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Official copy of register of title

Title number LN235827

Edition date 22.01.2015

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- Issued on 23 Jun 2015.
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- This title is dealt with by Land Registry, Telford Office.

A: Property Register

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

WANDSWORTH

- 1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Land on the south side of Upper Richmond Road, Roehampton.
- 2 The land in this title has the benefit of the following rights reserved by a Transfer of adjoining land lying to the West of the land in this title dated 14 April 1959 made between (1) The Priory Roehampton Limited (Vendor) and (2) The Mayor Aldermen and Burgesses of The Borough of Barnes (Purchasers):-

"Except and reserved to the Vendor a right of way 40 feet wide over the land hatched blue on the said plan to provide road access with or without vehicles and to carry usual services from the Vendor's other land leading to Hertford Avenue the Vendor to give the Purchasers twelve months notice in writing of its intention to require the said land for the said purpose and to bridge the brook and make up and fence the said right of way at its own expense and to the satisfaction of the Purchasers' Surveyor."

NOTE: The land hatched blue referred to above is tinted brown on the filed plan.
- 3 The Transfer of the land tinted pink on the filed plan dated 3 April 1967 referred to in the Charges Register contains the following provision:-

"That this Transfer shall operate to grant to the Council and to reserve to the Transferor all such easements and rights over the land part of Title Number LN9384 retained by the Transferor (hereinafter called "the retained land") and over the said lands hereby transferred respectively as shall be reasonably necessary and appropriate to preserve for the benefit of the said lands hereby transferred and the retained land respectively the existing amenities thereof provided that nothing herein contained shall operate to grant to the Council any right to light or air over or in respect of the retained land."

NOTE: The retained land referred to above is tinted yellow on the filed plan.
- 4 The Transfer dated 3 April 1967 referred to above also provides that the rights and facilities enjoyed at that date by the land tinted

A: Property Register continued

yellow on the filed plan across the part of the land in this title tinted blue on the filed plan might continue to be enjoyed in like manner as if the same had been reserved for the benefit of the said land tinted yellow on the filed plan by a Transfer dated 8 November 1963 of the land tinted blue on the filed plan by The Priory Roehampton Limited to The London County Council.

- 5 The land edged and numbered in green on the title plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.
- 6 The land edged and lettered F in red on the filed plan added to the title.
- 7 The land edged and lettered G in red on the filed plan added to the title.
- 8 The land edged and lettered H in red on the filed plan restored to the title.
- 9 The Transfer dated 26 October 1973 referred to in the Charges Register contains the following provision:-

THIS Transfer shall operate to grant to Priory and GLC all such easements and rights over the red land and the blue land respectively as shall be reasonably necessary and appropriate to preserve for the blue land and the red land respectively the existing amenities thereof.

THE provisions contained in Clause 4(i) and (ii) (a) and (b) of a Transfer dated 3 April 1967 between The Priory Roehampton Limited (predecessor in title of Priory) and GLC shall no longer have effect and for the purpose of Clause 3 of such transfer the expression "the retained land" shall with effect from the date hereof be deemed to include the red land but not to include the blue land and the expression "the lands hereby transferred" shall be deemed to include the blue land but not to include the red land.

NOTE 1: The provisions in clause 4(i) and (ii)(a) and (b) are the provisions referred to in the Charges Register and the provision in clause 3 is set out above

NOTE 2: The red land is edged and numbered SGL172131 in green and the blue land is edged and lettered G and H in red on the filed plan.

- 10 The Transfer of those parts edged and numbered in green on the filed plan which were made pursuant to Chapter 1 of Part 1 of the Housing Act 1980 took effect with the benefit of and subject to the easements and other rights prescribed by paragraph 2 of schedule 2 of that Act.
- 11 The transfers of those parts edged and numbered in green on the title plan which were made pursuant to Part V of the Housing Act 1985 took effect with the benefit of and subject to the easements and other rights prescribed by paragraph 2 of Schedule 6 of that Act.
- 12 (23.06.1999) The land has the benefit of the following rights reserved by a Transfer of the land edged and numbered TGL167150 in green on the filed plan dated 1 December 1999 made between (1) The Mayor and Burgesses of The London Borough of Wandsworth (Transferor) and (2) Maurice Tingley and Jean Tingley (Transferees):-

"The Property is transferred subject to and there are excepted and reserved for the benefit of the land belonging to the Transferor remaining in the above title and adjoining neighbouring opposite or nearby to the Property the following rights:

