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Official copy of register of title

Title number SY47414

Edition date 23.12.2020

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- Issued on 02 Oct 2022.
- 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.

CROYDON

- 1 (25.09.1945) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Fourways, 1 Duppas Hill Terrace, Croydon (CR0 4BA).

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 (23.12.2020) PROPRIETOR: S&G CROYDON LTD (Co. Regn. No. 12478002) of Unit 1 Global House, Red Lion Business Park, Red Lion Road, Surbiton KT6 7QD.
- 2 (23.12.2020) The price stated to have been paid on 22 December 2020 for the land in this title and in SGL800488 was £1,200,000.
- 3 (23.12.2020) The Transfer to the proprietor contains a covenant to observe and perform the covenants in the property and charges register and of indemnity in respect thereof.

C: Charges Register

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

- 1 A Conveyance dated 5 March 1934 made between (1) Annie Williams and (2) Edward Marcus Midmer and Ebenezer Thomas Henry Midmer contains restrictive covenants.

NOTE: Copy of covenants filed.

End of register

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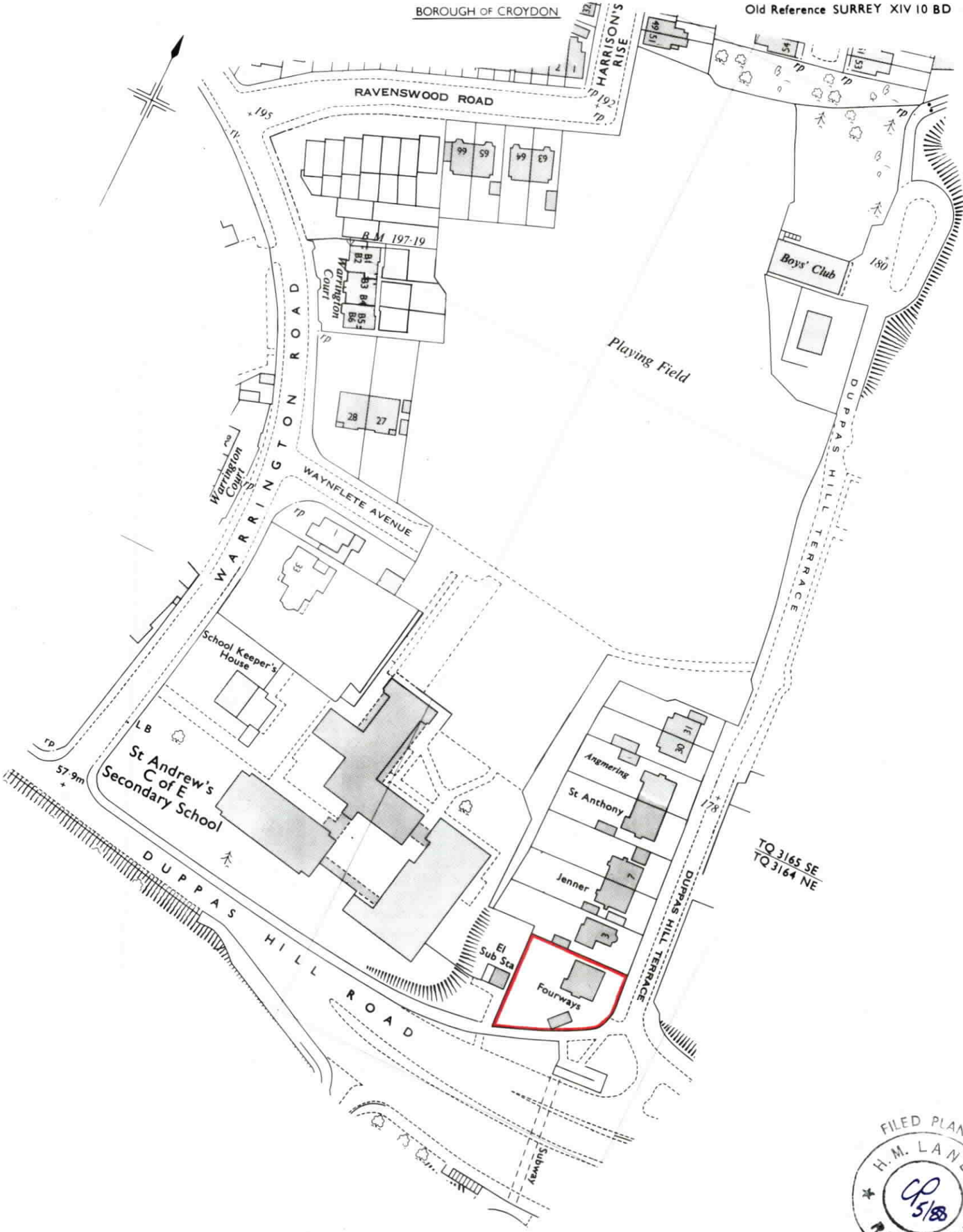
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H.M. LAND REGISTRY		TITLE NUMBER	
		SY 47414	
ORDNANCE SURVEY PLAN REFERENCE	COUNTY	SHEET	NATIONAL GRID
	GREATER LONDON		TQ 3165
			SECTION
			W
Scale: 1/1250		© Crown copyright 1975	

