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Official copy of register of title

Title number SGL511200

Edition date 29.11.2022

- This official copy shows the entries on the register of title on 07 OCT 2025 at 12:49:51.
- 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 07 Oct 2025.
- 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 (12.04.1988) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 3 New Close, London (SW19 2SX).
- 2 The Transfer dated 29 February 1988 referred to in the Charges Register was made pursuant to Part V of the Housing Act 1985 and the land has the benefit of and is subject to such easements as are granted and reserved in the said Deed and the easements and rights specified in paragraph 2 of Schedule 6 of the said Act.
- 3 The Transfer dated 29 February 1988 referred to above also contains provisions as to light or air boundary structures and other matters.

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 (26.02.2021) PROPRIETOR: NEW CLOSE DEVELOPMENTS LIMITED (Co. Regn. No. 13151771) of 3 New Close, London SW19 2SX.
- 2 (26.02.2021) The price stated to have been paid on 29 January 2021 was £455,000.
- 3 (26.02.2021) 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.
- 4 (29.11.2022) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be completed by registration without a certificate signed by a conveyancer that the conveyancer is satisfied that (1) the company which executed the document submitted for registration as disponor is the same company as the proprietor, and (2) reasonable steps have been taken to establish that each person who signed as an officer of the company held the stated office at the time of execution.

C: Charges Register

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

- 1 A Conveyance dated 15 January 1936 made between (1) Sarah Clarkson and Thomas Mathias Clarkson and (2) The Mayor Alderman and Burgesses of the Borough of Mitcham contains restrictive covenants but neither the original deed nor a certified copy or examined abstract thereof was produced on first registration.
- 2 A Transfer of the land in this title dated 29 February 1988 made between (1) The Mayor and Burgesses of the London Borough of Merton and (2) Lydia Cawley contains restrictive covenants.

NOTE: Original filed.

- 3 (27.04.2012) The land is subject to the rights granted by a Deed dated 26 April 2012 made between (1) John Albert Cawley and Barry John Cawley and (2) National Grid Electricity Transmission PLC.

The said Deed also contains restrictive covenants by the grantor.

NOTE: Copy filed.

End of register