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Applications are pending in HM Land Registry, which have not been completed against this title.



Official copy of register of title

Title number NGL597742

Edition date 16.12.2019

- This official copy shows the entries on the register of title on 17 DEC 2019 at 11:43:32.
- 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. 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.

BRENT

1 (02.09.1987) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being Flat 2, Romney, 3 Ambleside Road, (NW10 3UH).

NOTE: As to the part tinted blue on the filed plan only the ground floor flat is included in the title.

2 (02.09.1987) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:

Date : 20 July 1987
 Term : 125 years from 20 July 1987
 Rent : £10
 Parties : (1) The Mayor and Burgesses of The London Borough of Brent
 (2) Andrew Bernard Sandford

3 The registered Lease is made pursuant to Part V of the Housing Act 1985 and the land has the benefit of and is subject to the easements and rights specified in paragraph 2 of Schedule 6 of the said Act.

4 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.

5 The landlord's title is registered.

6 Unless otherwise mentioned the title includes any legal easements granted by the registered lease(s) but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

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 (12.12.2005) PROPRIETOR: BEVERLEY CAMPBELL of Flat 2, Romney 3 Ambleside Road, London NW10 3UH.
- 2 (12.12.2005) The price stated to have been paid on 29 November 2005 was £173,000.
- 3 (05.03.2008) 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 27 February 2008 in favour of Bank of Scotland 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 freehold estate in land in this title and other land dated 30 July 1900 made between (1) Henry Marks (Vendor) and (2) Alfred Sidney Newnham Davis and (3) Mary Snelling Morris (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 (05.03.2008) REGISTERED CHARGE dated 27 February 2008.
- 3 (05.03.2008) Proprietor: BANK OF SCOTLAND PLC (Scot. Co. Regn. No. SC327000) of Birmingham Midshires Division, Pendeford Business Park, Wobaston Road, Wolverhampton WV9 5HZ.
- 4 (16.12.2019) UNILATERAL NOTICE in respect of an option to purchase contained in an Agreement dated 30 October 2019 made between (1) Beverley Campbell and (2) Nationwide Property Developments Ltd.
NOTE: Copy filed.
- 5 (16.12.2019) BENEFICIARY: Nationwide Property Developments Ltd (Co. Regn. No. 05854929) of 1 Hunters Walk, Canal Street, Chester CH1 4EB.

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 30 July 1900 referred to in the Charges Register:-

"The Purchaser (as to the land hereby conveyed) for herself her heirs and assigns doth hereby covenant with the Vendor and his heirs and also with the owners or owner of any other land to which the benefit of the stipulations hereinafter mentioned is attached that he and all persons claiming under him will henceforth observe perform and comply with the stipulations covenants and conditions specified in the second Schedule hereto so far as the same relate either to the rights or duties of the Purchaser or to the persons claiming under him in respect of the land hereby conveyed but this covenant is not to be held personally binding upon the Purchaser or any person except in respect of breaches committed or continued during his or their joint or sole seizin of or title to the lands upon or in respect of which such breaches shall have been committed.

THE SECOND SCHEDULE ABOVE REFERRED TO

STIPULATIONS

1. Frontages. Of each corner lot the shorter external boundary shall be deemed the front and the longer the side or flank and houses thereon shall be built accordingly.
2. Building Lines. No erection or building or portion thereof is to

Schedule of restrictive covenants continued

project upon or overhang the space between the building lines and the road boundary shown on plan excepting ordinary architectural dressings or bay windows.

3. Fences. Each Purchaser is at his own expense to forthwith erect and afterwards to maintain good and sufficient boundary fences on the sides of his lot or group of lots marked T within the boundary lines those between building line and road boundary not more than five feet high those behind building line not less than 5" feet nor more than 6" feet high. If any Purchaser shall make default in erecting any such fence as aforesaid within thirty days or in repairing any such fences within ten days after notice requiring him so to do shall have been given to him or left for him at his residence or on his lot or group of lots by any adjoining Purchaser or (in the absence of sale) by the Vendor then such adjoining Purchaser or the Vendor shall be at liberty forthwith to erect or repair any such fence or to erect and keep in repair a temporary fence and the Purchaser making any such default shall on demand repay to such adjoining Purchaser or the Vendor all moneys expended by the former or the latter for the purposes aforesaid and all expenses relating thereto.