(i) Full and free right and liberty without obtaining the consent of or making any compensation to the Transferee or other owner or owners occupier or occupiers for the time being of the Property or any part thereof to deal in any manner whatsoever with any belonging to Transferor adjoining neighbouring opposite or nearby to the Property and to erect and maintain or suffer to be erected or maintained on such adjoining neighbouring opposite or nearby land any buildings whatsoever whether such building shall or shall not affect or diminish the light or air which may now or at any time or times hereafter be enjoyed by or

A: Property Register continued

in respect of the Property or any building or buildings for the time being thereon or on some part thereof

(ii) The full free and uninterrupted passage and running of water soil gas electricity telephone and other services or supply from and to any adjoining nearby or neighbouring land and premises now belonging to the Transferor through the sewers drains mains pipes wires cables watercourses channels and conduits which are now or may within a period of eighty years from the date hereof be laid or constructed in upon over or under the Property

(iii) The full and free right and liberty at any time to enter upon the Property or any part thereof for the purpose of connecting to inspecting cleansing amending altering repairing maintaining replacing relaying renewing or the like any sewers drains mains pipes wires cables watercourses channels or conduits as aforesaid and within the period aforesaid to construct or lay in upon or over the Property any sewers drains mains pipes wires cables watercourses channels or conduits for the drainage of or for the supply of water gas electricity telephone and other services to any land and premises as aforesaid now belonging to the Transferor causing as little inconvenience as possible and making good all damage thereby caused to the Property

(iv) The right of light and support from the Property for the said adjoining land belonging to the Transferor."

NOTE 1: The Property referred to above is the land in title TGL167150

NOTE 2: The adjoining land referred to is the land in this title.

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 PROPRIETOR: THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF WANDSWORTH of Town Hall, Wandsworth, London SW18 2PU.

C: Charges Register

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

- 1 Such parts of the stream known as Beverley Brook and such tributaries brooks channels culverts and watercourses flowing into the said stream and the beds channels and shores thereof as are included in this title are subject so far as affected thereby to the provisions of the Surrey County Council Act 1925 and to such rights of the London County Council as affect the same.

- 2 The land is subject so far as affected thereby to the rights granted to the London County Council by a Conveyance dated the 8 October 1928 and made between (1) Sharon Grote Turner George Harold Day George Burrow Postlethwaite and Ethel Mary Wood and (2) The London County Council.

NOTE: Copy filed under Title No. 363711.

- 3 NOTICE of an Agreement dated 29 May 1936 and made between (1) The Priory Roehampton Limited and (2) The County Council of the Administrative County of Surrey.

NOTE: Copy filed under LN9384.

- 4 A Transfer of the land tinted pink on the filed plan dated 3 April 1967 made between (1) The Priory Roehampton Limited (Transferor) and (2) The Greater London Council (The Council) contains the following covenants:-

"The Council for itself and its successors hereby covenants with the

C: Charges Register continued

Transferor for the benefit of the retained land that it will

(a) subject as hereinafter in this paragraph and in clause 5 hereof mentioned erect at its own expense on the lands hereby transferred along the line marked A - B - C - D - E on the said plan a brick boundary wall eight feet in height (to be and remain the property of the Council) and thereafter maintain the same in good order for all time Provided that the Council shall not be under obligation to commence such erection until the Councils Valuer receives a notice in writing from the Transferor of its desire for the work of erection to be commenced and after receipt of such notice the Council shall commence the said erection within three calendar months of the date thereof and shall complete the work as soon as practicable after commencing the same

(b) not except where the prior consent of the Transferor has been obtained erect on the part of the said lands hereby transferred that lies within One hundred and fifty feet of the said boundary line marked A - B - C - D - E on the said plan any building having more than four storeys."

NOTE: S:-(a) The retained land referred to is tinted yellow on the filed plan

(b) The points A B C D and E are reproduced on the filed plan.

(c) Under clause 5 of the said Transfer the Transferor for itself and its successors in title covenanted with the Council for the benefit of said land tinted pink on the filed plan inter alia that prior to the erection of the wall referred to above it would at its own expense carry out (a) such works of demolition as are necessary to permit the said wall to be erected and (b) any necessary accommodation works to those parts retained by it of any buildings or structures standing partly on the lands hereby transferred and partly on the retained land leaving in a safe condition those parts of such buildings or structures which comprise part of the lands hereby transferred.

Clause 5 also contained a right for the Transferor to defer the carrying out of the said works of demolition and accommodation works until the end of tenancy granted by the Council to it and provided that in the event of such deferment the Council's obligation should be modified in so far that it shall erect the said wall to the extent which is then practicable and shall complete the erection thereof after the Transferor shall have carried out such works in accordance with this clause.

