

Title Number : SGL638082

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.

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This extract shows information current on 20 MAY 2020 at 13:15:56 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	: SGL638082
Address of Property	: 4 Scadbury Cottages, Scadbury Park, Chislehurst, (BR7 6LS)
Price Stated	: [REDACTED]
[REDACTED]	
Lender(s)	: None

## Title number SGL638082

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 20 MAY 2020 at 13:15:56. 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 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 4 Scadbury Cottages, Scadbury Park, Chislmhurst, (BR7 6LS).
- 2 (04.09.2002) The Transfer dated 8 August 2002 referred to in the Charges Register was made pursuant to Part V of the Housing Act 1985 and the land has the benefit of and is subject to such easements as are granted and reserved in the said Deed and the easements and rights specified in paragraph 2 of Schedule 6 of the said Act.
- 3 (04.09.2002) The Transfer dated 8 August 2002 referred to above contains a provision as to boundary structures.
- 4 (20.07.2012) A new title plan based on the latest revision of the Ordnance Survey Map showing the land added to the title by blue tinting has been prepared.
- 5 (20.07.2012) The land has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 12 July 2012 referred to in the Charges Register.
- 6 (20.07.2012) The Transfer dated 12 July 2012 referred to above contains a provision as to light and air and a provision relating to the passing of easements as therein mentioned.

### 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 (04.09.2002) [REDACTED]
- 2 (04.09.2002) RESTRICTION: No disposition by a sole proprietor of the land (not being a trust corporation) under which capital money arises is to be registered except under an order of the registrar or of the Court.

### C: Charges Register

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

- 1 The land is subject to rights of drainage and rights in respect of water, gas and electricity supply services.
- 2 A Conveyance of other land dated 7 January 1936 made between [REDACTED]

## C: Charges Register continued

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

3 A Transfer of the land in this title and other land dated 6 April 1992 made between (1) The Mayor and Burgesses of the London Borough of Bromley and (2) Broomleigh Housing Association Limited contains covenants by the Vendor details of which are set out in the schedule of restrictive covenants hereto.

4 (04.09.2002) A Transfer of the land in this title dated [REDACTED] restrictive covenants.

*NOTE: Original filed.*

5 (04.09.2002) A charge having the priority specified in section 156 of the Housing Act 1985 to secure the liability under the covenant to repay discount contained in the Transfer dated 8 August 2002 referred to above.

6 (20.07.2012) The land tinted blue on the title plan is not affected by the Transfer dated 8 August 1985 referred to above.

7 (20.07.2012) A Transfer of the land tinted blue on the title plan dated 12 July 2012 made between ([REDACTED])

*NOTE: Copy filed under SGL731988.*

## Schedule of restrictive covenants

1 The following are details of the covenants contained in the Conveyance dated 7 January 1936 referred to in the Charges Register:-

(1) FOR the benefit of the land of the Vendor coloured green and hatched red respectively on the plan thereto or the part thereof for the time being remaining unsold and so as to bind the land thereby conveyed and the owners and occupiers thereof for the time being of the Purchaser thereby covenanted with the Vendor that the Purchaser and the persons deriving title under it would thenceforth at all times thereafter observe and perform all and singular the restrictions and stipulations mentioned in the Fourth Schedule thereto.

(2) FOR the benefit of the land thereby conveyed and every part thereof and so as to bind the land of the Vendor coloured green and hatched red respectively on the plan thereto and the owners and occupiers thereof for the time being of the Vendor thereby covenanted with the Purchaser that the Vendor and all persons deriving title under him would thenceforth at all times thereafter observe and perform the said restrictions and stipulations mentioned in the Fourth Schedule thereto Proviso that the Vendor and his successors in title owners for the time being of the land coloured green and hatched red respectively on the plan or of so much thereof as for the time being remained unsold or undisposed of at the request of the Purchaser or its successors in title owners for the time being of the land thereby conveyed or so much thereof as for the time being remained unsold or undisposed of and the Purchaser and its successors in title owners for the time being of the land thereby conveyed or of so much thereof as for the time being remained unsold or undisposed of at the request of the Vendor or the persons deriving title under him owners for the time being of the land coloured green and hatched red respectively on the said plan or of so much as remained unsold might release or vary any of the said restrictions or stipulations affecting the land thereby conveyed or the land coloured green and hatched red respectively on the said plan as the case might be.

