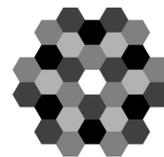


The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.



Official copy of register of title

Title number EX545079

Edition date 16.01.2015

- This official copy shows the entries on the register of title on 20 MAR 2026 at 09:52:37.
- 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 20 Mar 2026.
- 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, Peterborough Office.

A: Property Register

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

ESSEX : CASTLE POINT

- 1 (20.11.1995) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 33 Point Road, Canvey Island (SS8 7RU).
- 2 (20.11.1995) The land has the benefit of the rights granted by but is subject as mentioned in a Conveyance of the land in this title dated 14 May 1973 made between (1) Brian Henry Bennett (Vendor) and (2) Neil Clive Benjafield (Purchaser) in the following terms:-

"TOGETHER WITH the full and free right of running of water and soil gas and electricity through the gutters pipes sewers or drains laid or to be laid in or under the adjoining land of the Vendor or his successors in title within eighty years of the date hereof with all easements rights and privileges proper for repairing inspecting maintaining and reinstating the same but subject to the requirement to make good all damage caused by such use BUT SUBJECT TO similar easements and rights over the land hereby conveyed for the benefit of the said adjoining land of the Vendor."

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 (25.05.2007) PROPRIETOR: KARON BURVILL of 33 Point Road, Canvey Island, Essex SS8 7RU.
- 2 (25.05.2007) The price stated to have been paid on 12 April 2007 was £228,000.

C: Charges Register

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

Title number EX545079

- 1 (20.11.1995) The land is subject to such rights in favour of the Canvey Island Wall Commissioners as may exist.
- 2 (20.11.1995) A Conveyance of the land in this title and other land dated 29 March 1902 made between (1) Bessie Davis (2) Frederick Hester and (3) Moses Rodker contains stipulations details of which are set out in the schedule of restrictive covenants hereto.

NOTE: No copy of the covenant to observe the said stipulations was supplied on first registration.
- 3 (25.05.2007) REGISTERED CHARGE dated 12 April 2007.
- 4 (06.09.2012) Proprietor: BANK OF IRELAND (UK) PLC (Co. Regn. No. 7022885) of P.O. Box 3191, One Temple Quay, Bristol BS1 9HY.

Schedule of restrictive covenants

- 1 The following are details of the stipulations contained in the Conveyance dated 29 March 1902 referred to in the Charges Register:

"Spirituous malt or intoxicating liquor shall not be sold in any lot except upon the hotel site. No house shall be used as a shop except on plots so marked.

.....
..

No building is to project beyond the building line shown on the plan. No gravel or sand shall be taken away from any lot without the written consent of the Vendor. No noisy noisome or offensive trade or business or manufacture shall be carried on on any of the said plots. The Vendor shall be at liberty to waive all or any of these stipulations."

NOTE 1: The hotel site and shop plots were not shown on the plan to conveyance supplied on first registration

NOTE 2: No dimensions for the building line were given on the plan to Conveyance supplied on first registration.

End of register