

EVIDENCE TO VERIFY APPLICATION

8 Jacks Lane, Harefield, Uxbridge UB9 6HE

1. Proposed outbuilding will be built in the back garden and is not restricted by the conservation area.
2. Proposed outbuilding will be 7.2m² with a maximum height of 2.5m
3. Proposed outbuilding will be free standing and not attached to the house or garage.
4. The property has permitted development rights.
5. Proposed outbuilding will be constructed with breeze block with an external brick finish that matches the house/garage.
5. The outbuilding will be used intermittently for home working by the property owner. It will not be used for running a business and will have no visitors, clients, customers. It will be solely used by the property owner. Use of the outbuilding will be incidental to use of the house.

Title Number : AGL7063

This title is dealt with by HM Land Registry, Wales Office.

The following extract contains information taken from the register of the above title number. A full copy of the register accompanies this document and you should read that in order to be sure that these brief details are complete.

Neither this extract nor the full copy is an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy.

This extract shows information current on 6 DEC 2020 at 09:36:11 and so does not take account of any application made after that time even if pending in HM Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: AGL7063
Address of Property	: 8 Jacks Lane, Harefield, Uxbridge and Parking Space (UB9 6HE)
Price Stated	: £538,500
Registered Owner(s)	: JAMES EDWARD CARLSON and MINAL CARLSON-PATEL of 8 Jacks Lane, Harefield, Uxbridge UB9 6HE.
Lender(s)	: None

Title number AGL7063

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 6 DEC 2020 at 09:36:11. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

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A: Property Register

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

HILLINGDON

- 1 (28.10.1985) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 8 Jacks Lane, Harefield, Uxbridge and Parking Space (UB9 6HE).
- 2 (09.01.1989) The land has the benefit of the rights granted by but is subject to the exceptions and reservations contained in the Transfer dated 21 December 1988 referred to in the Charges Register.
- 3 (09.01.1989) The Transfer dated 21 December 1988 referred to above contains provisions as to light or air and boundary structures.

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 (24.02.2015) PROPRIETOR: JAMES EDWARD CARLSON and MINAL CARLSON-PATEL of 8 Jacks Lane, Harefield, Uxbridge UB9 6HE.
- 2 (24.02.2015) The price stated to have been paid on 16 February 2015 was £538,500.
- 3 (24.02.2015) 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.

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 31 July 1906 made between (1) The Scottish Equitable Life Assurance Society (2) Bertie Wentworth Vernon and Isabella Caroline Eliza Vernon (3) Bertie Wentworth Vernon and (4) John McCallum contains covenants details of which are set out in the Schedule annexed.
- 2 A Conveyance of the land in this title and other land dated 3 October 1985 made between (1) Vulcansons Limited (Vendor) (2) The Harefield Rubber Company Limited (Purchaser and (3) Jarvis (Harpenden) Homes Limited (Sub-Purchaser) contains covenants details of which are set out in the Schedule annexed.
- 3 (09.01.1989) A Transfer of the land in this title dated 21 December 1988 made between (1) Jarvis Homes Limited (2) Swan Reach Management Company Limited and (3) David James Pegler contains restrictive covenants.

NOTE: Copy filed.

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 31 July 1906 referred to in the Charges Register.

John McCallum his heirs and assigns will at all times observe and perform the stipulations set out in the First Schedule hereunder written.

THE FIRST SCHEDULE above referred to

Restrictions and stipulations affecting the land above conveyed.

1. The said John McCallum his heirs or assigns shall not at any time hereafter except as hereinafter mentioned erect or permit to be erected or occupied on the piece of land conveyed by the above Indenture any buildings other than private dwellinghouses with the usual offices connected therewith and the premises so erected are to be used for the purpose of private dwellinghouse only save and except that one shop or other business premises to be used for the purposes of an innocuous and inoffensive trade may be erected and used at the Northernmost extremity of the said piece of land.

2. No chalk clay or other material shall be dug or excavated from the said piece of land except for the purpose of building thereon and making or laying roads sewers drains and pipes.

3. Any such private dwellinghouse as aforesaid if semidetached shall not be of less value with the land occupied therewith than £300 and shall have a frontage with such land of not less than 25 feet to the road and if detached shall not be of less value with the land occupied therewith than £400 and shall have a frontage with such land of not less than 50 feet to the road.

- 2 The following are details of the covenants contained in the Conveyance dated 3 October 1985 referred to in the Charges Register.

THE Sub-Purchaser hereby covenants with the Vendor so as to bind the said property and each and every part thereof for the benefit of the Vendor's retained property so far as it is capable of benefiting.

(i) that the Sub-Purchaser shall not carry on or permit to be carried on on any portion of the said property the trade or business of rubber production or sales unit of goods made wholly or partly from rubber and

(ii) that the Sub-Purchaser will not build or otherwise erect more than twenty-seven residential units upon the said property.

End of register