



Official copy of register of title

Title number AGL552708

Edition date 17.12.2021

- This official copy shows the entries on the register of title on 20 Oct 2023 at 09:30:06.
- 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 20 Oct 2023.
- 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 Land on the north-west side of 62 Pippins Close, West Drayton.
- 2 A Transfer of the land in this title and other land dated 6 July 1981 made between (1) Greater London Council and (2) K.D.C. Construction Limited contains the following provision:-

IT IS HEREBY DECLARED that this transfer shall not be deemed to include and shall not operate to convey or transfer any ways watercourses sewers drains lights liberties privileges easements rights or advantages whatsoever in through over or upon any land or property of the Transferor adjoining or near to the property hereby transferred.
- 3 (17.12.2021) The land has the benefit of any legal easements reserved by the Transfer dated 12 November 2021 referred to in the Charges Register.

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 (17.12.2021) PROPRIETOR: MANDEEP BALU of 62 Pippins Close, West Drayton UB7 7XH.
- 2 (17.12.2021) The price stated to have been paid on 12 November 2021 was £1.

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 11 July 1911 made between (1) Walter Halliday Moresby and others and (2) The

C: Charges Register continued

County Council of The Administrative County of Middlesex contains covenants details of which are set out in the schedule of restrictive covenants hereto.

- 2 By a Deed dated 22 May 1939 and made between (1) Geoffrey Abdy Collins and Cyril Roxby (Grantors) and (2) R T Warren (Builders Hayes) Limited (Grantee) expressed to be supplemental to the Conveyance dated 23 April 1928 referred to above (therein called the Principal Deed) the covenants contained in the said Conveyance were expressed to be modified. Details of the terms of modification are set out in the schedule of restrictive covenants hereto.
- 3 A Transfer of the land in this title and other land dated 7 June 1945 made between (1) R T Warren (Builders Hayes) Limited and (2) Herbert Lee contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 4 The land of the land in this title and other land is subject to rights in respect of drainage contained in a Statutory Declaration dated 17 August 1937 made by John Micholson.

NOTE: Original filed under 12645 (NGL)

- 5 (17.12.2021) A Transfer dated 12 November 2021 made between (1) Laing Homes Limited and (2) Mandeep Balu contains restrictive covenants.

NOTE: Copy filed.

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 11 July 1911 referred to in the Charges Register:-

The County Council for themselves their successors and assigns hereby covenant with the Vendors and the Owners for the time being of the remainder of the De Burgh Estate their heirs executors and administrators respectively as follows that is to say:-

1. That the County Council shall from time to time repair with good and suitable materials of their respective sorts the roadway along the Avenue forming the Estate boundary of the hereditaments hereby assessed such repairs to be carried out to the satisfaction of the said Surveyor for the time being of the De Burgh Estate at such times as may be necessary and subject to the approval of the said Surveyor being first obtained and the cost thereof shall from time to time be borne in equal moieties by the County Council and the Owners for the time being of the De Burgh Estate or other the owners or owner for the time being of the land abutting on the said Road.

2. That no fences or gates to be erected and hereafter maintained upon the boundaries of the premises hereby accessed shall be used as an advertising station so as to be or cause a nuisance annoyance or injury to the Vendors or the Owners for the time being of the remainder of the De Burgh Estate or their tenants or occupiers of the neighbouring or adjoining property.

3. That no workhouse lunatic asylum hospital for infectious diseases or public baths or public washhouses shall be erected upon the land hereby assured or upon any part thereof.

4. That no clay shall be burnt upon the said land nor shall the said land be used for the deposit of any rubbish or manure except for the purpose of the proper cultivation of the said land nor shall the said land be used for any purpose or in any manner calculated or likely to be or cause a nuisance or annoyance to the Vendors or the Owners for the time being of the De Burgh Estate or their tenants or the adjoining owners or residents in the neighbourhood.

5. That no caravan house on wheels or other moveable structure adapted or intended for use as a dwellinghouse or sleeping apartment nor any shows booths swings or roundabouts shall be erected made or placed or used or be allowed to remain upon the said land.

