

Bull's Field Right of Way – 19 High Street

Summary:

The deeds state in section 4 (copy highlighted below) the owner of the property has a right of way across Bulls Field and the service road with or without vehicles.

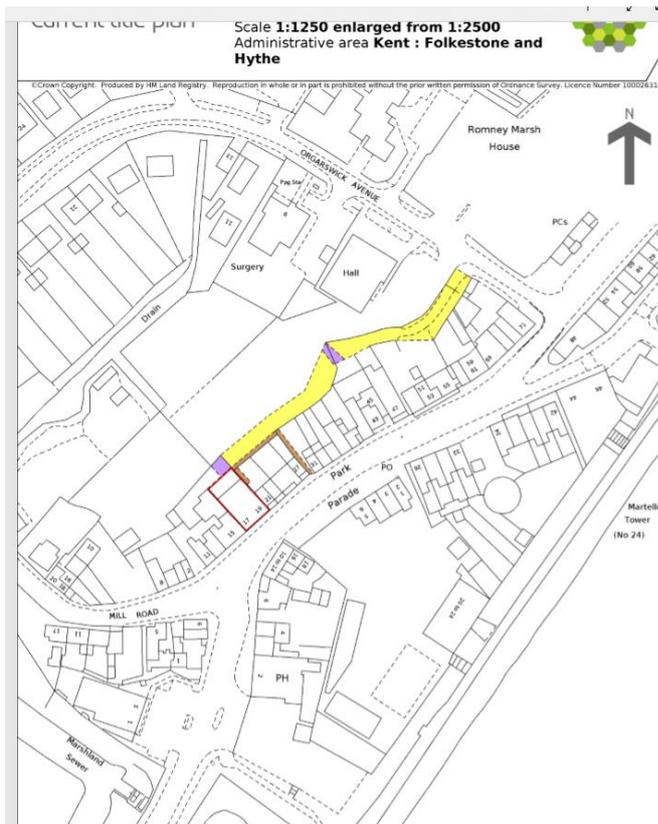
The pocket of land (marked mauve) in the plan below was registered with Possessory title (Plan updated December 2008).

Definitions:

Successor in title – the person who takes the title (Ownership) to another person's property

Possessory title - Some properties are, however, registered with possessory title only. This is not based on a documentary title but on the occupation of the land (or receipt of rent from the land) for a period of time. In other words, "squatters rights".

Extract from the deeds of 19a High Street – registered in April 2004



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

KENT : FOLKESTONE AND HYTHE
1 (13.12.1979) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 19 High Street, Dymchurch, Romney Marsh (TN29 0NH).

2 The land has the benefit of a right of way over the land tinted brown on the title plan.

3 A Conveyance of the land in this title dated 5 March 1930 made between (1) Frederick Smith and (2) Lewis Percy Headley contains the following provision:

"The walls bounding the Eastern and Western sides of the property where it adjoins other buildings being party walls"

4 The land has the benefit of the following rights granted by a Deed dated 18 June 1981 made between (1) The Parish Council of Dymchurch (Grantor) and (2) Frank Coker (Grantee):

"FULL RIGHT AND LIBERTY for the Grantee and his successors in title the owners and occupiers for the time being of the land comprised in (b) Title Numbers K495799, K227546, K411212 and K389256, K502000 and his or their respective servants or licensees (in common with the Grantor and all others having the like right) at all times hereafter by day or night to pass to or from the said premises of the Grantee from or to the highway known as Orgarswick Avenue Dymchurch aforesaid along the private roadway shown coloured brown on the plan annexed hereto with or without vehicles excepting heavy goods vehicles for all purposes connected with the use and enjoyment of the said premises of the Grantee as catering retail shop or residential premises but not for any other purpose whatsoever the Grantee and his successors in title the owners or occupiers for the time being of the land comprised in (b) Title Numbers K495799, K227546, K411212 and K502000 K389256 paying a fair proportion according to user by them and their respective servants or licensees of the expense of maintaining repairing and renewing the said roadway TO HOLD the said right unto the Grantee in fee simple".

NOTE 1: The roadway coloured brown referred to is tinted yellow and tinted mauve on the title plan

NOTE 2: To the extent that the rights granted by the above Deed are over the land tinted mauve on the title plan, being land registered with Possessory Title only, the benefit of such rights is excluded from the effect of registration with title absolute.

5 (31.12.2008) A new title plan based on the latest revision of the Ordnance Survey Map has been prepared