BOROUGH OF CROYDON

Old Reference SURREY XIV 10 BD



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Official copy of register of title

Title number SGL85339

Edition date 22.03.2021

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- 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.

CROYDON

- 1 (01.08.1969) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 3 Duppas Hill Terrace, Croydon (CR0 4BA).

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 (22.03.2021) PROPRIETOR: S&G CROYDON LIMITED (Co. Regn. No. 12478002) of Unit 1, Global House, Red Lion Business Centre, Red Lion Road, Surbiton KT6 7QD.
- 2 (22.03.2021) The price stated to have been paid on 19 March 2021 was £700,000.

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 5 March 1934 made between (1) Annie Williams (Vendor) and (2) Edward Marcus Midmer and Ebenezer Thomas Henry Midmer (Purchasers) contains covenants details of which are set out in the schedule of restrictive covenants hereto.

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 5 March 1934 referred to in the Charges Register:-

COVENANT by the Purchasers for themselves and their sequels in title and assigns to the intent that the covenant thereafter contained

Schedule of restrictive covenants continued

should run with the land and bind the same into whosoever hands the same should come but not so as to render the Purchasers their sequels in title and assigns personally liable in damages after they should have parted with all interest in the property thereby conveyed with the Vendors her executors administrators and assigns owners occupiers and tenants for the time being of her adjoining or adjacent property that the Purchasers their sequels in title and assigns would at all times thereafter observe and perform the stipulations contained in the first Schedule to abstracting presents.

THE FIRST SCHEDULE

1. The Purchaser shall forthwith make and for ever afterwards maintain

(a) Upon the road boundaries of the land a wall or close-boarded fencing not exceeding 3 feet 6 inches in height

(b) Between the points marked A-B B-C on the plan drawn thereon a wall or close-boarded fence 6 feet in height

(c) Between the points marked C-X a post and wire fence 4 feet in height planted inside with privet or other fast growing shrubs

(d) Upon all internal divisional boundaries

(1) From the back of the path to the building line a wall or close-boarded fencing not exceeding 3 feet 6 inches in height

(2) For the remainder close-boarded fencing not less than 5 feet 6 inches or more than 6 feet 6 inches in height

2. No chalk gravel clay or earth shall be removed from the land except for the purpose of laying the foundations drainage or other works in connection with the erection of houses thereon

3. Not more than five private detached or semi-detached houses and garages appurtenant thereto shall be erected upon the land and each house shall front upon Duppas Hill Terrace and shall have a minimum frontage of 36 feet thereto No trade business or manufacture shall be carried on upon the land No house shall be erected upon the land until a site plan and plans and elevations shall have been submitted in duplicate (one copy to be retained by the Vendor) and approved by the Surveyors to the Vendor and the fees of the said Surveyors for such approval amounting to one guinea for each house shall be discharged by the Purchaser

No house shall be erected of a less prime cost than £650 in the case of a semi-detached house of £700 in the case of a detached house and in this connection prime cost shall mean the first cost of labour and materials

4. No building or erection except boundary walls fences and gates (none of which shall exceed 3 feet 6 inches in height) shall be erected on the land lying between the road frontage and the building line shown on the plan

5. No hoarding shall be erected upon the said land nor shall any building erection fence wall or any part of the land be used for advertising purposes of any description