### THE FOURTH SCHEDULE

PARTICULARS OF RESTRICTIONS IMPOSED ON THE LAND HEREBY CONVEYED AND THE LAND OF THE VENDOR COLOURED GREEN ON THE PLAN HERETO

## Schedule of restrictive covenants continued

1. IN this Schedule "the said land" in regard to the covenants by the Purchaser hereinbefore contained means the land hereby conveyed and in regard to the covenants by the Vendor means the land coloured green on the plan hereto.
2. NO building erection or obstacle of any kind shall be erected or placed within three feet of the boundary shown by a red verge line on the plan hereto of the land hereby conveyed (in this Schedule "the said land") except the fence to be erected upon the said boundary under the covenant by the Purchaser hereinbefore contained and cross fences therefrom to building plots.
3. NO asbestos tiles shall be used for the roofs of any building erected upon the said plan.
4. NO part of the land hereby conveyed shall be called Scadbury Park or bear any title incorporating the word "Scadbury" without the consent in writing of the Vendor.
5. NO clay or lime shall be burnt upon any part of the said land.
6. NO part of the said land shall at any time hereafter be used for the purpose of a manufactory mill pumping station gas-works for producing or supplying electric lighting or power (except such as shall be privately produced for use and consumption on the said land and building thereon) or for the purpose of a hospital for infectious diseases or asylum and no such manufactory mill pumping station gas-works works for producing or supplying electric lighting or power except as aforesaid and no such hospital or asylum shall at any time be erected opened or carried on upon the said land and no part of the said land or any building thereon shall be used for the purposes of an aerodrome or a racing track or a dirt track or for any offensive noisy or dangerous trade business or occupation.
7. In this Schedule the expression "the Vendor" shall include the successors in title of the Vendor hereinbefore named the owner or owners of the Scadbury Park Estate or the unsold part thereof for the time being.

NOTE 1: The parts of the land coloured green referred to in clause (1) above on the conveyance plan included in the title are tinted pink on the filed plan. No part of the land hatched red is included in the title

NOTE 2: The boundaries between the points lettered A B C and D on the title plan abut upon the red verge line referred to in clause 2 above.

2 The following are details of the covenants contained in the Transfer dated 6 April 1992 referred to in the Charges Register:-

7. "THE Vendor covenants with the Purchaser for the benefit of the whole and every part of the property to observe and perform the stipulations conditions and covenants contained or referred to in the Sixth Schedule.
8. THE Vendor also covenants with the Purchaser in respect of any part of the Retained Land which comprises the accessways and/or utilities defined in the Sixth Schedule that the Vendor will not transfer or grant a lease thereof except to a person or persons who have first executed a Deed expressed to be made in favour of the Purchaser or their successors in title of the Property of any part thereof by which the person or persons covenant in the terms set out in Clause 7 and this Clause 8 and will not charge the whole of any part of the Property except to a person or persons who covenant with the Purchaser that no transfer will be made or lease granted under any power of sale or of leasing arising by virtue of the charge except to a person who has executed a Deed in the terms referred to above.

### THE SIXTH SCHEDULE

("Vendor's Covenants" - Clause 7)

The Vendor and its successors in title hereby covenant with the

## Schedule of restrictive covenants continued

Purchaser and its successors in title from time to time and at all times hereafter well and substantially to light repair maintain cleanse and renew.

(a) All forecourts carriageways roads highways paths ways and passages affording access to or egress from the Property (hereinafter called "the accessways") and

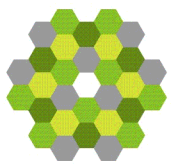
(b) All sewers drains watercourses pipes wires vents chimneys ducts shafts cables cisterns tanks gutters and all other conducting media or apparatus for the provision of foul and surface water drainage electricity gas water telephone heating ventilation air conditioning the passage of smoke and fumes and all other utilities and services serving the Property (hereinafter called 'the utilities')

situate in under or upon the Retained Land which now or any time within the Perpetuity Period shall pass to run to or from the Property until such time as the accessways and or the utilities shall become adopted by the appropriate public authority and maintainable at the public expense.

