner or owners for the time being of the property hereby conveyed to the Purchaser and all other persons authorised by him or them to pass and repass by day or night for all purposes connected with the use occupation and enjoyment of the said land hereby conveyed to the Purchaser (howsoever used or occupied) with or without horses and other animals carts carriages motor vehicles and other vehicles of every description over and along the roadway and drive coloured brown in the said plan (leading from the Boundstone to Frensham Road to the said land more particularly coloured pink and green in the said plan) between the points marked C B and G in the said plan AND TOGETHER ALSO with full and free right and liberty in common with all others having the like right to lay in and under such portion of the said roadway and drive coloured brown in the said plan such services as the Purchaser or his successors in title owner or owners for the time being of the property hereby conveyed to the Purchaser may desire in connection with the use occupation and enjoyment of the said land coloured pink and green in the said plan doing as little damage as possible to the said roadway and the drive coloured brown in the said plan and making good all such damage done EXCEPTING AND RESERVING unto the owner or owners of lots 1, 4, 10 of the said Frensham Place Estate the two smaller parts of the three separate parts of lot 11 of the said Frensham Place Estate and Lots 12, 13 and 14 of the said Frensham Place Estate the right but only as hitherto exercised and in common with all others entitled to the like right to drain during such time only as the existing house on lot 1 of the said Frensham Place Estate shall exist sewage water and soil from the existing buildings on the said lots 1, 4 and 10 of the said Frensham Place Estate the two smaller parts of the three separate parts of lot 11 of the said Frensham Place Estate and lots 12, 13 and 14 of the said Frensham Place Estate or from buildings replacing those so existing through the existing drains in the property hereby conveyed to the Purchaser the site of which drains in the property hereby conveyed to the Purchaser being approximately indicated in the said plan by the green lines therein."

NOTE: The land coloured brown between points C B and G referred to is hatched brown and tinted brown on the filed plan, the land coloured pink and green referred to is tinted pink on the filed plan and the green lines referred to are shown by broken blue lines on the filed plan. Lot 1 referred to comprises the land coloured green on the filed plan and Frensham Place. The other lots referred to are not shown on the Conveyance plan.

A: Property Register continued

- 3 The land tinted blue on the filed plan has the benefit of the following rights granted by but is subject to the following rights reserved by a Conveyance thereof dated 21 December 1956 made between (1) Frank Leonard Berelli and (2) Harold Falkner:-

"Together with full and free right and liberty in common with all others having the like right to pass and repass by day or night for all purposes connected with the use occupation and enjoyment of the property (howsoever used or occupied) with or without horses and other animals carts carriages motor vehicles and other vehicles of every description over and along the roadway and drive coloured brown on the said plan (leading from the Boundstone to Frensham Road to the property coloured pink and green on the said plan) between the points marked C B and F on the said plan Together also with full and free right and liberty in common with all others having the like right to lay in and under such portion of the said roadway and drive coloured brown on the said plan such services as the Purchaser and his successors in title may desire in connection with the use occupation and enjoyment of the property doing as little damage as possible to the said roadway and drive coloured brown on the said plan and making good all such damage done Excepting and reserving out of the property unto the owner or owners for the time being of lot 10 the two smaller parts of the three separate parts of lot 11 lots 12 13 and 14 of the said Frensham Place Estate the right but only as hitherto exercised to drain during such time only as the existing house on lot 1 of the said Frensham Place Estate shall exist sewage water and soil from the existing buildings on lot 10 the two smaller parts of the three separate parts of lot 11 lots 12 13 and 14 of the said Frensham Place Estate through the existing drains in the property the site of such drains being approximately indicated on the said plan by green lines thereon."

NOTE: The roadway coloured brown referred to is tinted brown on the filed plan. No further details of the Conveyance plan referred to were available.

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 (14.08.2014) PROPRIETOR: PAUL BARRY CHANDLER of 76 Kings Road, Fleet GU51 3AP and DEBRA ANN BONIFACE of 3 Harts Yard, Godalming GU7 1AS.
- 2 (14.08.2014) The price stated to have been paid on 5 August 2014 for the land in this title and in title SY820055 was £265,000.
- 3 (14.08.2014) 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.