The Vendor shall not be bound to make any such fences in respect of any unsold lot or lots.

4. Roads and Sewers. The roads and sewers have been made by the Vendor but each owner of any lot shall from time to time contribute and pay to the Vendor his proportion of the expense of repairing and maintaining the footway roadway and drainage and sewerage abutting on the plot or plots purchased by him until the same shall be taken over by the proper local authority such proportion to be determined by the Surveyor of the Vendor or his assigns in proportion to the frontage of each lot and to be recoverable by the Vendor by distress on the lot or lots of the Purchaser liable for the same.

5. Other roads or ways. No lot or portion thereof is to be made into or used as a road or way to any property not purchased at this sale.

6. Building Values and Plans. The minimum cost (exclusive of stabling) of the house or building to be erected on any lot is to be as follows. On lots 1 to 30 and 67 to 101 all inclusive Three hundred pounds and on lots 169 to 226 both inclusive Three hundred and fifty pounds. The plans for all the said houses are to be deposited with and approved in writing by the Vendor or his Surveyor before any building operations are commenced.

7. Buildings. On no lot shall more than one house be built nor until a house be built shall any domestic offices or stable or other inferior permanent building be erected. On no lot shall any water closet or privy be erected detached from any other building except by the express permission in writing of the Vendor or his Surveyor. No temporary building hut or shed of any kind is to be erected or placed on any lot except sheds or workshops to be used only for the works incidental to the erection of the house or houses or other structures to be built thereon or on some other plot.

No advertisements shall be allowed on any lot. No advertisement hoarding shall be allowed on any lot. No shows booths swings or roundabouts for public use shall be allowed on any lot.

8. Party Walls. The side wall of any house on any lot can be built as a party wall that is to say having one moiety of its thickness on an adjoining lot. The adjoining owner shall pay his proportion of the costs of the said wall if and when he uses it for building purposes at the current value. If any difference shall arise between the adjoining owners as to this stipulation the same shall be finally determined by the Surveyor for the time being of the Vendor.

9. Prohibitions. On no lot shall any hotel tavern public house beerhouse or shop for the sale of intoxicating liquor of any kind to be consumed on or off the premises be built nor shall any house be used for such purposes and no building erected on any lot shall be used as a shop (except lot 96) and no lot shall any manufactory be erected or any building be used as a workshop or factory. No house or building

Schedule of restrictive covenants continued

erected on any lot shall be used for the carrying on of any noisy noisome or offensive trade or manufacture whatsoever nor shall any house building or lot be used for any purpose which may be a nuisance or annoyance to any adjoining owner or to the Vendor or assigns or to the neighbourhood.

10. Local Acts and Bye-Laws. These stipulations are subject to the rules bye laws and regulations of local public authorities.

11. Gravel &c. Upon no lot shall any person excavate any gravel clay or any material of any kind whatsoever except for the purpose of foundations nor shall any brickmaking be carried on upon the property nor shall any sale of building materials be held on any lot.

12. Rights Reserved. The Vendor reserves to himself the right of allowing a departure from these stipulations or any of them in any one or more cases.

13. Re-Stumping Lots. The lots being once stumped out by the Vendor each Purchaser must undertake the care and maintenance of his boundary marks. Should he at any time wish to have these restored he can do so by applying to the Vendor and paying the expenses."

NOTE 1: The Conveyance plan referred to in paragraph 2 of the Second Schedule above shows a building line at 10 feet from the frontage but no 'T' marks

NOTE 2: The land conveyed is numbered 169 to 197 inclusive on the Conveyance Plan.

End of register