



Official copy of register of title

Title number SGL31272

Edition date 10.09.2018

- This official copy shows the entries on the register of title on 14 Sep 2018 at 09:20:11.
- 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 14 Sep 2018.
- 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 (30.08.1966) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Land lying to the east of Springfield Avenue, London.

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 (10.09.2018) The price stated to have been paid on 30 August 2018 for the land in this title and in title SGL30943 was £205,000.

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 3 November 1930 made between (1) The Housing & Land Development Corporation Limited (Vendors) and (2) Richard Marris (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 Conveyance dated 3 November 1930 referred to in the Charges Register:-

COVENANT by Purchaser to intent that said covenant should be for benefit and protection of Vendors' Merton Park Estate (of which property thereby conveyed formed part) and the owners lessees and

Schedule of restrictive covenants continued

tenants from time to time of such Estate or any part or parts thereof and so the further intent that the burden of that present covenant might run with and bind said property thereby conveyed and every part thereof (but so that the liability of the Purchaser or of any other person or persons deriving title under him (so far as that covenant was restrictive of the user of the land) should be limited to breaches occurring during the period of his or their respective ownership of any interest in the land thereby conveyed) that he the Purchaser and persons deriving title under him would at all times thereafter duly observe and perform all and singular the stipulations and restrictions contained in first Schedule thereto.

THE FIRST SCHEDULE

1. No buildings other than private detached semi-detached or terrace dwellinghouses (not exceeding terraces of 6 houses) shall be erected on the said land. Not more than one such house shall be erected on each building plot such plot to be of a frontage of not less than 20 feet.
2. No house shall be erected constructed altered or used for the occupation of more than one family.
3. No stabling coachhouse or motor garage shall be erected on any plot except stabling coachhouse or motor garage to be used for private purposes or in connection or conjunction with the dwellinghouse erected thereon in accordance with these stipulations.
4. No dwellinghouse shall be erected on any plot of a less prime cost (exclusive of stabling coachhouse motor garage or outbuildings) than £600.
5. Before the erection of any buildings on the said land or any part thereof plans and elevations thereof in duplicate shall be submitted to and approved by the Vendor's Surveyors who will retain the duplicate copy thereof and whose fee for such approval (which shall not be unreasonably withheld) shall not exceed £1.1.0. per house or building and shall be paid by the Purchaser
6. No building or other erection on the said land or any part thereof shall be used as a shop workshop warehouse or a building for the carrying on of any trade manufacture or business or otherwise than as a private dwellinghouse and no hoardings or advertisement stations shall be erected or placed on the said land or any part thereof and no act deed matter or thing shall be done permitted or suffered thereon which shall be of a noisy noxious or offensive character or which shall be or tend to be injurious or a disturbance or annoyance to the Vendors their lessees or tenants or the neighbourhood. No hut shed adapted or intended for use as a dwelling or sleeping apartment caravan house on wheels or other like erection shall be placed or allowed to remain on the said land
7. The said land shall not at any time be allowed to remain unenclosed and no fences except the approved fences hereinafter specified shall be erected thereon. The Purchaser shall forthwith erect to the approval of the Vendors' Surveyors and at all times hereafter maintain close boarded fences at least 5 feet 6 inches in height to the said land on the sides marked "T" on the said plan within the boundary. As and when a house shall be erected on any building plot the Purchaser shall erect and at all times thereafter maintain the stipulated boundary fences to such plot. In default of the Purchaser erecting or maintaining any fence which he is to erect or maintain as aforesaid the Vendors may at any time within twenty one years from the date hereof erect maintain and repair the same in which event the Purchaser shall pay to the Vendors on demand all expenses incurred in relation to such erection maintenance and repair and such expenses if incurred by the Vendors within the period aforesaid shall be and the same are hereby charged in their favour on the plot or plots in respect of which such sums are payable with interest thereon at the rate of £5 per cent per annum from the date when the same shall be incurred
8. Until the roads are taken over by the Local Authority the Purchaser shall pay to the Vendors a proper proportion according to his frontage (to be calculated by the Vendors' Surveyors) of the expense of

Schedule of restrictive covenants continued

repairing maintaining lighting and cleansing such roads the pavements thereto and the sewers and drains thereunder.