C: Charges Register

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

- 1 A Conveyance dated 18 December 1953 made between (1) Albert Davis Lambert (Vendor) and (2) Harold Falkner (Purchaser) contains the following covenants affecting the land tinted yellow on the filed plan:-

"For the benefit and protection of the Vendor's neighbouring and adjoining land and every part thereof and so as to bind the property hereby conveyed into whosoever hands the same may come the Purchaser hereby covenants with the Vendor that the Purchaser and the persons

C: Charges Register continued

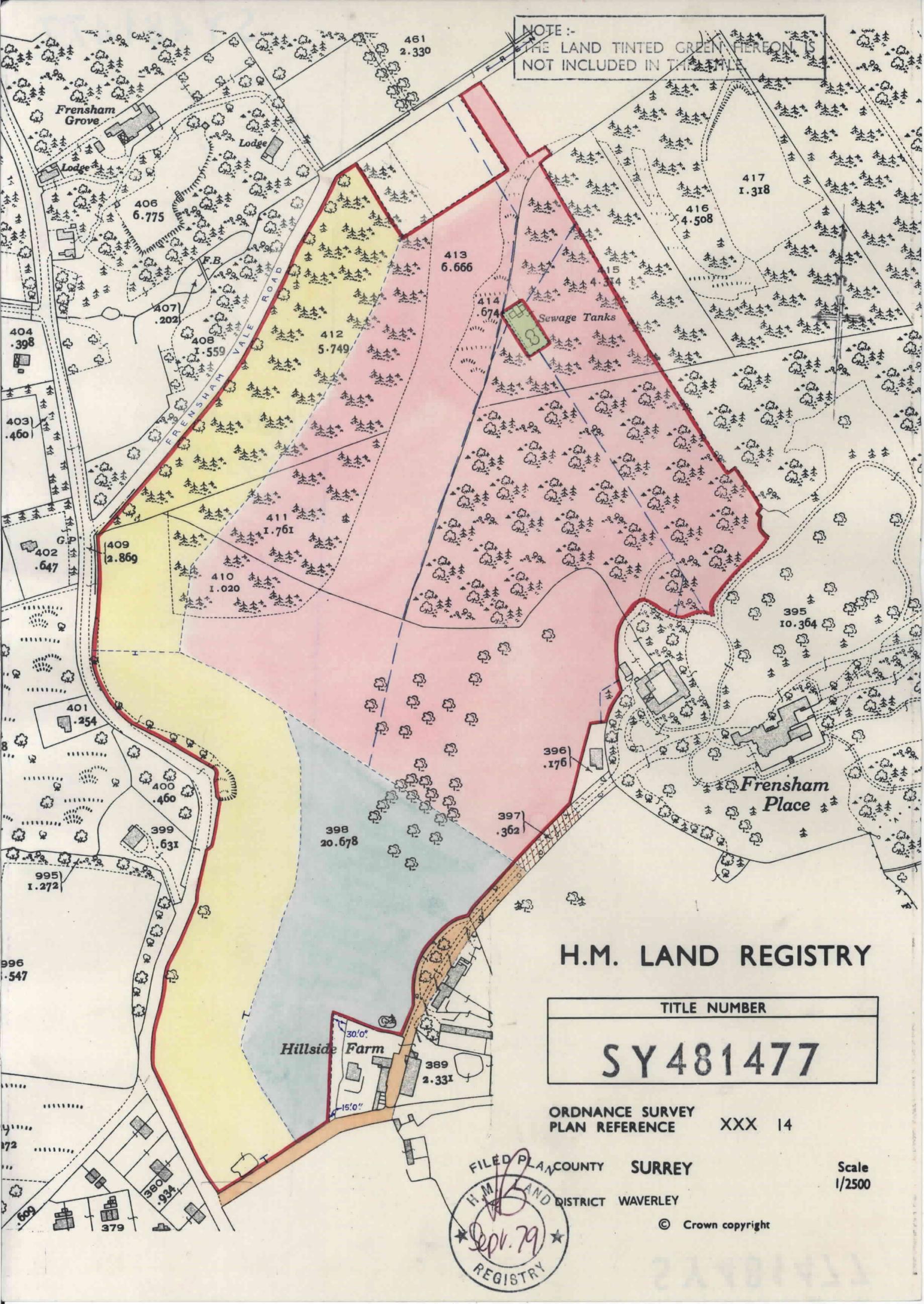
deriving title under him will at all times hereafter observe and perform the restrictions and stipulations set out in the Second Schedule hereto but so that the Purchaser shall not be liable for a breach of covenant occurring on or in respect of the property hereby conveyed or any part thereof after he shall have parted with all interest therein.

THE SECOND SCHEDULE before referred to

1. Within three months from the date hereof to erect and for ever maintain a suitable fence on the sides of the property hereby conveyed shown by the letter "T" within the boundaries on the said plan.
2. To use any dwellinghouses erected on the property hereby conveyed as private dwellinghouses only.
3. Not to do or commit or suffer to be done anything on the said property which may be a nuisance annoyance or disturbance to the Vendor or the owners of the adjoining property in the neighbourhood."

NOTE: The T marks are shown on the filed plan.

End of register



NOTE :-
THE LAND TINTED GREEN HEREON IS
NOT INCLUDED IN THIS TITLE

H.M. LAND REGISTRY

TITLE NUMBER
SY481477

ORDNANCE SURVEY
PLAN REFERENCE XXX 14

FILED PLAN COUNTY SURREY
H.M. LAND DISTRICT WAVERLEY
REGISTRY
Sep. 79

Scale
1/2500

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