6. The Purchaser shall contribute a rateable proportion according to the road frontage towards the cost of maintaining and repairing Duppas Hill Terrace until the same is taken over by the Local Authority: such proportion in the case of difference to be settled by the Surveyors of the Vendor whose decision shall be final

7. If and when the Purchaser shall make any excavations in the road footpath or grass verge for the purpose of making connections with the sewers gas or water mains or otherwise he shall forthwith at his own expense reinstate the same to its former condition to the entire satisfaction in all respects of the Surveyors of the Vendor and in the event of such work not having been carried out or in the opinion of the Surveyors to the Vendor having been carried out in an unsatisfactory

Schedule of restrictive covenants continued

manner then the Vendor may execute such works as she thinks necessary and the cost thereof shall be discharged by the Purchaser

8. Not to cut main or remove any trees standing in the verge in Duppas Hill Terrace without first obtaining the written consent of the Vendor's Surveyors

9. The Vendor reserves the right to deal with any adjoining property or other land belonging to her without reference to and independently of these stipulations and also reserves the right to allow departure from them in any one or more cases

NOTE 1: The points marked A,B,C and X referred to in clause 1(b) and (c) are reproduced on the filed plan

NOTE 2: The building line referred to in clause 4 is set back 20 feet from the road.

End of register

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H. M. LAND REGISTRY GENERAL MAP

