

INTERIM HIP ONLY - READY TO MARKET

Flat 10, Romany Court Beacon Road,
Chatham, Kent, ME5 7BT

This Home Information Pack (HIP) has been provided by
COMMERCIAL AND RESIDENTIAL SURVEYS LIMITED of 12 TOWER VIEW, CANTERBURY, KENT, CT4 7TQ

Telephone: 0844 736 25 25 Email: info@homeinformationpack.com.

Viewable On: 

www.hipview.co.uk





Home Information Pack Index for:-

Flat 10, Romany Court Beacon Road
Chatham
Kent
ME5 7BT

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Property Information Questionnaire

Property Information Questionnaire

Part 1

About this form -

This form should be completed by the seller. The seller may be the owner or owners; a representative with the necessary authority to sell the property for an owner who has died; a representative with the necessary authority to sell the property for a living owner (e.g. a power of attorney) or be selling in some other capacity. The form should be completed and read as though the questions were being answered by the owner.

If you are the seller, you should be aware -

- Answers given in this form should be truthful and accurate to the best of your knowledge. The questions have been designed to help the smooth sale of your home. Misleading or incorrect answers are likely to be exposed later in the conveyancing process and may endanger the sale.
- Information included in this form does not replace official documents or legal information. You should be prepared to provide such documents on request in support of the answers given in this form.
- If you hold any guarantees for work on your property, your buyer's conveyancer is likely to ask for evidence, which it is in your interests to make available as soon as possible.
- If anything changes to affect the information given in this form prior to the sale of your home, you should inform your conveyancer or estate agent immediately.

If you are an estate agent you should be aware -

- This form should be completed by the seller but it is your responsibility to ensure that it is included in the Home Information Pack.
- The Property Misdescriptions Act 1991 does not apply where the form has been completed solely by the seller.

If you are the buyer you should be aware -

- This information contained in this document should have been completed truthfully and accurately by the seller. However, the information only relates to the period during which the seller has owned the property (see question 1) and does not replace official documents or legal information and you should confirm any information with your conveyancer.

The seller must provide the information set out in Part 1 of this questionnaire.

Where the property being sold is a leasehold property, the seller must also complete Part 2 of this questionnaire.

ALL PROPERTIES

a. The postal address of the property	10 Romany Court ME5 7BT
b. The name of the seller	Laura Lewis nee Payne
c. The date the PIQ was completed	8/2/10
1. When was the property purchased?	[jan] month [2003] year
2. Is your property a listed building or contained in a listed building?	Yes <input type="checkbox"/>

	No <input checked="" type="checkbox"/> Don't know <input type="checkbox"/>
3. What council tax band is the property in? <i>[Note: Buyers should be aware that improvements carried out by the seller may affect the property's council tax banding following a sale]</i>	A B C D E F G H Band: B

4. What parking arrangements exist at your property?	Garage <input type="checkbox"/> Allocated parking space <input checked="" type="checkbox"/> Driveway <input type="checkbox"/> On street <input type="checkbox"/> Resident permit <input type="checkbox"/> Metered parking <input type="checkbox"/> Shared parking <input type="checkbox"/> specify other :
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Other issues affecting the property

5. Has there been any damage to your property as a result of storm or fire since you have owned it? 5a. If "yes", please give details.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Don't know <input type="checkbox"/>
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6. If you have answered "yes" to question 5, was the damage the subject of an insurance claim? 6a. If "yes", please state whether any of these claims are outstanding.	Yes <input type="checkbox"/> No <input type="checkbox"/> Don't know <input type="checkbox"/>
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7. Are you aware of any flooding at your property since you have owned it or before? 7a. If "yes", please give details.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
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8. Have you checked the freely available flood risk data at the Environment Agency's website (http://www.environment-agency.gov.uk/subjects/flood)? 8a. If "yes", please give details.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Don't know <input type="checkbox"/>
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<p>8b. If “no” the buyer is advised to check the Environment Agency website for an indication of flood risk in the area.</p>	
<p>9. Has there been any treatment of or preventative work for dry rot, wet rot or damp in the property since you have owned the property?</p> <p>9a. If “yes”, please give details of any guarantees relating to the work and who holds the guarantees.</p>	<p>Yes <input type="checkbox"/></p> <p>No <input checked="" type="checkbox"/></p> <p>Don't know <input type="checkbox"/></p>
Utilities and Services	
<p>10. Is there central heating in your property?</p> <p>10a. If “yes”, please give details of the type of central heating (examples: gas-fired, oil fired, solid fuel, liquid gas petroleum).</p>	<p>Yes <input checked="" type="checkbox"/></p> <p>No <input type="checkbox"/></p> <p>Don't know <input type="checkbox"/></p> <p>electric storage</p>
<p>11. When was your central heating or other primary heating system last serviced?</p>	<p>Last serviced [year] a report is/is not available</p> <p>Not serviced <input type="checkbox"/></p> <p>Don't know <input checked="" type="checkbox"/></p>
<p>12. When was the electrical wiring in your property last checked?</p>	<p>Last serviced [year] a report is/is not available</p> <p>Not checked <input type="checkbox"/></p> <p>Don't know <input checked="" type="checkbox"/></p>