9. No gravel sand stone or other material of any description shall at any time be excavated or dug out of the land except for the purpose of laying the foundations of a house or houses or outbuildings to be erected thereon or for use in

erecting such buildings or in the gardens or grounds thereof

10. No portion of the land shall be used as a road or way or as part of a road or way from or to any land adjoining or adjacent to the Vendors' Estate.

11. The Vendors reserve all rights of light air and other easements, the right of selling all or any part of their remaining Estate free from these stipulations and subject to such stipulations and restrictions (if any) as they may think fit and also the right to waive modify and release the above stipulations or any of them.

NOTE: The land in this title is not affected by the fencing covenant.

End of register

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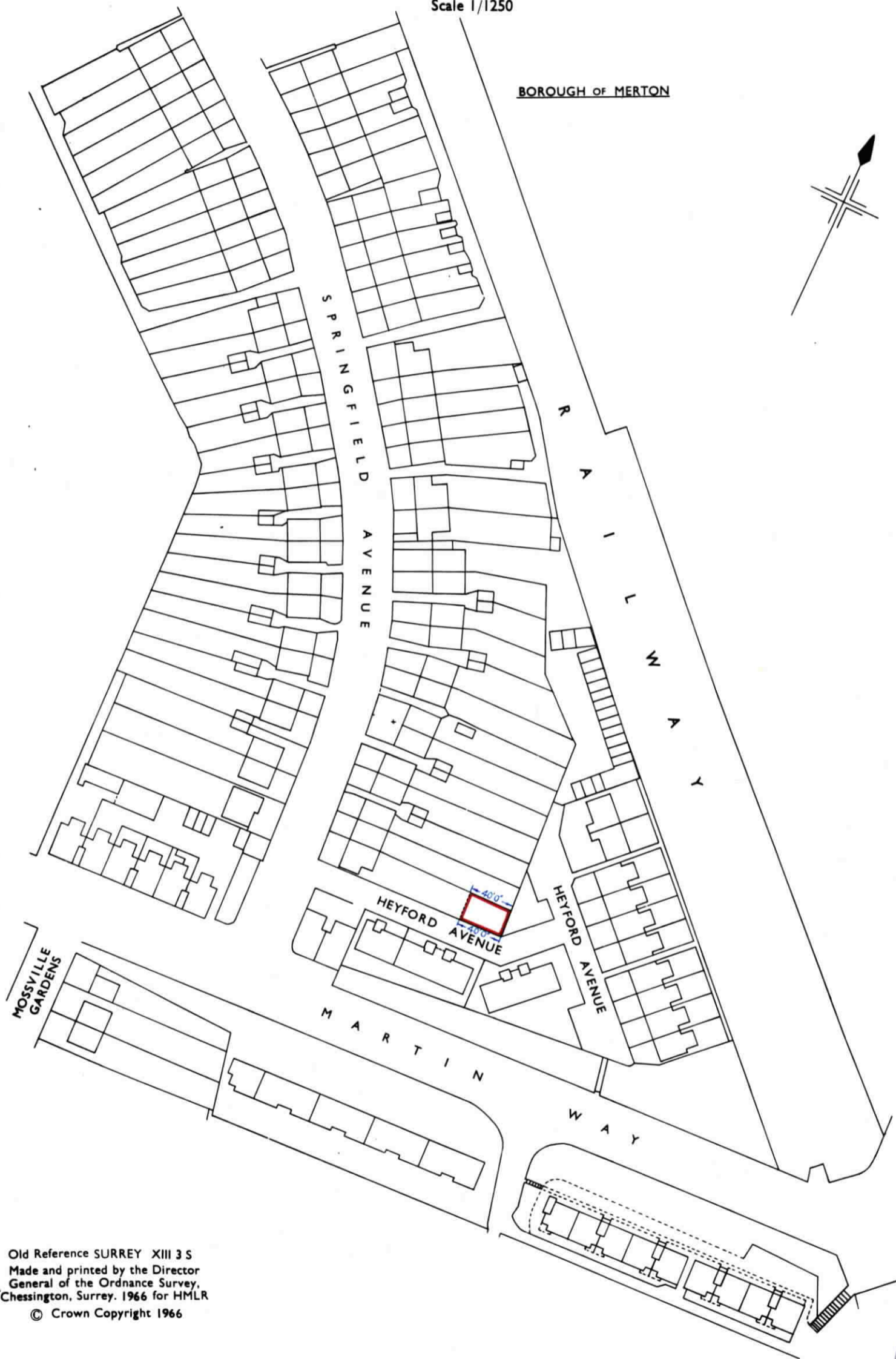
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H. M. LAND REGISTRY GENERAL MAP

