



Official copy of register of title

Title number MX75575

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 (05.01.1938) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land adjoining 16 Yeading Lane, Hayes.
- 2 The land has the benefit of a right of way over the passageway at the rear of 16 Yeading Lane leading into Dorchester Waye.

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 Alfalah Institue, 14 Yeading Lane, Hayes UB4 0EX trustees of AL Falah Institute and ZAKIA KHAN of Alfalah Institue, 14 Yeading Lane, Hayes UB4 0EX trustees of AL Falah Institute and ZULAKHA TABASSAM RAJA of Alfalah Institue, 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 MX226626 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 (Bank) (3) The East Acton Brickworks and Estates Company Limited (Sub-Vendors) and (4) Horace William Johnson (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.

C: Charges Register continued

- 2 A Conveyance dated 13 December 1937 made between (1) William Henry Rowse and others (Vendors) (2) Barclays Bank Limited (Bank) (3) The East Acton Brickworks and Estates Company Limited (Company) and (4) Horace William Johnson (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 21 March 1928 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 beer shop 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 is within the land edged green here referred to.

- 2 The following are details of the covenants contained in the Conveyance dated 13 December 1937 referred to in the Charges Register:-

"THE Purchaser for himself and his successors in title and to the intent that this covenant may run with the land and be binding on the successive owners thereof but so that neither the Purchaser nor any subsequent owner or owners thereof shall be personally liable after they shall have parted with all interest therein hereby covenants with the vendors and separately with the Company that the Purchaser and his successors in title will henceforth observe and perform the covenants and restrictions contained in the hereinbefore mentioned Conveyance of the twenty-first day of March One thousand nine hundred and twenty-first day of March One thousand nine hundred and twenty-eight and will also at all times hereafter with regard to the land hereby conveyed had originally formed part of the site of that property".

NOTE 1: The restrictions and stipulations affecting 16 Yeading Lane are those contained in a Conveyance of 16 Yeading Lane together with other land dated the 30th of December 1927 and made between William Henry Rowse Archibald Albert Rowse Frank Howard Rowse and Reginald Montague Rowse (therein called the Vendors) of the first part Barclays Bank Limited (therein called the Bank) of the second part The East Acton Brickworks and Estates Company Limited (therein called The Company) of the third part and Robert Tom Warren (therein called the Purchaser) of the fourth part

The following are particulars, taken from a filed Abstract, of the said restrictions and stipulations:-

THE Purchaser for himself and his successors in title to the intent that this covenant shall run with the land and be binding on the successive owner and owners thereof and every part thereof but so that neither the Purchaser nor any other owner or owners thereof should be personally liable thereunder after he she or they should have parted with all interest in the property thereby assured thereby covenanted with the Vendors and the Company severally and their or its successors in title of the Hayes Gate Estate and every part thereof That the Purchaser and his successors in title would at all times thereafter observe and perform the stipulations and restrictions set out in the Schedule thereto.

THE SCHEDULE thereabove referred to

1. The Purchaser or his successors in title of any plots into which the land assured by the above written Indenture (hereinafter referred to as the land) shall be divided for building purposes or otherwise

Schedule of restrictive covenants continued

will erect and at all times hereafter maintain fences in the rear and on the South West sides of such plots and also the fences against any road or roads bounding the same the said fence to be of such a nature as the Purchaser may determine or erect.

2. The said owner or owners shall pay a fair and proper proportion of the expense of keeping all joint roads passages and footway in repair and a fair and proper proportion of the expenses of cleaning and maintaining all joint sewers and drains (the proportions in case of dispute to be settled by a Surveyor to be agreed upon by the parties concerned in such dispute or in case of disagreement to be nominated by the Chairman for the time being of the Hayes Urban District Council.

3. 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 lines as fixed by the Local Authority and the road boundaries and nothing exceeding Four feet in height shall be erected planted or allowed to grow within Fifteen feet of the curve of the entrances from Yeading Lane of any roads to be made running out of Yeading Lane for the development of the land in the rear of the land assured by the above Conveyance and the entrances of such roads shall be in the approximate position shown on the said plan by dotted lines.

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

5. No parts of the land sold shall be used as a road or way to any adjoining or neighbouring property except the roads the approximate position of which is shown by dotted lines on the plan thereon.

6. No advertisement board or hoarding shall be erected on the land nor shall any advertisements 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 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 dwellinghouse be erected placed or used or be permitted to remain thereon.

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

10. The Vendors or the Company shall have the right of allowing a departure from all or any of the above restrictions and stipulations except stipulation No. 3 and stipulation No. 4 so far as it relates to the user of the land as a public house tavern or beer shop or the sale of wines beers or spirits and in particular allow workshops sheds and stabling and motor garages for use in connection with any dwellinghouse to be erected."

NOTE 2: This Conveyance referred to is that referred to in Entry No. 1 of the Charges Register.

End of register