- 5 By a Transfer dated 4 June 1968 made between (1) The Priory Roehampton Limited and (2) Greater London Council the covenants contained in the Transfer dated 3 April 1967 referred to above were varied.

NOTE: Original filed.

- 6 The Estate roads included in this title are subject to rights of way.

- 7 A A Transfer by way of exchange of the land edged and numbered SGL172131 in green and edged and lettered G and H in red on the filed plan dated 26 October 1973 made between (1) The Priory Roehampton Limited (Priory) and (2) Greater London Council (GLC) contains the following covenants:-

"GLC covenants with Priory for the benefit of the remainder of the land now in Title No. LN9384 ('Priory's land') and the red land that it will

(a) within six months from the date hereof erect at its own expense a brick boundary wall not less than eight feet in height above the finished ground level to the east of the lines Q-R and V-W-X and (between the lines R-S-T-U-V- and X-Y) within the red land along the line marked Q-R-S-T-U-V-W-X-Y on the plan (such wall to be and remain the property of GLC) and forever thereafter maintain the wall in good condition such wall incorporating at point z on the plan a dry riser inlet box with hole in base to accommodate an oil supply pipe

(b) within six months from the date hereof erect at its own expense

C: Charges Register continued

wooden pedestrian and vehicular access gates not less than seven feet in height at the points so marked on the plan (such gates to be maintained and replaced as necessary by Priory)

(c) not without the prior written consent of Priory erect any building having more than four storeys on the land within One hundred and fifty feet (150 ft.) of the line marked Q-R-S-T-U-V-W-X-Y

(d) at its own expense and to the reasonable satisfaction of Priory carry out the work of severing and reconnecting existing public utility services to the red land and Priory's land in such a manner as to ensure that adequate services are maintained to the buildings on such lands".

NOTE: The points Q R S T U V W X Y and Z have been reproduced on the filed plan and the access gates are marked J-K on the said plan.

- 8 The land is subject to the following rights granted by the Transfer dated 26 October 1973 referred to above:-

"GLC hereby grant to Priory and its successors in title of all or any part of the land in Title No. LN9384 (including the red land) the right (in common with all others entitled to the like right) to pass with or without vehicles at all times and for all purposes over and across so much of GLC's land as will provide access to the points marked "proposed entrance" and the point marked Z on the plan such right of way being limited to the estate road when constructed."

NOTE: The points marked "proposed entrance" have been marked J K and L on the filed plan.

- 9 The land is subject to rights of drainage and rights in respect of water gas and electricity supply services and ancillary rights of entry.
- 10 The common passageways are subject to rights of way.
- 11 The common parking areas are subject to rights to park motor vehicles.
- 12 The Leases specified in the Schedule of Leases hereto which were made pursuant to Part V of the Housing Act 1985 took effect with the benefit of and subject to the easements and other rights specified in paragraph 2 of Schedule 6 of the Housing Act 1985.
- 13 (16.06.1994) The land is subject to all rights easements and quasi easements enjoyed thereover by the parts edged and numbered in green on the filed plan.
- 14 (20.04.2005) The parts of the land affected thereby are subject to the following rights granted by a Lease of the land Electricity Sub Station Site on the title plan dated 8 June 1978 referred to in the schedule of leases hereto:-

Together with 1) a right to lay use maintain renew and remove cables in the positions shown by heavy black dash lines on the said plan ii) in common with the Lessor its lessees tenants and occupiers and all others having a like right a right of way to and from the demised premises from and to Arabella Drive for all purposes in connection with the use of the demised premises iii) subject as hereinbefore mentioned a right of access along the course of the cables for all purposes in connection with the carrying out of works to the said cables iv) a right of air through the ventilation grilles marked 'V' on the said plan and v) a right to discharge rainwater from the roof of the transformer chamber onto the surface of the Lessors adjoining title

NOTE: Copy lease plan filed.

- 15 The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto.
The leases grant and reserve easements as therein mentioned.

