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Official copy of register of title

Title number SY201060

Edition date 17.11.2017

- This official copy shows the entries on the register of title on 02 JUN 2020 at 13:49:21.
- 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 02 Jun 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, Durham Office.

A: Property Register

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

SURREY : WAVERLEY

- 1 (09.05.1958) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 10 Brook Avenue, Weybourne, Farnham, (GU9 9HB).
- 2 The Conveyance dated 26 October 1937 referred to in the Charges Register contains the following provision:-

"PROVIDED ALSO that the Purchaser and his successors in title shall not by virtue of this Deed acquire any right of light or air which would prejudicially affect the user by the Vendor and the persons deriving title under him of the said adjoining or neighbouring land of the Vendor for building purposes."

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 (03.11.2000) PROPRIETOR: AARON JONATHAN COOPER of 10 Brook Avenue, Farnham GU9 9HB.
- 2 (17.11.2017) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 26 October 2017 in favour of National Westminster Bank 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 dated 26 October 1937 made between (1) Reginald

C: Charges Register continued

Eaglesfield Symonds (Vendor) (2) High Matheson Foster and John Theodore Coggins and (3) Bertie Potter (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.

- 2 The land is subject to rights of erecting, using maintaining, repairing, renewing, inspecting and removing electric lines and works with ancillary rights of entry.
- 3 (17.11.2017) REGISTERED CHARGE dated 26 October 2017.
- 4 (17.11.2017) Proprietor: NATIONAL WESTMINSTER BANK PLC (Co. Regn. No. 929027) of Mortgage Centre, P.O. Box 123, Greenock PA15 1EF.

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 26 October 1937 referred to in the Charges Register:-

"THE Purchaser with intent and so as to bind so far as practicable the property hereby conveyed into whosoever hands the same may come (but so far as concerns those which are negative namely those Numbered One and two not so as to render himself personally liable for any breach of covenant after he shall have parted with all interest in the property in respect of which such breach shall occur) hereby covenants with the Vendor that the Purchaser and his successors in title will observe and perform the restrictions and conditions contained in the First Schedule hereto.

NOTWITHSTANDING the covenant by the Purchaser hereinbefore contained it is hereby agreed and declared that the Vendor and his successors in title owners for the time being of the part of the adjoining land belonging to the Vendor for the time being remaining unsold or otherwise undisposed of may at the request of any of the Purchasers of any part thereof or the persons deriving title under them release or vary any of the aforesaid restrictions or stipulations and the Vendor shall not be in any way restricted as to the mode of laying out user or enjoyment of any of the said adjoining land which belongs to the Vendor and that nothing contained herein or in the First Schedule hereto shall be construed to create a building scheme in respect of the said adjoining land or any part thereof.

PROVIDED ALWAYS that if and whenever the Vendor and his successors in title shall sell a plot of land (being a part but not the whole of the said adjoining land belonging to the Vendor then remaining vested in him) the right to enforce the covenant hereinbefore contained in respect of the plot of land so sold shall not pass to the Purchaser thereof.

THE FIRST SCHEDULE above referred to

1. NO building on the said land shall be used for any purpose other than for occupation as a private dwellinghouse and no outbuildings thereon shall be used otherwise than in connection with such private dwellinghouse and no trade business or manufacture of any kind shall be carried on upon the said land or in any building thereon and nothing shall be allowed to be done upon the said land likely to be or become a nuisance or annoyance to the Vendor or the neighbouring owners and occupiers.

2. NO temporary building exceeding Eight feet by Six feet in length and breadth and Seven feet in height shall be erected or allowed to stand or remain on the said land other than a garage of such pattern and construction as shall be approved by the Local Authority.

3. TO maintain and when necessary re-erect good and sufficient fences on the North-west and South-west sides of the said land."

NOTE: Only the south west boundary of the land in this title is affected by Clause 3 above.

End of register