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Official copy of register of title

Title number NGL464716

Edition date 04.05.2021

- This official copy shows the entries on the register of title on 13 OCT 2021 at 09:55:09.
- 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 13 Oct 2021.
- 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, Wales Office.

A: Property Register

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

ENFIELD

- 1 (22.08.1983) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land at Chase Road, London.
- 2 (02.09.2003) A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.
- 3 (30.11.2004) The land has the benefit of the rights reserved but is subject to the rights granted by a Transfer of the land edged and numbered AGL136127 in green on the title plan and other land dated 15 October 2004 made between (1) The Mayor and Burgesses of the London Borough of Enfield and (2) Socrates Constantinou and Michele Anne Constantinou.

NOTE: Copy filed under AGL136127.

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 (22.08.1983) PROPRIETOR: THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF ENFIELD of Civic Centre, Silver Street, Enfield EN1 3XA and of DX90615, Enfield 1.

C: Charges Register

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

- 1 A Conveyance of the land edged and numbered 1, 2 and 3 in blue on the filed plan dated 16 May 1854 in favour of Sarah Cooper contains restrictive covenants but neither the original conveyance nor a certified copy or examined abstract thereof was produced on first registration.
- 2 A Deed affecting the land edged and numbered 4 and 5 in blue on the

C: Charges Register continued

filed plan dated 16 May 1854 made between (1) Several Persons and (2) Arthur Gurney contains restrictive covenants.

NOTE: Copy filed under MX413772 (NGL)

- 3 A Conveyance of the land edged and numbered 3 in blue on the filed plan and other land dated 7 November 1884 made between (1) William Tebb and (2) James John Castle Bye contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 4 A Conveyance of the land edged and numbered 5 in blue on the filed plan and other land dated 7 November 1884 made between (1) William Tebb and (2) James John Castle Bye contains restrictive covenants but neither the original deed nor a certified copy or examined abstract thereof was produced on first registration.
- 5 A Conveyance of the land edged and numbered 2 in blue on the filed plan dated 25 November 1885 made between (1) William Tebb and (2) Edmond John Barnard Hall contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 6 A Conveyance of the land edged and numbered 7 in blue on the filed plan dated 17 January 1899 made between (1) William Tebb and (2) Frederick Moore Lee contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 7 The land edged and numbered 8 in blue on the filed plan is subject to such restrictive covenants as may have been imposed thereon before 20 September 1965 and are still subsisting and capable of being enforced.
- 8 The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto and to such rights of way on foot only over common parts, rights of way with or without vehicles over estate roads, vehicular accessways and driveways, rights of drainage, rights in respect of water, gas, electricity, ventilation, television and radio signals, rights of subjacent and lateral, support, shelter and protection, rights in respect of television and radio aerials, rights in respect of landscaped areas, rights in respect of paladin bins and other rights as are granted by those leases.
- 9 The Leases specified in the Schedule of Leases hereto which were made pursuant to Chapter 1 of Part I of the Housing Act 1980 took effect with the benefit of and subject to the easements and other rights prescribed by paragraph 2 of Schedule 2 of that Act.
- 10 The leases specified in the schedule of leases hereto which were made pursuant to Part V of the Housing Act 1985 took effect with the benefit of and subject to the easements and other rights specified in paragraph 2 of Schedule 6 of the Housing Act 1985.
- 11 (28.05.1997) The land is subject to the rights granted by a Deed dated 18 April 1997 made between (1) The Mayor and Burgesses of the London Borough of Enfield and (2) Margaret Kathleen Karn.

NOTE: Original filed under NGL416945.

- 12 (11.06.2008) The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto.

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 7 November 1884 referred to in the Charges Register:-

Covenants by J.J. Bye

Not to erect or cause or suffer to be erected any erection or building between the building line shown on plan and said frontage except fences

Not to erect on any one or more of the said plots any house of less value than £140.

- 2 The following are details of the covenants contained in the Conveyance dated 25 November 1885 referred to in the Charges Register:-

Schedule of restrictive covenants continued

And also that he the said Edmond John Barnard Hall his heirs and assigns should not erect or suffer to be erected any erection or building between the building line shewn on the same plan and the road frontage except fences and also should not build or erect on any one or more of the said 5 plots thereby conveyed any house of less value than £140.

NOTE: No plan was produced to the Registry.

- 3 The following are details of the covenants contained in the Conveyance dated 17 January 1899 referred to in the Charges Register:-

"The Purchaser with intent to bind all persons in whom the said premises shall for the time being be vested but not so as to render himself personally liable under this covenant after he has parted with the said premises hereby for himself his heirs and assigns covenants with the Vendor his heirs and assigns that he the Purchaser his heirs and assigns will at all times hereafter observe and perform all and singular the restrictions and stipulations set forth in the said Schedule hereto so far as the same relate to or affect the said piece of land and are of a permanent character or (not being of such a character) still remain partly or wholly to be observed and performed.

THE SCHEDULE above referred to

1. FENCES. THE Purchaser shall forthwith erect and afterwards maintain a close boarded fence four feet high next to Travers Road and also on the sides of the piece of land described in the above written Indenture marked T within the boundary in the plan drawn on such Indenture.

2. BUILDING LINE. NOTHING is to be erected between the building line shown in the said plan and Travers Road except fences.

3. VALUE OF BUILDINGS. NO house shall be erected on the land conveyed by the above written Indenture of less value than One hundred and forty pounds.

4. LOCAL and other ACTS and BYE LAWS. THESE stipulations are subject to the Rules Bye Laws and Regulations of Local and Public Authorities."

