

The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.



Official copy of register of title

Title number TGL151695

Edition date 22.03.2018

- This official copy shows the entries on the register of title on 12 AUG 2024 at 15:28:13.
- 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 12 Aug 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, Telford Office.

A: Property Register

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

RICHMOND UPON THAMES

- 1 (02.10.1998) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Council Depot, Lower Mortlake Road.

NOTE: The room over the alleyway only, of the part tinted brown known as 26 Tersha Street, has been removed under title no. TGL211104.

- 2 (02.10.1998) The Conveyance dated 28 April 1898 referred to in the Charges Register contains the following provision:-

Provided always and it is hereby mutually declared between the said parties to these presents that the Company their successors or assigns shall not be taken to deprive themselves of but shall be entitled to the full free and unrestricted right and power in perpetuity of setting up and constructing any erections buildings or works upon the lands on the South and East sides of the said piece of land hereby granted without any restrictions whatsoever as to the nature of the same or the height or other the extent thereof. AND FURTHER that the Corporation their successors or assigns will not at any time hereafter make or place in or upon any buildings which may be erected by them on the said land hereby granted any windows or openings fronting or looking on to or giving access to the present adjoining premises of the Company and that if any windows or openings shall at any time be made or placed therein then the Company their successors or assigns shall have the right to check such windows or openings and to take such steps as they may consider necessary for the purpose.

- 3 (02.10.1998) The land tinted yellow on the filed plan has the benefit of the following rights reserved by a Transfer of land adjoining part of the Southern boundary of the land in this title dated 23 May 1988 made between (1) The Mayor and Burgesses of the London Borough of Richmond upon Thames (Transferor) and (2) Charles Church London Limited:-

"There is excepted and reserved to the Transferor and its Successors in Title to the Transferor's adjoining land shown edged blue on Plan No.2 bound up within (hereinafter called "the Retained Land")

(a) full rights to use and build upon or alter or otherwise develop the Retained Land at any time for any purposes in any manner whatsoever

A: Property Register continued

(b) such rights of light and air for the benefit of the Retained Land as the Transferor would be entitled to if the land hereby transferred and the Retained Land were in separate ownership and indefeasible rights of light and air as at the date of hereof enjoyed in respect of the Retained Land had been acquired under the Prescription Act 1832 for the avoidance of doubt nothing herein contained will prevent the Transferee from carrying out the development of the land hereby transferred in accordance with the Planning Permission granted (as defined in the said Agreement).

(c) the right in common with others who may be entitled to the uninterrupted passage and running of water soil drainage gas electricity telephone and all other services from and to the Retained Land through any gutters pipes watercourses channels conduits wires and cables which are now or which may be constructed within 80 years from the date hereof in over or under the land hereby transferred together with the right to connect into the same the person exercising this right making good to the satisfaction of the Transferee all damage occasioned thereby.

(d) all rights of support and protection and all other easements and quasi-easements rights and benefits of a similar nature now or hereafter enjoyed or intended to be enjoyed by the buildings and the foundations thereof which are now or which may be constructed with 80 years from the date hereof on the land hereby transferred."

NOTE: The land edged blue referred to above includes the land tinted yellow on the filed plan.

4 (07.12.1998) 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 (05.01.1999) The land has the benefit of the rights granted by a Deed dated 12 November 1998 made between (1) Fairclough Homes Group Limited and (2) Shepherd Development Company Limited.

NOTE: Original filed.

6 (22.01.1999) The land has the benefit of the following rights reserved by the Transfer dated 12 November 1998 referred to in the Charges Register:-

"EXCEPT AND RESERVED unto the Transferor for the benefit of the Estate the matters set out in Part 1 of the Second Schedule

THE SECOND SCHEDULE

Part 1

Rights reserved unto the Transferor

1. Full and free liberty power and authority to and for the Transferor or any person or persons authorised by it at any time within the Perpetuity Period or if the law will permit in perpetuity to construct lay down and use or to make or run any of the Transmission Media for the free passage and running of the Services which the Transferor shall consider desirable from the remainder of the Estate in through over or under any portion of the Land whereon for the time being there shall not stand any buildings whether serving the Land or not and to connect (subject to capacity being available) to such of the Transmission Media within the Land as the Transferor shall consider desirable with the power to enter on the Land (upon reasonable notice being given except in case of emergency) for all or any of the purposes aforesaid or for inspecting repairing relaying renewing or cleansing any of the Transmission Media or otherwise in connection therewith the Transferor or other person exercising such right making good forthwith any damage actually occasioned to the Land to the reasonable satisfaction of the Transferee

