

Title Number : SY113286

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.

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 suffers loss by reason of a mistake in an official copy.

This extract shows information current on 26 MAY 2010 at 16:01:52 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	: SY113286
Address of Property	: 60 West Street, Dorking
Price Stated	: Not Available
Registered Owner(s)	: JUNE ELEANOR HUTTON BURGWIN of 59 West Street, Dorking, Surrey PETER NORMAN of 58 West Street, Dorking, Surrey.
Lender(s)	: Northern Rock (Asset Management) PLC Northern Rock (Asset Management) PLC

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 26 MAY 2010 at 16:01:52. 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 : MOLE VALLEY

- 1 (09.06.1954) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 60 West Street, Dorking.
- 2 The land has the benefit of a right of way on foot only over and along the part of the forecourt tinted brown on the filed plan and all such rights of drainage as were at the date of first registration enjoyed through the drains running across the adjoining property 61 West Street, the approximate course of which drains is shewn on the filed plan by a blue broken line.

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 (05.09.1973) PROPRIETOR: JUNE ELEANOR HUTTON BURGWIN of 59 West Street, Dorking, Surrey and PETER NORMAN of 58 West Street, Dorking, Surrey.
- 2 (05.09.1973) RESTRICTION: No disposition by a sole proprietor of the land (not being a trust corporation) under which capital money arises is to be registered except under an order of the registrar or of the Court.

C: Charges Register

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

- 1 The part of the forecourt numbered 2 on the filed plan is subject to rights of way on foot only in favour of the owners and occupiers of 61 West Street.
- 2 A Conveyance of 61 West Street dated 22 July 1931 made between (1) Charles Longhurst (Vendor) and (2) Reginald James Simmonds (Purchaser) contains the following covenant and stipulations:-

"THE Vendor for himself and his successors in title hereby covenants with the Purchaser and his successors in title

(1) Forthwith to erect and ever hereafter maintain a good and sufficient boundary fence between the property hereby conveyed and the property known as No. 60 West Street, Dorking aforesaid between the point marked "A" and "B" on the said plan.

(2) To allow the purchaser and his successors in title at his and at their own expense to connect the water service pipe for the

C: Charges Register continued

supply of the property hereby conveyed with the Company's main running into the said adjoining premises known as No. 60 West Street, Dorking aforesaid and for ever hereafter to maintain such connection and if required to enter such adjoining premises for the purpose of inspecting and repairing the same

(3) To maintain a solid wooden partition to divide the top attic which extends over the property hereby conveyed and Number 60 West Street, aforesaid such partition to follow the same line as the west boundary of the property hereby conveyed on the ground level and to extend up to and thus define the dividing line of the roof between the two properties.

(4) Not to allow the adjoining premises known as No. 60 West Street, Dorking, aforesaid to be used at any time hereafter for the purpose of the business of a furniture dealer or photographer or any business of a noxious noisy or offensive character."

NOTE: The stipulation referred to in clause 1 above affects the eastern boundary between the rear boundary and the corner of the building.

- 3 By a Deed dated 30 November 1956 made between (1) Surrey Industries Limited (2) Eileen Helen Maude Carter and (3) The Dorking Investment and Permanent Benefit Building Society the covenant contained in the Conveyance dated 22 July 1931 referred to above was released to the extent necessary to permit 60 West Street to be used for the purpose of the business of a furniture dealer.
- 4 (05.09.1973) REGISTERED CHARGE dated 3 August 1973 to secure the moneys including the further advances therein mentioned.
- 5 Proprietor: NORTHERN ROCK (ASSET MANAGEMENT) PLC (Co. Regn. No. 3273685) of Northern Rock House, Gosforth, Newcastle upon Tyne NE3 4PL.
- 6 (05.09.1973) REGISTERED CHARGE dated 3 August 1973 to secure the moneys including the further advances therein mentioned.
- 7 Proprietor: NORTHERN ROCK (ASSET MANAGEMENT) PLC (Co. Regn. No. 3273685) of Northern Rock House, Gosforth, Newcastle upon Tyne NE3 4PL.

End of register

H. M. LAND REGISTRY GENERAL MAP

SURREY

SHEET XXXIII. 3.

SECTION AJ

Scale 1/1250 Enlarged from 1/2500

DORKING PARISH

MOLE VALLEY DISTRICT



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Filed Plan of Title No. **SY113286**

This is a copy of the title plan on 26 MAY 2010 at 16:01:53. 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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