NATIONAL GRID PLAN TQ 2468 SECTION H
GREATER LONDON

Scale 1/1250

BOROUGH OF MERTON



Old Reference SURREY XIII 3 S
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Filed Plan of Title No. **SGL 3 1272**





Official copy of register of title

Title number SGL30943

Edition date 10.09.2018

- This official copy shows the entries on the register of title on 14 Sep 2018 at 09:20:11.
- 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 14 Sep 2018.
- 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 (24.01.1955) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land lying to the east of Springfield Avenue, London.
- 2 A Conveyance of the land in this title dated 22 July 1931 and made between (1) Richard Marris and (2) Henry Bounds is expressed to grant rights of drainage through the combined drains serving (inter alia) the property thereby conveyed which are at the front side and rear of the messuages connected thereto and to reserve rights of drainage through the portions of the said combined drains which are at the front and rear of the message thereby conveyed.

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 
- 2 (10.09.2018) The price stated to have been paid on 30 August 2018 for the land in this title and in title SGL31272 was £205,000.

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 3 November 1930 made between (1) The Housing & Land Development Corporation Limited (Vendors) and (2) Richard Marris (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 Conveyance dated 3 November 1930 referred to in the Charges Register:-

COVENANT by Purchaser to intent that said covenant should be for benefit and protection of Vendors' Merton Park Estate (of which property thereby conveyed formed part) and the owners lessees and tenants from time to time of such Estate or any part or parts thereof and so the further intent that the burden of that present covenant might run with and bind said property thereby conveyed and every part thereof (but so that the liability of the Purchaser or of any other person or persons deriving title under him (so far as that covenant was restrictive of the user of the land) should be limited to breaches occurring during the period of his or their respective ownership of any interest in the land thereby conveyed) that he the Purchaser and persons deriving title under him would at all times thereafter duly observe and perform all and singular the stipulations and restrictions contained in first Schedule thereto.

THE FIRST SCHEDULE

1. No buildings other than private detached semi-detached or terrace dwellinghouses (not exceeding terraces of 6 houses) shall be erected on the said land. Not more than one such house shall be erected on each building plot such plot to be of a frontage of not less than 20 feet.
2. No house shall be erected constructed altered or used for the occupation of more than one family.
3. No stabling coachhouse or motor garage shall be erected on any plot except stabling coachhouse or motor garage to be used for private purposes or in connection or conjunction with the dwellinghouse erected thereon in accordance with these stipulations.
4. No dwellinghouse shall be erected on any plot of a less prime cost (exclusive of stabling coachhouse motor garage or outbuildings) than £600.
5. Before the erection of any buildings on the said land or any part thereof plans and elevations thereof in duplicate shall be submitted to and approved by the Vendor's Surveyors who will retain the duplicate copy thereof and whose fee for such approval (which shall not be unreasonably withheld) shall not exceed £1.1.0. per house or building and shall be paid by the Purchaser
6. No building or other erection on the said land or any part thereof shall be used as a shop workshop warehouse or a building for the carrying on of any trade manufacture or business or otherwise than as a private dwellinghouse and no hoardings or advertisement stations shall be erected or placed on the said land or any part thereof and no act deed matter or thing shall be done permitted or suffered thereon which shall be of a noisy noxious or offensive character or which shall be or tend to be injurious or a disturbance or annoyance to the Vendors their lessees or tenants or the neighbourhood. No hut shed adapted or intended for use as a dwelling or sleeping apartment caravan house on wheels or other like erection shall be placed or allowed to remain on the said land
7. The said land shall not at any time be allowed to remain unenclosed and no fences except the approved fences hereinafter specified shall be erected thereon. The Purchaser shall forthwith erect to the approval of the Vendors' Surveyors and at all times hereafter maintain close boarded fences at least 5 feet 6 inches in height to the said land on the sides marked "T" on the said plan within the boundary. As and when a house shall be erected on any building plot the Purchaser shall erect and at all times thereafter maintain the stipulated boundary fences to such plot. In default of the Purchaser erecting or maintaining any fence which he is to erect or maintain as aforesaid the Vendors may at any time within twenty one years from the date hereof erect maintain and repair the same in which event the Purchaser shall pay to the Vendors on demand all expenses incurred in relation to such erection maintenance and repair and such expenses if incurred by the Vendors within the period aforesaid shall be and the same are hereby charged in their favour on the plot or plots in respect of which such sums are

