

Title Number : TGL48400

This title is dealt with by Land Registry, Telford Office.

The following extract contains information taken from the register of the above title number. A full copy of the register accompanies this document and you should read that in order to be sure that these brief details are complete.

Neither this extract nor the full copy is an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy.

This extract shows information current on 9 JUL 2015 at 15:13:28 and so does not take account of any application made after that time even if pending in the Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: TGL48400
Address of Property	: land and buildings on the West side of Blake's Road, the North side of Diamond Street and the East side of Peckham Grove and Southampton Way
Price Stated	: £4,185,000
Registered Owner(s)	: LONDON & QUADRANT HOUSING TRUST (Industrial and Provident Society No. IP30441R) of One Kings Hall Mews, Lewisham, London SE13 5JQ.
Lender(s)	: None

## Title number TGL48400

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 9 JUL 2015 at 15:13:28. This copy does not take account of any application made after that time even if still pending in the Land Registry when this copy was issued.

This copy is not an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the Land Registry web site explains how to do this.

## A: Property Register

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

### SOUTHWARK

- 1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land and buildings on the West side of Blake's Road, the North side of Diamond Street and the East side of Peckham Grove and Southampton Way.
- 2 (13.04.2012) The edged blue and numbered 1 on the title plan is no longer of any significance and should be ignored since the entry in the register which gave rise to this reference has been cancelled.

## 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 (28.01.2008) PROPRIETOR: LONDON & QUADRANT HOUSING TRUST (Industrial and Provident Society No. IP30441R) of One Kings Hall Mews, Lewisham, London SE13 5JQ.
- 2 (25.04.2007) The price stated to have been paid on 7 December 2006 was £4,185,000.
- 3 (25.04.2007) 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 (07.05.2008) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a certificate signed on behalf of the proprietor by its secretary (or by two trustees, if a charitable trust) or its solicitor or licensed conveyancer that the provisions of section 9 of the Housing Act 1996 have been complied with.

## C: Charges Register

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

- 1 Such part of the land tinted pink on the filed plan as is affected thereby is subject to the rights contained in two Deeds respectively dated 17 October 1863 and 4 November 1863 so far as such rights if any relate thereto, run therewith and are still subsisting and capable of taking effect. Neither of the said Deeds nor copies nor abstracts were produced on registration.
- 2 A Conveyance of the land tinted pink and tinted blue on the filed plan and other land dated 6 October 1864 made between (1) Albert Grant and (2) Robert Heriot contains covenants details of which are set out in the schedule of restrictive covenants hereto.

## C: Charges Register continued

- 3 A Conveyance of the land tinted yellow on the filed plan dated 6 December 1864 made between (1) Albert Grant (Vendor) and (2) Thomas Sanders (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 6 October 1864 referred to in the Charges Register:-

COVENANTS by said Robert Heriot for himself his heirs executors administrators and assigns with said Albert Grant his heirs and assigns THAT he the said Robert Heriot his heirs executors administrators and assigns should and would until the new Roads set out by said Albert Grant over and upon the hereditaments and premises comprised in the lastly thereinbefore recited Indenture (as such new Roads were marked upon the said plan annexed to the said particulars of Sale and an Extract from which plan was endorsed upon the back of the second skin of these presents) should be taken by or under the management of the parish or the proper constituted authorities pay a proportion of the cost of maintaining and keeping the said roads in proper repair such proportion to be regulated by the frontage of the hereditaments thereby granted and conveyed upon such new road within one calendar month from the date thereof to make and for ever afterwards maintain good and sufficient fences on such sides of the said piece of land thereby conveyed as were distinguished on the plan endorsed on the second skin of Abstracting presents by the mark T with the same pieces of land such fence to be of posts and two rails or any more expense fence or a wall

And that if said Robert Heriot his heirs or assigns should fail or neglect to make such fence within one month as aforesaid it should be lawful for the Owner or respective owners for the time being of the adjoining Lots to make such fence with posts and two rails And the said Robert Heriot his heirs or assigns would pay the expense of such fence on demand And in case of non-payment it should be lawful for such respective adjoining owners to recover the same against the said Robert Heriot his heirs or assigns in the proper County Court as if said Robert Heriot had personally agreed with the party making such fence to pay for it That said Robert Heriot his heirs or assigns would not make or construct any building or erection of any kind except a dwarf wall not exceeding 6 feet in height in front of the building line shewn on the said plan And should not erect upon said piece of land thereby conveyed or any part thereof any tavern public house Inn or Beer shop nor carry on or allow to be carried on upon the same premises or in any house or building to be erected thereon the business of a Licensed Victualler or seller of Wines Beer or Spirits.

NOTE: Blakes Road is one of the roads referred to. No side of the land in this title is marked T on the said plan and the building line is the frontage line of the existing buildings.

- 2 The following are details of the covenants contained in the Conveyance dated 6 December 1864 referred to in the Charges Register:-

The Purchaser will and his heirs appointees and assigns shall henceforth observe perform and comply with the said conditions and stipulations and that nothing shall ever be erected fixed placed or done upon the land hereby conveyed or any part thereof in breach or violation or contrary to the fair meaning of the said conditions and stipulations.

#### SECOND SCHEDULE

##### CONDITIONS AND STIPULATIONS

1. AS TO TAVER &c. No Tavern public house Inn or Beer Shop shall be erected on any Lot except Lot 47 which is specially set apart for that purpose nor shall the business of a licensed Victualler or seller of Beer Wine or Spirits be carried on in or upon any house erected or to be erected upon any Lot except Lot 47.
2. ROADS. Each Purchaser shall pay his proportion of the expense of

Title number TGL48400

## Schedule of restrictive covenants continued

maintaining and keeping in repair the new roads shewn on the Plan regulated by the frontage of each Lot upon such Roads until the said Roads shall be taken to by the proper constituted authorities.

NOTE: The land is Lot 24 and the new road referred to above is Blake's Road.

End of register