Schedule of notices of leases

Title number LN235827

1	11.05.1983 1 (part of)	Flat 23, Rockingham Close (Second Floor Flat)	25.04.1983 From 25.4.1983 To 24.4.2108	SGL373111
2	20.05.1986 1 (part of)	25 Rockingham Close (Second Floor Flat)	10.02.1986 125 years From 10.2.1986	SGL458265
3	01.04.1987 2 (part of)	150 Dowdeswell Close (Ground and First Floor Flat)	09.03.1987 125 years From 9.3.1987	SGL483180
4	26.08.1987 3 (part of)	162 Dowdeswell Close (Ground and First Floor Flat)	11.05.1987 125 years From 11.5.1987	SGL494436
5	29.02.1988 4 (part of)	242 Dowdeswell Close	20.11.1987 125 years From 20.11.1987	TGL1291
6	18.04.1988 5 (part of)	168 Dowdeswell Close (Ground and First Floor)	16.02.1988 125 years From 16.2.1988	TGL2325
7	16.08.1988 6 (part of)	248 Dowdeswell Close (Second and Third Floor Flat)	25.07.1988 125 years From 25.7.1988	TGL6933
8	25.10.1988 3 (part of)	192 Dowdeswell Close (Second and Third Floor Flat)	05.09.1988 125 years From 5.9.1988	TGL10109
9	25.10.1988 7 (part of) 8	7 Rockingham Close (First Floor Flat) Binstore	17.10.1988 125 years From 17.10.1988	TGL10112
10	03.11.1988 10 (part of)	152 Dowdeswell Close (Ground and First Floor Flat) and Garden Ground	01.08.1988 125 years From 1.8.1988	TGL10583
11	08.11.1988 11 (part of)	23 Burke Close (Second Floor Flat)	24.10.1988 125 years From 24.10.1988	TGL10790
12	16.11.1988 14 (part of)	256 Dowdeswell Close (Second and Third Floor Flat)	05.09.1988 125 years From 5.9.1988	TGL11315
13	22.11.1988 13 (part of)	212 Dowdeswell Close (Ground and First Floor Flat and Garden Ground)	07.11.1988 125 years From 7.11.1988	TGL11588
14	24.11.1988 12 (part of)	160 Dowdeswell Close (Ground and First Floor Flat) and Garden Ground	24.10.1988 125 years From 24.10.1988	TGL11725
15	04.01.1989 15 (part of)	206 Dowdeswell Close (Second and Third Floor Flat)	12.12.1988 125 years From 12.12.1988	TGL13393
16	15.02.1989 13 (part of)	262 Dowdeswell Close (Second and Third Floor Flat)	23.01.1989 125 years From 23.1.1989	TGL15664
17	17.02.1989 14 (part of)	166 Dowdeswell Close (Ground and First Floor Flat)	22.08.1988 125 years From 22.8.1988	TGL15813
18	27.02.1989 16 (part of)	228 Dowdeswell Close (Ground and First Floor Flat)	30.01.1989 125 years From 30.1.1989	TGL16257
19	31.03.1989 17 (part of)	220 Dowdeswell Close (Second and Third Floor Flat)	30.11.1987 125 years From 30.11.1987	TGL17754
20	10.04.1989 18 (part of)	238 Dowdeswell Close (Second and Third Floor Flat)	06.03.1989 125 years From 6.3.1989	TGL18216

Schedule of notices of leases continued

21	19.04.1989 4 (part of) 19	232 Dowdeswell Close (Ground and First Floor Flat) Garden	13.03.1989 125 years From 13.3.1989	TGL18880
22	05.07.1989 20 (part of)	22 Burke Close (Second Floor Flat)	19.06.1989 125 years From 19.6.1989	TGL22934
23	10.07.1989 23 (part of)	198 Dowdeswell Close (Second and Third Floor Flat)	29.05.1989 125 years From 29.5.1989	TGL22055
24	25.07.1989 15 (part of)	148 Dowdeswell Close (Ground and First Floor Flat) and Garden Ground	24.04.1989 125 years From 24.4.1989	TGL20070
25	26.07.1989 21 (part of)	48 Burke Close (Second Floor Flat)	03.07.1989 125 years From 3.7.1989	TGL24206
26	28.07.1989 14 (part of)	188 Dowdeswell Close (Second and Third Floor Flat)	19.06.1989 125 years From 19.6.1989	TGL24374
27	01.08.1989 22 (part of)	190 Dowdeswell Close (Second and Third Floor Flat)	17.07.1989 125 years From 17.7.1989	TGL24509
28	28.11.1989 24 (part of)	178 Dowdeswell Close (Second and Third Floor Flat)	13.11.1989 125 years From 13.11.1989	TGL31315
29	05.01.1990 25 (part of)	196 Dowdeswell Close (Second and Third Floor Flat)	18.12.1989 125 years From 18.12.1989	TGL33066
30	05.01.1990 2 (part of)	204 Dowdeswell Close Roehampton (Second and Third Floor Flat)	11.12.1989 125 years From 11.12.1989	TGL33104
31	18.01.1990 26 (part of) 27	10 Rockingham Close Priory Lane (First Floor Flat) Binstore	07.08.1989 125 years From 7.8.1989	TGL33821
32	07.01.1991 28 (part of)	5 Rockingham Close (Ground Floor Shop)	26.10.1990 125 years From 26.10.1990	TGL54123
33	06.03.1991 29 and 30 (part of)	2 and 3 Rockingham Close (Ground Floor Shops)	10.12.1990 125 years From 10.12.1990	TGL56730
34	10.01.1992 31 (part of)	6 Rockingham Close (Ground Floor Shop)	16.12.1991 125 years From 16.12.1991	TGL68573
35	20.07.1992 26 (part of) 27 (part of)	4 Rockingham Close (Ground Floor Shop)	24.04.1992 125 years From 24.4.1992	TGL75505
36	03.09.1992 1 (part of)	20 Rockingham Close (First Floor Flat)	27.01.1992 125 years From 27.1.1992	TGL77260
37	07.09.1993 32 (part of)	174 Dowdeswell Close (Ground and First Floor Flat)	23.08.1993 125 years From 23.8.1993	TGL88915
38	18.11.1993 30 (part of)	8 Rockingham Close (First Floor Flat)	01.11.1993 125 years From 1.11.1993	TGL91355
39	20.12.1993 10 (part of)	202 Dowdeswell Close (Second and Third Floor Flat)	13.12.1993 125 years From 13.12.1993	TGL92411
40	12.12.1994	216 Dowdeswell Close	07.11.1994	TGL104555