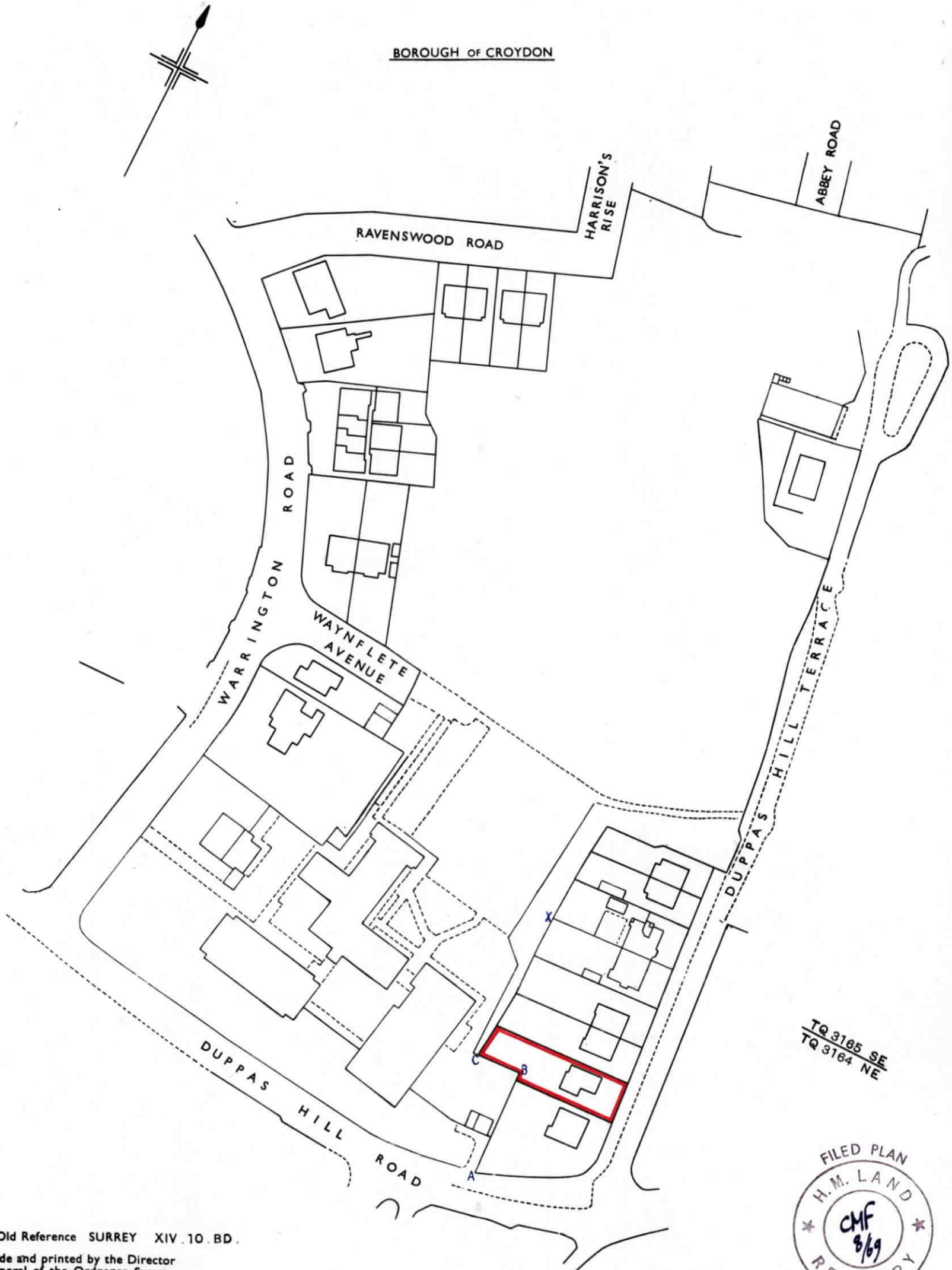
NATIONAL GRID PLAN
GREATER LONDON

TQ 3165

SECTION W

Scale 1/1250

BOROUGH OF CROYDON



Old Reference SURREY XIV.10.BD.
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TQ 3165 SE
TQ 3164 NE



TITLE No. SGL 85339

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Official copy of register of title

Title number SGL800488

Edition date 23.12.2020

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- Issued on 02 Oct 2022.
- 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.

CROYDON

- 1 The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Land at Fourways, 1 Duppas Hill Terrace, Croydon (CR0 4BA).
- 2 A Transfer of the land in this title and other land dated 1 June 1965 made between (1) The Mayor Aldermen and Burgesses of The London Borough of Croydon (Corporation) and (2) The Trustees of St Andrew's Church of England Secondary School contains the following provision:-

"PROVIDED ALWAYS AND IT IS HEREBY AGREED AND DECLARED as follows:-

(i) the land hereby transferred is transferred subject to all rights easements rights of way rights of support or other rights or easements to which the same may be subject

(ii) this transfer shall not operate to grant by way of implication or otherwise any estate right title interest easement or quasi easement over or in respect of any adjoining or neighbouring land belonging to or to belong to the Corporation."
- 3 (13.02.2019) The Transfer dated 8 December 2017 referred to in the Charges Register contains a provision relating to the creation and/or passing of easements.

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 (23.12.2020) PROPRIETOR: S&G CROYDON LTD (Co. Regn. No. 12478002) of Unit 1 Global House, Red Lion Business Park, Red Lion Road, Surbiton KT6 7QD.
- 2 (23.12.2020) The price stated to have been paid on 22 December 2020 for the land in this title and in SY47414 was £1,200,000.

B: Proprietorship Register continued

- 3 (23.12.2020) The Transfer to the proprietor contains a covenant to observe and perform the covenants in the property and charges register and of indemnity in respect thereof.

C: Charges Register

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

- 1 The land is subject to rights of drainage through the drains and sewers thereunder.
- 2 The land is subject to the covenants contained in a Deed of Covenant dated 25 January 1867 made between (1) James Dineley Gover (2) William Hatten (3) John Allsop (4) Charles Rutley (5) John Murrell (6) Matthew Pratt (7) Henry Harrison Allan (8) William John Blake and Robert Willes Fuller and (9) Robert Partridge details of which are set out in the schedule of restrictive covenants hereto.
- 3 (13.02.2019) A Transfer of the land in this title dated 8 December 2017 made between (1) The Trustees of the St Andrew's Church of England Secondary School and (2) Geoffrey Sheldon Courtenay Radford and Alison Veronica Radford contains restrictive covenants.

NOTE: Copy filed.

- 4 (13.02.2019) The land is subject to any rights that are reserved by the Transfer dated 8 December 2017 referred to above and affect the registered land.

