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Official copy of register of title

Title number MX294598

Edition date 29.03.2016

- This official copy shows the entries on the register of title on 15 SEP 2020 at 10:44:36.
- 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 15 Sep 2020.
- 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, Telford Office.

A: Property Register

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

RICHMOND UPON THAMES

- 1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 2, Braemar Cottages, Manor Road, Teddington (TW11 8BG).

NOTE 1: As to the part tinted blue on the title plan the ground floor is excepted from the registration.

NOTE 2: The land tinted green on the title plan is not included in the title.

- 2 The land edged and numbered 1 in blue on the title plan has the benefit of a right of way either on foot or on horseback and with carriages (other than wagon carts or carriages used for conveyance of goods) over the land tinted green on the title plan.

- 3 The land tinted pink on the title plan has the benefit of the following rights:-

Except and Reserving unto the Vendor and his successors in title the owner or owners of the remaining portions of the property at all times hereafter the full and free right of running water soil gas and electric current from any adjoining or neighbouring land of the Vendor and all buildings now or hereafter to be erected thereon through the pipes sewers drains watercourses and cables now or hereafter to be made or laid in under or over the property hereby transferred and the right to the Vendor as aforesaid to enter upon the land hereby transferred to repair the said drains pipes and cables making good any damage done in the exercise of such right.

- 4 The land edged and numbered 3 in blue on the title plan is expressed to have the benefit of the following rights excepted and reserved by a Transfer of land adjoining the South- Western boundary of the land edged and numbered 3 in blue on the title plan dated 8 November 1982 by (1) Sutural (Properties) Limited and (2) James Joseph Dowler:-

THERE shall be excepted and reserved out of this Transfer for the benefit of the retained land and each and every part or parts thereof the following rights:

THE full and free right liberty power and authority for the Transferor or any person or persons authorised by it at any time within eighty

A: Property Register continued

years from the date hereof or if the law will permit in perpetuity to lay down and use any electric television or telephone cables or wires or water mains or pipes or other cables wires mains or pipes and to make or run any such drains or sewers which the Transferor shall consider necessary to or from the retained land in through over or under the land and to connect such wires mains pipes sewers or drains with power to enter on the land for all or any of the purposes aforesaid or for relaying or repairing any cable wire main pipe sewer or drain or otherwise in connection therewith the Transferor or other person exercising such right making good any damage actually occasioned to the Land to the reasonable satisfaction of the Transferee.

- 5 (29.03.2016) A new title plan based on the latest revision of the Ordnance Survey Map showing the land added to the title by edged and numbered 4 in blue has been prepared.

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 PROPRIETOR: KIM MICHAEL SYMES of 4 Manor Road, Teddington TW11 8BG.
- 2 RESTRICTION: No disposition of the part of the registered estate shown tinted mauve on the title plan (other than a charge) by the proprietor of the registered estate is to be registered without a certificate signed by a director and the secretary of 13 Ferry Road Teddington Residents Management Limited of 13 Ferry Road, Teddington, Middx TW11 9NN or its conveyancer that the provisions of the Transfer of part dated 27th August 2010 have been complied with.

C: Charges Register

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

- 1 A Transfer of the land to the North west of the land in this title dated 28 October 1953 made between (1) Henry Gilling (Vendor) and (2) Ethel Peers (Purchaser) contains the following covenants affecting the land edged and numbered 1 in blue on the title plan:-
- The Vendor for himself and his successors in title hereby covenants with the Purchaser and her successors in title for the benefit of the land hereby sold as follows
- Not to instal any heavy machinery in the Boathouse or to carry on any activity therein or on any part of the remainder of the land comprised in the above title which may be or become a nuisance or annoyance to the Purchaser but this prohibition shall not preclude the Vendor from carrying on light boat repairs in the Boathouse.
- NOTE: The title referred to is MX264784 of which the land in this title formed part.
- 2 The land edged and numbered 1 in blue on the title plan is subject to rights to lay and use pipes sewers drains water courses and cables therein thereunder or thereover for the running of water soil gas and electric current and to ancillary rights of entry.
- 3 A Transfer of adjacent land to the South West dated 17 June 1954 made between (1) Henry Gilling (Vendor) and (2) Alan Frederick Tout (Purchaser) contains the following covenants by the Vendor affecting the land edged and numbered 1 in blue on the title plan:-
- The Vendor hereby covenants for himself and his successors in title (a) not to instal any heavy machinery in the Boathouse on his adjoining property nor to carry on any activity therein or on any part of the remaining property comprised in Title Number MX264784 which may be or become a nuisance or annoyance to the Purchaser but this prohibition

C: Charges Register continued

shall not preclude the Vendor from carryig on light boat repairs in the boat-house (b) not to permit any buildings hereafter to be erected on the Vendor's adjoining land to be used otherwise than as private residences.

