

Title Number : SGL359941

This title is dealt with by HM Land Registry, Croydon Office.

The following extract contains information taken from the register of the above title number. A full copy of the register accompanies this document and you should read that in order to be sure that these brief details are complete.

Neither this extract nor the full copy is an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy.

This extract shows information current on 7 JUN 2021 at 17:44:35 and so does not take account of any application made after that time even if pending in HM Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: SGL359941
Address of Property	: 2 Warren Avenue, Bromley (BR1 4BS)
Price Stated	: £820,000
Registered Owner(s)	: DAVID PHILLIP ALBERT TERRANCE HANCOCK of 2 Warren Avenue, Bromley, Kent BR1 4BS.
Lender(s)	: Nationwide Building Society

Title number SGL359941

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 7 JUN 2021 at 17:44:35. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

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A: Property Register

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

BROMLEY

- 1 (15.12.1971) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 2 Warren Avenue, Bromley (BR1 4BS).

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 (05.09.2011) PROPRIETOR: DAVID PHILLIP ALBERT TERRANCE HANCOCK of 2 Warren Avenue, Bromley, Kent BR1 4BS.
- 2 (05.09.2011) The price stated to have been paid on 19 August 2011 was £820,000.
- 3 (05.09.2011) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.

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 25 November 1898 made between (1) Albemarle Cator (Vendor) (2) Sir John Farnaby Lennard and The Reverend Harry Bertie Roberts (Trustees) (3) Thomas Henry Burroughes and Thomas Allan Henry (4) Henry Ashworth James and Charles Ashworth James (5) Romer Williams and Walter Randolph Farquhar (First Mortgagees) (6) Thomas Henry Burroughes (7) Charles Reynolds Williams (Second Mortgagee) and (8) Samuel Cawston (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 A Conveyance of the land in this title dated 5 August 1920 made between (1) Elizabeth Bell-Bathurst and others (Vendors) and (2) Archibald John McDougall (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 3 (05.09.2011) REGISTERED CHARGE dated 19 August 2011.
- 4 (05.09.2011) Proprietor: NATIONWIDE BUILDING SOCIETY of Nationwide House, Pipers Way, Swindon L SN38 1NW.
- 5 (05.09.2011) The proprietor of the Charge dated 19 August 2011 referred to above is under an obligation to make further advances. These advances will have priority to the extent afforded by section 49(3) Land Registration Act 2002.

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 25 November 1898 referred to in the Charges Register:-

THE Purchaser for himself his heirs and assigns covenants with the Vendor and his successors in title and also separately with the first Mortgagee and the second Mortgagee so as to bind himself and also so far as practicable to bind all future owners lessees and tenants of the land to which the covenants relates and to bind such land and every part thereof into whosoever hands the same may come that all houses built on such parts of the said piece of land distinguished by the colour yellow as shall have a frontage against Farnaby Road or the proposed Bromley Avenue aforesaid shall be of not less value than £600 each detached house in plots of not less than forty feet frontage of £1,000 each pair of semi-detached houses in plots of not less than 60 feet frontage a pair unless houses of less value shall be permitted by the Vendor or his successors in title or the Trustees or trustee for the time being of the Resettlement to be built on the other side of the proposed Bromley Avenue on the North side of Farnaby Road in which case any house or houses to be erected on such parts as aforesaid of the said piece of land distinguished by the colour yellow shall be of not less value than that of a house or houses so permitted as aforesaid the value of a house to be the first cost in materials and labour of construction only estimated at the lowest current prices and that all houses erected on such parts as aforesaid of the said piece of land distinguished by the colour yellow shall be used as private dwellinghouses only.

NOTE: The land in this title formed part of the land coloured yellow referred to above.

