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Official copy of register of title

Title number MX123060

Edition date 16.06.2021

- This official copy shows the entries on the register of title on 01 SEP 2022 at 09:28:41.
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- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 01 Sep 2022.
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- 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.

HARROW

- 1 (12.09.1939) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Brockley Hill Golf Park, Brockley Hill, Stanmore (HA7 4LR).
- 2 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.
- 3 The Transfer dated 8 February 1957 referred to in the Charges Register is expressed to reserve rights.
- 4 (25.10.2019) The land has the benefit of any legal easements reserved by a Transfer of the land edged and numbered AGL491856 in green on the title plan dated 23 October 2019 made between (1) Du Parcq (Jersey) Limited and (2) Fusion Stanmore but is subject to any rights that are granted by the said deed and affect the registered land.
NOTE: Copy filed under AGL491856.
- 5 (24.09.2020) A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.

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 (24.09.2020) PROPRIETOR: SAIRAM (WATFORD OP) LTD (Co. Regn. No. 12498308) of 116 Headstone Drive, Harrow HA1 4UH.
- 2 (12.12.2019) RESTRICTION: No disposition of the registered estate (other than a charge) 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 Du Parcq (Jersey) Limited (incorporated in Jersey) of Clas du Parcq, La Ruelle du Close du Parcq, St Brelade, Jersey JE3 8AQ or their conveyancer, or a certificate

B: Proprietorship Register continued

signed by a conveyancer that the provisions of clauses 2, 4.1 and 4.3 of an Overage Deed dated 12 November 2019 made between (1) Du Parcq (Jersey) Limited (2) SR23 Holdings Limited and (3) Fusion Global Developments Holdings Limited have been complied with or that they do not apply to the disposition.

NOTE: Copy filed.

- 3 (24.09.2020) The price stated to have been paid on 10 September 2020 was £399,900.
- 4 (24.09.2020) 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.
- 5 (24.09.2020) A Transfer of the land in this title dated 12 November 2019 made between (1) SR23 Holdings Limited and (2) Sairam (Holdings) Limited contains purchaser's personal covenant(s).

NOTE: Copy filed.

The Transfer to the present proprietor(s) contains a covenant to observe and perform the aforesaid covenant(s) and of indemnity in respect thereof.

C: Charges Register

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

- 1 A Conveyance dated 14 August 1936 made between (1) The London Passenger Transport Board and (2) Incorporated Properties Limited contains restrictive covenants but neither the original deed nor a certified copy or examined abstract thereof was produced on first registration.
- 2 A Conveyance of the land in this title and other land dated 11 March 1938 made between (1) The London Passenger Transport Board (2) The Wardens and College of the Souls of all Faithful People Deceased in the University of Oxford (3) The Neasden Estates Company Limited (4) Incorporated Properties Limited and (5) Equity and Law Life Assurance Society contains stipulations details of which are set out in the schedule of restrictive covenants hereto.

NOTE: No copy of the covenant to observe the said stipulations was supplied on first registration.

- 3 By the Conveyance dated 11 March 1938 referred to above the stipulations contained in the Conveyance dated 14 August 1936 referred to above and recited in the First Schedule of the Conveyance dated 11 March 1938 were expressed to be released in the following terms:-

"It is hereby Agreed and Declared that the said Conveyance shall henceforth operate and shall henceforth be deemed always to have operated as if in lieu of the restrictions stipulations and conditions contained in the first Schedule hereto (which are hereby released) the restrictions stipulations and conditions contained in the Second Schedule hereto had been contained and been imposed by the said Conveyance and that such substituted restrictions stipulations and conditions shall as from the date hereof be observed and performed in respect of the land coloured green on the said plan in like manner as if Incorporated Properties had in the said Conveyance covenanted with the College and Neasden Estates instead of with the Board for the observance and performance of the same."

NOTE: The land in this title falls wholly within the land coloured green.

- 4 A Transfer of the land adjoining the southern boundary of the land in this title dated 8 February 1957 made between (1) George Wimpey and Co. Limited and (2) The Minister of Works contains Vendors restrictive covenants.

NOTE: Copy filed under MX335490.

C: Charges Register continued

5 The land tinted blue on the title plan is subject to the rights granted by a Deed dated 24 August 1970 and made between (1) George Wimpey & Co. Limited (the Grantor) and (2) North Thames Gas Board (the Board).

The said Deed also contains restrictive covenants.

NOTE: Copy filed.

6 (24.09.2020) A Deed dated 10 September 2020 made between (1) Sairam (Watford) Ltd and (2) Sairam (Holdings) Limited contains restrictive covenants.

NOTE: Copy filed.

7 (24.09.2020) The parts of the land affected thereby are subject to the rights granted by the Deed dated 10 September 2020 referred to above and affect the registered land.

Schedule of restrictive covenants

1 The following are details of the stipulations contained in the Conveyance dated 11 March 1938 referred to in the Charges Register:-

"1. THE Property hereby conveyed shall be developed as a building estate

2. (1) THE development of the property hereby conveyed shall as far as possible be made in harmony with the development of contiguous property (meaning thereby the lands coloured blue and pink respectively on the plan annexed to this present Deed)

(2) NO plot less than 40 feet in frontage shall be sold on the Brockley Hill frontage (meaning thereby the frontage of the property hereby conveyed to the road known as Brockley Hill other than frontage which lies within 452 feet of the centre line of the road known as Stanmore Road as at present constituted).

(3) NO house shall be erected on any plot on the Brockley Hill frontage as before defined unless the elevation or elevations thereof to the road known as Brockley Hill is or are faced mainly with brick

(4) NO house shall be erected on any plot on the Brockley Hill frontage as before defined unless the selling price is at least £1,550 freehold

(5) PARAGRAPHS (1) (2) (3) and (4) of this Clause shall not apply to any land not forming part of a plot having a frontage to the road known as Brockley Hill nor to any land forming part of such a plot if and in so far as the frontage thereof to the said road known as Brockley Hill lies within 452 feet of the centre of the road known as Stanmore Road as at present constituted.

3. THE Stanmore Road frontage (which expression includes any frontage to the said road known as Brockley Hill which does not form part of the Brockley Hill frontage as hereinbefore defined) may be used for business purposes or as a shopping centre but no cinematograph theatre or public petrol filling station shall be erected on any part of the Stanmore Road frontage as before defined.

4. APPLICATIONS for the modification of the said Town Planning Scheme (other than applications for the modification of the zoning of Brockley Hill frontage as hereinbefore defined) by any owner of any legal estates in the property hereby conveyed or any part thereof shall not be opposed by any owner of a legal estate in the contiguous property (as hereinbefore defined) or any part thereof in paragraphs 1, 2 and 3 of this Schedule have theretofore been complied with in respect of the property hereby conveyed."

End of register