NOTE: The land in this title formed part of Title MX264784.

- 4 The land edged and numbered 2 in blue on the title plan is subject to such restrictive covenants as may have been imposed thereon before 19 December 1969 and are still subsisting and capable of being enforced.
- 5 The land tinted yellow and tinted pink on the title plan is subject to rights to lay and use pipes, sewers drains, water courses and cables therein thereunder or thereover for the running of water, soil, gas and electric current and to ancillary rights of entry.
- 6 The land tinted pink on the title plan is subject to the right (if any) of the owner or owners of adjoining premises to the use of pipes for the supply of gas and water passing under the kitchen garden of the land in this title.
- 7 The land edged and numbered 2 in blue on the title plan is subject to rights of way.
- 8 The parts of the land edged and numbered 2 in blue on the title plan affected thereby are subject for a term of 999 years from 1 January 2009 to the rights granted by leases of flats 1 to 8, 4 Manor Road.
- 9 The land tinted pink on the title plan is subject to the following rights granted by the Transfer dated 28 October 1953 referred to above:-

The full and free right of running of water soil gas and electric current from the property hereby transferred through the pipes sewers drains watercourses and cables now or hereafter to be made or laid under or over the Vendor's land and the right of the Purchaser and his successors in title to enter upon the Vendor's land to repair the said pipes sewers and drains watercourses and cables making good any damage done in the exercise of such right.

- 10 A Transfer of the land edged and numbered 2 in blue on the title plan dated 8 November 1982 made between (1) Sutural (Properties) Limited and (2) James Joseph Dowler contains restrictive covenants.

NOTE: Copy filed under SGL108718.

- 11 The land edged and numbered 2 in blue on the title plan is subject to the rights reserved by the Transfer dated 8 November 1982 referred to above.
- 12 By a Deed dated 9 December 2002 made between (1) Quay West Management Company Limited and (2) James Joseph Dowler and Kim Michael Symes the covenants contained in clause 2.1 of the Transfer dated 8 November 1982 referred to above were expressed to be varied and the covenants in clauses 3.1, 3.2, 3.3 and clause 4 were expressed to be released, upon the terms therein mentioned.

NOTE: Copy filed under SGL108718.

- 13 A Transfer of the land tinted mauve on the title plan in this title dated 27 August 2010 made between (1) 13 Ferry Road (Teddington) Residents Management Limited and (2) Kim Michael Symes contains restrictive covenants.

NOTE: Copy filed under TGL336947.

- 14 By a Transfer of land lying to the east of the land edged and numbered 2 in blue on the title plan dated 6 June 2012 made between (1) Janet Sara Lowe and Samuel Owen Lowe and (2) James Joseph Dowler and Kim Michael Symes the right of way referred to in entry number 10 above was, as between the parties thereto, extinguished.

NOTE:-Copy filed under TGL367021.

- 15 A Transfer of the land hatched brown on the title plan dated 11 October

C: Charges Register continued

2013 made between (1) 9 Ferry Road Management Limited and (2) Kim Michael Symes contains restrictive covenants.

NOTE: Copy filed under TGL387079.

16 The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto.

The leases grant and reserve easements as therein mentioned.

17 A Transfer of the land edged and numbered 4 in blue on the title plan dated 6 June 2012 made between (1) Janet Sara Lowe and Samuel Owen Lowe and (2) James Joseph Dowler and Kim Michael Symes contains restrictive covenants.

NOTE: Copy filed under TGL367021.

Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	23.10.2009 edged and numbered 1 in yellow NOTE: The lease	Flat 1, 4 Manor Road (ground floor) and garden ground comprises also other land	13.10.2009 999 years from 01.01.2009	TGL325758
2	30.11.2009 Edged and numbered 2 in yellow NOTE: The lease	Flat 4, 4 Manor Road (ground floor) and garden ground comprises also other land	16.10.2009 999 years from 01.01.2009	TGL326853

End of register