13. Please indicate which services are connected to your property:

Services	Connected
Electricity	<input checked="" type="checkbox"/>
Gas	<input type="checkbox"/>
Water mains or private water supply	<input checked="" type="checkbox"/>
Drainage to public sewer (<i>if not connected please indicate whether there is a cesspool or septic tank</i>)	<input checked="" type="checkbox"/>
Telephone	<input checked="" type="checkbox"/>
Cable TV or Satellite	<input type="checkbox"/>
Broadband	<input checked="" type="checkbox"/>

Changes to the property

14. Have you carried out any structural alterations, additions or extensions (e.g. provision of an extra bedroom or bathroom) to the property?

Yes
 No
 Don't know

14a. If "yes", please give details of the nature of the work

14b. Was building regulation approval obtained?

Yes
 No
 Don't know

14c. Was planning permission obtained?

Yes
 No
 Don't know

14d. Was listed building consent obtained?

Yes
 No
 Don't know

If the response was "no" for any of (b) to (d), please state why not (e.g. "not required" or "work completed under approved person scheme").

<p>15. Have you had replacement windows, doors, patio doors or double glazing installed in your property?</p> <p>15a. If “yes”, please give details of changes and guarantees, if held.</p>	<p>Yes <input type="checkbox"/></p> <p>No <input checked="" type="checkbox"/></p> <p>Don't know <input type="checkbox"/></p>
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Access

<p>16. Do you have right of access through any neighbouring homes, buildings or land?</p> <p>16a. If “yes”, please give details.</p>	<p>Yes <input type="checkbox"/></p> <p>No <input checked="" type="checkbox"/></p> <p>Don't know <input type="checkbox"/></p>
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<p>17. Does any other person have a right of access through your property?</p> <p>17a. If “yes”, please give details.</p>	<p>Yes <input type="checkbox"/></p> <p>No <input checked="" type="checkbox"/></p> <p>Don't know <input type="checkbox"/></p>
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Leasehold properties

<p>18. Is your property a leasehold property?</p> <p>If “yes” complete Part 2 of this questionnaire. If “no” there is no need to complete Part 2 of this questionnaire.</p>	<p>Yes <input checked="" type="checkbox"/></p> <p>No <input type="checkbox"/></p>
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PART 2: LEASEHOLD PROPERTIES

Only complete this part if the property is a leasehold property.

If the lease is a new one and has not yet been granted, please answer the questions based on the draft terms of the lease.

Before entering into a binding commitment, buyers should confirm any matter relating to the leasehold ownership by reading the lease and checking the position with their conveyancer.

Additional information for leasehold properties

<p>19. What is the name of the person or organisation to whom you pay -</p>	<p>MMFC Properties Limited</p>
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19a. ground rent; and 19b. service charges (if different from (a) above)?	£100 £150
20. How many years does your lease have left to run?	106
21. How much is your current annual ground rent?	£100
22. How much is your current annual service charge?	£150
23. How much is your current annual buildings insurance premium (if not included in the service charge)?	
24. Are you aware of any proposed or ongoing major works to this property? 24a. If "yes", what type of works are they and what is the expected cost relating to this property (if known)?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Don't know <input type="checkbox"/>
25. Does the lease prevent you from - 25a. Sub-letting? 25b. Keeping pets?	Yes <input type="checkbox"/> No <input type="checkbox"/> Don't know <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Don't know <input checked="" type="checkbox"/>
26. Does the lease allow you to: 26a. Use a car park or space? 26b. Have access to a communal garden (where applicable)?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't know <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Don't know <input checked="" type="checkbox"/>
27. Leases often permit or prevent certain types of activity relating to the use of the property, those referred to in question (25) are examples. Are there any other conditions or restrictions in the lease which could significantly impact on a person's use of the property? 27a. If "yes", please specify.	Yes <input type="checkbox"/> No <input type="checkbox"/> Don't know <input checked="" type="checkbox"/>

