



Official copy of register of title

Title number MX711111

Edition date 08.11.2016

- This official copy shows the entries on the register of title on 10 Nov 2016 at 07:55:00.
- 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 10 Nov 2016.
- 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 Land Registry Wales Office.

A: Property Register

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

HILLINGDON

- 1 (08.09.1936) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 2 Arlington Drive, Ruislip (HA4 7RL).
- 2 The title plan has been revised to accord with the latest revision of the Ordnance Survey Map.

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 (18.02.1987) PROPRIETOR: RICHARD STEPHEN McNALLY and HELEN CLARE McNALLY of Flat A, 10 Paveley Drive, Morgans Walk, Battersea Bridge Road, London SW11.

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 2 September 1935 made between (1) Canon Edward Cornwall Jones (Vendor) (2) The Ecclesiastical Commissioners for England (3) The Dean and Chapter of the Kings Free Chapel of St. George within His Castle of Windsor and (4) English Houses Limited (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 A Conveyance of the land in this title and other land dated 26 August 1936 made between (1) English Houses Limited (Vendors) and (2) Homemakers Limited (Purchasers) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 3 (04.04.1939) Notice of a Deed 27 March 1939 made between (1) English Houses Limited and (2) Arlington Estates Limited whereby the said English Houses Limited claimed to modify the covenants contained in the

C: Charges Register continued

Conveyance dated 26 August 1936.

NOTE: Copy filed.

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 2 September 1935 referred to in the Charges Register:-

Covenant by Purchaser to intent and so as to bind so far as practicable the said hereditaments thereinbefore expressed to be thereby granted into whosoever hands the same might come and so as to enure for the benefit and protection of the neighbouring property then forming part of the glebe lands belonging to the said Vicarage with Vendors that nothing should be done upon the land thereby conveyed which should or might be or become a nuisance or disturbance to the vendor or to the neighbourhood.

- 2 The following are details of the covenants contained in the Conveyance dated 26 August 1936 referred to in the Charges Register:-

"For the benefit of the Vendors estate at Ruislip aforesaid the Purchasers for themselves and their successors in title hereby covenant with the Vendors and their successors in title and assigns so as to bind the owner or owners and occupiers for the time being of the land hereby conveyed or any part or parts thereof but not so as to render the Purchasers or the persons deriving title under them liable in damages in respect of any breach of such of the restrictions and stipulations mentioned in the schedule hereto as are negative only committed after they shall have parted with all their interest in the said land or the part thereof in respect of which such breach shall occur that they and all persons deriving title under them the owners and occupiers for the time being of the property hereby conveyed will observe and perform the said restrictions and stipulations and the provisions of Clause 5 hereof.

5. It is hereby agreed and declared that nothing herein contained or implied shall (a) entitle the purchasers to any easement or right of light or air or otherwise which would restrict or interfere with the free use of any adjoining or neighbouring land for building or other purposes or the mode of laying out using or enjoying any of the adjoining or neighbouring property (b) impede or prevent the Vendors from releasing or altering any restrictions or stipulations for the time being affecting any other part of their estates.

THE SCHEDULE

1. The Purchasers shall forthwith erect and for ever after maintain proper boundary walls or substantial fences of a suitable type style and character to be first approved in writing by the vendors on the sides of the land hereby conveyed marked "T" on the said plan hereto annexed (or drawn hereon) In default of compliance with the stipulation within one month after written notice the Vendor shall be entitled to comply with the requirements of such notice and the cost thereof together with interest thereon at the rate of five pounds per centum per annum shall be recoverable from the Purchasers as liquidated damages.

2. (a) No building shall be erected upon the said land hereby conveyed or any part thereof except a detached private dwellinghouse of not less than two floors or a pair of semi-detached private dwellinghouses of not less than two floors each with or without motor car houses rustic summer houses green houses and conservatories appurtenant thereto and within the curtilage thereof and except as aforesaid no detached outbuilding shall be erected on any plot without previous written consent. No dwellinghouse planned or adapted for use and occupation by more than one family or as more than one tenement shall be erected or occupied otherwise than as aforesaid on the land hereby conveyed or any part thereof.

(b) No detached or semi-detached house shall be sold (without previous consent) at a price to the first purchaser thereof of less than Eight

Schedule of restrictive covenants continued

hundred and fifty pounds.

3. The erection or commencement of erection or laying down of foundations of any dwellinghouse or other building hereby permitted in or upon any part of the said land shall not be commenced until a specification (in duplicate) together with plans (also in duplicate) drawn to scale showing the intended position floor space and elevations with particulars on such plans of the external facings proposed for all external walls and chimney stacks of the intended buildings and of the types heights and positions of the intended fences or other enclosures and gates therefor are submitted to the Vendors and approved in writing and a fee of two guineas paid for the approval of each separate type of house built by the purchasers or its successors in title and such approval is not to be unreasonably withheld by the Vendor. The Vendors shall have the right to retain one copy of each such specification and plan (whether approval or not) No external alteration in or addition to any building so approved nor alteration in the height or character of any fences or other enclosures or gates so approved shall be made without the previous written consent of the Vendors.

4. No caravan house on wheels nor any temporary buildings of any kind shall at any time be permitted on the said land hereby conveyed other than sheds or workshops to be used only for works incidental to the erection of permanent buildings thereon.

5. No sand or gravel clay or soil shall at any time be excavated or dug out of the said land except for any purpose in connection with the Purchasers' building operations or for laying foundations of the buildings or outbuildings to be erected thereon on adapting the ground as gardens or pleasure grounds.

6. No timberlike tree or trees which shall be growing on any part of the land hereby conveyed shall be cut down except with the Vendors' consent in writing first obtained which shall not be unreasonably withheld if the tree or trees intended to be cut down interfere with the erection of the houses of the purchasers or are manifestly in danger of falling down.

7. No building shall be erected or used for any other purpose than as a private residence with or without a garage attached to be used exclusively in connection with such residence and no trade business or occupation of any nature whatsoever shall be carried on upon the said land or any part thereof But this provision shall not preclude the use of any house for the practice of a medical man or dentist The Purchasers shall in the conveyance to each individual purchaser of a house erected by it or its successors in title require a covenant by each such purchaser that "except one neat board indicating the property is to be let or shold no bill placard advertisement or announcement of any kind shall be erected placed exhibited or allowed to remain on any part of the property thereby conveyed or in the windows of or on any building thereon.

8. The Purchasers shall in developing the said land conform and comply with the Bye-Laws Rules Regulations and Town Planning scheme of the Local Authority affecting the said land and the purchaser shall not (without giving the vendors due notice thereof) make any application to the Local Authority for any variation thereof.

9. The Vendors reserve the right to alter or waive the above stipulations and restrictions or any of them".

NOTE: The "T" mark affecting the land in this title is reproduced on the filed plan.

End of register