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Official copy of register of title

Title number TGL154483

Edition date 25.06.2018

- This official copy shows the entries on the register of title on 04 AUG 2020 at 16:07:54.
- 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 04 Aug 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, 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.

KINGSTON UPON THAMES

- 1 (21.12.1998) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being First Floor Flat at 92 Burlington Road, New Malden (KT3 4NT).

NOTE: Only the first floor flat together with the rear staircase leading thereto is included in the title.
- 2 (21.12.1998) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : 27 November 1998
Term : 99 years from 1 June 1998
Rent : As therein mentioned
Parties : (1) Linda Irene Smith
(2) Grant Buckley Warner
- 3 (21.12.1998) 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 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.
- 5 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 absolute

B: Proprietorship Register continued

- 1 (03.06.2004) PROPRIETOR: PATRICK JOSEPH DIXON of 9 Chatsworth Gardens, New Malden, Surrey KT3 6DW.
- 2 (03.06.2004) The price stated to have been paid on 13 May 2004 was £136,000.
- 3 (03.06.2004) 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 (10.09.2014) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by David E M Mond FCCA of ClearDebt Limited, Nelson House, Park Road, Timperley, Cheshire WA14 5BZ.
- 5 (25.06.2018) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by Nationwide Property Developments Limited of 1 Hunters Walk, Chester, CH1 4EB or their conveyancer.

C: Charges Register

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

- 1 (21.12.1998) A Conveyance of the freehold estate in the land in this title dated 14 September 1881 made between (1) John Guscotte George Wadham and Charles James Daw (2) Alfred John Dunning and (3) John Guscotte contains the following stipulations:-

To maintain a good and sufficient fence on the side of the said hereditaments thereby assured abutting on the Burlington Road and not to erect or suffer to be erected within 10 feet of the said Burlington Road any erection or building other than the said boundary fence and internal dwarf fences not exceeding 6 feet in height.

NOTE: No copy of the words of covenant was supplied on first registration.
- 2 (09.01.2007) REGISTERED CHARGE dated 13 December 2006.
- 3 (19.02.2010) Proprietor: SANTANDER UK PLC (Co. Regn. No. 2294747) of Deeds Services, 101 Midsummer Boulevard, Milton Keynes MK9 1AA.
- 4 (09.01.2007) The proprietor of the Charge dated 13 December 2006 referred to above is under an obligation to make further advances. These advances will have priority to the extent afforded by section 49(3) Land Registration Act 2002.
- 5 (03.03.2009) Equitable charge created by an interim charging order of the Kingston upon Thames County Court dated 19 February 2009 in favour of Nationwide Building Society.

NOTE: Copy filed.
- 6 (06.05.2009) Equitable charge created by an interim charging order of the Leeds County Court dated 6 April 2009 in favour of Lloyds TSB Bank PLC.

NOTE: Copy filed.
- 7 (10.02.2012) Equitable charge created by an interim charging order of the Kingston-upon-Thames County Court dated 25 January 2012 in favour of Bank of Scotland Plc (Court Reference 1UC75231).

NOTE: Copy filed.
- 8 (25.06.2018) UNILATERAL NOTICE in respect of an Option Agreement to Purchase dated 8 May 2018 made between (1) Patrick Joseph Dixon and (2) Nationwide Property Developments Limited.
- 9 (25.06.2018) BENEFICIARY: Nationwide Property Developments Limited (Co. Regn. No. 05854929) of 1 Hunters Walk, Chester CH1 4EB.

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End of register