



Official copy of register of title

Title number TT140443

Edition date 27.05.2022

- This official copy shows the entries on the register of title on 06 Apr 2023 at 10:35:07.
- 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 06 Apr 2023.
- 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.

MEDWAY

- 1 (14.03.1991) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being 70 Knights Templar Way, Strood, Rochester (ME2 2ZD).
- 2 The mines and minerals are excepted.
- 3 (14.08.2015) A Transfer of the land in this title and other land dated 16 July 2015 made between (1) Blue Circle Developments Limited and (2) Redrow Homes Limited contains a provision excluding the operation of section 62 of the Law of Property Act 1925 as therein mentioned.

NOTE :-Copy filed under TT39637.
- 4 (27.05.2022) The land has the benefit of any legal easements granted by the Transfer dated 6 May 2022 referred to in the Charges Register but is subject to any rights that are reserved by the said deed and affect the registered land.
- 5 (27.05.2022) The Transfer dated 6 May 2022 referred to above contains a provision as to boundary structures and a provision relating to the creation and/or passing of easements.

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 (27.05.2022) PROPRIETOR: OLATUBOSUN FAVOUR OLAWOYIN and ADEOLA OLUSEYE OLAWOYIN of 70 Knights Templar Way, Rochester ME2 2ZD.
- 2 (27.05.2022) The price stated to have been paid on 6 May 2022 was £437,600.
- 3 (27.05.2022) 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

B: Proprietorship Register continued

before the entry of this restriction is to be registered without a certificate signed by Temple Wharf Management Company Limited (Co. Regn. No. 10884192) of Redrow House, St Davids Park, Flintshire CH5 3RX or their conveyancer that the provisions of clause 8.2.4 and 8.2.5 of the Transfer dated 6 May 2022 referred to in the Charges Register have been complied with.

- 4 (27.05.2022) RESTRICTION: No disposition of the registered estate 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 written consent signed by the proprietor for the time being of the Charge dated 6 May 2022 in favour of National Westminster Bank PLC referred to in the Charges Register.
- 5 (27.05.2022) 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 6 May 2022 in favour of Homes and Communities Agency referred to in the Charges Register.

C: Charges Register

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

- 1 A Conveyance of the land in this title and other land dated 12 August 1898 made between (1) The Right Honourable Edward Henry Stuart Earl of Darnley (Vendor) and (2) The Honourable Thomas Henry William Pelham and Sir Henry Longley (3) The Honourable Arthur Frederick Pelham Bligh and (4) John Bean Martin and others (Purchasers) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 By a Conveyance dated 20 October 1925 made between (1) The Right Honourable Ivo Frances Walter Earl of Darnley (Vendor) and (2) The British Portland Cement Manufacturers Limited (Purchasers) the land in this title with other land was conveyed subject to and with the benefit of an Agreement dated 14 November 1894 made between (1) The Earl of Darnley and (2) The South Eastern Railway Company.

NOTE: No copy of the said Agreement was lodged upon first registration.

- 3 A Transfer of the land in this title and other land dated 8 February 1991 made between (1) Blue Circle Industries Plc (Transferor) and (2) Blue Circle Developments Limited (Transferee) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 4 (14.10.1997) A Deed of Covenant dated 26 August 1997 made between (1) Blue Circle Developments Limited and (2) V.C. Estates Limited contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 5 (22.02.2018) The parts of the land affected thereby are subject to any rights that are granted by a Transfer of a Gas Pressure Reduction Station dated 16 February 2018 made between (1) Redrow Homes Limited and (2) Indigo Pipelines Limited and affect the registered land. The said Deed also contains restrictive covenants by the transferor.

NOTE: -Copy filed under TT77449.

- 6 (25.04.2018) A Transfer of an Electricity Substation at Roman Way dated 17 April 2018 made between (1) Redrow Homes Limited and (2) Southern Electric Power Distribution plc contains restrictive covenants by the Transferor.

NOTE: Copy filed under TT80163.

- 7 (25.04.2018) The parts of the land affected thereby are subject to any rights that are granted by the Transfer dated 17 April 2018 referred to above and affect the registered land.
- 8 (27.05.2022) A Transfer of the land in this title dated 6 May 2022 made between (1) Redrow Homes Limited and (2) Olatubosun Favour Olawoyin and

C: Charges Register continued

Adeola Oluseye Olawoyin contains restrictive covenants.

