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Title Number NGL501535

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7/12/83

H.M. LAND REGISTRY

LAND REGISTRATION 1925 TO 1971

INLAND REVENUE PRODUCED 21 DEC 1983 FINANCE ACT 1931 H 1

COUNTY: LONDON BOROUGH OF ENFIELD

TITLE NUMBER: MX 179439

PROPERTY: 135 Worlds End Lane Enfield

DATE: 28th November 1983

1. PURSUANT to the provisions contained in the Housing Act 1980 (hereinafter called "the act") and to a valid claim made in exercise of the "right to buy" provisions in Section 1 of the Act which said claim has been admitted and in consideration of Twenty-three thousand four hundred and thirty Pounds (£23,430) (the receipt whereof is hereby acknowledged) WE THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF ENFIELD acting by the Council of the said Borough (hereinafter called "the Council") as Beneficial Owners HEREBY TRANSFER to MICHAEL BARRY LARNER SHEILA LARNER (his wife) EMMETT FRANCES LARNER and EILEEN MARIA LARNER (hereinafter called "the Transferee" which expression shall include his successors in title) ALL THAT the land being part of the land comprised in the Title above mentioned as shown coloured pink on the accompanying plan and known as 135 Worlds End Lane Enfield (hereinafter called "the premises") TOGETHER WITH the rights and benefits specified in the First Schedule hereto so far as the Council can grant the same but EXCEPT AND RESERVING unto the Council and its successors and assigns the rights and benefits specified in the Second Schedule hereto SUBJECT to the stipulations contained in the Third Schedule hereto

IT IS HEREBY EXPRESSLY AGREED AND DECLARED

2. (i) In transferring the premises at the consideration mentioned in Clause 1 hereof the Council has allowed to the Transferee a discount of Twelve thousand and seventy Pounds (£12,070) ("the discount") under the provisions of Section 7 of the Housing Act 1980 and the Transferee hereby (jointly and severally) covenant(s) with the Council with the intention that such covenant shall be binding on his successors in title to pay on demand the

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amount specified in sub-clause (ii) of this clause if there is a disposal as defined in sub-clause (iii) of this clause within a period of five years from the date hereof but if there is more than one disposal then only on the first of them

(ii) the amount payable under sub-clause (i) of this clause shall be an amount equal to the discount reduced by twenty per centum of the discount for each completed year which has elapsed from the date of this Transfer

(iii) In sub-clause (i) a disposal shall mean a conveyance of the freehold or an assignment of the Lease or the grant of a Lease or sub-Lease for a term of more than twenty-one years otherwise than at a rack rent whether the disposal is of the whole or part of the premises PROVIDED THAT a disposition in pursuance of an Order under Section 24 of the Matrimonial Causes Act 1973 or under Section 2 of the Inheritance (Provision for Family and Dependants) Act 1975 or a vesting in a person taking under a will or an intestacy is not a disposal

3. THE Transferee hereby (jointly and severally) covenants with the Council pursuant to Paragraph 5 of Schedule 2 of the Act that the Transferee and all the persons deriving title under him shall:-

(i) pay on demand all sums as may from time to time become due from the Transferee under the First Schedule hereto and

(ii) henceforth duly perform and observe the covenants conditions and stipulations set out and contained in the Third Schedule hereto

4. IT IS HEREBY FURTHER AGREED AND DECLARED that:-

(i) the Council reserves unto itself the right to modify vary waive or dispense with the said stipulations contained in the Third Schedule hereto

(ii) the Transferee shall not acquire an absolute or indefeasible right of light or air or any other right over any adjoining or neighbouring land of the Council except as expressly hereinafter granted

(iii) all walls between the premises and the adjoining premises are party walls and shall be maintained and repaired as such

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(iv) the general words and the all estate clause implied by Sections 62 and 63 respectively of the Law of Property Act 1925 (or any statutory re-enactment or amendment thereof are hereby excluded from this Transfer and the Transferee shall not obtain any estate rights or easements thereunder or in relation thereto except and insofar as herein provided

(v) for the purposes of the Perpetuities and Accumulations Act 1964 the Perpetuity period applying to all periods of time arising under this Transfer (and in particular paragraph 4 of the First Schedule) shall be 80 years

5. THE Council and the Transferee hereby apply to the Registrar to enter on the Register such of the easements rights exceptions and reservations covenants conditions and stipulations herein contained as are capable of registration together with a notice of the rights and charge arising under Section 8(1) of the Act created by Clause 2 hereof

6. In this Transfer where the context so admits

(a) words importing the singular shall include the plural and vice versa

(b) the masculine shall include the feminine and vice versa

7. IT IS HEREBY CERTIFIED that the transaction hereby effected does not form part of a larger transaction or a series of transactions in respect of which the amount or value or the aggregate amount or value of the consideration exceeds Twenty-five thousand Pounds (£25,000)