Schedule of restrictive covenants continued

payable with interest thereon at the rate of £5 per cent per annum from the date when the same shall be incurred

8. Until the roads are taken over by the Local Authority the Purchaser shall pay to the Vendors a proper proportion according to his frontage (to be calculated by the Vendors' Surveyors) of the expense of repairing maintaining lighting and cleansing such roads the pavements thereto and the sewers and drains thereunder.

9. No gravel sand stone or other material of any description shall at any time be excavated or dug out of the land except for the purpose of laying the foundations of a house or houses or outbuildings to be erected thereon or for use in

erecting such buildings or in the gardens or grounds thereof

10. No portion of the land shall be used as a road or way or as part of a road or way from or to any land adjoining or adjacent to the Vendors' Estate.

11. The Vendors reserve all rights of light air and other easements, the right of selling all or any part of their remaining Estate free from these stipulations and subject to such stipulations and restrictions (if any) as they may think fit and also the right to waive modify and release the above stipulations or any of them.

NOTE: The land in this title is not affected by the fencing covenant.

End of register

These are the notes referred to on the following official copy

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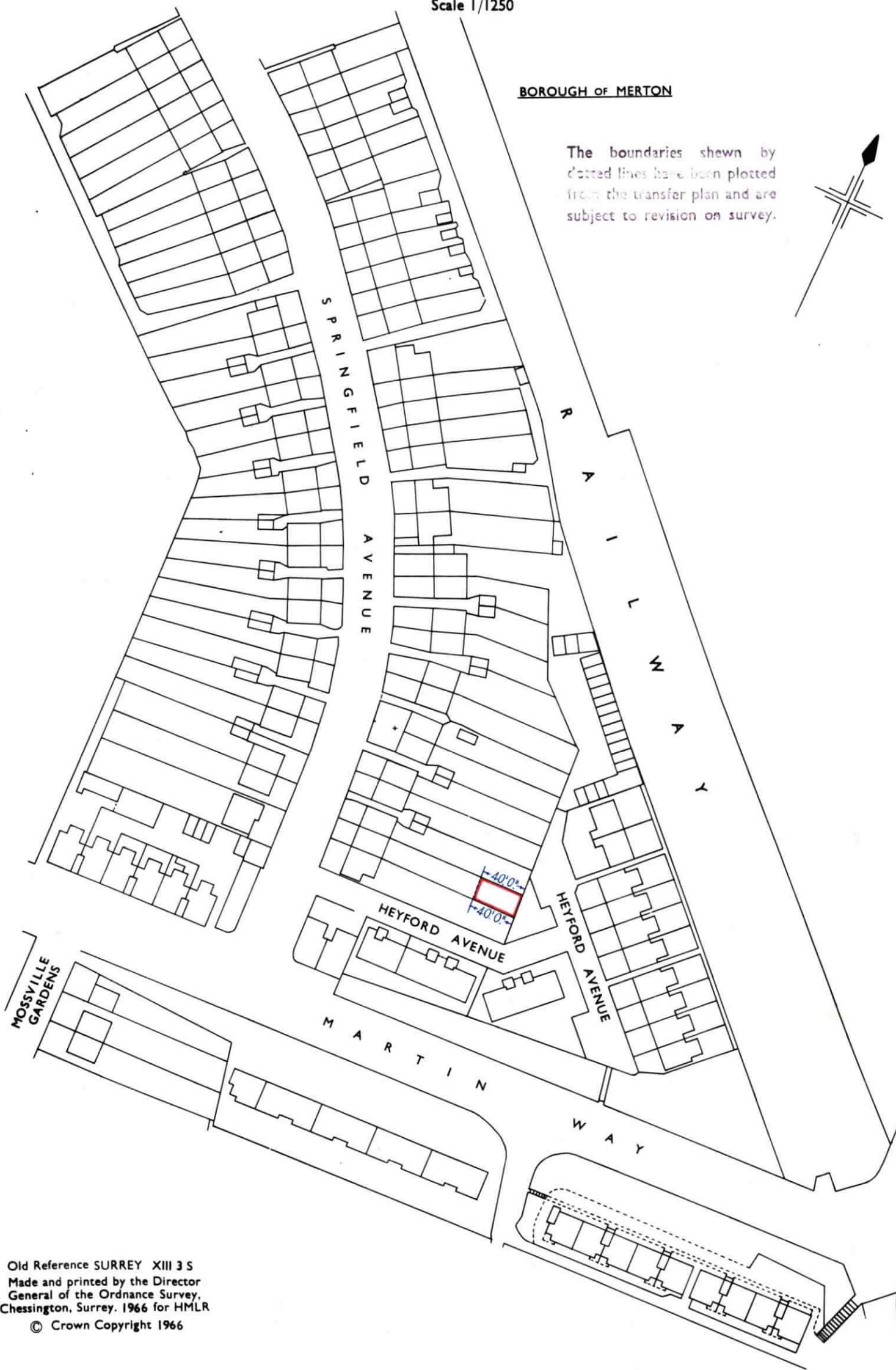
H. M. LAND REGISTRY GENERAL MAP