NOTE: Copy filed.

- 9 (27.05.2022) The Transfer dated 6 May 2022 referred to above contains a covenant as to the grant of rights in the events therein mentioned.
- 10 (27.05.2022) REGISTERED CHARGE dated 6 May 2022.
- 11 (27.05.2022) Proprietor: NATIONAL WESTMINSTER BANK PLC (Co. Regn. No. 929027) of Mortgage Centre, P.O. Box 123, Greenock PA15 1EF.
- 12 (27.05.2022) REGISTERED CHARGE dated 6 May 2022.
- 13 (27.05.2022) Proprietor: HOMES AND COMMUNITIES AGENCY of 4th Floor, One Friargate, Coventry CV1 2GN.

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 12 August 1898 referred to in the Charges Register:-

"The Purchasers do hereby for themselves respectively and their respective heirs executors administrators and assigns (to the intent that the covenants hereinafter contained shall be binding on the hereditaments and premises hereinbefore described and hereby conveyed into whosoever hands the same may come) jointly and severally covenant with the Vendor and his assigns during his life and his successors in title under the Settlement constituted as aforesaid and their respective assigns

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..

that the Purchasers their heirs and assigns will not at any time hereafter in searching for getting working taking away or disposing of any chalk thirdly hereinbefore expressed to be hereby conveyed or which may be on in or under any of the hereditaments and premises respectively first and secondly hereinbefore described and hereby conveyed obstruct impede or interfere with the use and exercise of the right of way hereinbefore reserved or limited or cause any damage or injury that can reasonably be avoided to any of the hereditaments and premises of the Vendor or such other persons as aforesaid And in the event of causing any such damage or injury will on demand by the Vendor or such other persons as aforesaid pay to him or them proper compensation for the same the amount of which compensation in case of dispute or difference shall be determined by the arbitration of two persons or their umpire (one of such two persons being appointed by each party to the reference) under the provisions in that behalf of the Arbitration Act 1889."

- 2 The following are details of the covenants contained in the Transfer dated 8 February 1991 referred to in the Charges Register:-

"THE Transferee hereby covenants with the Transferor to the intent that the same shall run with and be binding upon the said land into whosoever hands the same may come for the benefit as well of the Transferor as of all persons deriving title directly or indirectly through it to the other land of the Transferor at Strood Rochester aforesaid and elsewhere capable of so benefiting and each and every part thereof that the Transferee will not raise or make any objection or claim on account of any damage nuisance or annoyance which may be caused by the erosion or infilling of any pits quarries or tunnels near to the said land or by blasting operations or by smoke fumes dust noise vibration of machinery or passage of traffic or which may otherwise arise out of or be occasioned by the working or carrying on of any present or future manufactory works or other operations of the Transferor its allied companies assigns or tenants."

- 3 The following are details of the covenants contained in the Deed of Covenant dated 26 August 1997 referred to in the Charges Register:-

"the Covenantor hereby covenants with the Covenantee for the benefit

Schedule of restrictive covenants continued

and protection of the Property and each and every part of it and with the intention of binding the Covenantor's Land into whosoever hands the same may come that for the duration of the term granted by the Lease (which expression shall include any surrender and re-grant thereof for the residue of the term granted by the Lease and any statutory renewal thereof) or for so long as the Property or any part of it is and continues to be used as a multiplex cinema (whichever is the earlier) not to permit or suffer or passively allow any part of the land comprised in Title Number K700456 as at the 9th of June 1997 to be used for film exhibition (as defined at the date hereof in the Cinemas Act 1985) or which requires the grant of a licence under that Act (as from time to time amended or re-enacted."

NOTE: The Lease referred to is registered under title K778016.

End of register

These are the notes referred to on the following official copy

The electronic official copy of the title plan follows this message.

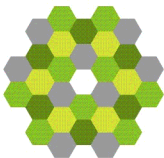
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HM Land Registry
Official copy of
title plan

Title number **TT140443**
Ordnance Survey map reference **TQ7367NW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Medway**



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