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Official copy of register of title

Title number SY78625

Edition date 22.08.2017

- This official copy shows the entries on the register of title on 17 MAR 2023 at 12:07:04.
- 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 17 Mar 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 (16.09.1952) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 260 Coombe Lane, London (SW20 0RW).
- 2 (05.05.2015) A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.

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 (10.11.1997) PROPRIETOR: HENRIETTA HELENA TAYLOR of 260 Coombe Lane, London SW20 0RW.
- 2 (10.11.1997) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the 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 16 December 1852 made between (1) Frederick Cotton Finch (2) William Tringham and (3) Benjamin Edward Willoughby contains the following covenants:-

That he the said William Tringham his heirs appointees or assigns should not carry on permit or suffer to be carried on any trade or business whatever on the pieces of land thereby appointed and conveyed or either of them or any part thereof respectively not to use or permit same or any part thereof or any buildings to be erected thereon to be used as a Tavern Hotel Tea Garden Lunatic Asylum Beershop or other shop nor expose or permit to be exposed for sale thereon any goods or wares

C: Charges Register continued

nor erect or permit or suffer to be erected on said pieces of land or either of them or any part thereof respectively any dwellinghouse exclusive of outbuildings of less cost price than £800 or pair of semi detached villas of less price than £1200 each pair nor place any buildings other than walls or fences under 6 feet high nearer to the roads than 30 feet And lastly that the said William Tringham his heirs appointees and assigns and all persons whosoever claiming under him or them should and would make and at all times thereafter well and effectually maintain and keep good and sufficient fences upon and along the whole extent of the eastern sides of each of the said pieces or parcels of land thereinbefore appointed and granted and conveyed or intended so to be.

- 2 (05.05.2015) UNILATERAL NOTICE affecting the land tinted blue on the title plan in respect of an Agreement for the grant of a deed of easement dated 1 May 2015 made between (1) Henrietta Helena Taylor and (2) Oppidan Limited.
- 3 (05.05.2015) BENEFICIARY: Oppidan Limited (Co. Regn. No. 03821493) of Unit 8B, The 1929 Shop, Merton Abbey Mills, Watermill Way, London SW19 2RD.
- 4 (22.08.2017) The land is subject to any rights that are granted by a Deed dated 18 January 2017 made between (1) Henrietta Helena Taylor and (2) Regina Gowing and affect the registered land. The said Deed also contains restrictive covenants by the grantor.

NOTE: Copy filed.

End of register