

Title Number : SGL476811

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 23 MAY 2020 at 09:30:00 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	: SGL476811
Address of Property	: 1-2 Archway Cottages, Sidcup By Pass, Sidcup (DA14 6LU)
Price Stated	[REDACTED]
[REDACTED]	
[REDACTED]	
[REDACTED]	

Title number SGL476811

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 23 MAY 2020 at 09:30:00. 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 (08.04.1983) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 1-2 Archway Cottages, Sidcup By Pass, Sidcup (DA14 6LU).
- 2 The Transfer dated 3 November 1986 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 Transfer and the easements and rights specified in paragraph 2 of Schedule 6 of the said Act.
- 3 The Transfer dated 3 November 1986 referred to above also contains provisions as to rights of light or air and boundary structures.

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 (08.08.2012) [REDACTED]
- 2 (08. [REDACTED]) [REDACTED]
- 3 (08.08.2012) 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.
- 4 (08.08.2012) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 3 August 2012 in favour of Santander UK PLC referred to in the Charges Register.

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 7 January 1936 made between (1) Hugh Sydney Marsham-Townshend (Vendor) (2) the said Hugh Sydney Marsham-Townshend and John Marsham-Townshend and (3) J W Ellingham Limited (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 A Transfer of the land in this title dated 3 November 1986 made between (1) The Mayor and Burgesses of The London Borough of Bromley and (2) Terance Clive Pinder, Jacqueline Ann Pinder and Dennis Walter Pinder contains restrictive covenants.

C: Charges Register continued

NOTE: Original filed.

- 3 (08.08.2012) REGISTERED CHARGE dated 3 August 2012.
4 (08.08.2012) Proprietor: SANTANDER UK PLC (Co. Regn. No. 2294747) of 2 Triton Square, Regents Place, London NW1 3AN.

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

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

Schedule of restrictive covenants continued

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.

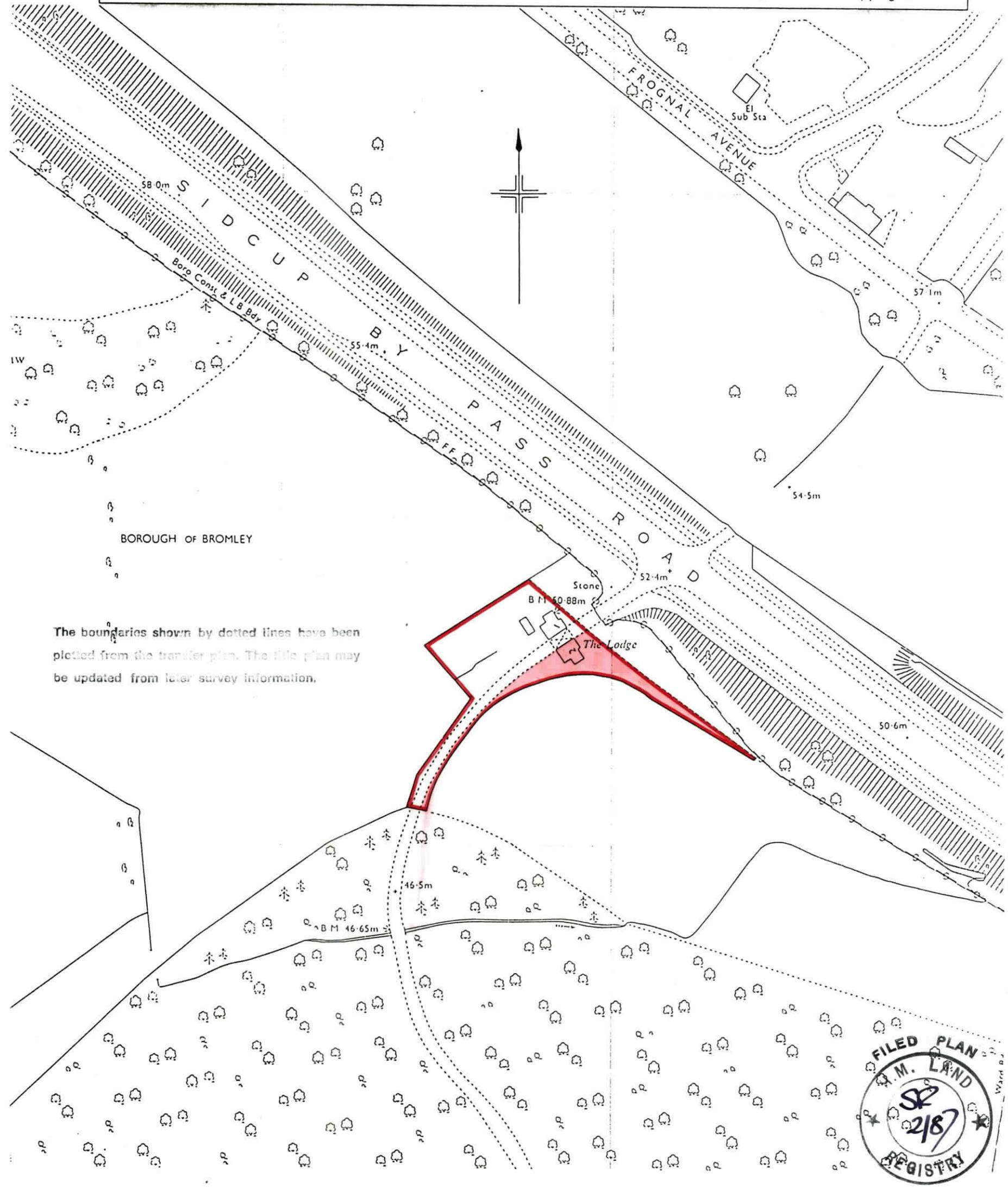
7. In this Schedule the expression "the Vendor" shall include the successors in title of the Vendor hereinbefore named the owner or owners of the Scadbury Park Estate or the unsold part thereof for the time being.

NOTE 1: The land tinted pink on the filed plan formed part of the land coloured green referred to in paragraph (1) above. The land hatched red does not affect the land in this title

NOTE 2: The red verge line referred to in Clause 2 of the Fourth Schedule above does not affect the land in this title.

End of register

H.M. LAND REGISTRY		TITLE NUMBER
		SGL476811
ORDNANCE SURVEY PLAN REFERENCE	COUNTY	SHEET
	GREATER LONDON	
Scale: 1/1250		NATIONAL GRID
BOROUGH OF BEXLEY		TQ 4670 NW
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The boundaries shown by dotted lines have been plotted from the transfer plan. The title plan may be updated from later survey information.

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