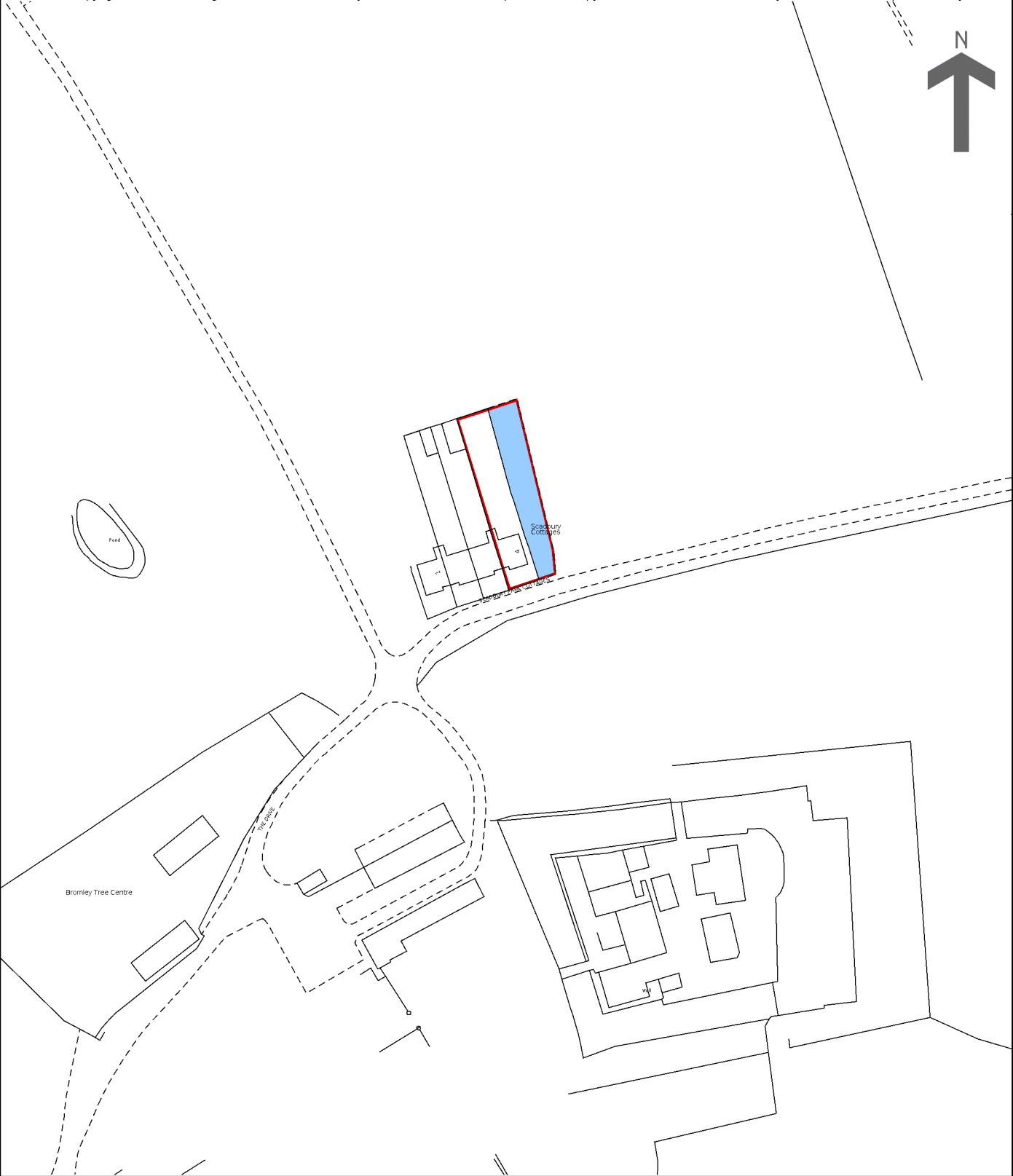
End of register

# HM Land Registry Current title plan

Title number **SGL638082**  
Ordnance Survey map reference **TQ4570SE**  
Scale **1:1250**  
Administrative area **Bromley**



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