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# Official copy of register of title

Title number SGL333802

Edition date 10.03.2009

- This official copy shows the entries on the register of title on 24 AUG 2022 at 14:47:08.
- 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 24 Aug 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.

MERTON

- 1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 1C and 1D Links Road, London (SW17 9ED).
- 2 The land has the benefit of a right of way over the land tinted brown on the filed plan.
- 3 The land has the benefit of a right of way over the passageway at the back and side leading into Ascot Road.

## 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 (16.12.1988) PROPRIETOR: A B CARPETS LIMITED (Co.Regn.No 1318486) of 393 Croydon Road, Wallington, Surrey.

## C: Charges Register

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

- 1 The land in this title and other land in Mitcham are together subject to such liability (if any) as is now existing in respect of a Rentcharge of £1.5.7.  
  
By Deed dated 7 April 1802 an indemnity was given in respect of the payment of the said Rentcharge and it was covenanted to pay the same out of other hereditaments in exoneration of this land and certain other land in Mitcham.
- 2 A Deed dated 11 October 1906 made between (1) The Selected Estates Company Limited (Company) and (2) Sir Charles Seely (Vendor) contains covenants details of which are set out in the schedule of restrictive covenants hereto.

## C: Charges Register continued

- 3 The land in this title together with other land is subject to the provisions of a Licence dated 13 March 1924 made between (1) The London County Council and (2) The Selected Estates Company Limited.

*NOTE: Copy filed under 11215.*

- 4 Four Transfers comprising the land in this title and other land dated 28 June 1927, 30 December 1927, 11 July 1928 and 18 July 1930 respectively all made between (1) The Estates Company Limited (Vendors) and (2) Henry William Frederick Phillips (Purchaser) contain stipulations and restrictions particulars of which are set out in the Schedule annexed.

- 5 A Transfer of 293 Mitcham Road dated 1 November 1933 made between (1) Henry William Frederick Phillips (Vendor) and (2) Esther Selina Girdler (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.

- 6 The land is subject to the following rights reserved by a Transfer of the land in this title dated 16 November 1981 made between (1) Amen Properties Limited and (2) ESP Machine Factors Limited:-

"Except and Reserved unto the Freeholder of No 295/297 Mitcham Road aforesaid and their Lessee

(a) the right to pass and repass on foot only at all times over the passage hatched green on the said Plan No 1 and

(b) to use the toilets cross hatched green on the said Plan No 1.

NOTE: The passage hatched green on plan 1 and the toilets cross hatched green referred to above are hatched blue and tinted blue respectively on the filed plan.

- 7 The land is subject to the rights granted by a Deed dated 6 July 1983 made between (1) Fiabrook Limited and (2) ESP Machine Factors Limited in substitution for the rights referred to above which are hereby released.

*NOTE: Original filed.*

## Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Deed dated 11 October 1906 referred to in the Charges Register:-

"The Company doth hereby for itself and its successors sequels in title and assigns and to the intent and so as to bind not only itself personally but also (so far as practicable) all future owners lessees and tenants of every portion of the Estate which shall for the time being have been conveyed to the Company its successors sequels in title assigns or nominees and to bind every such portion as and when conveyed as aforesaid into whosoever hands the same may come covenant with and grant to the Vendor his heirs executors administrators and assigns the owner or owners for the time being of the said Furzedown Estate or of any part thereof that the Company and its successors sequels in title and assigns will at all times hereafter and from time to time perform and observe all and singular the restrictions stipulations and provisions in relation to the Estate and each and every part or parts thereof which are contained in the Schedule hereto.

THE SCHEDULE above referred to

Stipulations

Part 1

No portion of the Estate shall be converted into or used or permitted to be converted into or used as or for a cemetery nor shall any asylum dust destructor factory or hospital for infectious diseases be erected or maintained or permitted or suffered to be erected or maintained on the Estate or any part or parts thereof.

## Schedule of restrictive covenants continued

The Estate shall not nor shall any part or parts thereof nor any erection building or structure erected or to be erected thereon or on any part or parts thereof be used or permitted or suffered to be used for any noxious noisy noisome or offensive trade art manufacture or business whatsoever nor for any purpose which may be grow to tend to the nuisance damage annoyance or disturbance of the Vendor his heirs executors administrators or assigns or of any of his or their lessees or tenants or of the owners or occupiers of any property in the neighbourhood.

