

Title Number : K934559

This title is dealt with by HM Land Registry, Nottingham 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.

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This extract shows information current on 16 SEP 2021 at 12:46:44 and so does not take account of any application made after that time even if pending in HM Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: K934559
Address of Property	: The Arthur Nicholson Recreation Ground, Spring Lane, Bidborough, Tunbridge Wells
Price Stated	: Not Available
Registered Owner(s)	: THE BIDBOROUGH PARISH COUNCIL care of The Clerk To The Council, Evelyn Divall, Windmill Farm, Chevening Road, Sevenoaks, Kent TN13 2SA as trustee of the Charity known as The Arthur Nicholson Recreation Ground (Charity No.278976).
Lender(s)	: None

## Title number K934559

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 16 SEP 2021 at 12:46:44. This copy does not take account of any application made after that time even if still pending in HM 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.

KENT : TUNBRIDGE WELLS

- 1 (28.01.2008) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being The Arthur Nicholson Recreation Ground, Spring Lane, Bidborough, Tunbridge Wells.
- 2 (28.01.2008) The land has the benefit of the following rights reserved by the Conveyance dated 24 July 1934 referred to in the Charges Register:-

".... a right for the Council their successors or assigns for the time being of the land coloured Green on the said plan to lay and construct a drain from the pavilion to be erected on the land coloured Green on the said plan along a line to be agreed by the Purchaser her successors and assigns the Council keeping the drain so constructed by them in a proper state of repair and making good all damage occasioned thereby And subject also to the right of the Council or other Local Authority to lay and maintain a sewer where shewn on the said plan."

*NOTE:-Copy plan filed under K290775*

### 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 (28.01.2008) PROPRIETOR: THE BIDBOROUGH PARISH COUNCIL care of The Clerk To The Council, Evelyn Divall, Windmill Farm, Chevening Road, Sevenoaks, Kent TN13 2SA as trustee of the Charity known as The Arthur Nicholson Recreation Ground (Charity No.278976).
- 2 (28.01.2008) RESTRICTION: No disposition by the proprietor of the registered estate to which section 117-121 or section 124 of the Charities Act 2011 applies is to be registered unless the instrument contains a certificate complying with section 122(3) or section 125(2) of that Act as appropriate.

### C: Charges Register

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

- 1 (28.01.2008) A Conveyance of the land in this title and other land dated 13 June 1929 made between (1) The Reverend Henry Wilkin Bainbridge (Vendor) (2) The Ecclesiastical Commissioners For England (3) John Francis William Deacon and (4) Herbert Nicholson (Purchaser) contains the following covenants:-

"And the Purchaser to the intent and so as to bind as far as practicable the said piece or parcel of land hereby conveyed into

## C: Charges Register continued

whosoever hands the same may come and so as to ensure for the benefit of the neighbouring property now forming part of the Glebe of the said Rectory doth hereby covenant with the vendor and by way of separate covenant with the Commissioners to maintain the fences on the boundary of the said hereditaments where marked 'T' on the said plan and will not do or suffer to be done on the said hereditaments anything which may be a nuisance or annoyance to the adjoining property of the Rector as such but so nevertheless that this shall not preclude the use of the said hereditaments for the proper use of the same as a Recreation Ground for the Village and Inhabitants thereof and for cricket and football."

Note: The boundaries marked 'T' on the said plan are similarly shown on the title plan in so far as they affect the land in this title.

- 2 (28.01.2008) The land tinted mauve on the title plan is subject to the rights granted by a Conveyance of the adjoining land to the east dated 21 December 1932 made between (1)The Bidborough Parish Council and (2)The Rural District Council of Tonbridge .

*NOTE:-Copy filed under K933676.*

- 3 (28.01.2008) The land is subject to the following rights granted by a Conveyance of the land tinted pink on the title plan dated 24 July 1934 made between (1) The Bidborough Parish Council (Council) and (2) Winifred Jesse Lilla Law (Purchaser):-

"Together with a right of way for all purposes (in common with all persons having a like right) over the drive or road coloured brown on the said plan Together also with the right of the passage of water and soil through and to make connections with the drains or sewers now laid in or under the said piece or parcel of land..."

NOTE:-The land coloured brown referred to is tinted blue on the title plan in so far as it affects the land in this title.

- 4 (28.01.2008) The land is subject to the following rights and charges reserved by the Conveyance dated 13 June 1929 referred to above:-

"Subject to all duties and payments Ecclesiastical or civil charged upon or payable out of the same hereditaments and to all rights of way and water and other easements (if any) affecting the same."

