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Official copy of register of title

Title number MX277091

Edition date 03.12.2019

- This official copy shows the entries on the register of title on 20 JAN 2020 at 12:06:46.
- 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 20 Jan 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.

ENFIELD

- 1 (07.10.1953) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land on the north side of Bowes Road, London.

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 of 5 Endeavour Square, London E20 1JN and care of The Property Asset Register Manager, Transport for London, 7th Floor, Yellow Zone, 197 Blackfriars Road, London SE1 8NJ and of PAR@tfl.gov.uk.

C: Charges Register

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

- 1 A Conveyance dated 6 October 1892 made between (1) William Tebb (Vendor) and (2) John Henry Burling (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 The land is subject to rights of drainage through the sewers drains and watercourses therein or thereunder.

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 6 October 1892 referred to in the Charges Register:-

COVENANT by the Purchaser so as to be personally liable under this covenant so long only as he should hold the hereditaments thereby

Schedule of restrictive covenants continued

conveyed for the purpose of binding so far as he could all other persons the owners for the time being of the thereby demised premises and not further or otherwise did thereby covenant with the Vendor that he the Purchaser would at all times observe and perform all and singular the restrictions and stipulations contained in the said Schedule thereto so far as the same were of a permanent character or not being of such a character still remaining partly or wholly to be observed and performed

THE SCHEDULE ABOVE REFERRED TO

Building stipulations

(1) Fences. The Purchaser should forthwith make and afterwards maintain a good substantial boundary fence on the piece of land thereby conveyed next the said road called or intended to be called Bowes Road and at the sides of the said piece of land marked T on the said plan within the boundary lines.

(2) Building lines. No building is to be erected on the said piece of land within 18 feet of the said road except fences which are not to exceed 6 feet in height or porticoes bay windows and similar structures not projecting more than four feet beyond the building line.

(3) Value of Buildings. No house shall be erected on the said pieces of land of less value than £400. The value of the building shall be deemed to be its nett first cost in material and labour of construction only estimated at lowest current prices.

(4) Trades etc. prohibited. No building erected on the said piece of land shall be used otherwise than as a private dwellinghouse or as a coachhouse or stabling connected with a private dwellinghouse also erected on the said piece of land.

(5) Roads etc. Until the Parochial or other public authorities should take upon themselves the repair of the whole of the roads and footpaths as shewn in the said plan and the sewers and drains thereunder the Purchaser shall pay to the Vendor his heirs and assigns his proportion of the expenses of maintaining and repairing the same roads footpaths sewers and drains and of all expenses connected therewith such proportion to be adjusted by the Surveyor for the time being of the Vendor his heirs or assigns having regard to the amount of the purchase money of the said piece of land and of the several other plots forming part of the said estate.

NOTE: The northern and eastern boundaries of the land in this title are so marked 'T' as referred to above.

End of register