



Official copy of register of title

Title number AGL514205

Edition date 28.02.2023

- This official copy shows the entries on the register of title on 01 Apr 2023 at 14:44:58.
- 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 01 Apr 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 Wales Office.

A: Property Register

This register describes the land and estate comprised in the title. Except as mentioned below, the title includes any legal easements granted by the registered lease but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

HILLINGDON

- 1 (04.09.2020) The Leasehold land demised by the lease referred to below which lies within the area shown edged with red on the plan of the above Title filed at the Registry and being 11 Langham Court, Station Approach, South Ruislip, Ruislip (HA4 6RX).

NOTE: The flat is on the first floor.
- 2 (04.09.2020) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : 28 August 2020
Term : From 28 August 2020 until 24 March 2186
Parties : (1) Sinclair Gardens Investments (Kensington) Limited
(2) Maria Theresa John and Vincent Lewis John
NOTE 1: The original lease dated 16 October 1997 referred to in the above lease was formerly registered under AGL60759.

NOTE 2: No copy of the original lease dated 16 October 1997 is held by Land Registry.
- 3 (04.09.2020) The Lease prohibits or restricts alienation.
- 4 (04.09.2020) The title includes any legal easements referred to in clause LR11.1 of the registered lease but is subject to any rights that are granted or reserved by the lease and affect the registered land.
- 5 (04.09.2020) The registered lease was granted under the provisions of section 56 or 93(4) of the Leasehold Reform, Housing and Urban Development Act 1993.
- 6 (04.09.2020) The landlord's title is registered.

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 (04.09.2020) PROPRIETOR: MARIA THERESA JOHN and VINCENT LUIS JOHN of 11 Langham Court, Station Approach, South Ruislip, Ruislip HA4 6RX.
- 2 (04.09.2020) RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.
- 3 (28.02.2023) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 9 August 2020 in favour of Bank of Scotland PLC referred to in the Charges Register.

C: Charges Register

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

- 1 (04.09.2020) A Conveyance of the freehold estate in the land in this title and other land dated 19 December 1938 made between (1) The Reverend George Derek Barnsley and others (Vendors) (2) The Ecclesiastical Commissioners for England (the Commissioners) (3) The Dean and Canons of the King's Free Chapel of St.George and (4) Davis Estates Limited (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 (28.02.2023) REGISTERED CHARGE dated 9 August 2020.
- 3 (28.02.2023) Proprietor: BANK OF SCOTLAND PLC (Scot. Co. Regn. No. SC327000) of Birmingham Midshires Division, Pendeford Business Park, Wobaston Road, Wolverhampton WV9 5HZ.

Schedule of restrictive covenants

- 1 (04.09.2020) The following are details of the covenants contained in the Conveyance dated 19 December 1938 referred to in the Charges Register:-

"The Purchaser to the intent and so as to bind so far as practicable the said hereditaments hereinbefore expressed to be hereby conveyed into whosoever hands the same may come and so as to enure for the benefit and protection of the neighbouring property now forming part of the glebe lands belonging to the said Vicarage doth hereby covenant with the Vendor and also by way of separate covenant with the Commissioners as follows that is to say:-

 1. THAT the Purchaser will forthwith at its own expense erect upon all sides of the property hereby conveyed close-boarded fences five feet six inches in height.
 2. THAT no buildings shall be erected upon the said property except in accordance with plans and designs which shall have been previously submitted in duplicate to and approved in writing by the Surveyors of the Vendor for the time being whose fee of One pound One Shilling in respect of each building comprised in such plans and designs shall be payable by the Purchaser upon demand.
 3. THAT no building shall be erected upon the said land of less value in materials and labour than Three Hundred Pounds and containing less than three bedrooms."

End of register