



PENNINGTONS MANCHES LLP
DX42605
CHEAPSIDE

DX

Date
7 September 2018

Your ref
MAB2/3800899

Our ref
RCS/SGL795017

Completion of registration

Title number **SGL795017**

Property **2 The Drive, Scadbury, Chislehurst (BR7 6LW)**

Registered proprietor [REDACTED]

Your application lodged on 16 August 2018 has been completed. An official copy of the register is enclosed together with an official copy of the title plan.

The official copy shows the entries in the individual register of title as at the date and time stated on it. You do not need to reply unless you think a mistake has been made in completing your application.

An owner's property is probably their most valuable asset so it's important to protect it from the risk of fraud. Please read our property fraud advice at www.gov.uk/protect-land-property-from-fraud

Important information about the address for service

If we need to write to an owner, a mortgage lender or other party who has an interest noted in the register, we will write to them at their address shown in the register. We will also use this address if we need to issue any formal notice to an owner or other party as a result of an application being made. Notices are often sent as a safeguard against fraud so it is important that this address is correct and up-to-date. If it is not, the property owner or other party may not receive our letter or notice and could suffer a loss as a result.

Up to three addresses for service can be entered in the register. At least one of these must be a postal address, but this does not have to be in the United Kingdom; the other two may be a DX address, a UK or overseas postal address or an email address.

Please let us know at once of any changes to an address for service.

For information on how a property owner can apply to change their contact details or add an address, please see www.gov.uk/government/publications/updating-registered-owners-contact-address on GOV.UK (or search for "COG1") or contact HM Land Registry Customer Support (0300 006 0411) (0300 006 0422 for Welsh speakers service) from Monday to Friday between 8am and 6pm.

If you require this correspondence in an alternative format, please let us know.

HM Land Registry
Wales Office
PO Box 75
Gloucester
GL14 9BD

DX 321601 Gloucester 33

Tel 0300 006 0009
wales.office
@landregistry.gov.uk

www.gov.uk/land-registry



Official copy of register of title

Title number SGL795017 Edition date 16.08.2018

- This official copy shows the entries in the register of title on 7 September 2018 at 15:02:11.
- 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 7 September 2018.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- For information about the register of title, see www.gov.uk/land-registry.
- This title is dealt with by HM Land Registry Croydon Office.

A: Property register

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

BROMLEY

- 1 (16.08.2018) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being 2 The Drive, Scadbury, Chislehurst (BR7 6LW).
- 2 (16.08.2018) The land has the benefit of the following rights reserved by a Conveyance of other land dated 3 March 1983 made between [REDACTED]

"THERE is excepted and reserved in fee simple to the Vendors and their successors in title the owners and occupiers for the time being of the adjoining properties retained by the Vendors edged purple on the said plan (a) the right to free and uninterrupted passage and running of water soil and gas and electricity from and to the said adjoining properties through the sewers drains and water courses gas and electricity pipes wires cables and meters which are now in under or over the property hereby conveyed with all easements rights and privileges necessary for repairing and reinstating the same subject to the Vendors making good all damage thereby caused to the property hereby conveyed and (b) such other easements and rights as would become appurtenant to such adjoining property by implication of law if the Vendors has sold it to another purchaser at the same time as they have sold the property to the Council subject in either case where the enjoyment of such services and other rights and easements are shared with the Council to the payment of a fair proportion of any expenses incurred by the Council in maintaining repairing or renewing the same.

- 3 (16.08.2018) The Conveyance dated 3 March 1983 referred to above was expressed to be made subject to the following matters:-

"All rights and easements in the nature of light air drainage way and

A: Property register continued

passage and other like privileges of a contiguous nature hitherto used and enjoyed by or over the adjoining properties retained by the Vendors edged purple on the said plan".

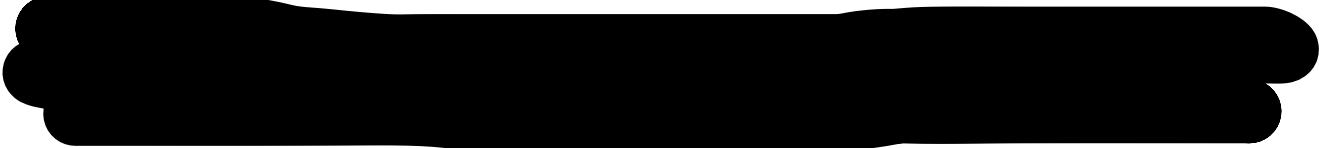
NOTE:- The land in this title forms part of the land edged purple referred to.

