



Official copy of register of title

Title number AGL222551

Edition date 22.09.2023

- This official copy shows the entries on the register of title on 28 SEP 2023 at 17:39:37.
- 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 Feb 2024.
- 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.

EALING

- 1 (17.07.1972) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being 1, 2 and 2c Teignmouth Parade, Perivale, Greenford (UB6 8BZ).
- 2 The land has the benefit of a right of way over the road on the northern side of the property and to right to use the sewers and drains thereunder subject to payment of a rateable proportion of the cost of keeping the said road, sewers and drains in repair.
- 3 (25.11.2010) The land has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 18 November 2010 referred to in the Charges Register.
- 4 (25.11.2010) The Transfer dated 18 November 2010 referred to above contains a provision as to light or air.

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 [REDACTED]
- 2 (25.11.2010) The price stated to have been paid on 18 November 2010 was £177,364.

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 7 July 1931 made between (1) Richard Watson (Vendor) (2) Frank Sweeney and Percival Bilton (Purchasers) and (3) William Lancaster (Sub-Purchaser) contains covenants details of which are set out in the schedule of restrictive

C: Charges Register continued

covenants hereto.

2 A Conveyance of the land in this title and other land dated 17 April 1936 made between (1) William Lancaster (Vendor) and (2) Harold Thomas (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.

3 The land is subject to the following rights reserved by the Conveyance dated 17 April 1936 referred to above:-

"RESERVING nevertheless unto the Vendor and all persons claiming under him similar rights to way drainage and sewerage over and along the said road No. 6 Bideford Avenue and forecourt and the sewers and drains in or under the property hereby assured AND RESERVING ALSO (a) the right for the Vendor and the Purchasers from him of building on any land available for building purposes up to the plots of land hereby assured and of granting rights of way or road draining sewerage and laying of services in through over or along any portions of the footpaths or forecourt shewn on the said plan attached hereto to adjoining owners without paying any compensation therefor or in respect thereof (b) the right to alter the general plan (if any) and any other plan of the estate of the Vendor so far as such plans relate to other land comprised therein and to sell such other land either subject or not subject to all or any of the covenants conditions and provisions herein contained or referred to and to any other covenants conditions and provisions and also the right to release modify or alter any of those herein contained or which may have been or may hereafter be inserted in the Conveyance of any land now or formerly forming portion of the said estate and the grantee shall not be bound by the said covenants conditions and provisions and the scheme of sewers drains streets roads back roads passages buildings and building lines shewn on the present or any future plan of the said estate or the sale plan with regard to any portion of the said estate."

4 A Conveyance of the land in this title and other land dated 12 June 1936 made between (1) Harold Thomas (Vendor) (2) Sidney Lionel Samson and (3) the Royal Exchange Assurance (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.

5 (25.11.2010) A Transfer of the land in this title dated 18 November 2010 made between (1) Lloyds TSB Bank Plc and (2) Mahmood Ebrahimi contains restrictive covenants.

NOTE: Copy filed.

Schedule of restrictive covenants

1 The following are details of the covenants contained in the Conveyance dated 7 July 1931 referred to in the Charges Register:-

FURTHER COVENANT by the Sub-Purchaser for himself his executors administrators and assigns with the Vendor and the Purchasers their respective successors and assigns to the intent that the said covenant should run with the land into whomsoever hands the same might come that no intoxicating liquors should be sold or any Public House Hotel or Licensed premises should at any time thereafter be erected upon the property thereby conveyed or any part thereof.

2 The following are details of the covenants contained in the Conveyance dated 17 April 1936 referred to in the Charges Register:-

THE Purchaser HEREBY COVENANTS with the Vendor:-

.....
..

(b) That the Purchaser and his successors in title will at all times hereafter observe and perform the stipulations and regulations in relation to the property hereby assured which are contained in the Third Schedule hereto.

Schedule of restrictive covenants continued

1. NOT to use or allow to be used any building erected on the said three plots of land or any part thereof for any purpose other than a private dwellinghouse the term private dwellinghouse including flats (including a company house and a house used for the practice of any of the following professions namely a doctor surgeon solicitor or dentist) or as a shop.

2. TO pay a proportionate part of the expense of keeping in repair the said road No. 6 Bideford Avenue and forecourt according to the extent of the frontage until the same shall be declared to be repairable by the inhabitants at large such proportion to be determined in case of difference by the Vendor's Surveyor and shall also pay a proportionate part with the other persons entitled to use the same of the expense of keeping in repair the sewers and drains used in connection with the property hereby assured until such sewers and drains shall be taken over by the local authority such proportion to be determined in case of difference by the Vendor's Surveyor.

3. NOT to carry on or permit to be carried on for a term of twenty one years from the 3rd February 1936 upon any part of the property hereby assured the trades or businesses of (a) a restaurateur delicatessen store pastry cook including bread and cakes cooked meat and cooked food but not including raw meat groceries or provisions other than stated herein and/or (b) a tobacconist newsagent and confectioner.

4. TO pay a proper proportion of any unapportioned tithe rent charge payable in respect of the property hereby assured and other property being the proportion properly apportionable to the property hereby assured and to keep the Vendor and his successors in title effectually indemnified against such tithe rent charges and all actions proceedings costs and expenses in respect thereof."

3 The following are details of the covenants contained in the Conveyance dated 12 June 1936 referred to in the Charges Register:-

"And the Purchasers with intent to bind the property hereby conveyed into whosoever hands the same may come but not to make themselves personally liable in damages for any breach of the covenant after they shall have parted with all interest in the said property or in the part thereof in respect of which such breach shall have been committed as the case may be hereby covenanted with the Vendor -

(a) Not to build upon but to leave open the site of all roads and streets shown on the said plan attached hereto.

(b) Not to use or allow to be used any building erected on the said three plots of land or any part thereof for any purpose other than a private dwellinghouse the term private dwellinghouse including flats (including a Company house and a house used for the practice of any of the following professions, namely, a Doctor, Surgeon, Solicitor or Dentist) or as a shop or Bank.

(c) To pay a proportionate part of the expense of keeping in repair the said Road number 6 Bideford Avenue and forecourt according to the extent of the frontage until the same shall be declared to be repairable declared to be repairable by the inhabitants at large such proportion to be determined in case of difference by the Surveyor of the said William Lancaster And shall also pay a proportionate part with the other persons entitled to use the same of the expense of keeping in repair the sewers and drains used in connection with the said property hereby conveyed until such sewers and drains shall be taken over by the Local Authority such proportion to be determined in case of difference by the Surveyor of the said William Lancaster.

(d) Not to carry on or permit to be carried on for the term of Twenty one years from the third January One thousand nine hundred and thirty six upon any part of the property hereby conveyed the trades or businesses of (a) a Restaurateur Delicatessen Store Pastry Cook including bread cakes cooked meat and cooked food but not including raw meat groceries or provisions other than stated herein and/or (b) a Tobacconist Newsagent and Confectioner."

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End of register