Schedule of notices of leases continued

	33 (part of)	(Ground and First Floor Flat)	125 years from 7.11.1994	
41	03.11.1995 1 (part of)	14 Rockingham Close (Ground Floor Flat)	09.10.1995 125 years from 9.10.1995	TGL114248
42	19.06.1996 34 (part of)	252 Dowdeswell Close (Second and Third Floor Flat)	01.04.1996 125 years from 1.4.1996	TGL121110
43	16.02.1998 35 (part of)	172 Dowdeswell Close (ground and first floor flat) and Garden Ground	02.02.1998 125 years from 2.2.1998	TGL143435
44	13.11.1998 22 (part of)	164 Dowdeswell Close (ground and first floor flat and garden ground)	26.10.1998 125 years from 26.10.1998	TGL153208
45	18.04.2000 36 (part of)	170 Dowdeswell Close (Ground and first floor flat)	03.04.2000 125 years from 3.4.2000	TGL172844
46	17.11.2000 37 (part of)	25 Burke Close (Second floor flat)	23.10.2000 125 years from 23.10.2000	TGL181830
47	25.01.2001 38 (part of)	250 Dowdeswell Close (Second and Third Floor Flat)	20.11.2000 125 years from 20.11.2000	TGL184480
48	14.11.2001 21 (part of)	52 Burke Close (Second Floor Flat)	29.10.2001 125 years from 29.10.2001	TGL195897
NOTE: By a Deed dated 27 May 2002 made between (1) The Mayor and Burgesses of the London Borough of Wandsworth and (2) Alison June Davis the terms of the above lease were expressed to be varied. (Copy deed filed)				
49	05.05.2004 33 (Part of)	258 Dowdeswell Close (Second and Third floor Flat)	05.04.2004 125 years from 5.4.2004	TGL236582
50	14.09.2004 29 (part of)	9 Rockingham Close (First Floor Flat)	31.08.2004 125 years from 31.8.2004	TGL243972
51	03.11.2004 28 (part of)	11 Rockingham Close (First Floor Flat)	28.06.2004 125 years from 28.6.2004	TGL247018
52	05.01.2005 18 (part of)	236 Dowdeswell Close (First and Second Floor Flat)	29.11.2004 125 years from 29.11.2004	TGL249899
53	01.03.2005 12 (part of)	194 Dowdeswell Close (Second and Third Floor Flat)	31.01.2005 125 years from 31.1.2005	TGL252787
54	20.04.2005	Electricity Transformer Site at Dowdeswell Close	08.06.1978 60 years from 25.03.1975	TGL254603
55	15.06.2005 39 (part of)	34 Dowdeswell Close (Second Floor Flat)	29.04.2005 125 years from 29.4.2005	TGL256969
56	27.01.2006 5 (Part of)	186 Dowdeswell Close (Second and Third Floor Flat)	05.12.2005 125 years from 5.12.2005	TGL267543
57	15.04.2013 40 (part of)	26 Burke Close (Second Floor Flat)	18.02.2013 125 years from 18.2.2013	TGL375207
58	28.08.2013 1 (part of)	24 Rockingham Close (second floor flat)	19.08.2013 125 years from	TGL384140

Title number LN235827

Schedule of notices of leases continued

59	07.11.2013 23 (part of)	156 Dowdeswell Close (Ground and First Floor Flat) and Garden Ground	19.8.2013 30.09.2013 125 years from 30/9/2013	TGL387688
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End of register