The Company and its successors sequels in title and assigns shall not without the previous written consent of the Vendor his heirs or assigns or his or their Surveyors (hereinafter called "the said Surveyors") excavate or remove or permit to be excavated or removed any clay sand gravel or brick earth from the Estate (except for the purpose of digging foundations or for the formation of roads sewers and buildings and except from such parts of the Estate as shall prior to such excavation or removal have been conveyed to the Company or its assigns and shall be situate more than fifty feet from the centre of any of the proposed roads shewn on the said plan or on any plan or plans approved or to be approved by the said Surveyors) nor shall the Company or its successors sequels in title or assigns without such previous written consent as aforesaid make nor burn nor permit or suffer to be made or burnt on the Estate any ballast or lime (except ballast burnt and used for the construction of roads paths and other works on the Estate or some part or parts thereof only) nor permit or suffer any rubbish dirt soil or waste whatsoever to be brought carted or butnt thereon but nothing in this stipulation contained shall preclude the Company or its assigns from bringing on to the Estate soil earth road sweepings and hard core for the purpose of making up the levels of the roads to be made thereon and of portions of the Estate"

- 2 The following are particulars of the stipulations and restrictions which are identical contained in the Transfers dated 28 June 1927, 30 December 1927, 11 July 1928 and 18 July 1930 referred to in the Charges Register.

"1. The Purchaser shall forthwith make and afterwards maintain a good and sufficient fence next the road and on the sides of the said land marked T on the said plan within the boundary.

2. Nothing except fences and such bay windows and porches as may be sanctioned by the Local Authority is to be erected between the building line and the road adjoining the said land.

3. No building shall be erected until the front and back elevations have been submitted to and approved by the Vendors but such approval shall not be unreasonably or vexatiously withheld.

4. The said land or any part thereof or any building or structure erected to be erected thereon shall not be used as an Hotel public house Inn Tavern Beerhouse or Beershop or otherwise for the sale of Wines malt or spirituous or other excisable liquors whether to be consumed either on or off the premises nor shall the same be used or permitted or suffered to be used for any noxious noisy or offensive purpose whatsoever which may grow or tend to the nuisance damage annoyance or disturbance of the Vendor or their assigns or any of their Lessees or Tenants or of the Owners or occupiers of any property in the neighbourhood".

NOTE: A "T" mark affects the eastern boundary of the land in this title.

- 3 The following are details of the covenants contained in the Transfer dated 1 November 1933 referred to in the Charges Register:-

"THE Vendor to the intent and so as to bind the six shops erected or to be erected on the south side of the land and premises hereby conveyed into whosoever hands the same may come and to protect and benefit the property hereby conveyed but not so as to render the Vendor personally liable in damages for any breach of covenant committed after he shall have parted with all interest in the premises in respect of which such

Title number SGL333802

## Schedule of restrictive covenants continued

breach shall occur hereby covenants with the Purchaser that he the Vendor will not carry on or permit to be carried on in the said six shops the trade or business of an Electrical Engineer or Wireless Dealer"

