



Official copy of register of title

Title number SY265869

Edition date 05.12.2018

- This official copy shows the entries on the register of title on 06 OCT 2023 at 13:35:11.
- 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 06 Oct 2023.
- 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.

MERTON

- 1 (01.05.1961) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 82 and 82a Coombe Lane, London (SW20 0AX).
- 2 The land has the benefit of a right of way over the land tinted brown on the filed plan.

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 (01.10.1998) PROPRIETOR: [REDACTED]
- 2 (01.10.1998) RESTRICTION: No disposition by a sole proprietor of the land (not being a trust corporation) under which capital money arises is to be registered except under an order of the registrar or of the Court.
- 3 (05.06.2013) 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 23 May 2013 in favour of Handelsbanken PLC referred to in the Charges Register.

C: Charges Register

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

- 1 A Deed dated 27 August 1868 made between (1) The Amity Investment Company Limited and (2) The Several other persons whose names and seals were thereunto subscribed and affixed contains restrictive covenants.

C: Charges Register continued

NOTE 1: A T mark shown on the Deed plan affects the Western boundary

NOTE 2: Copy covenants filed.

2 The land is subject to the full and free passage of water and soil through all drains sewers and watercourses therein or thereupon.

3 The land hatched blue on the filed plan is subject to rights of way.

4 (11.03.2010) The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto.
The leases grant and reserve easements as therein mentioned.

5 (11.03.2010) By a Deed dated 26 February 2010 made between (1) Selby John Ludolf and Simon Charles Hanks and (2) Jennings Racing Limited and Princess Alice Hospice the terms of the lease dated 16 March 2007 of the ground floor shop referred to in the schedule of leases hereto were varied.

NOTE: Copy Deed filed under SGL714340.

6 (05.06.2013) REGISTERED CHARGE dated 23 May 2013.

7 (05.12.2018) Proprietor: HANDELSBANKEN PLC (Co. Regn. No. 11305395) of 3 Thomas More Square, London E1W 1WY and of 101 Barbirolli Square, Manchester M2 3BG.

8 (05.06.2013) The proprietor of the Charge dated 23 May 2013 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.

Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	11.03.2010	Ground Floor Shop	16.03.2007 15 years fro 16.3.2007	SGL714340

NOTE: See entry in the charges register relating to a deed of variation dated 26 February 2010.

End of register

These are the notes referred to on the following official copy

The electronic official copy of the title plan follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from HM Land Registry.

This official copy is issued on 06 October 2023 shows the state of this title plan on 06 October 2023 at 13:35:10. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by the HM Land Registry, Croydon Office .

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H. M. LAND REGISTRY GENERAL MAP

GREATER LONDON
SURREY

SHEET TQ 2369

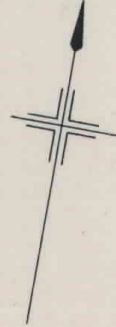
SECTION K

(NATIONAL GRID)

Scale 1/1250

BOROUGH OF MERTON

WIMBLEDON PARISH



TQ 2269 SE
TQ 2369 SW



MERTON PARISH

Old Reference VII 14 BD

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Filed Plan of Title No. **SY 265869**