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Official copy of register of title

Title number EGL000

Edition date 28.05.2025

- This official copy shows the entries on the register of title on 05 AUG 2025 at 06:46:14.
- 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 05 Aug 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, Telford Office.

A: Property Register

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

NEWHAM

- 1 (09.01.1980) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 1 Arcadia Avenue, Anytown (AN1 2AB)

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 (26.01.2010) PROPRIETOR: JOE BLOGGS and JANE DOE
- 2 (26.01.2010) The price stated to have been paid on 24 October 2009 was £225,500
- 3 (26.01.2010), RESTRICTION: No disposition by a sole proprietor of the land (not being a trust corporation) under which capital money arises is to be registered except under an order of the registrar or of the Court.

C: Charges Register

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

- 1 A Conveyance of the land in this title and other land dated 31 August 1899 made between (1) The Premier Land Company Limited (Vendors) and (2) Henry Cornelius Willings contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 (26.01.2010) REGISTERED CHARGE dated 24 October 2009 to secure the moneys including the further advances therein mentioned.
- 3 (26.01.2010) Proprietor: SOMEBANK PLC (Co. Reg. No. 12345678) of 1 Bank Street, Bank Town BA1 2NK

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 31 August 1899 referred to in the Charges Register:-

"AND the Purchaser for himself his heirs and assigns and to the intent that the burden of this covenant may run with the land hereby conveyed and bind such land into whosoever hands the same shall come hereby covenants with the Vendors their successors and assigns owners or occupiers of the Little Ilford Estate now or late belonging to the Vendor or of any part thereof that the Purchaser his heirs and assigns will henceforth duly perform observe fulfil and keep all and singular the restrictions stipulations and conditions set forth in the second Schedule hereto and will indemnify the Vendors their successors and assigns against all liability in respect of the same PROVIDED ALWAYS that this last mentioned covenant shall only be binding upon the Purchaser his heirs or assigns during the period of actual ownership.

THE SECOND SCHEDULE ABOVE REFERRED TO
RESTRICTIONS STIPULATIONS AND CONDITIONS
(PRIVATE HOUSE PLOTS)

The shortest road frontage of each Plot is the front and any other road frontages are flanks.

1. FENCES. The Purchaser is forthwith to make and erect good and suitable fences along the extreme boundaries of his plots (except where same are already fenced in) next the roads and on the sides of his plot marked T within the boundary but any Purchaser buying two or more contiguous plots shall not be bound to erect division fences between such plots.

All fences in advance of front building lines shall be 4 feet high and no more. Fences at rear of plots shall be not less than 5 feet high nor more than 6 feet high.

Fences in advance of flank building lines and also division fences between the plots of any two Purchasers shall be not less than 4 feet high nor more than 6 feet high.

The Purchaser is afterwards to maintain such fences or any remaining portions thereof until it shall have become necessary to remove same for the purposes of immediately thereafter erecting walls or buildings on the site thereof.

2. BUILDING LINES. Nothing shall be erected nearer to the road than the front buildings lines shown on plan except as follows:-

(1) Bay windows porches and other architectural projections not to project more than 2 feet 6 inches in advance of the building line.

(2) Fences or dwarf forecourt walls with suitable railings and gates No such erection to exceed 4 feet in height.

Nothing shall be erected nearer the road than the flank building lines shown on plan except fences fence walls railings or gates no such erection to exceed 6 feet in height.

3. DESCRIPTION OF BUILDINGS. Private dwelling-houses only may be erected. No house shall be erected until the elevations have been submitted to and approved by the Vendors and a copy deposited with them. Not more than one house shall be erected on each plot and the principal front of every house shall face towards the shortest road frontage of the plot on which it shall be built.

No stables or detached outbuildings except a greenhouse not exceeding 12 feet in height shall be erected on any plot except such as the Vendors may by writing approve.

4. VALUE OF BUILDINGS. No house shall be erected on any plot of less value than £200.

The value of a house shall be taken to be its nett first cost in

Schedule of restrictive covenants continued

materials and labour of construction only estimated at the lowest current prices and exclusive of the cost of any greenhouse or approved outbuildings.

5. TRADES ETC. PROHIBITED. The trade of an innkeeper victualler or retailer of wines spirits or beer to be consumed on or off the premises or a club where such liquors are consumed shall not be carried on upon any plot nor shall any other trade whatsoever or any business or manufacture be carried on upon any plot.

No building shall be erected or used as a school hospital asylum or public institution. No operative machinery shall be fixed or placed upon any plot except such machinery as the Vendors shall be writing approve.

No hut shed caravan house on wheels or other chattel adapted or intended for use as a sleeping apartment nor any shows booths swings roundabouts or hoardings (except for building purposes) or advertising station shall be erected made placed or used or be allowed to remain upon any plot or shall any plot be used for the storage of rubbish or waste material and the Vendors may remove and dispose of any such erection rubbish or other thing and for that purpose may enter any land upon which a breach of this stipulation shall occur and shall not be responsible for the safe keeping of anything so removed or for the loss thereof or any damage thereto.

6. ROADS. No plot shall be used as a road or way or part of a road or way from or to any land adjoining or adjacent to the Vendors' estate. Until the road or roads and footpaths so far only as they abut on the plot or plots purchased by the Purchaser shall be respectively taken over by the local authority the Purchaser shall keep and maintain same in good repair and condition and in default of so doing it shall be lawful for but not obligatory upon the Vendors to maintain and repair the same in which latter event the Purchaser shall pay to the Vendors on demand all expenses incurred in relation to such maintenance and repair or his proportion thereof as the case may be the amount to be ascertained assessed or apportioned by the Surveyor for the Vendors for the time being. The Purchaser shall also pay all sums payable to the local authority prior to or connected with the taking over of such road or roads and footpaths. The Purchaser shall not obstruct any portion of the roadways or footpaths by deposit of building materials or otherwise nor disturb the surface of such roadways or footpaths except for the purpose of making connections to sewers or mains thereunder and any such disturbances shall be made good by the Purchaser with all due despatch.

7, EXCAVATIONS. NO excavation shall be made on any plot except as may be necessary for buildings and drains and appurtenances thereto nor shall any gravel and or earth be removed from any plot without the written consent of the Vendors.

NOTE 1: The Vendors reserve to themselves the right to waive or modify any of the foregoing restrictions stipulations and conditions or any part thereof and also reserve to themselves the right to sell or re-sell any portions of their estate in which they shall for the time being be interested either with similar or with different restrictions stipulations and conditions or without restrictions stipulations or conditions of any kind."

NOTE 2: The Southern boundary of the land in this title is marked T as referred to in clause 1. The building lines referred to follow the line of existing buildings

End of register