

Title Number : K953749

This title is dealt with by Land Registry, Nottingham 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.

Neither this extract nor the full copy is an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy.

This extract shows information current on 1 MAR 2017 at 16:13:22 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	: K953749
Address of Property	: Land on the south side of Sanderson Way, Tonbridge
Price Stated	: £871,350
Registered Owner(s)	: BOWYERS FIELD DEVELOPMENTS LIMITED (Co. Regn. No. 09674374) of Swatton Barn, The Old Dairy, Badbury, Swindon SN4 0EU and of Borough Green Sand Pits, Platt Industrial Estate, Maidstone Road, Platt, Sevenoaks TN15 8JL and care of Warners Law LLP, 16 South Park, Sevenoaks TN13 1AN.
Lender(s)	: National Westminster Bank PLC

Title number K953749

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 1 MAR 2017 at 16:13:22. 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.

KENT : TONBRIDGE AND MALLING

- 1 The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Land on the south side of Sanderson Way, Tonbridge.
- 2 (24.04.2009) The land has the benefit of the rights granted by a Transfer of the land in this title dated 15 April 2009 made between (1) Southern Water Services Limited and (2) Sunny Day Benchmark (Tonbridge) Limited.
NOTE: Copy filed.
- 3 (24.04.2009) The Transfer dated 15 April 2009 referred to above contains a provision excluding the operation of section 62 of the Law of Property Act 1925 as therein mentioned.

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 (08.10.2015) PROPRIETOR: BOWYERS FIELD DEVELOPMENTS LIMITED (Co. Regn. No. 09674374) of Swatton Barn, The Old Dairy, Badbury, Swindon SN4 0EU and of Borough Green Sand Pits, Platt Industrial Estate, Maidstone Road, Platt, Sevenoaks TN15 8JL and care of Warners Law LLP, 16 South Park, Sevenoaks TN13 1AN.
- 2 (24.04.2009) RESTRICTION: No disposition of the registered estate (other than a charge) by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a certificate signed by the proprietor for the time being of the estate registered under title number K921507 and K491374 or their conveyancer that the provisions of paragraph 12.6.1 of the Transfer dated 15 April 2009 referred to in the Property Register have been complied with or that they do not apply to this disposition.
- 3 (08.10.2015) The price stated to have been paid on 11 September 2015 was £871,350.
- 4 (08.10.2015) A Transfer dated 11 September 2015 made between (1) Sunny Day Benchmark (Tonbridge) Limited and (2) Bowyers Field Developments Limited contains purchaser's personal covenants.
NOTE: Copy filed.
- 5 (08.10.2015) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 11 September 2015 in favour of National Westminster Bank PLC referred to in the Charges Register.

C: Charges Register

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

- 1 (16.05.2007) The land tinted blue and the land tinted yellow on the title plan and other land is subject to the yearly sum referred to in the following terms in a Conveyance dated 17 September 1960 of such land and other land made between (1) Diana Reeves and Kenneth Peter Barrett and (2) The Urban District Council of Tonbridge:-

"A yearly sum of Six pounds payable to the Minister or Incumbent of the Parish Church of Tonbridge for a sermon to be preached on the morning of Ascension Day in every year."

NOTE: The said Conveyance contains the following covenant:-

"THE Vendors for themselves and their successors in title hereby covenant with the Purchasers that the Vendors will at all times hereafter duly pay the said yearly sum of six pounds to the Minister or Incumbent of the Parish Church of Tonbridge and will keep the Purchasers at all times hereafter indemnified from and against all proceedings claims costs and demands by reason of the non-payment of the said yearly sum or any part thereof."

- 2 (24.04.2009) The land tinted pink and the land tinted yellow on the title plan is subject to the rights granted by a Deed dated 29 February 1988 made between (1) Southern Water Authority and (2) James Sanderson and others.

NOTE: Copy filed under K607989.

- 3 (21.08.2012) The land is subject to the lease set out in the schedule of leases hereto.
- 4 (08.10.2015) REGISTERED CHARGE dated 11 September 2015.
- 5 (08.10.2015) Proprietor: NATIONAL WESTMINSTER BANK PLC (Co. Regn. No. 929027) of Credit Documentation Department, 8th Floor, 1 Hardman Boulevard, Manchester M3 3AQ.

