



Official copy of register of title

Title number MX226626

Edition date 09.09.2024

- This official copy shows the entries on the register of title on 13 Nov 2025 at 11:25:05.
- 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 13 Nov 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 Wales Office.

A: Property Register

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

HILLINGDON

- 1 (29.03.1944) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 14 Yeading Lane, Hayes (UB4 0EX).

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 (09.09.2024) PROPRIETOR: MARIAM TARIQ of Al Falah Institute, 14 Yeading Lane, Hayes UB4 0EX trustees of Al Falah Institute and ZAKIA KHAN of Al Falah Institute, 14 Yeading Lane, Hayes UB4 0EX trustees of Al Falah Institute and ZULAKHA TABASSAM RAJA of Al Falah Institute, 14 Yeading Lane, Hayes UB4 0EX trustees of Al Falah Institute.
- 2 (09.09.2024) The value as at 9 September 2024 for the land in this title and in MX75575 was stated to be £638,000
- 3 (09.09.2024) RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.

C: Charges Register

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

- 1 A Conveyance of other land dated 21 March 1928 made between (1) William Henry Rowse and others (Vendors) (2) Barclays Bank Limited (therein called the Bank) (3) The East Acton Brickworks and Estates Company Limited (Sub-Vendors) and (4) The Forest Hill Brewery Company Limited (Purchasers) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 A Conveyance dated 30 January 1932 made between (1) William Henry Rowse

C: Charges Register continued

and others (Vendors) (2) Barclays Bank Limited (therein called the Bank) (3) The East Acton Brickworks and Estates Company Limited (Sub-Vendors) (4) The Reverend Charles Howard Hulbert and (5) The Trustees of the Yeading Lane Station of the Wesleyan Church (Purchasers) contains covenants details of which are set out in the schedule of restrictive covenants hereto.

- 3 Deed of Grant dated 14 December 1953 and made between (1) Cecil Leonard Angell and (2) John Arthur Evans of rights of drainage for 12 Yeading Lane on the terms therein mentioned.

NOTE: Copy Deed filed under MX146261.

- 4 Deed of Grant dated 3 March 1955 and made between (1) Cecil Leonard Angell (2) Charles Edward Hardy and Violet Hardy (3) The Leeds Permanent Building Society and (4) Ernest Arthur Revel of rights of drainage for 8 and 10, Yeading Lane on the terms therein mentioned.

NOTE: Copy filed under MX72037.

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 30 January 1932 referred to in the Charges Register:-

The Vendors the Bank and the Sub-Vendors to the intent that that covenant should run with and be binding on and run with the land affected thereby and all owners and occupiers for the time being thereof and take priority over the recited Charge did thereby severally covenant with the Purchasers for the benefit of the land thereby conveyed that no house or building erected or to be erected on the land (part of Hayes Gate Farm lying between Yeading Lane aforesaid and the Grand Junction Canal) edged with a green verge line on said plan No. 2 annexed thereto should be used as a public house tavern or beershop or otherwise for the sale of wines beers or spirits except by clubs to their own members or guests.

NOTE: The land in this title lies within the area edged with a green verge line on the plan here referred to.

- 2 The following are details of the covenants contained in the Conveyance dated 30 January 1932 referred to in the Charges Register:-

COVENANT by the Purchasers for themselves and successors with the vendors Sub-Vendors and the bank to observe and perform the restrictions and stipulations set out in the First Schedule.

THE FIRST SCHEDULE

1. The Purchasers will forthwith on being requested so to do by the Vendors erect fences round the land sold such fences to be of a kind previously approved by the Vendors and the Purchasers will after erection of the said fences at all times thereafter maintain the same.

2. The Purchasers shall pay a fair and proper proportion of the expense of keeping all joint roads passages and footways in repair.

3. A chapel or church or private dwellinghouses only with their usual outbuildings shall be erected on the land and no building or erection of any kind (except fences) shall be erected between the building line as fixed by the local authority and the road boundaries not more than four private dwellinghouses shall be erected on the said land.

4. No house or building shall be let in separate tenements or flats nor be used as a school (except as a Sunday School) fried fish shop public house tavern or beershop nor in any way for the sale of beer wines or spirits nor for manufacturing purposes nor for any offensive trade business or calling whatsoever.

5. No part of the land sold shall be used as a road or way to adjoining or neighbouring property.

Schedule of restrictive covenants continued

6. No advertisement board or hoarding shall be erected on the land nor shall any advertisement be painted fixed or exhibited thereon or on any house building fence or other erection thereon.

7. No earth sand gravel or other material shall be dug out excavated or removed from the land except for the purpose of building thereon and laying down drain pipes or cables.

8. No temporary building or erection of any kind shall be erected on the land except for the purpose of building thereon nor shall any hut shed caravan house on wheels or other chattel adapted or intended for use as a dwelling house be erected placed or used or be permitted to remain thereon.

9. No right of light or air other easement shall pass or be deemed to pass-by virtue of the Conveyance to the Purchasers which shall in any way prevent or interfere with the development of the adjoining land of the Vendors or Sub-Vendors for building purposes or prevent them from erecting buildings thereon as they may think fit.

10. The Vendors or Sub Vendors shall have the right of allowing a departure from all or any of the above restrictions and stipulations if they think fit except Stipulation No. 4.

End of register