

Title Number : K392017

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 11 NOV 2015 at 16:30:25 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	: K392017
Address of Property	: 22 St Johns Hill, Sevenoaks (TN13 3NP)
Price Stated	: £740,000
Registered Owner(s)	: QUILL PROPERTIES LIMITED (Co. Regn. No. 6536048) of Millfield, The Green, Ide Hill, Sevenoaks, Kent TN14 6JG.
Lender(s)	: None

Title number K392017

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 11 NOV 2015 at 16:30:25. 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 : SEVENOAKS

- 1 (20.12.1972) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 22 St Johns Hill, Sevenoaks (TN13 3NP).
- 2 The south eastern boundary had been amended on the filed plan.
- 3 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.
- 4 The land has the benefit of the following rights granted by the Deed dated 3 November 1983 referred to in the Charges Register:-

"Full right and liberty for the Grantee and its successors in title the owners and occupiers for the time being of the land comprised in title number K392017 (hereinafter called "Grantee's Land") to the uninterrupted access transmission and enjoyment of light over and across the adjoining land comprised in title number K482768 (hereinafter called "the Grantors Land") to the existing windows (but excluding any increased area thereof as hereinafter permitted) in the southern elevation of the building recently erected on the Grantee's Land and to any windows of the same size and in the same location in the southern elevation of any new building erected on the same site as the said building to the extent of sixty degrees from the sill of all the said windows.

The Grantors hereby covenant jointly and severally with the Grantee for the benefit of the Grantees Land and each and every part thereof to the intent that the burden of this covenant shall (so far as it is legally able to do so) attach to and run with the Grantors Land not to build erect raise make or suffer to stand any building structure or thing whatsoever upon the Grantor's Land so as to cause the angle of light to the sills of any of the windows now existing in the southern elevation of the said building standing on the Grantor's Land to be reduced to less than Thirty degrees to the vertical."

NOTE: The Grantors' Land referred to above is edged and numbered K482768 in green on the filed plan.

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 (10.09.2008) PROPRIETOR: QUILL PROPERTIES LIMITED (Co. Regn. No. 6536048) of Millfield, The Green, Ide Hill, Sevenoaks, Kent TN14 6JG.
- 2 (10.09.2008) The price stated to have been paid on 7 April 2008 was £740,000.

Title number K392017

C: Charges Register

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

1 A Deed dated 3 November 1983 made between (1) David Robert Grayston and others (Grantors) and (2) Peter Birse Limited (Grantee) contains the following covenants:-

"The Grantee hereby covenants with the Grantors and each of them for the benefit of the Grantors Land and each and every part thereof to the intent that the burden of this covenant shall (so far as it is legally able to do so) attach to and run with the land comprised in title number K392017

(1) Not to use or allow to be used the area of land shown hatched in green on the Drawing No. 170/04L annexed hereto being the area lying between the southern elevation of the said building and the southern boundary of the Grantees Land otherwise than as an open landscaped area and not to grow or allow to grow thereon any plants other than ground cover plants or plants in accordance with the approved landscape scheme recorded on the Drawing No. 170/04L annexed hereto

(2) Not to open or allow to be opened any further window or aperture in the southern elevation of the said building and not to increase by more than ten per centum the size of each of the said existing windows."

NOTE: A copy of Plan No. 170/04L is filed.

End of register

H. M. LAND REGISTRY

NATIONAL GRID PLAN

TQ 5356

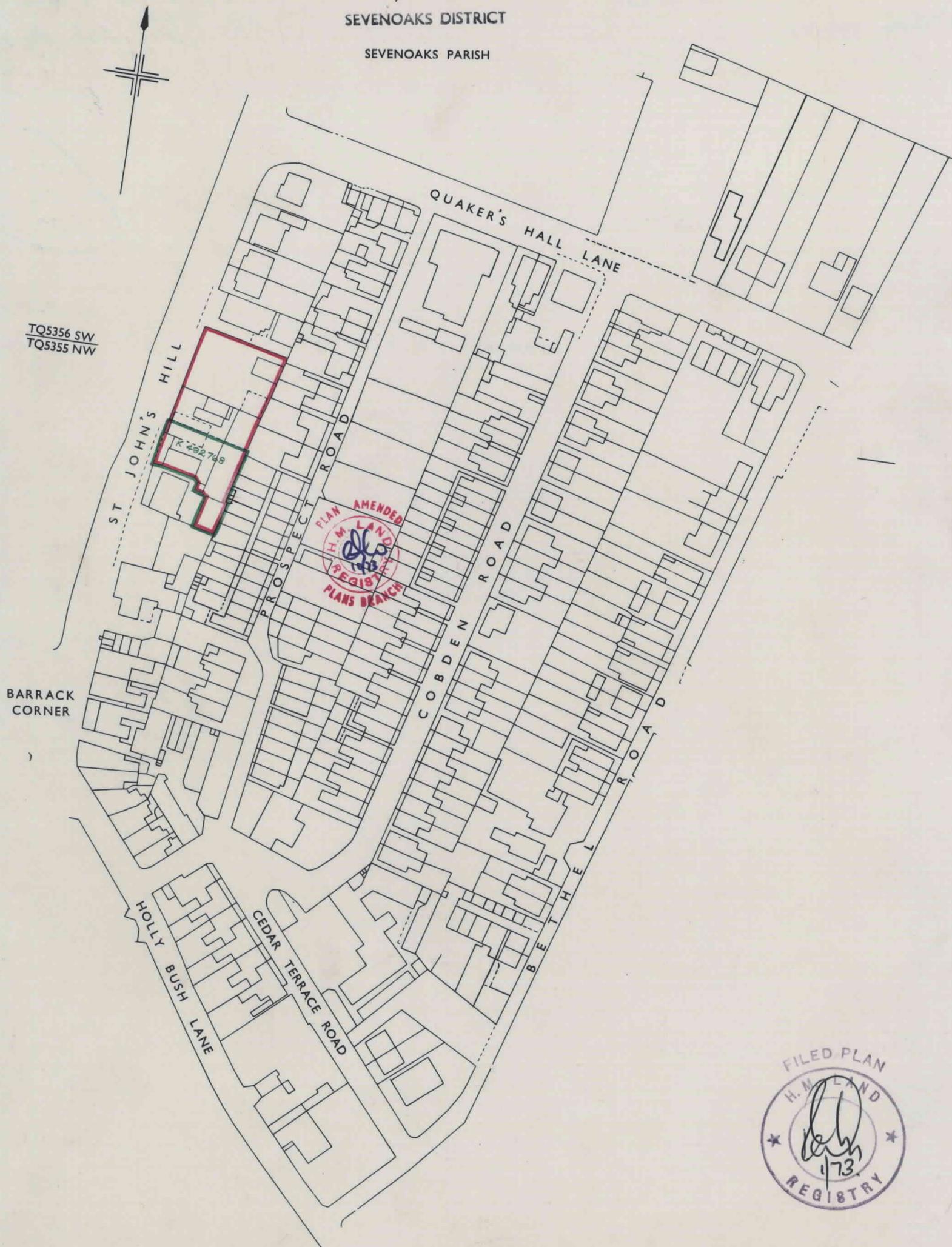
SECTION V

KENT

Scale 1/1250

SEVENOAKS DISTRICT

SEVENOAKS PARISH



TITLE No. K392017

This is a copy of the title plan on 11 NOV 2015 at 16:30:25. 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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