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Deed of Covenant dated 25 January 1867 referred to in the Charges Register:-

"Each of them the said James Dineley Gover William Hatten John Allsop Charles Rutley John Murrell Matthew Pratt and Henry Harrison Allen so far only as relates to the acts and deeds of himself and of his heirs executors administrators and assigns and affecting the premises purchased by him as aforesaid but not further or otherwise doth hereby for himself his heirs executors administrators and assigns COVENANT with every other of them the said James Dineley Gover William Hatten John Allsop Charles Rutley John Murrell Matthew Pratt and Henry Harrison Allan his heirs and assigns and also with the said William John Blake and Robert Willes Fuller and Robert Partridge and each and every of them and their and each of their heirs and assigns that they the said James Dineley Gover William Hatten John Allsop Charles Rutley John Murrell Matthew Pratt and Henry Harrison Allan respectively their respective heirs or assigns will immediately after the execution of these presents fence in by a good and substantial fence along the lines marked with the letter T upon the said Plan drawn on the back of the second skin of these presents the said premises respectively purchased by him as aforesaid And also will at his or their own expense respectively at all times hereafter repair uphold and keep in good condition the said fence such fence not to exceed six feet in height And also will not at any time erect or suffer to be erected upon any part of the said premises respectively purchased by him as aforesaid any building intended as a Shop Warehouse or Factory or erect or suffer to be erected fixed or placed upon any part of the said premises any operative Machinery and will not exercise or carry on or suffer to be exercised or carried on upon any part of the said premises the trade or business of a Tavern or Hotel Keeper or Licensed Victualler or Dealer or Retailer in Wine Beer or Spirits or any other trade or business whatsoever or any Manufacture And also shall and will until the said several Roads called respectively the Warrington Road and the Duppas Hill Road and the Grove the several directions of which are particularly delineated in the said Plan drawn on the back of the second skin hereof and are thereon marked respectively Yellow shall be repairable by the Local Board of Health or otherwise as public Highways pay and contribute a reasonable proportion of the expense of completing repairing maintaining and cleansing the said Roads thereon respectively such proportion to be ascertained and fixed by the said William John

Schedule of restrictive covenants continued

Blake and Robert Willes Fuller and Robert Partridge or some or one of them their or one or their heirs or assigns or any person or persons authorised on their behalf respectively and to be recoverable by the said William John Blake and Robert Willes Fuller and Robert Partridge or either of them their or either of their heirs or assigns in the same manner as rent in arrear upon a legal demise is usually recoverable And that as to the said premises comprised in Lots 3 and 4 aforesaid respectively no buildings shall be erected upon the same respectively if the value of such buildings be for single dwellinghouses less than the sum of Nine hundred pounds for each such house or if such buildings be for a pair of dwellinghouses then the sum of One thousand five hundred pounds for each such pair And that as to the said premises comprised in Lots 6, 7, 8, 9, 10 and 11 aforesaid respectively no buildings shall be erected upon the same respectively of less value if such buildings be for single dwellinghouses than the sum of Eight hundred pounds for each such house or if such buildings be for a pair of dwellinghouses then the sum of One thousand four hundred pounds for each such pair And that as to the said premises comprised in Lots 12, 13, 14, 15, 16, 17, 18 and 19 aforesaid respectively no buildings shall be erected upon the same respectively of less value if such buildings be for single dwellinghouses than the sum of Five hundred pounds for each such house or if such buildings be for a pair of dwellinghouses than the sum of Eight hundred pounds for each such pair And that the said several values as aforesaid shall mean the amount of the net first cost of each such house or pair of houses as the case may be in materials labor and construction estimated at the lowest current prices And that as to the said premises comprised in Lot 3 aforesaid no building or structure whatever (save the said fence bounding the same) shall at any time be erected or built thereon within thirty five feet of the said Duppas Hill Road And that as to the said premises comprised in Lot 4 aforesaid no building or structure whatever shall at any time be erected or built thereon within thirty five feet of the said Duppas Hill Road And that as to the said premises comprised in Lots 6, 7, 8, 9, 10 and 11 aforesaid respectively no building or structure whatever (save the said fence bounding the same respectively) shall at any time be erected or built thereon respectively within thirty feet of the said Duppas Hill Road Or as to the said premises comprised in Lots 12, 13, 14, 15 and 19 within twenty feet of the said Warrington Road Or as to the premises comprised in Lots 16, 17 and 18 within fifteen feet of the said Grove."

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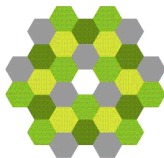
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title plan

Title number **SGL800488**
Ordnance Survey map reference **TQ3164NE**
Scale **1:1250**
Administrative area **Croydon**



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