- 5 (17.01.2017) 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.

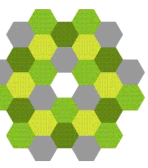
## Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	17.01.2017 Edged and numbered 1 in blue	Land adjoining The Arthur Nicholson Recreation Ground	17.01.2017 From 17/01/2017 until 03/08/2115	TT60105

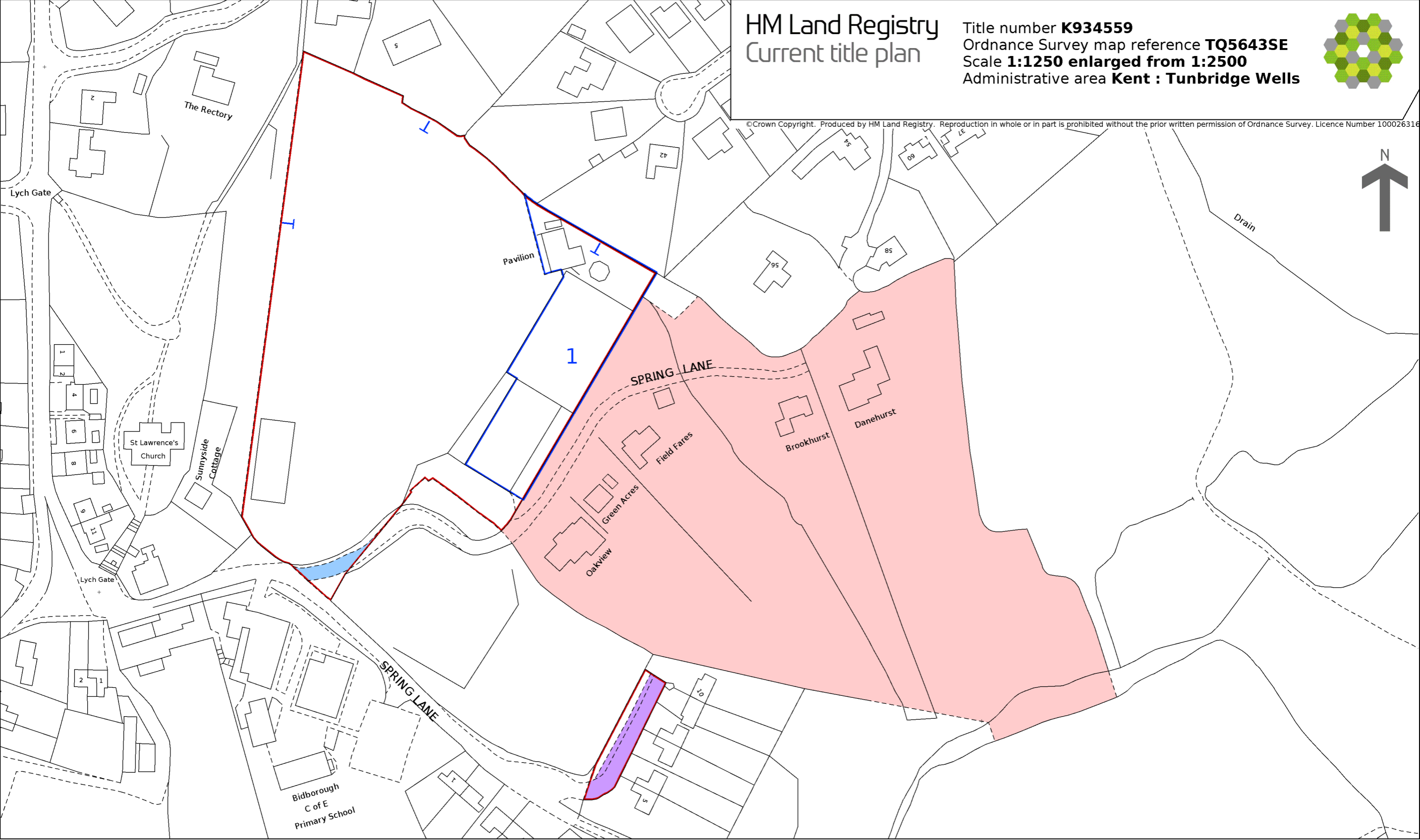
End of register

# HM Land Registry Current title plan

Title number **K934559**  
Ordnance Survey map reference **TQ5643SE**  
Scale **1:1250 enlarged from 1:2500**  
Administrative area **Kent : Tunbridge Wells**



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