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# Official copy of register of title

Title number MX300576

Edition date 03.12.2019

- This official copy shows the entries on the register of title on 20 JAN 2020 at 13:52:17.
- 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 (03.02.1955) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 70 Bowes Road, Palmers Green, Southgate, 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 and (2) John Henry Burling contains stipulations details of which are set out in the schedule of restrictive covenants hereto.

NOTE: No copy of the covenant to observe the said stipulations was supplied on first registration.

- 2 A Conveyance dated 19 August 1893 made between the same persons as are parties to the Conveyance referred to above contains identical stipulations to those contained in that Conveyance so far as the same are restrictive.

NOTE: No words of covenant or plans referred to in the stipulations were supplied on first registration.

- 3 The land is subject to rights of drainage and passage of water and soil

## C: Charges Register continued

electric cables and gas pipes.

### Schedule of restrictive covenants

- 1 The following are details of the stipulations contained in the Conveyance dated 6 October 1892 referred to in the Charges Register:-
  1. Fences. The Purchaser shall forthwith make and afterwards maintain a good substantial boundary fence on the piece of land hereby 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 eighteen feet of the said road except fences which are not to exceed six 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 upon the said piece of land of less value than four hundred pounds The value of a building shall be deemed to be the amounts of its net first cost in material and labour of construction only estimated at the lowest current prices.
  4. Trades &c. 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 &c. Until the parochial or other public authorities shall take upon themselves the repair of the whole of the roads and footpaths as shown on 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 repair to the amount of the purchase money of the said piece of land and of the several other plots forming other part of the said Estate.

End of register