2. Without prejudice to the generality of the foregoing clauses there is excepted and reserved out of this Transfer for the persons

A: Property Register continued

respectively hereinafter mentioned the right for the purpose of serving the Land and adjoining plots on the Estate only to lay within the perpetuity period the services as hereinafter respectively described under the Land but not under any building now erected thereon and thereafter to use the same (subject to capacity) and to have access to the Land (upon reasonable notice being given except in case of emergency) for such purposes and for the purposes of inspecting repairing relaying renewing or cleansing the same PROVIDED ALWAYS that the said persons shall as soon as reasonably practicable make good any damage caused by the exercise of such rights as soon as practicable to the reasonable satisfaction of the Transferee

NAMELY:

2.1 for the appropriate Electricity Board underground electric lines and if appropriate conduits

2.2 for the appropriate Water Board underground water pipes or sewers

2.3 for the appropriate Local Authority drains and soakaways for draining and discharging surface water from roadways of the Estate

2.4 for the appropriate Postal and Telecommunications Authority electric and telephone ducts cables wires leads and other telecommunication connections and apparatus

2.5 for the appropriate Gas Corporation gas mains pipes governors and all like pipes connections and apparatus

3. The right for the Transferor its agents and employees (upon giving reasonable Notice) to enter on the Land within a period of two years or longer if necessary in order to comply with any of the terms and provisions of the planning permission permitting the development of the Estate from the date hereof or for the purpose of effecting any works required by the Local Authority under a landscaping or planting scheme TOGETHER WITH the right to carry out such works the person or persons entering creating as little disturbance as possible and as soon as reasonably practicable making good any damage caused to the reasonable satisfaction of the Transferee

4. All necessary rights to lay and maintain on or under the Land the footings and foundations of any dwellinghouse and garage erected or to be erected within the perpetuity period on the adjoining plot or plots included in the Estate TOGETHER WITH full rights for part of the roofs timbers downspouts and gutters of any such dwellinghouse and garage to overhang the Land and TOGETHER WITH all necessary rights of support for any adjoining dwellinghouse and/or garage full rights of eavesdrop and TOGETHER ALSO WITH full rights (upon reasonable notice being given) to enter upon the Land for the purpose of maintaining repairing renewing or cleansing the flank walls footings foundations downspouts eaves and gutters of any such dwellinghouse and garage as aforesaid erected on the said adjoining plot or plots the person or persons exercising such rights as aforesaid as soon as reasonably practicable making good all damage thereby occasioned

5. Any right of light or air or any other right or easement which works restrict or interfere with the free use by the Transferor of the Estate or any adjoining or adjacent land for building or any other purposes."

NOTE 1: The Estate referred to is the land remaining in this title

NOTE 2: The Perpetuity Period referred to means the period of eighty years from the date of this Transfer

NOTE 3: The Transmission Media referred to means the cables wires drains sewers water courses and other services and conducting media

NOTE 4: The Services referred to means water soil gas electricity telecommunications and other electronic impulses

NOTE 5: The Land referred to is the land edged and numbered TGL155687 in green on the filed plan.

A: Property Register continued

- 7 (27.06.2000) Where transfers of the parts edged and numbered in green on the title plan include footpaths rights of way on foot only are reserved thereover.
- 8 (27.06.2000) Where the parts edged and numbered in green on the title plan adjoin properties constructed on the boundaries of the parts so edged and numbered, rights of entry for the purpose of repair, maintenance, redecoration and renewal are reserved thereover by transfers of the said parts.
- 9 (22.03.2018) The land has the benefit of any legal easements reserved by a Transfer of the land edged and numbered TGL497088 in green on the title plan dated 19 March 2018 made between (1) Monarchs Gate Residents Company Limited and (2) Steve Brenman but is subject to any rights that are granted by the said deed and affect the registered land.

NOTE: Copy filed under TGL497088.

