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# Official copy of register of title

Title number SGL118887

Edition date 18.01.2019

- This official copy shows the entries on the register of title on 23 SEP 2024 at 12:54:47.
- 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 23 Sep 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.

WANDSWORTH

- 1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 18 Tintern Close, London (SW15 2HF).
- 2 The land has the benefit of the exclusive right to use the garage edged blue on the filed plan granted by the Transfer dated 15 March 1971 referred to in the Charges Register.
- 3 The land has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 15 March 1971 referred to in the Charges Register.
- 4 The Transfer dated 15 March 1971 referred to above contains a provision as to light or air.

## 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 (18.01.2019) PROPRIETOR: RACHEL BRITT DAHBI of 18 Tintern Close, London SW15 2HF.
- 2 (18.01.2019) The value stated as at 18 January 2019 was £1,000,000.
- 3 (18.01.2019) 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 Transfer of the land tinted blue on the filed plan and other land dated 9 July 1936 made between (1) The Public Trustee, Mary Roberts and Cavendish Investment Trust Co. (Liverpool) and (2) John William Wenlock

## C: Charges Register continued

contains covenants details of which are set out in the schedule of restrictive covenants hereto.

- 2 The land is subject to the following rights contained in the Transfer dated 9 July 1936 referred to above:-

"THE said John William Wenlock shall not be entitled to any easement or right of light air or otherwise which would restrict or interfere with the free use of any adjoining or neighbouring property of the Public Trustee or the Cavendish Investment Trust Company (Liverpool) for building or other purposes."

- 3 A Transfer of the land tinted pink on the filed plan and other land dated 9 July 1936 made between (1) The Public Trustee and Mary Roberts and (2) Cavendish Investment Trust Company (Liverpool) contains covenants details of which are set out in the schedule of restrictive covenants hereto.

- 4 The land is subject to the following rights reserved by the Transfer dated 9 July 1936 referred to above:-

"The said Cavendish Investment Trust Company (Liverpool) shall not be entitled to any easement or right of light air or otherwise which would restrict or interfere with the free use of any adjoining or neighbouring property of the Public Trustee for building or other purposes."

- 5 A Transfer of the land in this title dated 15 March 1971 made between (1) Site Improvements (Developments) Limited and (2) Patrick William Stallion contains restrictive covenants.

*NOTE: Original filed.*

## Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Transfer dated 9 July 1936 referred to in the Charges Register:-

"THE said John William Wenlock to the intent that this covenant shall be binding so far as may be on the owner for the time being of the hereditaments hereby transferred and every part thereof into whosoever hands the same may come and all future owners thereof and shall enure so far as possible for the benefit of the Public Trustee or other the owner or owners for the time being of the greater part of the property now registered under the said Title Number 152650 hereby covenants with the Public Trustee that the said John William Wenlock and his successors in title will at all times hereafter observe and perform the restrictions and stipulations set forth in the Third Schedule hereto.

### THE THIRD SCHEDULE

#### COVENANTS IN FAVOUR OF THE PUBLIC TRUSTEE

1. No new buildings shall be erected on the said land other than dwellinghouse or blocks of flats with such garages outbuildings and other erections for use in connection therewith as shall be permitted by the London Building Acts the Local Byelaws and the Town Planning Authorities Regulations. No house or other building shall be erected until the plans site elevations height and specification thereof have been submitted to and approved in writing by the Public Trustee or such other owner or owners of the property for the time being registered at the Land Registry under Title No. 152650 District London or his her or their Surveyors whose fees shall be paid by the Purchaser or other persons submitting such plans and other particulars such approval not to be unreasonably withheld. The height of all buildings erected shall not exceed that permitted by the said London Buildings Acts the Local Byelaws and the Town Planning Authorities Regulations.

2. NOT without the license in writing of the Public Trustee or such other owner or owners as last aforesaid being first had and obtained to make any alterations whatsoever in the plan front or elevation of any

## Schedule of restrictive covenants continued

house or other building which may be erected on the said land or alter or change any of the materials of any such house or other building respectively.

3. NOT without such license as aforesaid to carry on on the said land or any house or other building erected thereon or any part thereof or permit or suffer the same or any part thereof to be occupied by any person or persons who shall carry on thereon any trade or business in the nature of a trade but to use the said buildings for the pruose of private residence or residential flats only and in the case of each house or flat for the residence of one family only.

4. NOT to do or permit to be done on the said land or any part thereof anything whatsoever which shall be a nuisance disturbance or damage to the Public Trustee or such other owner or owners at last aforesaid or to the owners or occupiers of any adjoining or neighbouring premises."

2 The following are details of the covenants contained in the Transfer dated 9 July 1936 referred to in the Charges Register:-

"The Cavendish Investment Trust Company (Liverpool) to the intent that this covenant shall be binding so far as may be on the owner for the time being of the hereditaments hereby transferred and every part thereof into whosoever hand the same may come and all future owners thereof and shall enure so far as possible for the benefit of the Public Trustee or other the owner or owners for the time being of the greater part of the property now registered under the said Title Number 152650 hereby covenants with the Public Trustee that the Cavendish Investment Trust Company (Liverpool) and its successors in title will at all times hereafter observe and perform the restrictions and stipulations set forth in the Third Schedule hereto.

### THE THIRD SCHEDULE

#### Covenants in favour of the Public Trustee

The restrictions and stipulations in this transfer are identical to those in the transfer of the same date referred to above except that Stipulation No. 2 contained with the following proviso:-

"Provided that nothing contained in this clause shall restrict the Cavendish Investment Trust Company (Liverpool) from altering the house "Perranhurst" so as to convert the same into residential flats or suites of rooms in accordance with plans already submitted to and approved by the Architect of the Public Trustee or from altering the outbuilding on the east side of the said house so as to enlarge th staircase to the first floor and to improve the entrance thereto or from altering or lowering the wall dividing the property from the road all such works to be carried out to the reasonable satisfaction of the Surveyor of the Public Trustee.

NOTE: The house Perranhurst occupied the land.

End of register