



Official copy of register of title

Title number MX114765

Edition date 17.08.2022

- This official copy shows the entries on the register of title on 04 Oct 2022 at 09:10:08.
- 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 04 Oct 2022.
- 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 (18.11.1938) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 28 Nicholas Way, Northwood (HA6 2TT).
- 2 The land has the benefit of a right of way over the land tinted brown on the title plan.
- 3 This registration does not include rights of light and air which would restrict the free user of adjoining land.
- 4 (14.10.1997) The land has the benefit of the following rights reserved by the Transfer dated 27 August 1997 referred to in the Charges Register:-

"THERE is excepted and reserved out of the transfer as appurtenant to the remainder of Netherby Cottage and each and every part thereof and all houses erected on it the rights set out in the First Schedule

THE FIRST SCHEDULE

The unrestricted right at any time hereafter and from time to time to erect or permit to be erected any buildings or other erections on the remainder of Netherby Cottage and to alter any buildings or other erections thereof in such manner as to obstruct or interfere with the passage and access of light or air to any building which is or may be erected on the Site and so that all privileges of light and air now or hereafter to be enjoyed over any part of Netherby Cottage by or in respect of the Site shall be deemed to be enjoyed by the licence or consent of the Transferor and not as of right"

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 (17.08.2022) PROPRIETOR: NEIL PARESH MAROO of 11 Inglis Way, London NW7

B: Proprietorship Register continued

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- 2 (17.08.2022) The price stated to have been paid on 16 June 2022 was £2,125,000.
- 3 (17.08.2022) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the register and of indemnity in respect thereof.
- 4 (17.08.2022) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 16 June 2022 in favour of Cynergy Bank Limited referred to in the Charges Register.

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 10 November 1938 made between (1) The Provost, Scholars of the Kings College of Our Lady and Saint Nicholas in Cambridge (the College) and (2) Ruislip Manor Limited (the Company) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 The land is subject to the right of Kings College Cambridge to make lay and use sewers drains pipes wires and cables thereunder and to make connections therewith.
- 3 A Transfer of the land in this title and other land dated 3 May 1939 made between (1) Ruislip Manor Limited and (2) Reginald Arthur Mace contains restrictive covenants.
- NOTE: Copy filed under MX114765.*
- 4 The land is subject to the rights reserved by the Transfer dated 3 May 1939 referred to above.
- 5 The land tinted blue and hatched blue on the title plan is subject to rights of way.
- 6 (14.10.1997) A Transfer of the land edged and numbered AGL58622 in green on the title plan dated 27 August 1997 made between (1) Lydia Lustig (Transferor) and (2) Charles Church Developments Limited (Transferee) contains covenants by the Transferor details of which are set out in the schedule of restrictive covenants hereto.
- 7 (14.10.1997) The land is subject to the following rights included in the Transfer dated 27 August 1997 referred to above:-

"THERE is included in the transfer for the Transferee and its successors in title as appurtenant to the Site and each part thereof together with the Transferor and his successors in title the owners and occupiers for the time being of the remainder of Netherby Cottage and each and every part thereof and all houses erected on it the rights set out in the Second Schedule but the grant of no other easement or right is to be implied".

THE SECOND SCHEDULE

1. Leave and licence during the Perpetuity Period to enter onto the Access for the purpose of laying and installing in positions approved in writing by the Transferor (such approval not to be unreasonably withheld or delayed) gas water telephone and electricity services under it and also for the purpose of complying with its obligations in the Third Schedule.
2. The free and uninterrupted passage and running of water and soil through and along such sewers pipes wires cables mains and other conductors as may be constructed pursuant to the Third Schedule
3. Full right and liberty at all times to enter upon the Access for the

C: Charges Register continued

purpose of inspecting maintaining repairing and renewing the said sewers pipes wires cables mains and other conductors.

4. Full right and liberty at all times and for all purposes to pass and repass with or without vehicles over the Access and on foot only over any footpath (if any) forming part of it"

8 (17.08.2022) REGISTERED CHARGE dated 16 June 2022.

9 (17.08.2022) Proprietor: CYNERGY BANK LIMITED (Co. Regn. No. 4728421) of 27-31 Charlotte Street, London W1T 1RP.

Schedule of restrictive covenants

1 The following are details of the covenants contained in the Conveyance dated 10 November 1938 referred to in the Charges Register:-

FOR the benefit of the other lands on the westerly boundary of the land hereby conveyed and the other lands in the parish of Ruislip now belonging to the College (hereinafter called "the protected lands") the Company so as to bind the land hereby conveyed but not so as to render the Company personally liable in damages for any breach thereof occurring after the Company shall have parted with all interest in the premises in respect of which such breach shall occur hereby covenants with the College that the Company will:-

(a) At all times hereafter in relation to the land hereby conveyed observe and perform the stipulations and regulations contained in the Second Schedule hereto Provided always that if and whenever the protected lands or any part thereof shall be sold leased or otherwise granted by the College then the benefit of and right to enforce the foregoing covenant and the aforesaid stipulations and regulations or any of them shall not pass to the then purchaser lessee or other grantee by implication of law or equity or otherwise except and so far only as such benefit and right shall be expressly assigned by the College and so that if and so long as the Company or the assigns of the whole business and undertaking of the Company shall be carrying on business and shall be the owner or owners (either in fee simple or as lessee or lessees under a lease for a term originally of not less than eighty years) of any land situate in the said Parish of Northwood no such assignment of the said benefit and right shall be made by the College without the previous consent in writing of the Company or such assigns of the whole business and undertaking of the Company (as the case may be) Provided also that it shall be lawful for the College and its assigns being the corporation person or persons who having regard to the proviso lastly hereinbefore contained and this proviso shall for the time being be entitled to enforce the foregoing covenant on the part of the Company subject to any releases variations or modifications previously made under this proviso at any time or times to release vary or modify the said stipulations and regulations or any of them and also to deprive any part or parts of the protected land then still owned by the corporation person or persons for the time being exercising this power from the benefit of the foregoing covenant which part or parts so deprived shall for all the purposes of these presents thenceforth cease to form part of the protected lands.