Explanatory Notes to Numbered Items

19. The landlord will normally be the person to whom the ground rent is payable, although it is possible that an agent may be employed to collect this on the landlord's behalf. The person or the organisation to whom the service charge is payable may be your landlord or head landlord or a residents' management company – you should find the landlord's details on your latest service charge demand. It is also possible that an agent has been employed to collect service charges on their behalf.
20. The number of years is calculated by taking the original number of years the lease was granted for and deducting the number of years that have expired since the lease was first granted.
21. This information will be found in the lease.
22. This information will be found on the previous year's service charge demands.
24. Leaseholders should have been notified of this as part of the required consultation process where their contribution towards the work exceeds £250.

Please note : All leaseholders should have their own copy of the lease although sometimes this is held by the mortgage lender or the conveyancer who handled the purchase. A copy can normally be obtained from the Land Registry – www.landregisteronline.gov.uk. It is unlikely that the managing agent will be able to provide a copy of the lease.

Energy Performance Certificate

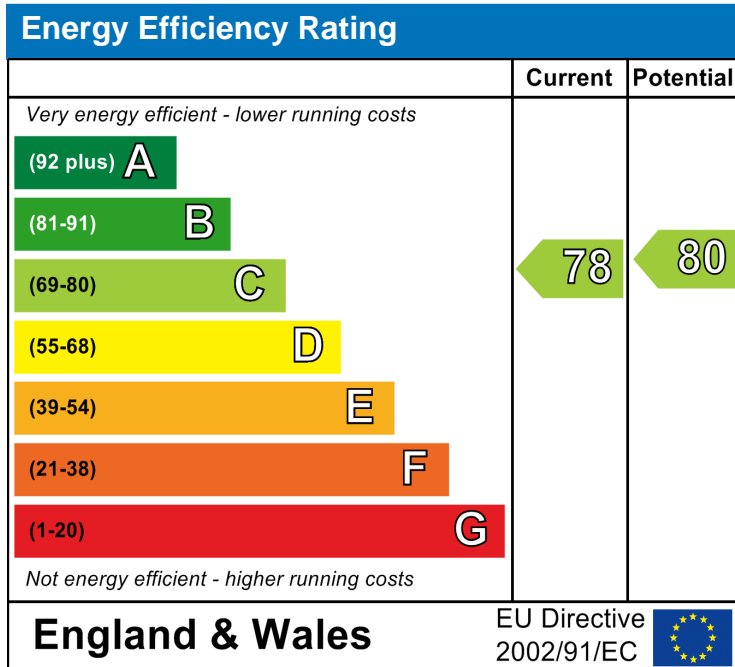


Flat 10 Romany Court
Beacon Road
CHATHAM
ME5 7BT

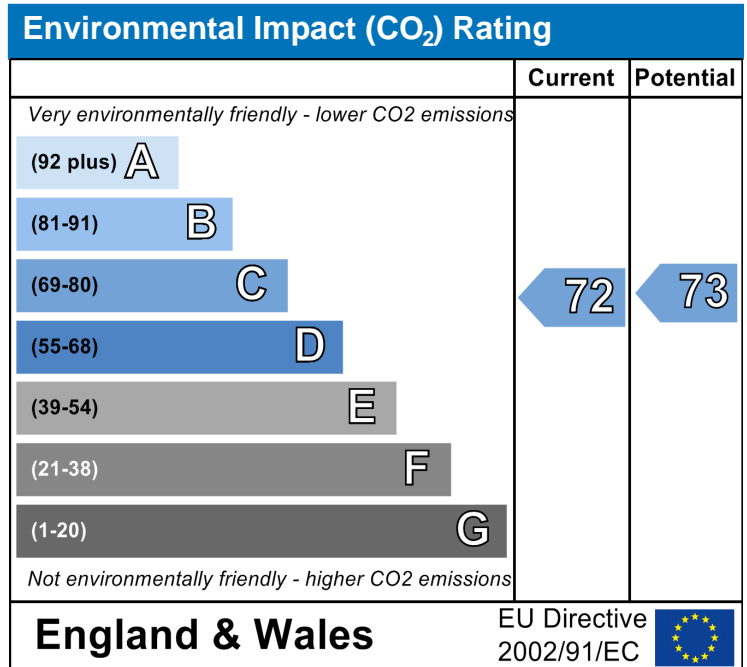
Dwelling type:
Date of assessment:
Date of certificate:
Reference number:
Type of assessment:
Total floor area:

