

BIRKENHEAD



HALDANE



HALSBURY



CAIRNS



SELBORNE



WESTBURY



# HM Land Registry

This is to certify

that the land described within and shown on the official plan is registered at HM Land Registry with the title number and class of title stated in the register.

There are contained in this certificate office copies of the entries in the register and of the official plan and, where so indicated in the register, of documents filed in the Land Registry.

Under section 68 of the Land Registration Act, 1925 and rule 264 of the Land Registration Rules, 1925 this certificate shall be admissible as evidence of the matters contained herein and must be produced to the Chief Land Registrar in the circumstances set out in section 64 of the said Act.



## WARNING

All persons are cautioned against altering, adding to or otherwise tampering with either this certificate or any document annexed to it.

## REGISTERED LAND – GENERAL INFORMATION

### Classes of Title

There are four classes of title with which land may be registered.

(a) **Absolute.** In the case of freeholds, this guarantees that the estate registered is vested in the proprietor of the land, subject only to the entries in the register and such overriding interests (see below) as may affect it.

An absolute title in the case of leaseholds guarantees not only that the registered lease is vested in the registered proprietor but also that the lease was granted validly.

(b) **Possessory.** In the case of either freeholds or leaseholds, registration with possessory title does not affect or prejudice the enforcement of any estate right or interest adverse to the title of the first proprietor and no guarantee is therefore given in respect of such matters. Otherwise such registration has the same effect as absolute title.

(c) **Good leasehold.** This is applicable only to leaseholds. Registration with good leasehold title does not affect or prejudice the enforcement of any estate right or interest adverse to the title of the lessor to grant the lease and no guarantee is therefore given in respect of such matters. Otherwise such registration has the same effect as absolute title.

(d) **Qualified.** In the case of freeholds, this has the same effect as an absolute title except that the title is subject to some defect or right which is specified in the register. A qualified title to leaseholds has the same effect as an absolute or good leasehold title, as the case may be, except for the specified defect.

**Conversion of titles.** When registration has taken place with any of the above titles other than absolute, conversion to a better title may take place subsequently, in some circumstances as of right, or otherwise at the discretion of the Chief Land Registrar.

### Appurtenant rights and privileges

Except where otherwise shown on the register, there is vested in the registered proprietor of the land, any easement, right, privilege or appurtenance which appertains or is reputed to appertain to the land or any part of it or, was at the time of registration demised, occupied or enjoyed with the land or any part of it. This is the case

whether or not such matters are included in the description of the land in the A (Property) register. Where any easement referred to in the A (Property) register is validated by the provisions of the Perpetuities and Accumulations Act 1964 it is to that extent included in the title.

### Overriding interests

The register of a title does not normally refer to matters which, in the case of unregistered land, would not usually be disclosed in an abstract of title. The land may nevertheless be subject to such matters, in addition to the charges and other matters referred to on the register, and these include the following:—

(a) Such rights as may be discovered by inspection of the land (e.g., rights of way, light, drainage and other easements) and enquiry of the occupier or any person to whom rent is paid (e.g. leases not noted on the register and equitable interests)

(b) Liabilities arising under Act of Parliament

(i) affecting land generally (e.g. redemption annuities and other rates and taxes of a general nature)

(ii) affecting land in a particular district (e.g. the Building Acts, the Public Health Acts, etc)

(iii) the possibility of compulsory acquisition or requisition whether permanently or for a limited period, by a government department or a local authority (e.g. under the Town and Country Planning Acts, the Agriculture Act 1974, etc)

(c) Local Land Charges (i.e. charges in favour of a local authority under an Act of Parliament). These will be registered in the local registers kept by the local authority.

The above provides only a summary of the matters which may affect registered land whether or not referred to on the register. A detailed list of such matters (known as overriding interests) is contained in section 70 of the Land Registration Act 1925 to which further additions have been made by Rule 258 of the Land Registration Rules 1925, section 13(11) of the Tithe Act 1936 and section 41 of the Coal Act 1938 (with section 5 and Schedule 1 to the Coal Industry Nationalisation Act 1946). Where necessary reference should be made to these provisions for further information.





# HM Land Registry

TITLE NUMBER : SGL [REDACTED]

Entry No.	<b>A. PROPERTY REGISTER</b> (continued)
	<p>2. A right of way at all times on foot only for the owner and occupier for the time being of the adjoining hereditaments Plot No 43 of the [REDACTED] Estate over and along so much of the said common entrance coloured brown on the said plan as is included in the hereditaments hereby conveyed.</p> <p>3. A full and free right of passage and running of water and soil by and through the sewers and drains now or at any time hereafter to be made in and under the hereditaments hereby conveyed."</p> <p>NOTE:-The accommodation road coloured blue referred to forms that part of the passage at the rear leading into Runnymede Road. The common entrance coloured brown referred to forms the joint accessway leading from Rydal Gardens.</p>

Entry No.	<b>B. PROPRIETORSHIP REGISTER</b> <small>stating nature of the Title, name, address and description of the proprietor of the land and any entries affecting the right of disposing thereof</small> <b>TITLE ABSOLUTE</b>
1.	(13 November [REDACTED]) Proprietor: VINCENT [REDACTED] and MARION [REDACTED] both of [REDACTED], Hounslow TW3 2JJ.
2.	(13 November [REDACTED]) RESTRICTION: No disposition by a sole proprietor of the land (not being a trust corporation) under which capital money arises is to be registered except under an order of the registrar or of the Court.

