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Official copy of register of title

Title number NGL209992

Edition date 22.11.2005

- This official copy shows the entries on the register of title on 01 MAY 2020 at 11:04:39.
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- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 01 May 2020.
- 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.

HARROW

- 1 (04.12.1947) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Land lying to the East of Uxbridge Road, Pinner.
- 2 The land has the benefit of the rights reserved by a Transfer of land lying to the south of the land in this title dated 25 March 1971 made between (1) Herbert Charles Tingay and (2) The Mayor Aldermen and Burgesses of the London Borough of Harrow.
NOTE:-Original filed under MX212708.
- 3 The rights of way over any roads to be constructed on the land lying to the south of the land in this title and the rights of user of the sewers pipes and drains to be laid under the said land are included in the registration only so far as such rights are validated by the Perpetuities and Accumulations Act 1964.
- 4 A new filed plan based on the latest revision of the Ordnance Survey Map has been prepared.
- 5 The land edged and numbered in green on the filed plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.
- 6 The Transfer of those parts edged and numbered in green on the filed plan which were made pursuant to Chapter 1 of Part 1 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.
- 7 The Transfers of those parts edged and numbered in green on the filed plan 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 prescribed by paragraph 2 of schedule 6 of that Act.

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 (29.08.1972) Proprietor(s): THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF HARROW of Civic Centre, Harrow, Middx., HA1 2UH.
- 2 (29.08.1972) RESTRICTION:-Except under an order of the registrar no disposition by the proprietor of the land is to be registered unless made in accordance with the Housing Act 1957 or some other Act or authority.

C: Charges Register

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

- 1 A Conveyance of the land in this title and other land dated 28 December 1915 made between (1) Charles Greenwood (2) Ethel Marie Burgess and (3) Theresa Domenica Bianco contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 The land so far as affected thereby is subject to the following rights granted by a lease dated 8 January 1974 of an electricity sub-station site situate on adjoining land to The Eastern Electricity Board for 66 years from 1 November 1973:-

"TOGETHER with full right and liberty for the lessee to lay maintain inspect renew use alter and remove electric cables and lines and conduits or pipes for containing the same where necessary (hereinafter referred to as "the said Cables") under the land coloured green cross hatched black and diagonally hatched black on the said site plan and to break up the surface thereof as far as may be necessary from time to time for the purpose of laying and relaying re pairing maintaining alering and removing the said cables doing as little damage as possible and immediately after such installation repair maintenance alterations and removal restoring the surface of the land coloured green cross hatched black and diagonally hatched black and any fences surrounding it to their original condition to the reasonable satisfaction of the Lessors.

AND TOGETHER ALSO with full right an dliberty for the Lessee and all persons authorised by them in common with all others entitles to use the same to go pass and repass at all times and for all purposes connected with the land hereby demised with or without vehicles over and along the land coloured green cross hatched black diagonally hatched black and a black dot screen on the said site plan."

NOTE:-Copy lease filed under NGL239678.
- 3 The land is subject to rights of drainage and rights in respect of water gas and electricity supply services.
- 4 The footpaths and accessways included in the title are subject to rights of way.
- 5 The parts of the land affected thereby which adjoin the parts edged and numbered in green on the filed plan are subject to rights of enter for the purposes of maintaining and adjoining structure or property erected on the parts so edged and numbered.

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 28 December 1915 referred to in the Charges Register:-

Covenant by the Purchaser for herself her heirs Executors Administrators and Assigns to the intent and so that this covenant should be binding on said piece or parcel of land thereby assured into whosoever hands the same might come but not so as to be personally liable in damages for any breach thereof after she or they shall be parted with the premises to at all times thereafter observe and perform the stipulations and agreements contained in the First Schedule thereunder written.

THE FIRST SCHEDULE Stipulations

Schedule of restrictive covenants continued

1. THAT no building shall be erected on the property for or used as a Manufactory Factory Laundry or for any similar purpose and that the said property shall not be used for any purpose that may on account of noise smell or otherwise be or become noisy noisome or offensive to the owners or occupiers of adjoining or neighbouring properties.

2. NO temporary messuage or building nor any caravan or house on wheels shall be erected or placed on the land sheds or workshops (to be used only for the works incidental to the erection of the permanent messuage to be built thereon) or Conservatories greenhouses summer houses and other buildings of a like nature.

3. NO messuage building or erection on the property shall be used for any other purpose than a private dwellinghouse or a conservatory greenhouse coach house chicken house stable and outbuildings belonging thereto and no trade manufacture or business whatsoever shall at any time be set up or carried on in or upon any part of the land and no hoarding shall be erected on the Estate for advertisements not relating to the selling or letting thereof.

4. NO messuage or building of a permanent character shall be erected on the said land than that proposed by the Sketch Plan already produced and approved by the Vendor. Not more than one house with the usual offices is to be built upon the said land.

5. THE building line shall be as shewn upon the plan subject to local bye-laws and regulations and excepted ordinary architectural dressings and bay windows of not more than four feet and a porch or front entrance hall nothing is to be erected between the adjoining road and the building line aforesaid.

6. THE messuage to be erected on the land shall be erected up to the building line as shown on the plan drawn hereon and shall be of a prime cost of Seven Hundred and fifty pounds at least.

7. NO brick or clay or earth shall at any time be baked or burnt and no brick making shall be carried on and no sale of building materials shall be held upon the land and no sand or gravel shall at any time be excavated or dug out of the land except for the purpose of laying the foundations of the houses or outbuildings to be erected thereon or for use in erecting such buildings or in the garden or grounds thereof.

8. NO part of the land except the portion between the points A and B on the said Plan shall at any time be dedicated or used as a Public road or right of way.

NOTE:- With regard to the building line referred to in clause 5 above no plan has been filed at the Registry.

End of register