End of register

**These are the notes referred to on the following official copy**

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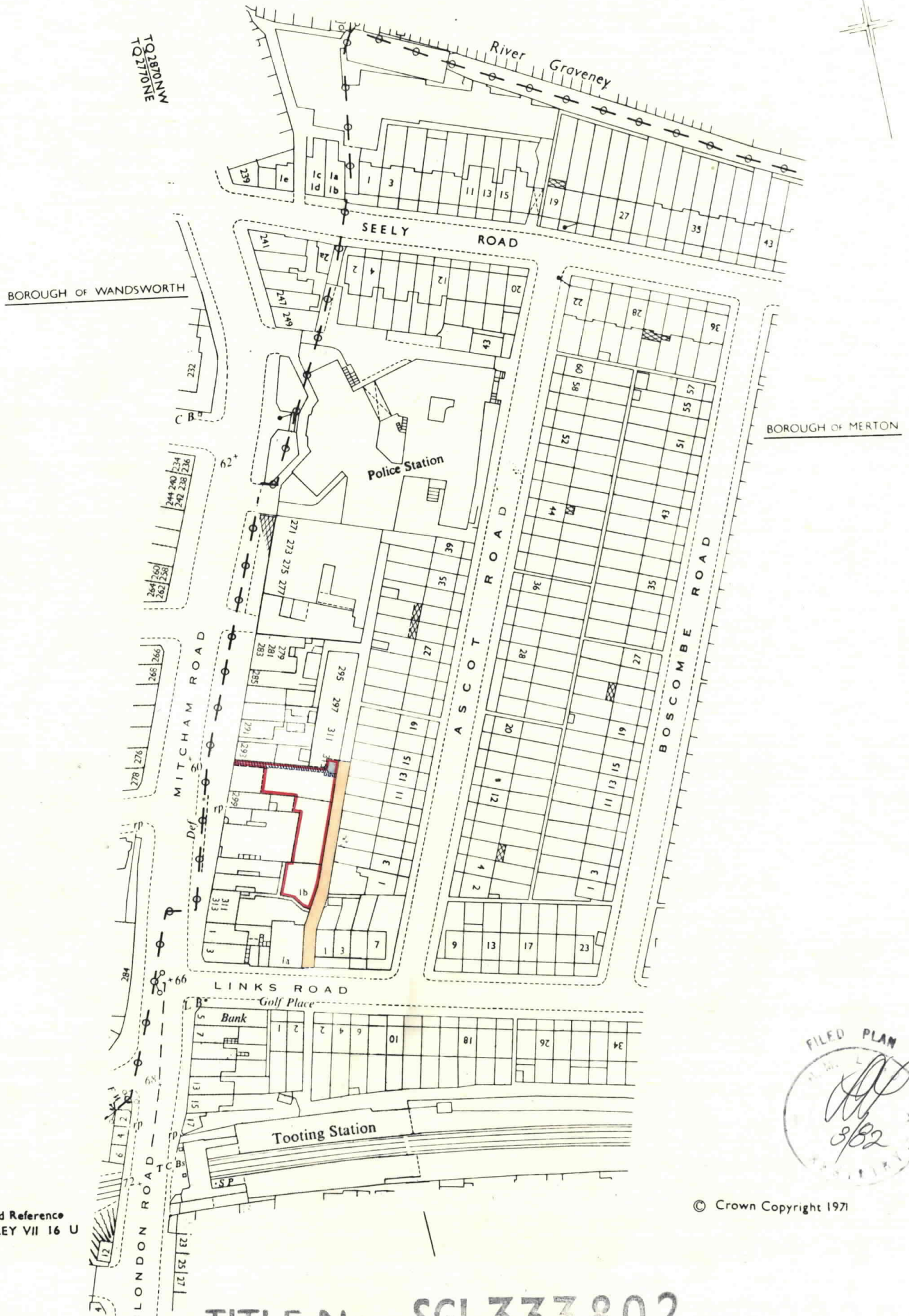
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# H. M. LAND REGISTRY

NATIONAL GRID PLAN TQ 2870 SECTION A  
GREATER LONDON

Scale 1/1250



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Old Reference  
SURREY VII 16 U

## TITLE No. SGL 333 802

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# Official copy of register of title

Title number P146247

Edition date 04.02.2020

- This official copy shows the entries on the register of title on 24 AUG 2022 at 14:45:10.
- This date must be quoted as the "search from date" in any official search application based on this copy.
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- Issued on 24 Aug 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.

MERTON

- 1 (09.08.1866) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 293 Mitcham Road, London SW17 9JQ.

## 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 (22.06.2006) PROPRIETOR: A.B. CARPETS LIMITED (Co. Regn. No. 1318486) of 293 Mitcham Road, London SW17 9JQ.
- 2 (22.06.2006) The price stated to have been paid on 27 April 2006 was £245,000.
- 3 (22.06.2006) 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 The land and other land in Mitcham are together subject to such liability (if any) as is now existing in respect of a Fee Farm Rent of £1.5.7. By Deed dated 7 April 1802 an indemnity was given in respect of the payment of the said Fee Farm Rent and it was covenanted to pay the same out of other hereditaments in exoneration of this land and certain other land in Mitcham.
- 2 The land tinted blue on the filed plan is subject to the rights reserved by a Deed dated 18 May 1868 made between (1) Sir Thomas Erskine May and others (2) Reverend Harry Lee and others (3) Philip William Flower and (4) The London and South Western Railway Company and The London, Brighton and South Coast Railway.