(b) Will not except with the consent in writing of the College or its successors in title lay out make or construct any road or footpath adjoining the boundary marked "X" "X" on the said plan hereto annexed or permit the public to use or acquire any rights over that portion of Central Drive included in this conveyance.

The SECOND SCHEDULE above referred to:-

STIPULATIONS affecting the land hereby conveyed

1. In this Schedule the expressions following shall have the following meanings:-

"The said land" means the piece of land hereby conveyed.

"The said plan" means the plan hereto annexed.

Schedule of restrictive covenants continued

"The owner" means the person or persons or corporation who shall for the time being and from time to time be entitled to enforce the covenant on the part of the Company in Clause 3 of the above-written Conveyance contained subject to all releases variations or modifications of such covenant previously made under the powers or provisions of the above-written Conveyance.

2. In the first instance no house or other building shall be erected on the said land except in accordance with the following provisions or the previous consent in writing of the owner and every building erected in accordance with such provisions or consent is hereinafter referred to as an original building that is to say:-

No original building shall be erected unless and until the plans drawings and elevations thereof shall have been previously submitted to and approved of in writing by the owner or the surveyor for the time being of the owner who shall only be entitled to require such modifications or alterations in any plan drawing or elevation submitted as may in the opinion of such owner or surveyor be reasonably required for the due and consistent development of the said land together with the rest of the estate of the College on the lines of a garden suburb. A reasonable fee not exceeding £1.11s.6d. in respect of each house may on such occasions be charged by such surveyor for his trouble and the approval may be withheld until payment of the fee.

3. Except with the previous consent in writing of the owner and in all respects in conformity with the conditions of such consent no building (other than an original building) shed linen post or other erection shall at any time be erected on the said land and no alteration shall at any time be made in any part of the external construction or elevation of any building at any time erected on the said land. Provided that nothing in this stipulation contained shall prevent a building erected in conformity with the provisions of this Schedule being rebuilt on the original site and according to the original plans and elevations thereof.

4. Except with the previous consent in writing of the owner no asylum or school or trade manufacture or business of any sort shall be carried on upon the said land or any part thereof or in any buildings thereon nor shall the said land or any building or erection at any time thereon or any part thereof respectively be used for any illegal or immoral purpose or for any purpose other than that of a private dwellinghouse with or without outbuildings and garden thereto belonging.

5. Except the usual notice boards relating to the sale or letting of any part of the said land or any building thereon no sign notice or advertisement of any sort shall at any time without the previous consent in writing of the owner be exhibited in or upon the said land or the exterior of any building thereon.

6. Nothing shall at any time be done upon the said land which may be or grow to be to the injury annoyance or damage of the owner or of the owners or occupier of any land adjoining or in the vicinity or the neighbourhood of the said land nor shall any flue at any time be erected in or upon the said land.

7. No building or part of a building at any time upon the said land shall be occupied by such a number of persons as shall reduce the air space available for each individual over 10 years of age below 500 cubic feet or for each child under that age below 250 cubic feet.

8. All roads now constructed or hereafter to be constructed on the said land shall be dedicated forthwith to the public.

NOTE 1: The boundary marked "X" "X" is the western boundary of the land in this title

NOTE 2: The covenant in Clause 3 referred to is that set out above.

2 The following are details of the covenants contained in the Transfer dated 27 August 1997 referred to in the Charges Register:-

Schedule of restrictive covenants continued

"The Transferor

8.1 for herself and her successors in title covenants with the Transferee so as to bind the remainder of Netherby Cottage and each and every part thereof into whosoever hands the same may come and to benefit the Site and each and every part of it to observe and perform the stipulations set out in the Fifth Schedule

THE FIFTH SCHEDULE

1. No building to be erected on the remainder of Netherby Cottage shall be used for any trade or business or otherwise than as a private house or houses and no building shall be used or converted for use as a block of flats or maitonettes.

2. Not at any time to park any caravan boat trailer trade vehicle or house on wheels or other portable living accommodation on the remainder of Netherby Cottage.

3. Not to do or permit to be done any act or thing on or about the remainder of Netherby Cottage or any part thereof which shall or may be or become any annoyance nuisance damage or disturbance to the Transferee or occupier of any part of the remainder of the Site.

NOTE: Netherby Cottage. The freehold land registered with title numbers MX114765 and MX115172

The Site. The land forming part of Netherby Cottage edged with a heavy black line on the Plan and to be transferred by this deed.

The remainder of Netherby Cottage. Nertherby Cottage excluding the Site.

The Access. The driveway forming part of Netherby Cottage giving access to it from Nicholas Way and shown coloured brown on the Plan.

The Planning Permission. Planning Permission reference dated granted by the London Borough of Hillingdon and affecting the Site.

The Perpetuity Period. The period of 21 years commencing today.

End of register