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 (05.01.1999) RESTRICTION: Except by an Order of the Registrar no transfer lease or other disposition of or affecting the land tinted blue on the filed plan (being the Estate Road and the Access Road respectively) shall be registered unless with the application for such registration there shall be lodged by the Solicitors to the transferee lessee or disponent a certificate that the transferee or disponent has entered into a Deed of Covenant as required by clause 5 of a Deed of Grant dated the 12 November 1998 referred to in the Charges Register.
- 2 (23.12.2003) PROPRIETOR: MONARCHS GATE RESIDENTS COMPANY LIMITED (Co. Reg. No. 03837206) of 55 Old Town, London Sw4.

C: Charges Register

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

- 1 (02.10.1998) By a Conveyance of the land tinted pink on the filed plan dated 28 April 1898 made between (1)The London and South Western Railway Company and (2) The Mayor Aldermen and Burgesses of the Borough of Richmond the land was conveyed subject as follows:-

"subject to all rights of way water drainage and sewerage use of wells and party walls lights and other easements thereto appertaining"
- 2 (07.12.1998) The land is subject to rights of drainage support shelter and protection.
- 3 (07.12.1998) The land is subject to rights of drainage and rights in respect of water, gas and electricity supply services.
- 4 (07.12.1998) The parts of the land affected thereby are subject to rights of entry for maintaining inspecting cleansing repairing and relaying any conduits.
- 5 (22.01.1999) The land is subject to the following rights granted by a Transfer of the land edged and numbered TGL155687 in green on the filed plan dated 12 November 1998 made between (1) Fairclough Homes Group Limited (Transferor) and (2) Metropolitan Home Ownership Limited (Transferee):-

"the Transferor HEREBY TRANSFERS unto the Transferee the Land together with the rights set out in the First Schedule

C: Charges Register continued

Rights granted to the Transferee

1. Full and free right (in common with the Transferor and all other persons entitled thereto and all persons to whom the Transferor or any of them have granted or may hereafter grant the same or similar rights and so far as the Transferor has power to grant the same) to connect to and use the Transmission Media now or within the Perpetuity Period in over under or through the estate and or the land edged in brown on the Plan for the free passage and running of the Services together with the right (in common as aforesaid) to enter upon the adjoining and neighbouring land included in the Estate and upon the land shown edged brown on the Plan for the purpose of making connection to and inspecting the road within the Perpetuity Period constructed on the land shown edged brown and of testing the Transmission Media the Transferee or other persons exercising such right making good any damage actually occasioned to such adjoining and neighbouring land BUT RESERVING NEVERTHELESS to the Transferor the right to deviate alter stop up disconnect or remove any of the Transmission Media or projected Transmission Media on over or under any part of the Estate and upon the land edged brown on the Plan so far as the same is not in actual use and serving the Land or provided adequate alternative provision is made notwithstanding any necessary temporary interruption or obstruction of the Services (to be kept to a minimum) carried by the Transmission Media

2. All necessary rights to lay and maintain on under or through the adjoining or adjacent plot or plots included in the Estate the footings and foundations of the dwellinghouses erected on the Land TOGETHER WITH full rights for part of the roofs timbers downspouts and gutters of the said dwellinghouses to overhang the said adjoining or adjacent plot or plots and TOGETHER WITH full right of eavesdrop and TOGETHER WITH all necessary rights of support and shelter from any adjoining dwellinghouse TOGETHER ALSO WITH full rights (upon reasonable notice being given in the case of emergency) to enter upon such adjoining plot or plots for the purpose of maintaining repairing renewing or cleansing the flank walls footings foundations downspouts eaves and gutters of the said dwellinghouses erected on the Land the person or persons exercising such rights as aforesaid making good all damage thereby caused to the reasonable satisfaction of the owner of such property

....."

NOTE 1: The Estate referred to is the land remaining in this title

NOTE 2: The Land referred to is the land edged and numbered TGL155687 referred to above

NOTE 3: The Transmission Media referred to means cables wires drains sewers water courses and other services and conducting media

NOTE 4: The Perpetuity Period referred to means the period of eighty years from the date of this transfer

NOTE 5: The Services referred to means water soil gas electricity telecommunications and other electronic impulses

NOTE 6: The land edged brown is a roadway falling outside the land in this title leading from the land transferred to Lower Mortlake Road and shown edged green on the plan to the Deed dated 12 November 1998 referred to in the Property Register.

6 (27.06.2000) The parking spaces, footpaths and estate roads are subject to rights of way.

End of register