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Official copy of register of title

Title number NGL9104

Edition date 17.04.2023

- This official copy shows the entries on the register of title on 04 JUN 2024 at 11:45:33.
- 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 Jun 2024.
- 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 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 1 to 42 Hilton Close, Uxbridge.
- 2 The land tinted pink on the title plan has the benefit of a right of way over the roadway on the north-west side leading into Cowley Mill Road.
- 3 The Conveyance dated 12 November 1965 referred to in the Charges Register contains the following provision:-

"It is hereby agreed and declared that the Purchaser and the persons deriving title under it shall not become entitled to any right of light or air to the land hereby conveyed which would in any way prejudicially affect the free and unrestricted user by the Vendor and the persons deriving title under it of any adjoining property of the Vendor for building or any other purposes"
- 4 The land edged and numbered in green on the title plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.
- 5 A new title plan based on the latest revision of the Ordnance Survey Map has been substituted for the original plan.

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 (24.01.1967) PROPRIETOR: THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF HILLINGDON of Civic Centre, High Street, Uxbridge UB8 1UW and of DX45101, Uxbridge.

C: Charges Register

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

- 1 A Conveyance of the land tinted pink on the title plan dated 12 November 1965 made between (1) Harman's Uxbridge Brewery Limited (Vendor) and (2) WE Black Limited (Purchaser) contains the following covenants:-

"For the benefit of the Vendors licenced premises situate at Uxbridge aforesaid including in particular the said premises known as Sportsman's Hall Public House Cowley Mill Road aforesaid and so as to bind the land hereby conveyed into whosoever hands the same may come the Purchaser for itself and its successors in title hereby covenants with the Vendor and its successors and assigns that no part of the land hereby conveyed shall at any time hereafter be used for the manufacture sale storage or distribution thereon or for the display of advertisements of any intoxicating or non-intoxicating liquors whatsoever and no building now erected or hereafter to be erected thereon shall at any time be used or occupied as an Inn Public House Beer House Off Licence Club or Hotel"
- 2 LEASE dated 1 April 1971 of the land numbered 1 and 2 on the title plan to The Southern Electricity Board for 42 years from 1 April 1971 (determinable).

NOTE 1: The lease grants rights and is determinable as therein mentioned

NOTE 2: Lessee's title registered under NGL175010.
- 3 An Agreement dated 4 October 1971 made between (1) Rickmansworth and Uxbridge Valley Water Company and (2) The Mayor Aldermen and Burgesses of the London Borough of Hillingdon relates to the laying maintenance and user of a water main the approximate position of which is shown on the title plan by a blue broken line. The said deed also contains a restrictive undertaking and a grant of a right of way.

NOTE: Copy filed.
- 4 The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto and to such rights of way, rights of user of the amenity areas, drying areas and parking spaces, rights in respect of passage and running of gas, electricity, water, soil smoke and fumes, rights of support, shelter and protection, a right to connect a television aerial, a right to store a dustbin in the bin store compound, rights of entry and other rights as are granted by those leases.
- 5 The leases specified in the schedule of leases hereto which were made pursuant to Part V of the Housing Act 1985 took effect with the benefit of and subject to the easements and other rights specified in paragraph 2 of schedule 6 of the Housing Act 1985.
- 6 (28.08.2012) By a Deed dated 20 August 2012 made between (1) The Mayor and Burgesses of the London Borough of Hillingdon and (2) Paradigm Homes Charitable Housing Association Limited the terms of the lease dated 13 May 2002 of 19 Hilton Close referred to in the schedule of leases hereto were varied.

NOTE: Copy Deed filed under NGL454862.

Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	20.07.1988 3 (part of) : 4 (part of)	18 Hilton Close (Second Floor Flat) : Store (Ground Floor)	23.05.1988 From 23.5.1988 to 17.8.2111	AGL3321
2	11.10.1988 5 (part of)	38 Hilton Close (First Floor Flat)	11.07.1988 125 years from	AGL5257

Schedule of notices of leases continued

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
			11.7.1988	
	NOTE: The lease comprises also other land			
3	29.09.1989 6 (part of)	5 Hilton Close (First Floor Flat and Store)	04.09.1989 125 years from 4.9.1989	AGL12521
4	18.01.2001 3 (part of)	7 Hilton Close (Ground Floor Flat)	04.12.2000 125 years from 4.12.2000	AGL86725
5	06.06.2002 7 (part of)	19 Hilton Close (Ground Floor Flat)	13.05.2002 125 years from 13.5.2002	AGL103455
	NOTE: See entry in the Charges Register relating to a Deed of Variation dated 20 August 2012.			
6	27.10.2003 7 (part of)	27 Hilton Close (Second Floor Flat)	22.09.2003 125 years from 22.9.2003	AGL121755
7	05.04.2005	25 Hilton Close (First Floor Flat)	14.02.2005 125 years from 14 February 2005	AGL140268
8	11.06.2014	30 Hilton Close (Second Floor Flat)	12.05.2014 125 years from 12.05.2014	AGL314270
9	23.07.2014 6 (Part of)	3 Hilton Close (Second Floor Flat)	16.06.2014 125 years from 16/06/2014	AGL318043
10	04.06.2015 5 (part of)	41 Hilton Close (Second floor flat)	01.06.2015 125 years from 1.6.2015	AGL344947
	NOTE: The land in this lease comprises also other land.			
11	03.05.2016 6 (part of)	6 Hilton Close (Second Floor Flat)	18.04.2016 125 years from 18.4.2016	AGL375890
12	26.09.2016	8 Hilton Close (Ground Floor Flat)	12.09.2016 125 years from 12.09.2016	AGL390132
13	16.05.2019 3 (Part of): 8	10 Hilton Close (Ground floor flat)	13.05.2019 125 years from 13 May 2019	AGL476799
14	22.07.2021 7 (part of)	28 Hilton Close (Second Floor Flat) and Ground Floor Store	12.04.2021 125 years from 12 April 2021	AGL541544
15	21.11.2022 5 in blue (part of)	35 Hilton Close (First Floor Flat)	28.02.2022 125 years from 28 February 2022	AGL581445
	NOTE: The lease comprises also other land			

End of register