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# Official copy of register of title

Title number TGL248125

Edition date 01.08.2017

- This official copy shows the entries on the register of title on 15 SEP 2020 at 10:43:15.
- 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 1, Braemar Cottage, Manor Road, Richmond (TW11 8BG).

NOTE: As to the part hatched blue on the title plan only the ground floor is included in the registration.

- 2 The land tinted blue and mauve on the title plan has the benefit of a right of way on foot or on horseback and with carriages (other than wagons carts or carriages used for conveyance of goods) over the land tinted brown on the title plan but reserved all rights of support as may be requisite to ensure the stability of that part of the first floor 2 Braemar Cottages which over laps part of the land in this title as the same is at present enjoyed.

- 3 The land tinted blue on the title plan has the benefit of a right of way on foot only over the land tinted yellow on the title plan granted by a Deed dated 11 October 1954 made between (1) Henry Gilling (2) Charles Vincent Martin and (3) Barclays Bank Limited.

NOTE: Copy filed under MX294597.

- 4 By a Deed dated 22 April 1965 made between (1) John Kenneth Bryning and Mary Amelia Bryning and (2) Charles Vincent Martin the right of way granted by the Deed dated 11 October 1954 referred to above was released.

NOTE: Original filed under SGL9892.

- 5 The land tinted pink on the title plan has the benefit of the following rights granted by but is subject to the following rights reserved by a Transfer thereof dated 22 April 1965 made between (1) John Kenneth Bryning and Mary Amelia Bryning (First Owners) and (2) Charles Vincent Martin:-

"TOGETHER WITH and subject and except such rights of drainage as at present used or enjoyed in under or through the land hereby transferred or the remainder of the land comprised in Title No. MX264784 EXCEPTING and RESERVING unto the First Owners and their successors in title full and free right to build upon any other part of the land comprised in Title No. MX264784 notwithstanding that access of light and air to the

## A: Property Register continued

land hereby transferred or any part thereof may thereby be obstructed."

6 (07.12.2015) A new title plan based on the latest revision of the Ordnance Survey Map showing an amended extent has been prepared.

7 (07.12.2015) The land tinted mauve 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.

## 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.

## C: Charges Register

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

1 The land 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.

2 A Transfer of adjoining land to the South west known as Braemar House dated 28 October 1953 made between (1) Henry Gilling and (2) Ethel Peers contains the following covenants by the Vendor affecting the land tinted pink 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 erect more than one bungalow on the land edged blue on the plan hereto being part of the land comprised in the above title such bungalow to be sited as near to the river as the Local Authority may permit. Not to install 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 land tinted pink on the title plan is not included in the land edged blue referred to. The land tinted pink on the title plan formed part of "above title" referred to.

3 A Transfer of 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 tinted pink and mauve on the title plan:-

The Vendor hereby covenants for himself and his successors in title (a) not to install 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 shall not preclude the Vendor from carrying on light boat repairs in

## C: Charges Register continued

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 1: The land tinted pink and mauve on the title plan formed part of title MX264784

NOTE 2: The boathouse referred to is situate to the north of the land tinted pink on the title plan.

- 4 A Transfer of 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:-

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 prohibited 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 tinted mauve on the title plan formed part.

- 5 The land tinted mauve on the filed 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.

End of register