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Official copy of register of title

Title number SGL14405

Edition date 21.11.2017

This official copy shows the entries on the register of title on 12 DEC 2018 at 10:51:41.

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 12 Dec 2018.

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, Croydon Office.

A: Property Register

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

BEXLEY

- 1 (14.09.1965) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Land at Arbuthnot Lane, Bexley.

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 (21.11.2017) PROPRIETOR: TRANSPORT FOR LONDON care of The Property Asset Register Manager, Transport for London, 55 Broadway, London SW1H 0BD.

C: Charges Register

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

- 1 A Conveyance of the land tinted blue on the filed plan dated 31 October 1922 made between (1) Allen Ansell (Vendor) and (2) Edwin King and Mary Ann King (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 A Conveyance of the land tinted pink on the filed plan dated 8 November 1922 made between (1) Allen Ansell (Vendor) and (2) Robert Mark Done (Purchaser) contains covenants identical with those contained in the Conveyance dated 31 October 1922 referred to above.
- 3 A Conveyance of the land tinted pink on the filed plan dated 26 June 1934 made between (1) The County Council of The Administrative County of Kent (Vendor) and (2) Frederick William Saunders (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 31 October 1922 referred to in the Charges Register:-

"AND the Purchasers for themselves their heirs executors administrators and assigns hereby covenant with the Vendor his heirs and assigns that no caravan shall be allowed upon the premises and the Vendor or the owner or owners of adjoining premises may remove and dispose of any such caravan and for that purpose can forcibly enter upon any land upon which a breach of this stipulation may occur and shall not be responsible for the safe custody of such caravan or for the loss thereof or for any damage thereto or to any fence or wall And also that the consent of the local Authority shall be obtained before any buildings or structures are erected upon the said land or any part thereof And also that the Purchasers will forthwith erect and for ever after maintain a close boarded fence five feet six inches high along the whole of the rear boundary of the said land And also will pay a proportionate part according to frontage of the cost of laying out constructing repairing and maintaining the rights of way and footpaths upon which the said land abuts until the same shall be taken over by the local Authority."

- 2 The following are details of the covenants contained in the Conveyance dated 26 June 1934 referred to in the Charges Register:-

"THE Purchaser for himself and his successors in title as owner or owners of the said land hereby covenants with the Vendor its successors and assigns or other the owner or owners for the time being of the said new road (a) Not at any time hereafter to use the said land or any part thereof for advertising purposes in any way or means whatsoever (b) Not to place or allow to be placed any rubbish or unsightly materials thereon or on any part thereof nor allow any caravan or structure of a temporary nature to be placed or erected thereon (c) That no caravans or structures of a temporary nature either for use as dwellings or for business purposes shall be placed or erected thereon.

THE Purchaser hereby declares and agrees that he is not entitled to and will not claim compensation in respect of the prescription by the competent Authority of a building line in relation to the said land."

NOTE: The new road referred to above is known as East Rochester Way.

End of register