Entry No.	<b>C. CHARGES REGISTER</b> <small>containing charges, Incumbrances etc, adversely affecting the land and registered dealings therewith</small>
1.	A Conveyance dated 3 August [REDACTED] made between (1) [REDACTED] Estate Company Limited (2) Bertie [REDACTED] and (3) Rosalind [REDACTED]: contains covenants details of which are set out in the schedule of restrictive covenants hereto.
2.	A Deed of the land in this title and other land dated 26 May [REDACTED] made between (1) George Augustus [REDACTED] and Robert [REDACTED] and (2) Reginald [REDACTED] and others contains covenants details of which are set out in the schedule of restrictive covenants hereto.
3.	A Conveyance of the land in this title dated 20 April [REDACTED] made between (1) [REDACTED] Limited (2) George [REDACTED] (3) T [REDACTED] Limited (Purchaser) and (4) Frank [REDACTED] (Sub-Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.

Continued on the next page



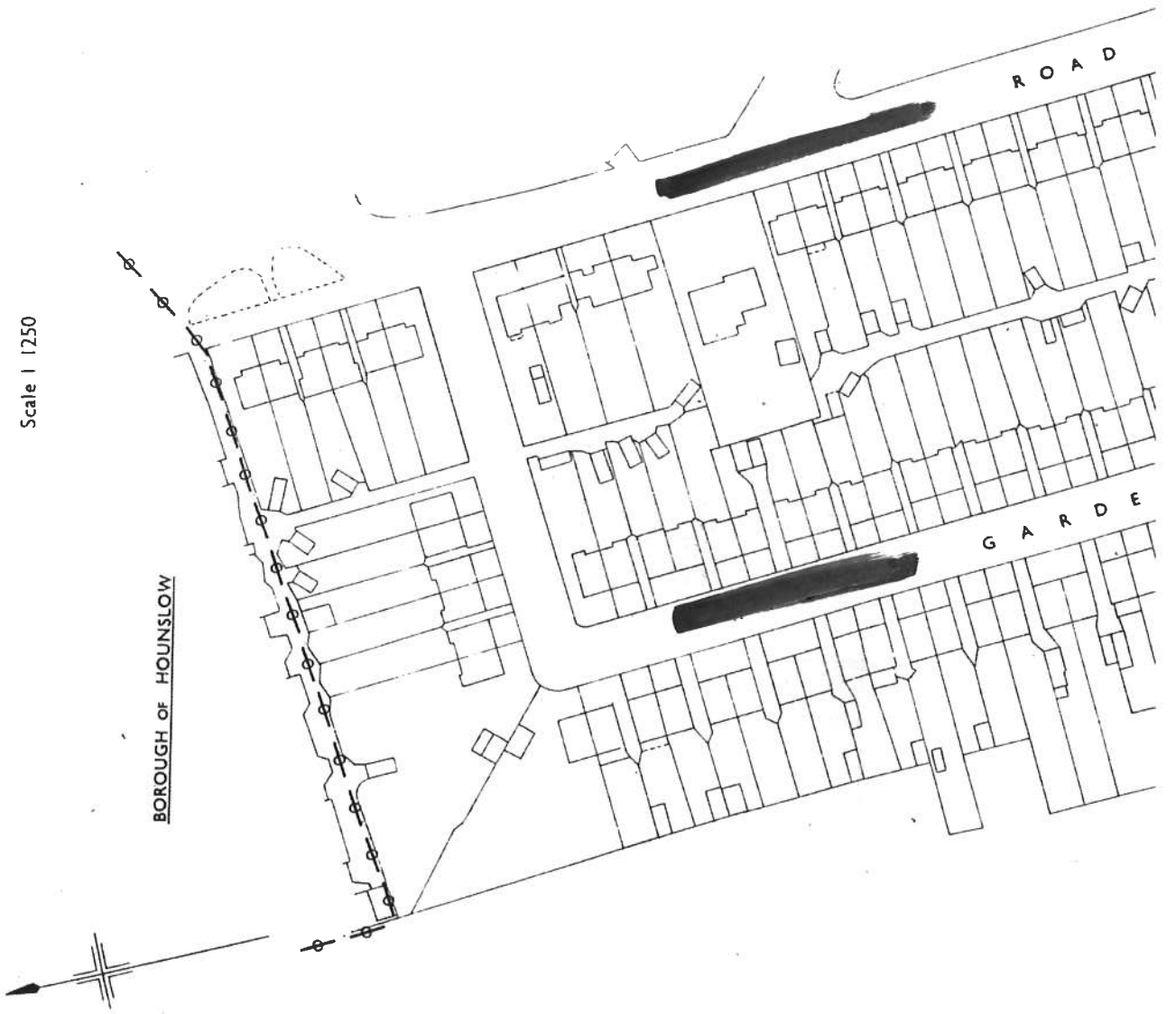
Item No.	SCHEDULE OF RESTRICTIVE COVENANTS
1.	<p>The following are details of the covenants contained in the Conveyance dated 3 August [REDACTED] referred to in the Charges Register:-</p> <p>The said Rosalind [REDACTED] hereby covenants with the Company its successors and assigns that she will not erect or allow to be erected on the said piece or parcel of land or any part thereof any house or building of less value than four hundred pounds in labour and material alone taken at the lowest current prices.</p> <p>The following are details of the covenants contained in the Deed dated 3 August [REDACTED] referred to in the Charges Register:-</p> <p>COVENANTS by the Mortgagors jointly and severally with Mortgagees</p> <p>THAT during continuance of abstracting security they would observe and perform with respect to the hereditaments for the time being subject to abstracting security the provisions and stipulations set forth in the second schedule thereunder written</p> <p style="text-align: center;">THE SECOND SCHEDULE referred to</p> <p style="text-align: center;">RESTRICTIONS and STIPULATIONS</p> <p>No part of the land above described nor any building at any time thereon should be used for any noisy noxious or offensive trade business manufacture or purpose whatsoever but this restriction should not be deemed to prevent any such building being used as a Hotel or for the business of a Licensed Victualler.</p> <p>No hut caravan shed house on wheels or other chattel adapted or intended for use as a dwelling or sleeping apartment nor any booths shows swings or roundabouts shall except temporarily be erected made or placed or used or be allowed to remain upon any part of the land.</p> <p>No person shall excavate upon or remove from the land any gravel sand clay stone or earth except such as might be excavated or removed for the purposes of erecting buildings or making roads upon the land above described and no bricks pipes drains earth or clay shall be baked or burnt on any part of the said land.</p> <p>The Mortgagors should whenever occasion might require take and prosecute all steps actions and proceedings which might be necessary or expedient to prevent the said land or any part thereof from becoming derelict or to prevent the acquisition of any public right of way or other public right over or in respect of the said land or any part thereof.</p>
3.	<p>The following are details of the covenants contained in the Conveyance dated 20 April [REDACTED] referred to in the Charges Register:-</p> <p>"THE Sub Purchaser hereby covenants with the Purchaser that he the Sub Purchaser and his successors in title and all persons deriving title through or under him or them will maintain the fence on the side of the land hereby conveyed marked 'T' within the boundary on the said plan and will not use or cause to be used the hereditaments hereby conveyed or any part thereof for any other purpose than as a private dwellinghouse."</p>

