

Official copy of register of title

Title number K903155

Edition date 02.06.2006

- This official copy shows the entries on the register of title on 22 SEP 2016 at 10:32:53.
- 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 22 Sep 2016.
- 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 Land Registry, Nottingham Office.

A: Property Register

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

KENT : THANET

- 1 (02.06.2006) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Northdown Park, Cliftonville, Margate.

NOTE: The land tinted green on the title plan is not included in the title.

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 (02.06.2006) PROPRIETOR: THANET DISTRICT COUNCIL of PO Box 9 Cecil Street, Margate, Kent CT9 1XZ.

C: Charges Register

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

- 1 (02.06.2006) A Conveyance of the land in this title dated 13 January 1937 made between (1) James Irvine Hatfeild Friend O.B.E., M.E., J.P. (Vendor) (2) Elfrida Mary de Vaynes Cockroft, Reginald Stewart Irvine Friend, Irvine Hatfeild Friend (Trustees) (3) Palm Bay Estates Limited (Company) and (4) The Mayor Aldermen and Burgesses of the Borough of Margate (Corporation) contains the following covenants:-

"For the protection and benefit of the Vendor and his successors in title owner or owners for the time being of the land forming part of the Northdown Estate and the Company and all other parties from time to time owning land on the adjoining Estate of the Company in the Borough of Margate the Corporation to the intent that this covenant shall run with and be binding on the land hereby assured hereby covenants with the Vendor and his successors in title and the Company and all other parties from time to time owning land on the adjoining estate of the

C: Charges Register continued

Company that the Corporation and the persons deriving title under it will at all times hereafter observe and perform the stipulations and restrictions in relation to the land hereby assured which are contained in the First Schedule hereto.

THE FIRST SCHEDULE hereinbefore referred to

Stipulations and Restrictions

1. No buildings (other than those now thereon) and such Pavilions Shelters Conservatories Refreshment Assembly or Reading Rooms Lavatories Bandstands Caretakers and Gardeners dwellings and other buildings (hereinafter collectively called "additional buildings") suitable for erection in a Public park shall ever be erected upon the said pieces or parcels of land to the intent that such land shall (save as already built upon) for ever be maintained as an Open Space and Public Park Provided that no "additional buildings" or any erection whatsoever shall be erected within fifty feet of the boundaries of the land hereby assured except such boundary enclosures and caretakers lodges as have been previously approved of in writing by the Company and further that no additional buildings or any erection whatsoever shall be erected on the land hereby assured or any part thereof to a greater maximum height than forty feet.
 2. The property shall be laid out and used and for ever be maintained as an open space and Public Park Provided always that the Corporation shall be at liberty to close the Park and open space to the public at any time or times it may in its discretion consider necessary or desirable so to do for the purposes of sports fetes garden parties or other purposes of a similar nature and to charge for admission thereto but the Park and open space shall not be closed to the public for more than twenty-one days in any year Provided further that notwithstanding the terms of the proviso next hereinbefore contained of the Corporation shall not do or permit anything in or upon the land hereby assured or any part thereof which may be or become a nuisance annoyance or damage to the Company and the adjoining estate of the Company and its successors in title thereto or occupiers of other property in the neighbourhood."
 - 2 (02.06.2006) A Conveyance dated 29 April 1953 made between (1) The Mayor Aldermen and Burgesses of the Borough of Margate and (2) the Secretary of State for Air contains the right to lay construct maintain test inspect use renew alter and remove electric cables and further the right at all times to enter upon the adjacent land of the Corporation with or without workmen to excavate along the whole course of the said cables for the purpose of excising the rights hereinbefore granted making good any damage done thereby to the surface of the Corporation's land such cables following the track commencing at the road junction situate to the south east of Northdown House and running to the east of Northdown House in a direction from south to north such track forming part of the within described land but neither the original deed nor a certified copy or examined abstract thereof was produced on first registration.
 - 3 (02.06.2006) The land is subject to the rights granted by a Deed dated 19 July 1983 made between (1) The Kent County Council (the County Council) and (2) Thanet District Council (the District Council).
- NOTE: Copy filed.
- 4 (02.06.2006) 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