THE FIRST SCHEDULE before referred to

The rights granted to the Transferee

1. The right of free passage and running of water and soil gas and electricity television and telephone services (in common with the Council and all persons entitled thereto) by and through the channels drains pipes and sewers wires and cables in on or under the neighbouring land of the Council the Transferee paying a proper proportion of the cost of maintaining and repairing cleansing and renewing the same

2. All such rights (if any) of support shelter and protection from the elements for the premises or any part thereof from the adjoining or neighbouring land or buildings of the Council insofar as any such rights are currently enjoyed with the premises

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3. All such rights of light or air to the premises insofar as any such rights are currently enjoyed with the premises

4. The right in common with the Council and all other persons entitled thereto to pass and repass on foot only over the accessway leading to the front of the premises (or over such other substituted route leading to the premises as the Council may from time to time determine and notify in writing to the Transferee or his successors) the Transferee paying a proper proportion of the cost of maintaining and repairing the same

THE SECOND SCHEDULE before referred to

The rights excepted and reserved to the Council

1. The right of free passage and running of water and soil gas and electricity television and telephone services by and through the channels drains pipes and sewers wires and cables in on or under the premises

2. The right for the Council and their agents or contractors at all reasonable times to enter upon the premises with or without workman for the purpose of inspecting repairing cleansing renewing altering or enlarging the said channels drains pipes and sewers wires and cables (including manholes) or of carrying out repairs or works to the rear accessway (if any) or to the adjoining property (if any) of the Council and making good any damage caused but without making any compensation for any temporary disturbance

THE THIRD SCHEDULE before referred to

1. Not to carry on or suffer to be carried on any trade or business upon the premises or any part thereof nor to use the same otherwise than as a single private dwellinghouse

2. Not to display or suffer to be displayed any advertisement nor without the previous written consent of the Council to erect or suffer to be erected any shed outhouse wireless or television aerial advertisement board or hoarding or any structure of any kind whether temporary or permanent on the premises or any part thereof or to make or suffer to be made any structural or other alterations to the premises (including alterations to the external appearance of the premises) nor to make or

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suffer to be made any additions to the premises All work consequent upon receipt of any such consent to be carried out to the satisfaction of the Director of Housing Services for the time being of the Council

3. Not to sell or suffer to be sold any wines spirits beers or intoxicating liquors of any kind on the premises or any part thereof nor to do or omit to do any act or to permit or suffer any act or omission or to accumulate or keep any substance or thing on the premises or any part thereof which (whether from the disrepair or neglect of the premises or from any other cause) may be or become a nuisance or a source of annoyance or inconvenience to the Council or to the occupier or owner of any adjoining or neighbouring property or may tend to lessen or depreciate the value of any such property

4. Not to hold or permit or cause to be held a sale by auction on the premises

5. To the satisfaction of the Director of Housing Services for the time being of the Council to maintain in good repair order and condition the boundary walls and/or fences belonging to the premises as shown marked 'T' on the plan annexed hereto

6. Not at any time hereafter to park or permit to be parked in front of the building on the land hereby transferred any motor vehicles whatsoever licensed for commercial purposes

7. To repair cleanse renew and relay when necessary the channels pipes wires drains sewers gutters party walls and structures laid or to be laid in on or under the premises and to bear with the owners and occupiers of the adjoining properties served by such channels pipes wires drains sewers gutters party walls and structures an equal proportion of the costs charges and expenses of repairing cleansing renewing and relaying the same as need shall require

8. To pay to the Council (when and if demanded) (a proper proportion of) the cost of upkeep and maintenance of the open plan lawn area between the front of the premises and the roadway known as Worlds End Lane

9. To observe and perform the stipulations referred to in the Charges Register of the Title relating to the premises before referred to

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10. In the event of any sale or other disposal of the premises the Transferee shall ensure that the transfer or other deed of disposal contains a covenant by the purchaser or donee with the Transferee and with the Council to observe and perform all covenants herein contained including this covenant

THE COMMON SEAL OF THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF ENFIELD was hereunto affixed in the presence of:-

Mayor

Chief Executive and Town Clerk

SIGNED SEALED AND DELIVERED by the said MICHAEL BARRY LARNER in the presence of:-

LR Cannon
184, GREEN ST
ENFIELD MIDDX
SECURITY OFFICER

SIGNED SEALED AND DELIVERED by the said SHEILA LARNER in the presence of:-

LR Cannon
184, GREEN ST
ENFIELD MIDDX
SECURITY OFFICER

SIGNED SEALED AND DELIVERED by the said EMMETT FRANCES LARNER in the presence of:-

LR Cannon
184, GREEN ST
ENFIELD MIDDX
SECURITY OFFICER

SIGNED SEALED AND DELIVERED by the said EILEEN MARIA LARNER in the presence of:-

LR Cannon
184, GREEN ST
ENFIELD MIDDX
SECURITY OFFICER

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