

The electronic official copy of the register follows this message.

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



Official copy of register of title

Title number K788399

Edition date 19.02.2019

- This official copy shows the entries on the register of title on 05 MAY 2022 at 15:09:07.
- 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 05 May 2022.
- 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, Nottingham Office.

A: Property Register

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

KENT : TUNBRIDGE WELLS

- 1 (14.08.1961) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land on the South West of High Street, Pembury Tunbridge Wells.
- 2 A Conveyance of the land in this title and other land dated 30 June 1961 made between (1) Alfred Martin James Tucker and (2) Larkfield Hall Limited is expressed to grant the following rights:-

"TOGETHER ALSO with all such rights or quasi rights of light air drainage support passage of water drip and other similar matters in favour of the property hereby conveyed as are now appurtenant to or are used therewith."
- 3 The Transfer dated 20 January 1975 referred to in the Charges Register contains the following provision:-

"It is hereby declared that the Transferee and his successors in title shall not be entitled to any easements or right of light and air or other easements or rights which would restrict or interfere with the adjoining or neighbouring land and premises of the Transferors and the transfer hereby effected shall not be deemed or construed to imply the grant of any such easement or right."

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 (01.09.1998) PROPRIETOR: TESCO STORES LIMITED (Co. Regn. No. 519500) of Tesco House, Delamare Road, Chestnut Waltham Cross, Herts, EN8 9SL.
- 2 A Transfer of the land edged and numbered 1 in yellow on the filed plan dated 24 April 1987 made between (1) George Gingell and Joan Edith Gingell (Transferors) and (2) Woodcliffe Limited (Purchaser) contains vendors personal covenant(s) details of which are set out in the

B: Proprietorship Register continued

schedule of personal covenants hereto.

The Transfer to the present proprietor contains a covenant to observe and perform the aforesaid covenant(s) and of indemnity in respect thereof.

- 3 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.

Schedule of personal covenants

- 1 The following are details of the personal covenants contained in the Transfer dated 24 April 1987 referred to in the Proprietorship Register:-

"THE Transferors for themselves and their successors in title and so as to bind their retained property comprising the rest of Title No. K422674 into whosoever hands the same may come jointly and severally covenant with the Purchaser for the benefit and protection of the property hereby conveyed to erect within 6 months from the date hereof and for ever to maintain a good and sufficient boundary fence on those boundaries marked with an inward "T" on the attached plan."

NOTE: The T marks affect the boundaries of this title adjoining East Lodge shown on the filed plan.

C: Charges Register

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

- 1 The land edged and numbered 2 in yellow on the filed plan is subject to the following rights granted by a Deed dated 18 July 1942 made between (1) Geoffrey Charles Morton (Grantor) and (2) Charles Douglas Morton:-

FULL right and liberty to take a continuous supply of water for the supply of Grovehurst Bungalow from the pipes running under the Grovehurst Estate from Woodsgate Corner to the Cottages in Pembury Road adjoining Grovehurst Bungalow and thence to Grovehurst Bungalow together with the right to maintain repair remove inspect renew and replace the said pipes and for that purpose to enter upon the Grovehurst Estate and excavate the same as may be necessary but so that no unnecessary damage shall be done to the land of the Grantor and that upon completion of the works the surface shall be restored to its present condition or as near thereto as shall be reasonably possible.

- 2 The land is subject to the following rights reserved by a Transfer of the land edged and numbered 2 in yellow on the filed plan and other land dated 20 January 1975 made between (1) Larkfield Hall Limited (Transferor) and (2) Edward Charles Grainger:-

"A right in favour of the transferor to enter upon Plot 3 indicated on the said plan to carry out the planting of trees as specified by the Pembury Road Tree Preservation Order No. 5736/8 as varied by the Felling Permission from the Tunbridge Wells Borough Council dated the 4th day of May 1973."

NOTE: The land edged and numbered 2 in yellow on the filed plan forms part of Plot 3 referred to.

- 3 (19.02.2019) UNILATERAL NOTICE in respect of an Agreement for Lease dated 15 February 2019 made between (1) Tesco Stores Limited and (2) Hendy Group Limited.
- 4 (19.02.2019) BENEFICIARY: Hendy Group Limited (Co.Regn.No.00192872) of School Lane, Chandlers Ford Industrial Estate, Eastleigh, Hampshire SO53 4DG and care of Irwin Mitchell LLP, Thomas Eggar House, Friary Lane, Chichester PO19 1UF.

Title number K788399

End of register