



Title register for:

42 Granville Road, Uxbridge, UB10 9AE (Freehold)

Title number: NGL314165

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Register summary

| | |
|--------------------------|---|
| Title number | NGL314165 |
| Registered owners | Yen Man Truong 1 Woodhill Court, Woodside Road, Amersham HP6 6AD |
| Last sold for | £282,500 on 24 July 2012 |

A: Property Register

This register describes the land and estates comprised in this title.

| Entry number | Entry date | |
|--------------|------------|---|
| 1 | 1929-05-08 | HILLINGDON The Freehold land shown edged with red on the plan of the above Title filed at the Registry and |

being 42 Granville Road, Uxbridge (UB10 9AE).

2 The land has the benefit of a right of way over the passageway leading from the back into Granville Road.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Class of Title: Title absolute

| Entry number | Entry date | |
|--------------|------------|---|
| 1 | 2018-06-20 | PROPRIETOR: YEN MAN TRUONG of 1 Woodhill Court, Woodside Road, Amersham HP6 6AD. |
| 2 | 2012-08-15 | The price stated to have been paid on 24 July 2012 was £282,500. |
| 3 | 2023-07-13 | 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 3 July 2023 in favour of Principality Building Society referred to in the Charges Register. |

C: Charges Register

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

Class of Title: Title absolute

| Entry number | Entry date | |
|--------------|------------|--|
| 1 | | A Conveyance of the land in this title and other land dated 1 May 1929 made between (1) Edward Dalton (Vendor) and (2) Joseph Francis Langer |

| | | |
|---|------------|---|
| | | (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto. |
| 2 | | A Transfer of the land in this title dated 10 October 1929 made between (1) Joseph Francis Langer and (2) Richard Charles Whytehead contains covenants details of which are set out in the schedule of restrictive covenants hereto. |
| 3 | 2023-07-13 | REGISTERED CHARGE dated 3 July 2023. |
| 4 | 2023-07-13 | Proprietor: PRINCIPALITY BUILDING SOCIETY of Principality House, The Friary, Cardiff CF10 3FA. |
| 5 | | <p>The following are details of the covenants contained in the Conveyance dated 1 May 1929 referred to in the Charges Register:-</p> <p>"The Purchaser hereby covenants with the Vendor and his sequels in title to the intewnt that the obligation of this covenant shall run with the land hereby conveyed but that no person shall be liable for its performance after his ownership of the land hereby conveyed has ceased that he the Purchaser and the persons deriving title under him shall not at any time hereafter use any part of the land hereby conveyed for the purpose of a Hotel Beerhouse or Off License"</p> |
| 6 | | <p>The following are details of the covenants contained in the Transfer dated 10 October 1929 referred to in the Charges Register:-</p> <p>"The Purchaser for himself and his successors in title hereby COVENANTS with the Vendor the owner or owners for the time being of the lands comprised in the title above referred to (hereinafter called the Hillingdon Park Estate) or any part thereof to the intent and so as to bind so far as the</p> |

rules of law and equity permit the land hereby transferred into whosoever hands the same may come and to benefit and protect the Hillingdon Park Estate and every part thereof but not so as to render the Purchaser personally liable in damages for any breach of covenant committed after he shall have parted with all interest in the premises in respect of which such breach shall have occurred to observe and perform the restrictive and other covenants and stipulations set forth in the Schedule hereto.

THE SCHEDULE above referred to

STIPULATIONS

1. The Purchaser shall for ever afterwards maintain a good and sufficient fence at least 5 feet high on the sides of his plot marked T within the boundary and the fences next to the road which are not to be more than 4 feet high from the building line to the road boundary.
2. No building to be erected on the said land shall at any time hereafter be used for any other purpose than a private dwellinghouse and no building thereon shall be let or used as self-contained flats.
3. No hoarding shall be erected upon the land for advertisements.
4. The Vendor reserves the right to alter or vary the sale plan and the plotting and size of any plot and to waive modify or dispense with the conditions stipulations restrictions or liabilities mentioned as affecting or imposed on any plot sold or unsold.

NOTE 1: The title number referred to above is P45743

NOTE 2: "T" marks affect the western and southern

sides of the land in this title.