## C: Charges Register continued

*NOTE: Original filed.*

- 3 No part of the land shall be converted into or used or permitted to be converted into or used as or for a cemetery nor shall any asylum dust-destroyer factory or hospital for infectious diseases be erected or maintained or permitted or suffered to be erected or maintained on the land.

Neither the land or any erection building or structure erected or to be erected thereon shall be used or permitted or suffered to be used for any noxious noisy noisome or offensive trade art manufacture or business whatsoever nor for any purpose which may be grow to tend to the nuisance damage annoyance or disturbance of Sir Charles Seely of Sherwood Lodge Nottingham Baronet his heirs executors administrators or assigns or of any of his or their lessees or tenants or of the owners or occupiers of any property in the neighbourhood.

The proprietor for the time being shall not without the previous written consent of the said Sir Charles Seely his heirs or assigns or his or their Surveyors excavate or remove or permit to be excavated or removed any clay sand gravel or brick earth frm the land (except for the purpose of digging foundations or for the formation of roads sewers and buildings and except from such parts of the land as shall be situate more than fifty feet from the centre of any of the roads) shown on the said plan or on any plan approved or to be approved by the said Surveyors nor shall the Proprietor for the time being without such previous written consent as aforesaid make nor burn nor permit or suffer to be made or burnt on the land any ballast or lime (except ballast burnt and used for the construction of roads paths and other works on the land) nor permit or suffer any rubbish dirt soil or waste whatsoever to be brought carted or burnt thereon but nothing in this stipulation contained shall preclude the Proprietor for the time being from bringing on to the land soil earth road-sweepings and hard core for the purpose of making the levels of the roads and of portions of the land.

By deed of covenant dated the 11th of October 1906 and made between The Selected Estates Company Limited of the one part and Sir Charles Seely of Sherwood Lodge Nottinghamshire Baronet of the other part certain covenants were also entered into as to the making of roads sewers drains and other works and as to the developments of this and other land adjoining.

- 4 The land is subject to the provisions of a License dated the 13th of March 1924 made between (1) The London County Council and (2) The Selected Estates Company Limited.

*NOTE: Original filed under 11215.*

- 5 A Transfer of the land in this title and other land dated 18 July 1930 made between (1) The Selected Estates Company Limited (Vendors) and (2) Henry William Frederick Phillips (Purchaser) contains restrictive covenants.

*NOTE: Original filed.*

- 6 The land is subject to the rights reserved by the Transfer dated 18 July 1930 referred to above.

- 7 A Transfer of the land in this title dated 1 November 1933 made between (1) Henry William Frederick Phillips (Vendor) and (2) Esther Selina Girdler (Purchaser) 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 Transfer dated 1 November 1933 referred to in the Charges Register:-

"THE Purchaser hereby covenants with the Vendor that she the Purchaser and her successors in title will not carry on any trade or business which may be carried on by any purchaser or tenant or the aforesaid six

Title number P146247

## Schedule of restrictive covenants continued

shops provided that in any event the the purchaser shall be entitled to carry on thereon the trade or business of an Electrical Engineer Wireless Dealer or cycle and sports goods dealer and also covenants that she will not nor will her successors in title now or at any time hereafter carry on the trade or business of a fruiterer and greengrocer florist restaurant or coffee bar proprietor caterer nor shall permit the said premises to be used as a market covered or open or an arcade of shops or a co-operative stores".

NOTE: The six shops referred to are those which are erected or to be erected on the south side of the land in this title.

End of register

**These are the notes referred to on the following official copy**

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# H.M. LAND REGISTRY GENERAL MAP.