NATIONAL GRID PLAN  
GREATER LONDON

SECTION X

Scale 1:1250

BOROUGH OF HOUSNLOW



£920  
24/9/00

Form 19(JP)

HM Land Registry

Land Registration Acts, 1925

Stamp pursuant to section 28 of the Finance Act 1931 to be impressed here.

When the transfer attracts Inland Revenue duty, the stamps should be impressed here before lodging the registration.



(1) For a transfer to a sole proprietor use printed form 19.

### (1) TRANSFER OF WHOLE TO JOINT PROPRIETORS

(Freehold or Leasehold)

(Rules 98 or 115, Land Registration Rules 1925)

County and district (or London borough) } London Borough of Richmond Upon Thames

Title number(s) SGL. [REDACTED]

Property [REDACTED] Hounslow Middx

Date 21 JULY [REDACTED] in consideration of NINETY TWO THOUSAND POUNDS

[REDACTED] pounds (£ 92,000.00) (2) the receipt whereof is hereby acknowledged.

(2) Strike out if not required.

(3) In BLOCK LETTERS, enter full name(s), postal address(es) and occupation(s) of the proprietor(s) of the land.

(3) I/we ADRIAN [REDACTED] of [REDACTED] Hounslow Middlesex with Full Title Guarantee

(4) If desired, or otherwise as the case may be (see rules 76 and 77).

(4) as beneficial owner(s) hereby transfer to:

(5) In BLOCK LETTERS, enter full name(s), postal address(es) including postcode and occupation(s) of the transferee(s) for entry on the register.

(5) VINCENT [REDACTED] and MARION [REDACTED] both of 45 [REDACTED] Hounslow Middlesex

(6) Any special clause should be entered here.

the land comprised in the title(s) above mentioned (6) (?)

(7) A transfer for charitable uses should follow form 36 (see rules 121 and 122).