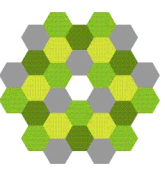
Schedule of notices of leases

1	21.08.2012	Land at Sanderson Way	25.07.2012	TT6618
			10 years	
			beginning on &	
			including	
			25.07.2012	

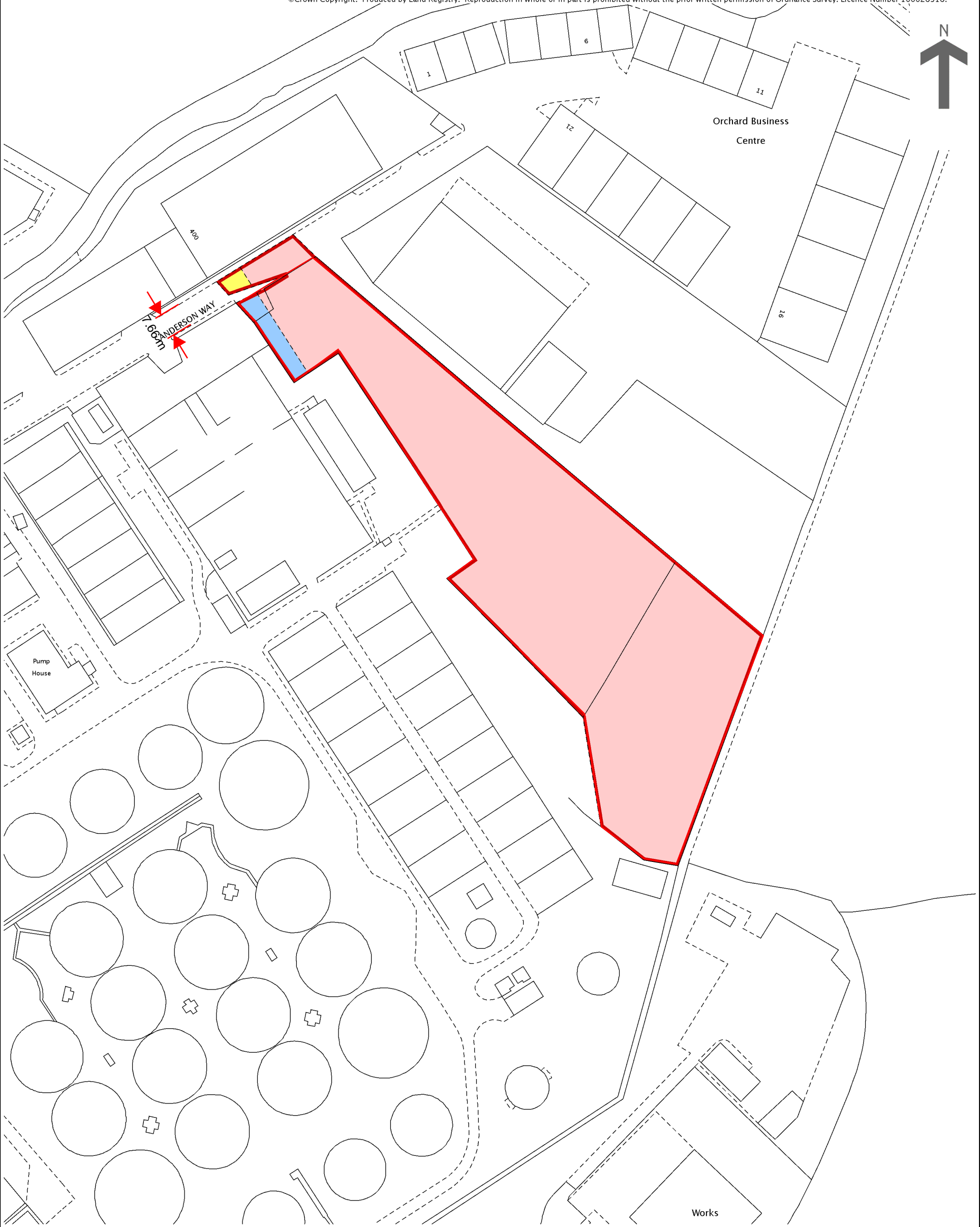
End of register

Land Registry
Current title plan

Title number **K953749**
Ordnance Survey map reference **TQ6046SW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Kent : Tonbridge and Malling**



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