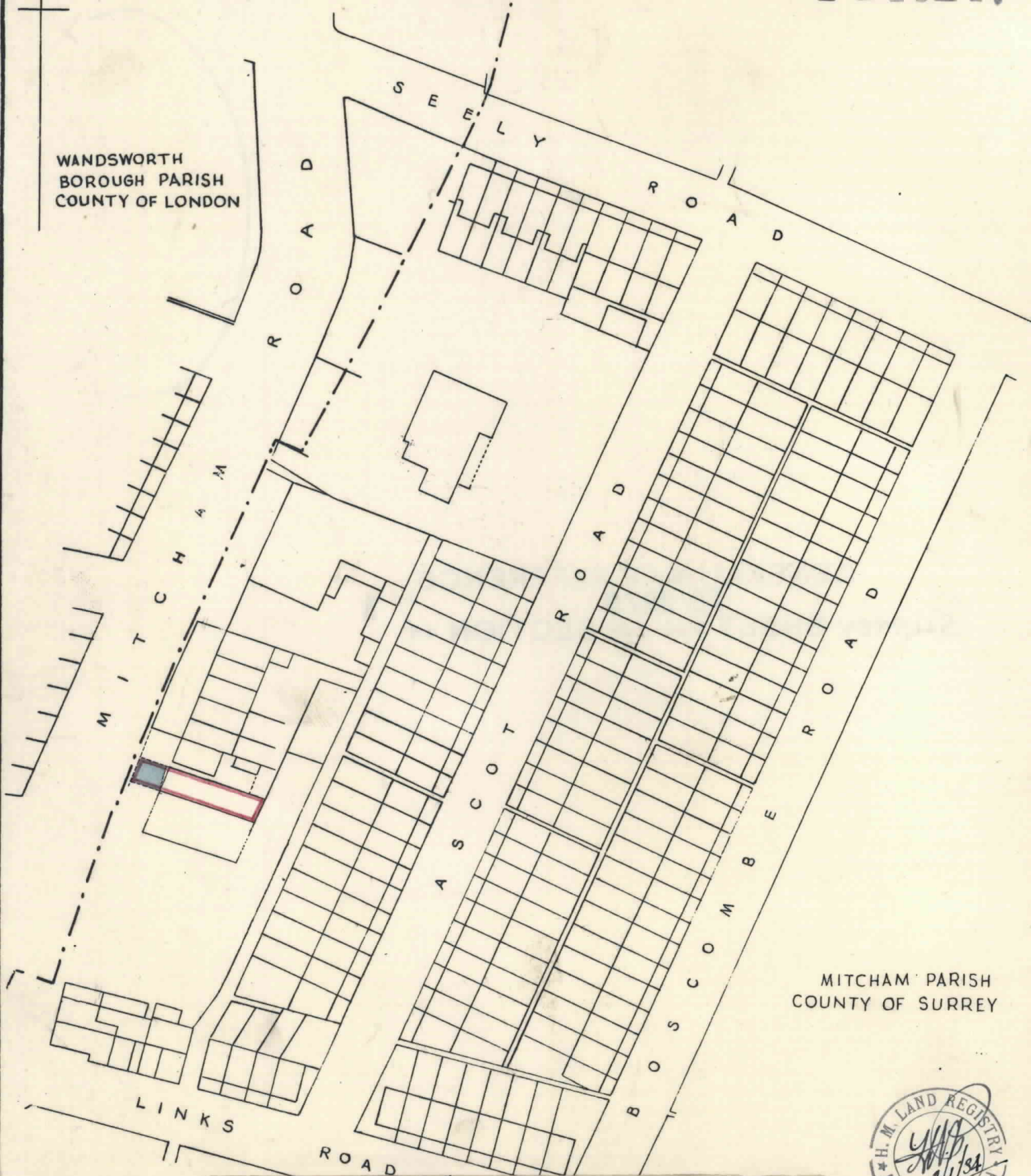
SURREY SHEET VII.16 SECTION U [EXTRACT FROM]

Scale 88 Feet to one inch.

## P146247



WANDSWORTH  
BOROUGH PARISH  
COUNTY OF LONDON



MITCHAM PARISH  
COUNTY OF SURREY

**Filed Plan of Title No. P146247**

M.B.25A.

