



Official copy of register of title

Title number WSX99517

Edition date 04.12.2025

- This official copy shows the entries on the register of title on 11 Dec 2025 at 11:15:10.
- 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 11 Dec 2025.
- 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 Durham Office.

A: Property Register

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

WEST SUSSEX : ADUR

- 1 (14.04.1986) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Powell Buildings, Commerce Way, Lancing Business Park, Lancing (BN15 8TA).
- 2 The land has the benefit of the following rights granted by a Conveyance of the land in this title and other land dated 28 January 1947 made between (1) Seaside Estates Building Company Limited (2) Courtlands Estate (Worthing) Limited and (3) Bernard James Gibbs (Purchaser):-

"TOGETHER ALSO with the right for the Purchaser and his successors in title and all persons claiming under him in common as aforesaid of passage of water and soil in the same manner in all respects as a public sewer may be used through the drains laid or to be laid for the use of the property hereby conveyed and adjoining and adjacent property the Purchaser and his successors in title paying a fair proportion of the expense of maintaining and keeping the said drains in good repair and condition."

3 The Conveyance dated 28 January 1947 referred to above also contains the following provision:-

"but not including any easement or right of light or air over any adjoining premises."

4 The land has the benefit of the following rights reserved by but is subject to the following rights granted by a Conveyance of land adjoining the western boundary of the land in this title dated 30 January 1976 made between (1) Bernard James Gibbs (Donor) (2) Lloyds Bank Limited and (3) Roy Gibbs (Donee):-

TOGETHER ALSO WITH the right in fee simple for the Donor and his successors in title:-

.....
..

(B) To the free passage and running of water gas electricity and other services through the pipes ducts or cables and other services now lying or which may before the expiration of eighty years from the date hereof be laid in over or under the adjoining land belonging to the donor or

A: Property Register continued

his successors in title.

.....
..

(E) To all rights privileges and quasi easements between the property hereby conveyed and the adjoining property of the Donor as are requisite for the full and proper enjoyment of the respective parties and in particular with such rights in respect of the use of water drainage and other pipes mains services common to the property hereby conveyed and the said adjoining property connecting with the main sewer and main water and other services and entering upon such adjoining or neighbouring property for the purpose of breaking up the surface thereof and cleansing repairing or renewing any part of the said common pipes or mains or services lying in or under such adjoining property of the Donor as are necessary for the full enjoyment by the Donee and his successors in title the donee and his successors in title making good the damage caused thereby to the said adjoining property and repairing the surface thereof as soon as may be and (in common with all other persons using the said pipes mains services) paying an appropriate portion of the costs of cleansing repairing and renewing the said common pipes mains and sservices.

EXCEPT AND RESERVING unto the Donor and his successors in title in fee simple:-

.....
..

(c) the like rights in respect of the said common pipes mains ducts or cables or other services and such and the like rights of entering upon the property hereby conveyed for the purpose of breaking up the surface thereof and cleansing and repairing or renewing any part of the said common pipes mains services lying in or under the property hereby conveyed as are necessary for the full and proper enjoyment by the Donor the donor and his successors in title making good all damage thereby caused to the property hereby conveyed and restoring the surface as soon as may be and (in common with all other persons using the said pipes mains services) paying the appropriate proportion of the costs of cleansing and repairing and renewing the said common pipes and mains and services.

- 5 The Conveyance dated 30 January 1976 referred to above contains the following provision:-

"IT IS HEREBY AGREED AND DECLARED that the walls and fences separating the property hereby conveyed from the said adjoining property of the Donor shall henceforth be deemed to be party walls and fences and shall be used and repaired in equal shares and that the spouts fall pipes and water pipes which serve the two said adjoining properties jointly shall be maintained and repaired and the cost thereof borne by the owners occupiers for the time being of the two said properties in equal shares.

The Donee shall not become entitled to any easement or rights to light or other easement or rights which would restrict or interfere with his use of the adjoining property of the Donor by the Doner or any other person deriving title under him for building or for any other purpose."

- 6 The land has the benefit of the following rights reserved by but is subject to the following rights granted by a Conveyance of land adjoining the Northern boundary of the land in this title dated 12 August 1977 made between (1) Mercy Gladys Gibbs and Robert Cushing (Vendor) and (2) Eschmann Bros & Walsh Limited (Purchaser):-

"TOGETHER with the benefit of the rights and other matters mentioned in the Second Schedule hereto but EXCEPT AND RESERVING unto the Vendors in fee simple for the benefit of the property edged brown on the annexed plan the rights specified in the Third Schedule hereto.