Mid-floor flat
08 February 2010
08 February 2010
0388-2063-6252-7320-3980
RdSAP, existing dwelling
41 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	292 kWh/m ² per year	280 kWh/m ² per year
Carbon dioxide emissions	1.8 tonnes per year	1.7 tonnes per year
Lighting	£29 per year	£29 per year
Heating	£157 per year	£138 per year
Hot water	£110 per year	£110 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

Certification mark

About this document

The Energy Performance Certificate for this dwelling was produced following an energy assessment undertaken by a qualified assessor, accredited by Stroma Certification, to a scheme authorised by the Government. This certificate was produced using the RdSAP 2005 assessment methodology and has been produced under the Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007 as amended. A copy of the certificate has been lodged on a national register.

Assessor's accreditation number: STRO001458
Assessor's name: Nicholas Atherton
Company name/trading name: Commercial & Residential Surveys Limited
Address: PO Box 1019, CANTERBURY, CT1 9GL
Phone number: 0844 736 2525
Fax number: 0844 736 2525
E-mail address: info@homeinformationpack.com
Related party disclosure: No related party

If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are as above. You can get contact details of the accreditation scheme from their website at www.stroma.com together with details of their procedures for confirming authenticity of a certificate and for making a complaint.

About the building's performance ratings

The ratings on the certificate provide a measure of the building's overall energy efficiency and its environmental impact, calculated in accordance with a national methodology that takes into account factors such as insulation, heating and hot water systems, ventilation and fuels used. The average Energy Efficiency Rating for a dwelling in England and Wales is band E (rating 46).

Not all buildings are used in the same way, so energy ratings use 'standard occupancy' assumptions which may be different from the specific way you use your home. Different methods of calculation are used for homes and for other buildings. Details can be found at www.communities.gov.uk/epbd.

Buildings that are more energy efficient use less energy, save money and help protect the environment. A building with a rating of 100 would cost almost nothing to heat and light and would cause almost no carbon emissions. The potential ratings on the certificate describe how close this building could get to 100 if all the cost effective recommended improvements were implemented.

About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The way we use energy in buildings causes emissions of carbon. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions and other buildings produce a further one-sixth.

The average household causes about 6 tonnes of carbon dioxide every year. Adopting the recommendations in this report can reduce emissions and protect the environment. You could reduce emissions even more by switching to renewable energy sources. In addition there are many simple everyday measures that will save money, improve comfort and reduce the impact on the environment. Some examples are given at the end of this report.

**Visit the Department for Communities and Local Government website at
www.communities.gov.uk/epbd to:**

- Find how to confirm the authenticity of an energy performance certificate
- Find how to make a complaint about a certificate or the assessor who produced it
- Learn more about the national register where this certificate has been lodged - the Department is the controller of the data on the register for Data Protection Act 1998 purposes
- Learn more about energy efficiency and reducing energy consumption

Further information about Energy Performance Certificates can be found under Frequently Asked Questions at www.epcregister.com

Recommended measures to improve this home's energy performance

Flat 10 Romany Court
Beacon Road
CHATHAM
ME5 7BT

Date of certificate:
Reference number:

08 February 2010
0388-2063-6252-7320-3980

Summary of this home's energy performance related features

The table below gives an assessment of the key individual elements that have an impact on this home's energy and environmental performance. Each element is assessed by the national calculation methodology against the following scale: Very poor / Poor / Average / Good / Very good. The assessment does not take into consideration the physical condition of any element. 'Assumed' means that the insulation could not be inspected and an assumption has been made in the methodology based on age and type of construction.