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



2 (16.08.2018) The value stated as at 16 August 2018 was £320,000.

3 (16.08.2018) RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.

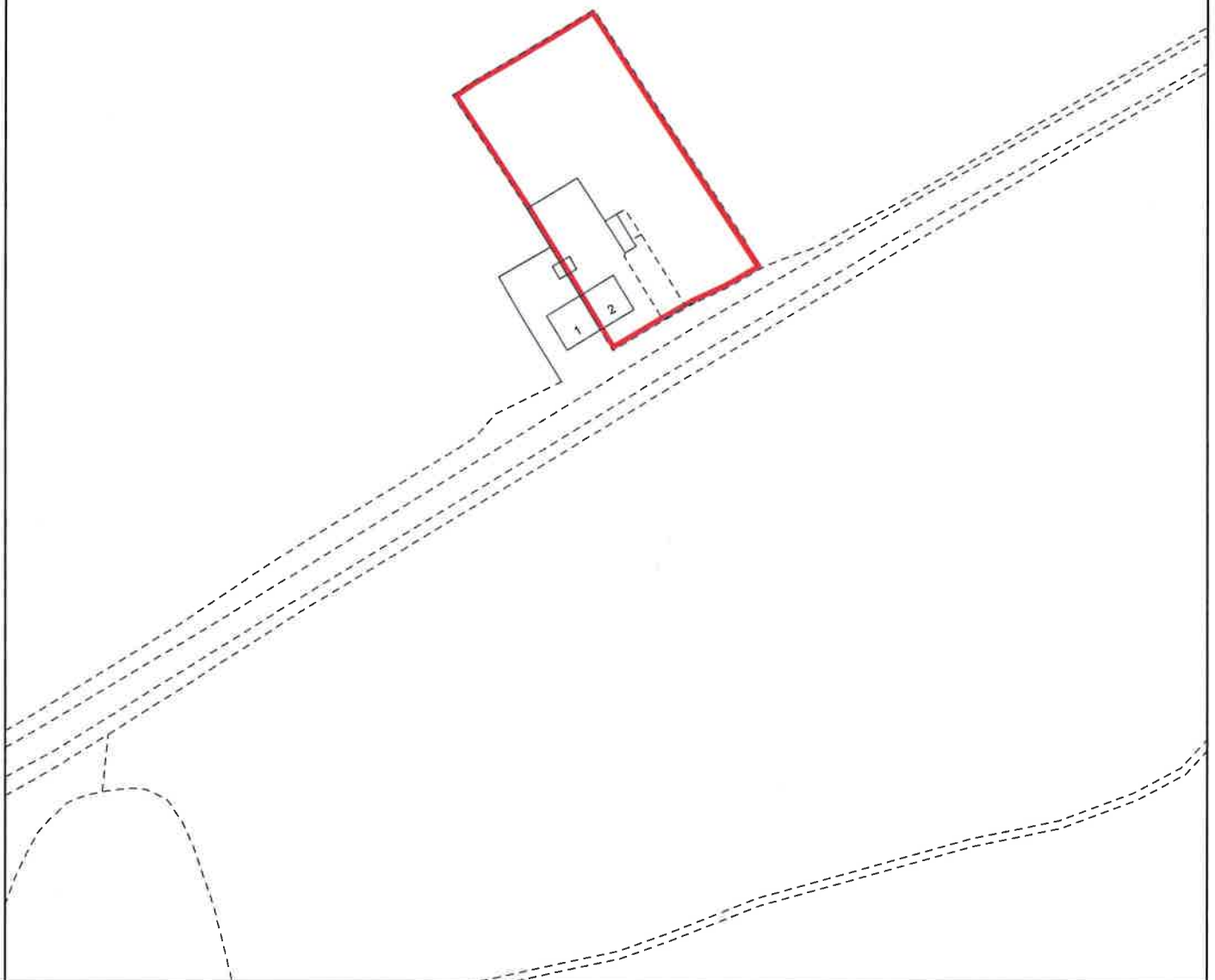
End of register

HM Land Registry
Official copy of
title plan

Title number **SGL795017**
Ordnance Survey map reference **TQ4569NW**
Scale **1:1250**
Administrative area **Bromley**



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This official copy issued on 7 September 2018 shows the state of this title plan on 7 September 2018 at 15:02:11.
It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002).
This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale.
Measurements scaled from this plan may not match measurements between the same points on the ground.
This title is dealt with by HM Land Registry, Croydon Office.