- 2 The following are details of the covenants contained in the Conveyance dated 5 August 1920 referred to in the Charges Register:-

"AND the Purchaser hereby for himself his heirs executors administrators and assigns (to the intent so that this covenant shall be binding on the said hereditaments and premises into whosoever hands the same may come but not so as to be personally liable in damages for any breach thereof after he the Purchaser shall have parted with the premises or his interest therein) covenants with the Vendors their heirs and assigns that he the Purchaser his heirs and assigns will at all times hereafter observe and perform and comply with the restrictions and stipulations contained in the Schedule hereto so far as the same are applicable to the hereditaments hereby purchased by him and that nothing shall ever be erected fixed placed or done on the land hereby conveyed in breach or violation of or contrary to the fair meaning of the said restrictions and stipulations.

THE FIRST SCHEDULE above referred to

STIPULATIONS

Roads. Every Purchaser of land abutting upon the roads called respectively Highland Road, Oaklands Road, Spencer Road, Madeira Avenue Warren and Bromley Avenue except in so far as the same have been taken over by the Local Authority shall keep half the width of such road or respective roads with the footpath or footpaths belonging thereto on the sides next the plot or plots purchased by him so far as the frontage or respective frontages of such plot or plots to the same road or roads respectively extend in good repair order and condition until such road shall be taken to by the Parish or other local authority. The Vendors shall have the right of making such further roads on the Estate for the development thereof as they may think fit from time to time but no Purchaser shall make any road upon through or over any plot of land purchased by him except for the private use of the owners or occupiers of such plot and the houses and buildings for the time being erected and standing thereon without the previous consent in writing of the Vendors who shall nevertheless be at liberty to give such consent to any purchaser if they think proper independently of the said Purchasers and every of them.

Fences. The respective Purchasers shall erect fences as they shall think proper not exceeding six feet in height on such sides of their respective plots as abut upon any road with such entrance gates or

Schedule of restrictive covenants continued

doors therein as they may require and each purchaser shall fence the plot or plots purchased by him on such other sides where designated on the plan by the mark T within the boundary line of the same plot or plots respectively with walls or good oak park pale fences of not less than five feet and not more than six feet high within six months or the completion of the purchase and shall at all times thereafter repair maintain and when necessary renew such fences respectively.

Buildings. No building shall be erected on any of the lots (including the land hereby assured) except detached or semi-detached private dwellinghouses of the respective values hereinafter mentioned with or without suitable motor garage coachhouses and stables greenhouses conservatories offices and conveniences belonging thereto and boundary and other walls fences and gates Such motor garage coachhouse and stables (if any) to be for the private use only of the owner or occupier for the time being of the said respective dwellinghouses All houses to be erected or rebuilt on any of the lots shall be of the value of One thousand pounds each and One thousand five hundred pounds the pair if semi-detached and there shall be permanently allotted to each house (whether detached or semi-detached) to be erected on these lots a plot of land having a frontage of not less than fifty feet to the road The value of a house for the purpose of all the foregoing stipulations shall mean the actual cost of its construction in labour and materials of all sorts exclusive of coachhouses stables motor garages greenhouses conservatories and detached offices and conveniences (if any) belonging thereto boundary and other walls fences and gates No building or part of a building shall be erected between the road and the building line shewn on the plan drawn hereon except such fence as aforesaid.

Trades. No trade or manufacture shall be carried on upon any of the said lots or in or upon any house or building to be erected thereon and the said land shall be used only for the erection of private dwellinghouses with or without coachhouses motor garage stables greenhouses conservatories offices and conveniences belonging thereto respectively or as gardens shrubberies or the like unless with the consent in writing of the Vendors Power is reserved to the Vendors their heirs executors administrators and assigns to modify release or dispense with these restrictions and stipulations or any of them and to deal with or develop the remainder of the Estate belonging to the Vendors independently of and free from the said restrictions and stipulations or any of them."

NOTE 1: A T mark referred to in the second paragraph of the Schedule above affects the eastern boundary of the land in this title

NOTE 2: No building line was shown on the Conveyance Plan referred to in the third paragraph of the schedule above.

End of register