



Official copy of register of title

Title number TGL408366

Edition date 25.06.2024

- This official copy shows the entries on the register of title on 16 Aug 2024 at 10:40:02.
- 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 16 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 Telford 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.

GREENWICH

- 1 (25.09.2014) The Leasehold land shown edged with red on the plan of the above title filed at the Registry comprising first floor flat and being first floor flat and being 153 Sibthorpe Road, London (SE12 9DR) and ground floor staircasing leading thereto.
- 2 (25.09.2014) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : 15 September 2014
Term : 125 years from 15 September 2014
Parties : (1) The Royal Borough Of Greenwich
(2) Sabah HasmujaJ
- 3 (25.09.2014) The Lease prohibits or restricts alienation.
- 4 (25.09.2014) The registered lease is made pursuant to Part V of the Housing Act 1985 and the title includes the 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.

In addition the land has the benefit of but is subject to the easements and rights specified in paragraph 2 of Schedule 6 of the said Act.
- 5 (25.09.2014) 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 (25.09.2014) PROPRIETOR: SABAH HASMUJAJ of 153 Sibthorpe Road, London SE12 9DR.

B: Proprietorship Register continued

- 2 (25.09.2014) The price, other than rents, stated to have been paid on the grant of the lease was £78,200.
- 3 (25.09.2014) RESTRICTION: No transfer or lease of the registered estate dated before 15 September 2024 by the proprietor of the registered estate or by the proprietor of any registered charge is to be completed by registration unless accompanied by
 - (a) a certificate given by The Royal Borough of Greenwich that the transfer or lease complies with the requirements of section 156A of the Housing Act 1985 or that the transfer or lease is an exempted disposal or is not a relevant disposal, or
 - (b) a certificate given by a person who confirms that he is the person in whom the reversionary interest is now vested (if that person is not the original disposing authority), and that the transfer or lease complies with the requirements of section 156A of the Housing Act 1985 or is either an exempted disposal or is not a relevant disposal.
- 4 (25.06.2024) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 24 June 2024 in favour of National Westminster Bank PLC referred to in the Charges Register.

C: Charges Register

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

- 1 (25.09.2014) A Conveyance of the freehold estate in the land in this title and other land dated 25 September 1931 made between (1) The King's Most Excellent Majesty (2) The Commissioners of Crown Lands and (3) The Mayor Aldermen And Councillors of The Metropolitan Borough of Woolwich (Council) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 (25.09.2014) Charge subsisting until 14 September 2019 having the priority specified in section 156 of the Housing Act 1985 to secure the liability under the covenant to repay discount contained in the lease dated 15 September 2014 under which the land is held.
- 3 (25.06.2024) REGISTERED CHARGE dated 24 June 2024.
- 4 (25.06.2024) Proprietor: NATIONAL WESTMINSTER BANK PLC (Co. Regn. No. 929027) of Mortgage Centre, P.O. Box 123, Greenock PA15 1EF.

Schedule of restrictive covenants

- 1 (25.09.2014) The following are details of the covenants contained in the Conveyance dated 25 September 1931 referred to in the Charges Register:-

"THE Council for themselves their successors and assigns hereby covenant and agree with the King's Majesty and also as a separate covenant with the Commissioners as follows:-

The Council will use the land hereby conveyed for the purposes of a housing scheme under the provisions of the Housing Act 1925 and not for any purpose and will not erect any buildings thereon other than those required in connection with the development of the land as a housing estate as aforesaid including the establishment of a highways depot.

The land is conveyed subject to the restrictive zoning as shewn on Plan Number 2 annexed hereto provided that the zone for shops may be removed either entirely or in part to such other position or positions on the land coloured red on Plan Number 1 as may be agreed with the Commissioners such part of the land at present zoned for shops and subsequently agreed by the Commissioners not to be so used being re-zoned for houses at a density not exceeding eight to each acre.

Schedule of restrictive covenants continued

The two areas of land cross-hatched in red upon the said Plan Number 1 shall be used solely as private athletic grounds at which no gate money shall be taken or shall be laid out as parks for public recreation.

The Council will not permit advertisements of any description or posting bills to be exhibited upon such part of the land hereby conveyed or upon any buildings erected thereon which fronts on to existing roads or is within one hundred yards of the lands remaining the property of the Commissioners. Provided that this restriction shall not apply to the fascia boards of any shop fronts nor to the windows of such shops below the level of the fascia board.

No part of the land hereby conveyed shall be used for tipping rough dust or ashes refuse or other materials other than such as may be required in connection with building and road making operations.

The Council will not permit anything to be done upon the land hereby conveyed which shall be or become a nuisance annoyance or disturbance to the Commissioners or their lessees or tenants of the neighbouring Crown properties.

No part of the land hereby conveyed shall be used for aviation purposes.

AND the Commissioners and the Council respectively covenant not to permit the development of the land hereby conveyed and the adjoining Crown Lands in such a manner as to cause any nuisance annoyance or disturbance to the adjoining lands nor to interfere with any easement of light or air enjoyed by the Council or Commissioners respectively."

End of register