NOTE: The northern and western boundaries of the land in this title are marked T on the plan referred to.

Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	02.02.1984 9 (Part of)	4 Dene House (Ground and First Floor Maisonette) and Garden	05.12.1983 125 years from 5.12.1983	NGL480070
2	16.04.1984 10 (Part of)	32 Dene House (Second and Third Floor Flat)	27.02.1984 125 years from 5.12.1983	NGL487128
3	14.11.1985 11 (Part of)	34 Dene House (Second and Third Floors)	04.11.1985 125 years from 5.12.1985	EGL165854
4	15.01.1988 12 (Part of)	7 Dene House (Ground First Floor Flat and Garden Ground)	09.11.1987 125 years from 5.12.1983	EGL210023
5	14.11.1988 11 (Part of)	17 Dene House (Ground and First Floor Flat) and Garden Ground	10.10.1988 125 years from 5.12.1983	EGL230118
6	24.01.1989	20 Manestry Court (Second	19.12.1988	EGL235227

Schedule of notices of leases continued

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
	13 (Part of)	and Third Floor Flat)	125 years from 1.4.1988	
7	22.05.1989 13 (Part of)	5 Manesty Court (Ground and First Floor Flat)	01.05.1989 125 years from 1.4.1988	EGL243493
8	31.07.1989 16 (Part of)	9 Dene House (Ground and First Floor Flat and Garden Ground)	10.07.1989 125 years from 5.12.1983	EGL247778
9	29.09.1989 17 (Part of)	16 Dene House (Ground and First Floor Flat and Garden Ground)	18.09.1989 125 years from 5.12.1983	EGL251404
10	16.11.1989 18 (Part of)	8 Dene House (Ground and First Floor Maisonette and Garden)	16.10.1989 125 years from 5.12.1983	EGL254263
11	13.12.1989 19 (Part of)	1 Manesty Court (Ground and First Floor Flat and Garden Ground)	27.11.1989 124 years from 1.4.1989	EGL255924
12	22.12.1989 18 (Part of)	25 Dene House (Second and Third Floor Flat)	20.11.1989 125 years from 15.12.1983	EGL256559
13	13.02.1990 20 (Part of)	19 Manesty Court (Second and Third Floor Flat)	04.12.1989 From 1.4.1989 to 31.3.2113	EGL259550
14	03.05.1990 21 (Part of)	15 Manesty Court (Second Floor Flat)	09.04.1990 125 years from 1.4.1988	EGL264674
15	14.05.1990 23 (Part of) : 22	1 Dene House (Ground and First Floor Flat)Garden Ground	30.04.1990 125 years from 5.12.1983	EGL265209
16	31.05.1990 12 (Part of)	24 Dene House (Second and Third Floor Maisonette)	30.04.1990 119 years from 5.12.1989	EGL266379
17	25.10.1990 35 (Part of)	22 Dene House (Second and Third Floor Flat)	01.10.1990 From 5.12.1989 to 4.12.2108	EGL274643
18	25.02.1991 24 (Part of)	3 Manesty Court (First Floor Flat and Garden)	28.01.1991 123 years from 1.4.1990	EGL280393
19	09.10.1991 25	245/247 Chase Road	18.04.1991 25 years from 25.12.1990	EGL289819
20	23.11.1993 26 (Part of)	13 Manesty Court (First Floor Flat)	25.10.1993 From 25.10.1993 to 31.3.2113	EGL316825
21	29.11.1996 27 (part of)	23 Manesty Court (Second and third floor flat)	04.11.1996 from 4.11.1996 to 31.3.2113	EGL352552
22	16.09.1998 28 (Part of)	12 Manesty Court (First floor flat)	30.03.1998 from 30.3.1998 to 31.3.2113	EGL377753
23	05.03.1999 27 (part of) and 29	2 Manesty Court (Ground and first floor) and Garden Ground	15.02.1999 from 15.2.1999 to 15.2.2124	EGL385623

Schedule of notices of leases continued

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
24	04.09.2002 30 (part of)	20 Dene House (Second and Third Floor Flat)	15.07.2002 from 15.7.2002 to 4.12.2108	AGL106847
25	26.11.2002 15 (part of)	2 Dene House (ground and first floor)	29.04.2002 from 29.4.2002 to 4.12.2111	AGL109957
26	27.01.2003 16 (Part of)	26 Dene House (Second and Third Floor Flat)	13.01.2003 From 13.1.2003 to 4.12.2108	AGL112093
27	02.09.2003 31 (part of)	11 Dene House (Ground and First Floor Flat) and Garden Ground	11.08.2003 from 11.8.2003 to 4.12.2108	AGL119831
28	27.06.2014 numbered 34 in blue (part of)	Flat 18 Manesty Court (Second Floor Flat)	02.06.2014 From 2/6/2014 and expiring on 31/3/2110	AGL315676
29	06.10.2014 edged and numbered 32 in blue (part of): edged and numbered 33 in blue	Flat 6 Dene House (ground and first floor): garden	29.09.2014 From 29/09/2014 to 04/12/2108	AGL324178
30	09.01.2015 23 in blue (Part of)	18 Dene House (First and second floor flat)	08.12.2014 A term of years from 08.12.2014 expiring on 04.12.2108	AGL331718
31	07.06.2016 17 (part of)	33 Dene House (Second and Third Floor Flat)	09.05.2016 from 9.5.2016 expiring on 4.12.2108	AGL379144
32	24.09.2018 14 (part of)	31 Dene House (Second and Third Floor Flat)	13.09.2018 180 years from 13 September 2018	AGL455562

End of register