NATIONAL GRID PLAN TQ 2468 SECTION H
GREATER LONDON

Scale 1/1250

BOROUGH OF MERTON

The boundaries shown by dotted lines have been plotted from the transfer plan and are subject to revision on survey.



Old Reference SURREY XIII 3 S
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Filed Plan of Title No. **SGL 30943**



Official copy of register of title

Title number SGL840515

Edition date 04.04.2023

- This official copy shows the entries on the register of title on 27 Aug 2024 at 13:50:07.
- 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 27 Aug 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 Croydon Office.

A: Property Register

This register describes the land and estate comprised in the title.

MERTON

- 1 (12.03.1979) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Land adjoining Heyford Avenue, Merton Park, London.
- 2 The mines and minerals are excepted.
- 3 The land has the benefit of the following rights granted by the Transfer dated 16 February 1979 referred to in the Charges Register:-

"TOGETHER WITH (in so far as the Transferors have power to grant the same) a right of way for all purposes and at all times along and over the land edged blue on the plan annexed hereto."

NOTE: The land edged blue referred to is tinted brown on the title plan.
- 4 (04.04.2023) The land has the benefit of any legal easements granted by the Transfer dated 16 July 2020 referred to above/in the Charges Register but is subject to any rights that are reserved by the said deed and affect the registered land.
- 5 (04.04.2023) The Transfer dated 16 July 2020 referred to above 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 [REDACTED]
- 2 (04.04.2023) The price stated to have been paid on 16 July 2020 was £45,000.

C: Charges Register

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

- 1 By a Conveyance of the land in this title and other land dated 30 November 1928 made between (1) The Housing and Land Development Corporation Limited and (2) The Southern Railway Company the land was conveyed subject to the stipulations details of which are set out in the schedule of restrictive covenants hereto.
- 2 A Conveyance of the land in this title and other land dated 18 December 1934 made between (1) The Southern Railway Company Limited and (2) Robert Stephen Smith (Purchaser) (Purchasers) contains covenants details of which are set out in the schedule of restrictive covenants annexed.
- 3 (21.02.1992) The land is subject to the following rights reserved by the Conveyance dated 18 December 1934 referred to above:-

"Excepting nevertheless and reserving all the mines and minerals (if any) in or under the said hereditaments and a perpetual right for the Company their successors and assigns and others authorised by them to use repair and renew any drains pipes wires or other easements now used by them in or over the said hereditaments and to erect any buildings or works on any land retained by them without restriction as to the nature height or other the extent thereof And also to use or deal with any such land retained without restriction"
- 4 The land is subject to the following rights reserved by a Transfer of the land in this title and other land dated 16 February 1979 made between (1) The Equitable Life Assurance Society and (2) Wandle Housing Association Limited:-

"EXCEPT AND RESERVING in fee simple unto the Transferors and their successors in title the owners and occupiers for the time being of the land edged green on the plan annexed hereto:

.....

