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Official copy of register of title

Title number SGL725652

Edition date 09.05.2016

This official copy shows the entries on the register of title on 01 AUG 2018 at 10:09:09.

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 01 Aug 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. Except as mentioned below, the title includes any legal easements granted by the registered lease but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

SUTTON

- 1 (20.09.2011) The Leasehold land shown edged with red on the plan of the above title filed at the Registry and being Flat 10, Bishopsford House, Poulter Park, Bishopsford Road, Morden and parking space (SM4 6AS).

NOTE: As to the part tinted blue on the title plan only the ground floor flat is included in the title.
- 2 (20.09.2011) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : 9 September 2011
Term : from and including 29 June 2006 to and including 28 September 2131
Parties : (1) Harrington (Properties) Limited
(2) James Charles Chandler and Valerie Mary Chandler
- 3 (20.09.2011) There are excepted from the effect of registration all estates, rights, interests, powers and remedies arising upon, or by reason of, any dealing made in breach of the prohibition or restriction against dealings therewith inter vivos contained in the Lease.
- 4 (20.09.2011) The title includes any legal easements referred to in clause LR11.1 of the registered lease but is subject to any rights that are granted or reserved by the lease and affect the registered land.
- 5 (20.09.2011) The registrar has not seen any consent to the grant of this sub-lease that the superior lease, out of which it was granted, may have required.
- 6 (20.09.2011) The landlord's title is registered.

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 number SGL725652

Title absolute

- 1 (23.04.2012) PROPRIETOR: HALIL YILMAZ OSMAN and AYSE MELIZ OSMAN of Flat 10, Bishopsford House, Poulter Park, Bishopsford Road, Morden SM4 6AS.
- 2 (23.04.2012) The price stated to have been paid on 19 March 2012 was £250,000.
- 3 (23.04.2012) The covenant implied under section 4(1)(b) of the Law of Property (Miscellaneous Provisions) Act 1994 in the disposition to the proprietor is modified.
- 4 (26.04.2016) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 18 April 2016 in favour of Santander UK PLC referred to in the Charges Register.

C: Charges Register

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

- 1 (20.09.2011) A Conveyance of the freehold estate in the land in this title and other land dated 24 May 1928 made between (1) Sir Ian Standish Monteith Hamilton and others (Vendors), (2) Sir Arthur Crosfield and Kenyon Pascoe Vaughan Morgan, (3) The National Playing Fields Association and (4) The Carshalton Urban District Council contains the following covenants:-

"The Council for themselves their successors and assigns hereby covenant with the Vendors their heirs executors administrators and assigns and as a separate covenant with the Association their successors and assigns that they the Council their successors and assigns will not at any time hereafter use the hereditaments hereby conveyed or any part or parts thereof or permit the same to be used for any other purpose or purposes than that of a Public Recreation Ground or Public Open Space and that the said hereditaments shall be laid out equipped and maintained by the Council their successors and assigns as a public inalienable Open Space for ever in accordance with the charitable purposes of the Association And also that the said Open Space shall be known as the Poulter Park and Recreation Ground or by some other title embodying the same of the said Reginald Clifford Poulter and agree to permit on inscription to be placed on a pedestal or above to be erected in a conspicuous position on the side recording the circumstances connected with the gift of the land as a public Open Space at the expense of the Council"
- 2 (26.04.2016) REGISTERED CHARGE dated 18 April 2016.
- 3 (26.04.2016) Proprietor: SANTANDER UK PLC (Co. Regn. No. 2294747) of Deeds Services, 101 Midsummer Boulevard, Milton Keynes MK9 1AA.

End of register