THE SECOND SCHEDULE

1. A right of way for all purposes for the Purchaser and its

A: Property Register continued

successors in title and all persons claiming under them in common with the Vendors and all other persons having the like right over the driveway shown coloured yellow (in part edged brown) on the plan annexed hereto the Purchaser and the persons deriving title under the Purchaser paying a fair proportion of the costs of maintaining and keeping the same in repair.

5. A right of way together with all necessary equipment over such part of the adjoining property edged brown on the plan annexed hereto as shall be necessary for the maintenance repair and renewal of any buildings now constructed or hereafter constructed during the specified period on the property hereby conveyed or any service supplied now running or hereafter during the specified period running under over or across the said adjoining property the Purchaser and its successors in title doing as little damage as possible in the exercise of such rights and making good any such damage to the reasonable satisfaction of the Vendors or their successors in title.

In this Schedule the expression "the specified period" means the period beginning with the date hereof and enduring for eighty years and the said period shall be the perpetuity period applicable to this Schedule.

THE THIRD SCHEDULE

1. A right of way for all purposes over the driveway shown coloured blue on the plan annexed hereto in common with the Purchaser and all other persons having the like right the Vendors and the persons deriving title under them paying a fair proportion of the costs of maintaining and keeping the same in repair.

2. A right to lay pipes cables and wires to provide electricity to the said adjoining property along a line six feet wide to the position indicated and marked by a green line on the said plan together with a right to take supplies therefrom and of entry upon the property for the purpose of repairing maintaining and relaying such pipes cables and wires subject to such rights being exercised in a reasonable manner and any damage likely to arise or be caused thereby being kept to a minimum and being made good forthwith to its reasonable satisfaction of the Purchaser or its successors in title."

NOTE: The land edged brown referred to is the land in this title. The driveway coloured yellow and blue referred to is hatched brown and hatched blue on the filed plan and the green line referred to is shown by a mauve broken line on the filed plan.

7 The Conveyance dated 12 August 1977 referred to above contains the following provision:-

"IT IS HEREBY AGREED AND DECLARED that the property hereby conveyed does not include any easement or right or implied easement or right of light or air over the adjoining property of the Vendors edged brown on the annexed plan."

NOTE: The land edged brown referred to is hatched brown on the filed plan.

8 A Deed dated 4 July 1979 made between (1) Eschmann Bros. & Walsh Limited (Company) and (2) Roy Gibbs is expressed to grant the following rights:-

"the Company as beneficial owner hereby grants unto Mr Gibbs and his successors in title for the benefit of the property shown on the plan annexed hereto edged with red and the property edged with green a right to maintain the surface water drain and foul sewer laid by Mr Gibbs under the property coloured blue on the plan annexed hereto and of entry upon the said property coloured blue for the purpose of repairing maintaining and renewing such drain and sewer subject to such rights being exercised in a reasonable manner and any damage likely to arise or be caused thereby being kept to a minimum and being made good forthwith to the reasonable satisfaction of the Company or its successors in title."

NOTE: The land edged green referred to is the land in this title. The

A: Property Register continued

property coloured blue referred to is hatched blue and hatched brown 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 (14.04.1986) PROPRIETOR: ELTONSTONE LIMITED (Co. Regn. No. 1792037) of 4 Commerce Way, Lancing Business Park, Lancing BN15 8TA.
- 2 (04.12.2025) The proprietor's address for service has been changed.

C: Charges Register

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

- 1 The land is subject to the following rights reserved by a Conveyance of the land in this title and other land dated 9 February 1934 made between (1) Charles Edward Wrapson and (2) Worthing Real Estate and Investment Trust Limited (Company):-

Except always and reserved unto the Vendor his sequels in estate and assigns full right for him and them or other the owner or owners for the time being of any lands adjoining neighbouring or opposite to the hereditaments and premises thereby assured to erect or to suffer to be erected any buildings thereby assured to erect or to suffer to be erected any buildings or erections upon or to deal in any way that he or they might think fit with such adjoining neighbouring or opposite land notwithstanding the like air or passage thereto to the said hereditaments and premises thereby conveyed or any buildings for the time being thereon should be thereby obstructed diminished prejudiced or affected.
- 2 (29.09.2016) The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto.
The leases grant and reserve easements as therein mentioned.

Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	29.09.2016 Edged and numbered 1 in blue	Office block at 4 Commerce Way	16.09.2016 5 years beginning on and including 16.9.2016 and ending on and including 15.9.2021	

End of register