Element	Description	Current Performance	
		Energy efficiency	Environmental
Walls	Cavity wall, as built, insulated (assumed)	Good	Good
Roof	(another dwelling above)	-	-
Floor	(other premises below)	-	-
Windows	Fully double glazed	Average	Average
Main heating	Electric storage heaters	Poor	Very poor
Main heating controls	Automatic charge control	Average	Average
Secondary Heating	Portable electric heaters	-	-
Hot water	Electric immersion, off-peak	Poor	Poor
Lighting	Low energy lighting in 83% of fixed outlets	Very good	Very good

Current energy efficiency rating

C 78

Current environmental impact (CO₂) rating

C 72

Low and zero carbon energy sources

None

Recommendations

The measures below are cost effective. The performance ratings after improvement listed below are cumulative, that is they assume the improvements have been installed in the order that they appear in the table. However you should check the conditions in any covenants, warranties or sale contracts, and whether any legal permissions are required such as a building warrant, planning consent or listed building restrictions.

Higher cost measures (Over £500)	Typical savings per year	Performance ratings after improvement	
		Energy efficiency	Environmental impact
1 Fan-assisted storage heaters	£19	C 80	C 73
Total	£19		

Potential energy efficiency rating

C 80

Potential environmental impact (CO₂) rating

C 73

Further measures to achieve even higher standards

None

Improvements to the energy efficiency and environmental impact ratings will usually be in step with each other. However, they can sometimes diverge because reduced energy costs are not always accompanied by reduced carbon dioxide (CO₂) emissions.

About the cost effective measures to improve this home's performance ratings

If you are a tenant, before undertaking any work you should check the terms of your lease and obtain approval from your landlord if the lease either requires it, or makes no express provision for such work.

Higher cost measures (typically over £500 each)

1 Fan assisted storage heaters

Modern storage heaters are smaller and easier to control than the older type in the property. Ask for a quotation for new, fan-assisted heaters with automatic charge control. As installations should be in accordance with the current regulations covering electrical wiring, only a qualified electrician should carry out the installation. Building Regulations apply to this work, so your local authority building control department should be informed, unless the installer is registered with a competent persons scheme¹, and can therefore self-certify the work for Building Regulation compliance. Ask a qualified electrical heating engineer to explain the options which might also include switching to other forms of electric heating.

About the further measures to achieve even higher standards

Not applicable

What can I do today?

Actions that will save money and reduce the impact of your home on the environment include:

- Ensure that you understand the dwelling and how its energy systems are intended to work so as to obtain the maximum benefit in terms of reducing energy use and CO2 emissions.
- Check that your heating system thermostat is not set too high (in a home, 21°C in the living room is suggested) and use the timer to ensure you only heat the building when necessary.
- Make sure your hot water is not too hot - a cylinder thermostat need not normally be higher than 60°C.
- Turn off lights when not needed and do not leave appliances on standby. Remember not to leave chargers (e.g. for mobile phones) turned on when you are not using them.
- Close your curtains at night to reduce heat escaping through the windows.
- If you're not filling up the washing machine, tumble dryer or dishwasher, use the half-load or economy programme.

For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk.

¹ For information on approved competent persons schemes enter 'existing competent person schemes' into an internet search engine or contact your local Energy Saving Trust advice centre on 0800 512 012

Sale Statement For:

Flat 10, Romany Court Beacon Road
Chatham
Kent
ME5 7BT

Statement	
1. Is the property a flat or a house?	<input checked="" type="checkbox"/> Flat (incl. maisonette) or <input type="checkbox"/> House (incl. bungalow)
2. If it is a flat, what type of building is it in?	<input checked="" type="checkbox"/> Purpose Built Block <input type="checkbox"/> Converted House or <input type="checkbox"/> Conversion of Commercial Premises
3. The property is (or will be):	<input type="checkbox"/> Freehold <input type="checkbox"/> Common Hold <input checked="" type="checkbox"/> Leasehold starting (or likely to start) from 25/03/1991 and with 106 years left on the lease.
4. The title to the interest in the property being sold is (or will be):	<input checked="" type="checkbox"/> The whole of a registered estate <input type="checkbox"/> Part of a registered estate <input type="checkbox"/> Multiple registered estates <input type="checkbox"/> The whole of an unregistered estate <input type="checkbox"/> Part of an unregistered estate <input type="checkbox"/> Multiple unregistered estates
5. Who is selling the property?	<input checked="" type="checkbox"/> The owner or owners <input type="checkbox"/> A representative with the necessary authority to sell the property for an owner who has died <input type="checkbox"/> A representative with the necessary authority to sell the property for a living owner (for example with a power of attorney) <input type="checkbox"/> Other (please give details):
6. Name(s) of seller	Laura Lewis nee Payne
7. The property is being sold:	<input checked="" type="checkbox"/> With vacant possession <input type="checkbox"/> Section 171(2) of the Housing Act 2004 applies and part to the property is not being sold with vacant possession. Explanation of circumstances as follows:



About this form:

- Under the Home Information Pack (No.2) Regulations 2007, you must provide the following information in your Home Information Pack and may use this form to do so.
- Someone else can complete this form on behalf of a seller.
- If the property has not yet been completed or converted, please answer the questions as if the property has been completed or converted.
- Please answer all questions by checking the relevant box and adding any further information asked for. Where alternatives are offered, please indicate which one (or more) applies.

Seller's check of this form

- Someone else can complete this form on behalf of a seller, but since a buyer and mortgage lender might rely on the information in this form, it is important that the seller checks the answers to ensure that they are truthful and accurate.

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 K853216

Edition date 01.02.2006

- This official copy shows the entries on the register of title on 08 FEB 2010 at 17:26:54.
- 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 08 Feb 2010.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- For information about the register of title see Land Registry website www.landregistry.gov.uk or Land Registry Public Guide *1-A guide to the information we keep and how you can obtain it*.
- This title is dealt with by Land Registry, Tunbridge Wells Office.

A: Property Register

This register describes the land and estate comprised in the title. Except as mentioned below, the title includes any legal easements granted by the registered lease but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

MEDWAY

- 1 (26.03.2003) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being Flat 10, Romany Court, Beacon Road, Chatham, and parking space (ME5 7BT).

NOTE: As to the part tinted blue on the filed plan only the second floor is included in the title.

- 2 (26.03.2003) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : 31 January 2003
Term : 125 years from 25 March 1991
Rent : As therein mentioned
Parties : (1) Paul Edward White
(2) Laura Helen Payne
- 3 (26.03.2003) There are excepted from the effect of registration all estates, rights, interests, powers and remedies arising upon, or by reason of, any dealing made in breach of the prohibition or restriction against dealings therewith inter vivos contained in the Lease.
- 4 (26.03.2003) The lessor's title is registered.
- 5 Unless otherwise mentioned the title includes any legal easements granted by the registered lease(s) but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

Title number K853216

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 (26.03.2003) PROPRIETOR: LAURA HELEN PAYNE of Flat 10, Romany Court, Beacon Road, Chatham, Kent ME5 7BT.
- 2 (26.03.2003) The price, other than rents, stated to have been paid on the grant of the lease was £64,995.

C: Charges Register

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

- 1 (26.03.2003) The land is subject to the following rights granted by a Conveyance of the freehold estate in the land in this title and other land dated 30 May 1884 made between (1) The Reverend William Acworth and (2) John Lemuel Trueman:-

Subject to all other duties payments and obligations Ecclesiastical or Civil charged upon or payable out of the same or any part thereof And to all rights of way or other easements affecting the same.

- 2 (26.03.2003) REGISTERED CHARGE dated 31 January 2003 to secure the moneys including the further advances therein mentioned.

NOTE: The proprietor of this charge is obliged to make further advances in accordance with the mortgage terms and conditions.

- 3 (26.03.2003) Proprietor: NATIONWIDE BUILDING SOCIETY of Nationwide House, Pipers Way, Swindon L SN38 1NW.
- 4 (26.03.2003) The Charge Certificate relating to the charge dated 31 January 2003 in favour of Nationwide Building Society is retained in Land Registry (Section 63 of the Land Registration Act 1925)

End of register

These are the notes referred to on the following official copy

The electronic official copy of the title plan follows this message.

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

This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from Land Registry.

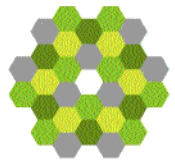
This official copy is issued on 08 February 2010 shows the state of this title plan on 08 February 2010 at 17:26:35. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. See Land Registry Public Guide 7 - *Title Plans*.

This title is dealt with by the Land Registry, Tunbridge Wells Office .

