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Official copy of register of title

Title number BD95778

Edition date 27.02.2017

- This official copy shows the entries on the register of title on 07 AUG 2019 at 15:59:20.
- 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 07 Aug 2019.
- 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, Peterborough Office.

A: Property Register

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

LUTON

- 1 (02.03.1983) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 391 Hitchin Road, Luton (LU2 7SP).
- 2 The land has the benefit of the following rights granted or confirmed by a Deed dated 30 December 1950 made between (1) Arthur Jason Hillyard and (2) Arthur Sidney Wells:-

"WHEREAS there is in fact a drain under some part of the property known as Number 389 Hitchin Road aforesaid belonging to the first owner which serves the property known as Number 391 Hitchin Road aforesaid belonging to the second owner.

IT is hereby agreed and declared that the right of drainage under part of the property known as Number 389 Hitchin Road aforesaid belonging to the first owner shall remain in full force and effect and the second owner his successors in title and assigns shall pay one half of the expense of cleansing and keeping that part of the drain or sewer under such property which serves the said adjoining property known as Number 391 Hitchin Road aforesaid in repair."

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 (06.06.2014) PROPRIETOR: BULBUL AHMED and PRIME AHMED of 391 Hitchin Road, Luton LU2 7SP.
- 2 (03.07.2008) The price stated to have been paid on 4 June 2008 was £160,000.
- 3 (06.02.2017) 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

B: Proprietorship Register continued

Charge dated 26 January 2017 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 A Conveyance of the land in this title and other land dated 10 July 1926 made between (1) Albert Wilkinson (Vendor) and (2) Albert Hayward (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 (06.02.2017) REGISTERED CHARGE dated 26 January 2017.
- 3 (06.02.2017) Proprietor: SANTANDER UK PLC (Co. Regn. No. 2294747) of Deeds Services, 101 Midsummer Boulevard, Milton Keynes MK9 1AA.

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 10 July 1926 referred to in the Charges Register:-

"The Purchaser for the benefit of land of the Vendor adjoining or near to the property hereby conveyed or any part thereof for the time remaining unsold and so as to bind the property hereby conveyed hereby covenants with the Vendor that the Purchaser will and the persons deriving title under him will at all times hereafter observe and perform the restrictions conditions and stipulations contained in the First Schedule hereto and will indemnify and keep indemnified the Vendor from and against any breach or breaches thereof Provided that the Purchaser or other the owners for the time being of the land hereby conveyed shall as regards any of the aforesaid restrictions conditions and stipulations which are restrictive of the uses of the land be liable only in respect of breaches which occur while he or they shall respectively be owner or owners of the land or of the part thereof in respect of which any such breach occurs

THE FIRST SCHEDULE above referred to

1. The Purchaser will within three calendar months from the date hereof erect and for ever after maintain a good and sufficient close boarded fence or brick wall not less than five feet high along the side of the said piece of land marked "T" on the said plan and will not use on any such fence any paint or tar of a black colour and no fence to be erected on the land shall be painted or coloured with any black colouring or tar

2. The Purchaser will observe the Building Line and will not erect any building of a greater height than five feet (except bay windows and porches) between the said building line and Hitchin Road aforesaid

3. The Purchaser will not erect on the said piece of land any public house beerhouse or house for the sale of intoxicating liquors or clubhouse where intoxicating liquors are sold or permit any building to be used for any such purpose or for the carrying on of the trade or business of a fried fish shop or for any obnoxious or offensive trade or business

4. The Purchaser shall not erect or allow to be erected or placed upon the said piece of land any hut shed caravan house on wheels or other chattel intended to be used as a dwelling or sleeping apartment nor any advertisement hoarding booth show swing or roundabout

5. The Purchaser shall not be entitled to any right of light or air which would restrict the free use of the adjoining land of the Vendor for building or other purposes."

NOTE: No "T" marks or building line referred to above were shown on the Conveyance plan supplied on first registration.

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End of register