1	02.06.2006	The Coachhouse	16.05.1986 35 years from 16 May 1986
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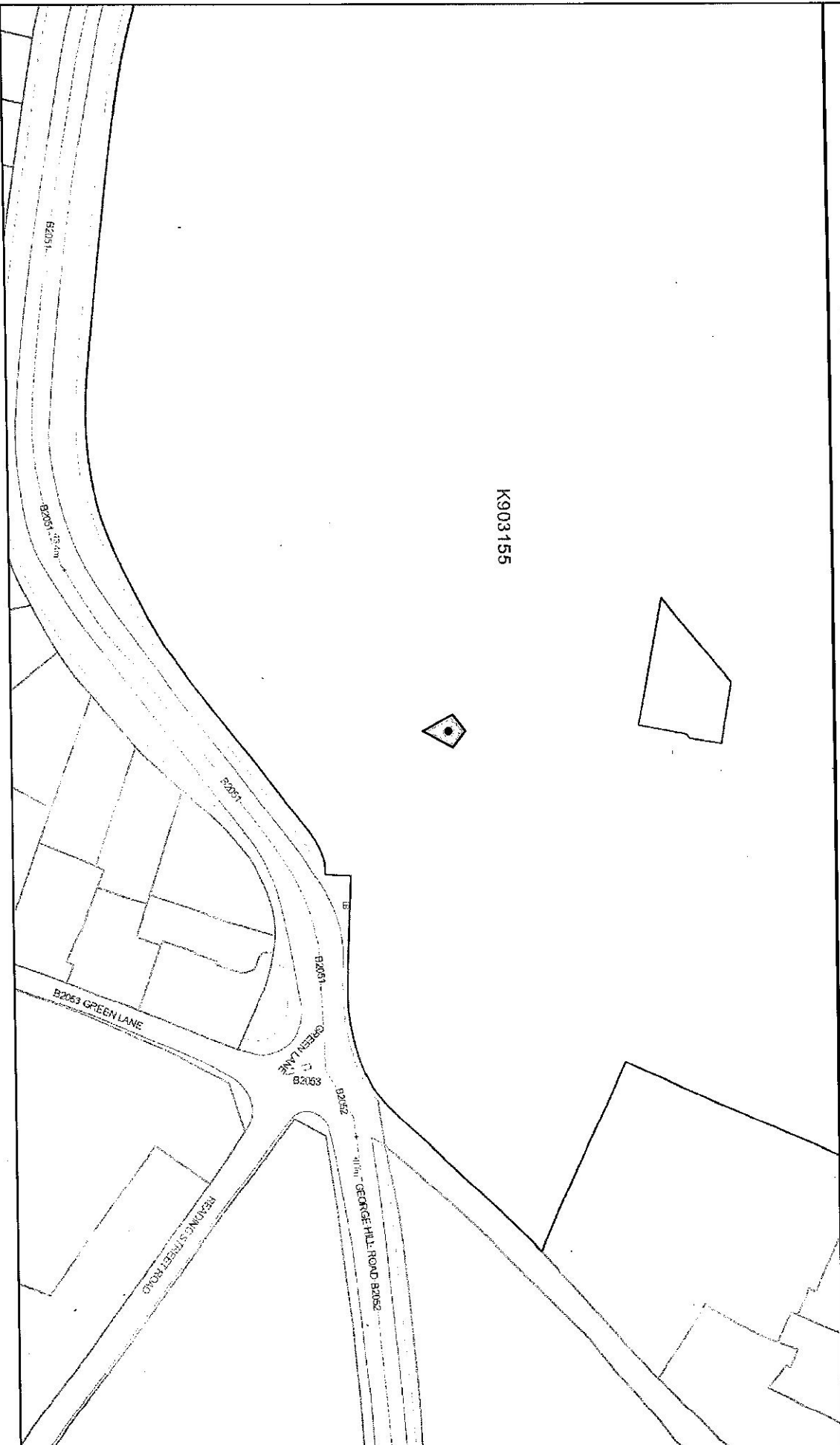
Schedule of notices of leases continued

2	02.06.2006	Eleven rooms and cupboard over well of the fire escape on the second floor and room 15 on the first floor and the staircase of Northdown House	25.07.1996 15 years from 9.11.1993
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End of register



K903155



0 5 10 15 20 25 30 35 40 50m

Map scale 1:1250

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Data last updated 10:00pm 21 SEPTEMBER, 2016



MapSearch Snapshot

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Title number	Estate information	Address
K903155	Freehold	NORTHDOWN PARK, CLIFTONVILLE, MARGATE COACH HOUSE NORTHDOWN PARK, MARGATE CT9 3TP NORTHDOWN HOUSE NORTHDOWN PARK, MARGATE CT9 3TP