Schedule of restrictive covenants continued

- 2 The following are details of the covenants contained in the Conveyance dated 23 April 1928 referred to in the Charges Register:-

"The Purchaser to the intent that the covenant in this clause contained may so far as possible bind all persons who now are or shall hereafter become entitled to any estate or interest in the land hereinbefore conveyed or any part thereof but not so as to bind the Purchaser or any such person after he or they shall have disposed of his or their estate or interest therein hereby covenants with the Vendor that the Purchaser and all persons intended to be so bound as aforesaid will duly perform and observe the restrictions and stipulations set forth in the First Schedule hereto.

THE FIRST SCHEDULE above referred to

1. No part of the land hereby conveyed and no building erected or to be erected thereon shall at any time hereafter be used for the purpose of any factory or for any other trade purpose whatsoever.

2. No house to be erected on that part of the land hereby conveyed coloured pink on the said plan fronting Church Road shall be of less value than Seven hundred Pounds in net prime cost of materials and labour of construction only.

3. No house to be erected on the land hereby conveyed which is situate at the rear of the houses and land in Church Road and is crossed hatched green on the plan drawn hereon shall be of a less value than Four Hundred Pounds in net prime cost of materials and labour of construction only."

NOTE 1: The land tinted brown on the filed plan forms part of the land coloured pink on the Conveyance plan referred to in clause 2

NOTE 2: The land in this title does not fall within the land hatched green referred to in clause 3.

- 3 The following are details of the terms of the modification contained in the Deed dated 22 May 1939 referred to in the Charges Register:-

"1. The Grantors so far as they can or may lawfully do so hereby modifies the stipulations in the said second Clause of the said First Schedule to the Principal Deed to the extent that no house to be erected on that part of the land conveyed by the Principal Deed and coloured pink on the said plan thereon fronting Church Road shall be of less value than Five hundred and fifty pounds in net prime cost of materials and labour of construction only provided that the plans of all houses proposed to be erected fronting Church Road aforesaid shall be approved by the Grantors Surveyors and the Local Authority and that the Grantee shall pay the Grantors Surveyors' fee of One Guinea for the approval of plans of each house so to be erected as aforesaid.

2. It is hereby agreed and declared that save as expressly modified hereby nothing contained in this Deed shall be deemed to release waive modify or affect the restrictions stipulations or conditions contained in the said First Schedule to the Principal Deed or any of them."

- 4 The following are details of the covenants contained in the Transfer dated 7 June 1945 referred to in the Charges Register:-

"AND the said Ronald Ernest Whitley (hereinafter called "the Purchaser") hereby covenants with the said R T Warren (Builders Hayes) Limited (hereinafter called "the Vendor") that he the Purchaser with intent to bind all persons in whom for the time being the land hereby transferred shall for the time being be vested but so as not to be personally liable for any breach thereof after he has parted with the said land hereby covenants with the Vendor:-That the Purchaser will henceforth observe and perform the stipulations set forth in the Second Schedule hereto so far as the same remain to be observed and performed and affect the property hereby transferred."

THE SECOND SCHEDULE ABOVE REFERRED TO

Schedule of restrictive covenants continued

So far as they affect the property sold to the

Purchaser

1. The Purchaser shall at all times hereafter maintain fences on the east side of such plots and also the fences against any road or roads bounding the same.
2. The Purchaser shall pay a fair and proper proportion of the expense of keeping any joint roads passages and footways in repair and a fair and proper proportion of the expenses of cleaning and maintaining all joint sewers and drains the proportion 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 Urban District Council
3. Private dwellinghouses only with the usual outbuildings shall be erected on the land and no buildings or erections of any kind (except fences) shall be erected between the building lines as fixed by the local authority and the road boundaries and no house erected on the land shall be used for any purpose other than a private dwellinghouse.
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 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 any adjoining or neighbouring property.
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 or other erection thereon.
7. No earth sand gravel or other materials shall be dug out excavated or removed from the land except for the purpose of building thereon any laying drains 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 Transfer to the Purchaser which shall in any way prevent or interfere with the development of the adjoining land of the Vendor for building purpose or prevent him from erecting buildings thereon as he may think fit.
10. The Vendor shall have the right of allowing a departure from all or any of the above restrictions and stipulations and in particular allow workshops sheds and stabling and motor garages for use in connection with any dwellinghouse to be erected."

End of register