.....

(3) The free passage and running of water soil drainage electricity gas and other services (now or within eighty years after the date hereof to be made) in under or through the property hereby transferred with power at any time to enter upon the said property or any part thereof to make lay repair cleanse and maintain any pipes drains cables and wires now or within the said period as aforesaid to be made in under or through the said property the person or persons so entering making good any damage caused by such entry."

NOTE: Copy filed.

Schedule of restrictive covenants

- 1 The following are details of the stipulations contained in the Conveyance dated 30 November 1928 referred to in the Charges Register:-

THE Vendors and the Company hereby mutually covenant and declare in the terms of the said clauses copied in the First Schedule hereto.

THE FIRST SCHEDULE above referred to

IF the said lands are at any time resold or let on Building Lease any buildings erected thereon shall be subject to Plans to be reasonably approved by the Vendors Surveyors and their fee of £1.1.0 per house or building paid. The said lands shall not be used for any noisy

Schedule of restrictive covenants continued

obnoxious or dangerous trade or business provided that nothing herein contained shall hinder or prevent the user of the same for any purpose in connection with the Company's undertaking. If the said lands or any part thereof shall at any time or times be sold by the Company or let by them for any term they shall be sold or let subject to a covenant to be entered into by Purchasers Lessees or Tenants to the intent that such covenant shall run with and bind the land and be for the benefit and protection of the Vendors Estate and the Owners lessees and tenants thereof for the time being or any part or parts thereof that the land so sold or let or any building erected or to be erected thereon shall not at any time be used for any noisy obnoxious or dangerous trade or business provided that no factory warehouse or similar building shall be erected or permitted thereon north of the line A B on Plan and that any buildings to be erected on such lands shall be used as private dwellinghouses only but so nevertheless that a Doctor Surgeon Dentist or other professional person shall be at liberty to carry on his profession provided that no patients shall be permitted to reside therein. The lands shall on completion of the purchaser be fenced in by the Company on the boundaries marked "T" on Plan and such fences at all times thereafter maintained by them at their own expense and any lands not used for construction of the Railway shall be temporarily enclosed on completion of the Railway.

NOTE 1: No part of the land in this title lies to the north of the line marked A B.

NOTE 2: No T marks affect the boundaries of the land in this title.

2 The following are details of the covenants contained in the Conveyance dated 18 December 1934 referred to in the Charges Register:-

"The Purchaser hereby covenants with the Company:-

(a) That the purchaser shall not excavate upon or do or suffer anything on the said hereditaments which may interfere with or endanger the Company's railway or other property or the traffic thereover or imperil the stability of the works or the slope of any adjoining road or which may in the opinion of the Company's Chief Engineer (hereinafter called "the Engineer") or their Estate Agent be or become a nuisance or cause damage or injury to the Company or their lessees or tenants or adjoining property and that no advertisements shall be exhibited on the said hereditaments overlooking the Company's property nor shall the said hereditaments or any part thereof be used hereafter for or in connection with any purpose in competition with or prejudicial to the Company's undertakings.

(b) That the Company shall be under no liability for damage or injury to the said hereditaments or to the Purchaser caused by the working or user of the Company's Railway or the situation of the said hereditaments in relation thereto.

(c) That no building whatsoever shall be erected on the said hereditaments other than such as shall be in accordance with plans designs and specifications to be previously submitted to and approved by the Engineer and in accordance with any building line prescribed by the Local authority or required by the Engineer And that the Purchaser shall forthwith erect fences or walls or design and materials to be previously approved by the Engineer and to his satisfaction on such of the boundaries of the said hereditaments as are marked "T" on the said Plan and thereafter at all times maintain the same to the like satisfaction.

(d) That no road shall be constructed on the said hereditaments in such manner as to render the Company liable as frontagers."

NOTE: No T marks affect the boundaries of the land in this title.

End of register

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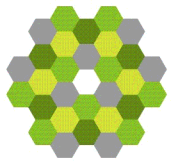
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HM Land Registry

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Title number **SGL840515**
Ordnance Survey map reference **TQ2468NE**
Scale **1:1250**
Administrative area **Merton**



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