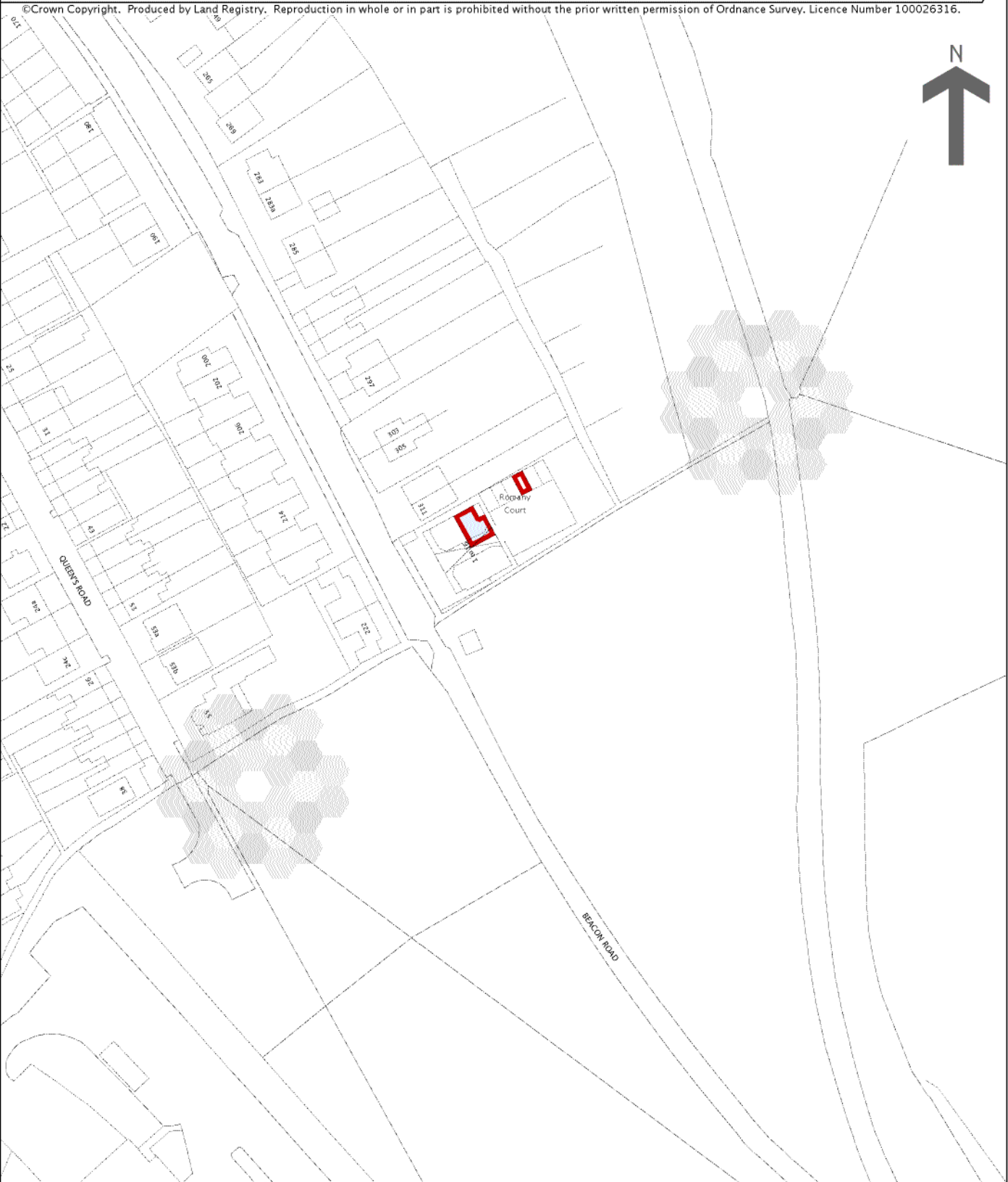


Land Registry Official copy of title plan

Title number **K853216**
Ordnance Survey map reference **TQ7766SE**
Scale **1:1250**
Administrative area **MEDWAY**



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Complaints Procedure

For a copy of the complaints procedure for this Home Information Pack please contact:

COMMERCIAL AND RESIDENTIAL SURVEYS LIMITED
PO BOX 1019
CANTERBURY
CT1 9GL

Telephone:0844 736 25 25

Email:info@homeinformationpack.com

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Telephone: 0844 736 25 25 Email: info@homeinformationpack.com.



Terms & Conditions

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