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Official copy of register of title

Title number HD11549

Edition date 17.12.2013

This official copy shows the entries on the register of title on 18 OCT 2018 at 16:00:44.

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 18 Oct 2018.

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, Wales Office.

A: Property Register

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

BARNET

- 1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Intec House, 49 Moxon Street and land lying to the south of 52 Moxon Street, Barnet.
- 2 The land edged and numbered in green on the title plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.
- 3 The land has the benefit of rights of drainage through the sewers drains pipes and channels in or under the land edged and numbered HD33666 in green on the title plan and ancillary rights of entry.
- 4 The land has the benefit of the rights to lay and maintain drains under adjoining land to the north-west granted by a Deed dated 28 January 1963 made between (1) Moxon Street Properties Limited and (2) George William Reed.

-NOTE: Copy filed.
- 5 The land edged and lettered A in red on the title plan added to the title on 14 April 1965.
- 6 The land has the benefit of the right of passage and running of water and soil through the pumping station sewers drains pipes and channels in or under adjoining land to the north-west and ancillary rights of entry.
- 7 The land has the benefit of the following rights reserved by a Transfer of the land edged and numbered NGL86383 in green on the title plan and other land dated 5 November 1968 made between (1) Moxon Street Properties Limited (First Vendors) (2) Arthur Edward Bayliss, Montagu Vazie Simons, George Donald Reed and Hazel Elizabeth Reed (Second Vendors) and (3) H.W. Joyce (Developments) Limited:-

"EXCEPT AND RESERVED unto the First Vendors and its successors in title and to the Second Vendors and their successors in title the owner or owners for the time being of the land immediately to the South of the land hereby transferred the right to connect with the pumping station shown on the said plan and to drain therethrough and through the rising main shown on the said plan"

A: Property Register continued

NOTE: The pumping station and rising main referred to are hatched brown and indicated by a blue broken line on the title plan respectively.

- 8 The land edged and lettered B in red on the title plan added to the title on 15 January 1969.
- 9 The land edged and lettered C and D in red on the title plan restored to the title on 15 January 1969.

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 (28.01.2009) PROPRIETOR: STM FIDECS NOMINEES LIMITED (incorporated in Gibraltar) of Montagu Pavilion, 8-10 Queensway, Gibraltar.

C: Charges Register

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

- 1 A Conveyance dated 11 November 1936 made between (1) John Knox Adams (Vendor) (2) Plantain Pilgrim (Purchaser) was expressed so as to convey the land tinted yellow on the title plan and other land subject to the following restrictions and conditions:-
- "1. The land shall not be used for any purposes other than as a private garden or orchard or as an allotment gardens.
2. No building shed hoarding hut caravan or erection of any kind other than approved fences shall be erected or placed on the land without the previous consent in writing of the Vendor.
3. The Purchaser shall maintain and keep in repair the fences on the south and east boundaries."
- 2 A Conveyance dated 15 December 1936 made between (1) John Knox Adams (Vendor) and (2) Plantain Pilgrim (Purchaser) was expressed so as to convey the land tinted pink on the title plan subject to the following restrictions and conditions:-
- "1. The land shall not be used for any purpose other than as a private garden or orchard or as allotment gardens.
2. No building shed hoarding hut caravan or erection of any kind other than approved fences shall be erected or placed on the land without the previous consent in writing of the Vendor.
3. The Purchaser shall maintain and keep in repair the fence on the southern boundary."
- 3 A Conveyance which included the land edged yellow on the title plan dated 30 July 1954 made between (1) Rhoda Elizabeth Adams (Vendor) and (2) George William Reed (Purchaser) contains the following covenants:-
- "THE Purchaser so as to bind so far as may be the said property hereby conveyed into whosoever hands the same may come and so that this covenant shall be for the benefit and protection of other parts of the said Hadley Manor Estate but so that the Purchaser shall not be liable for a breach of this covenant occurring on or in respect of the property hereby conveyed or any part or parts thereof after he shall have parted with all interest therein hereby covenants with the Vendor that no house or other building shall be erected on any of the land until plans shall have been submitted to and approved by the Surveyor for the time being of the Vendor and his fee of Two pounds two shillings paid in respect of his approval of the plans for each house or other building."

C: Charges Register continued

- 4 A Conveyance which included the land tinted brown on the title plan dated 30 July 1954 made between (1) Rhoda Elizabeth Adams (Vendor) and (2) George Reed (Builders) Limited (Purchaser) contains the following covenants:-
- "THE Purchasers so as to bind so far as may be the said property hereby conveyed into whosoever hands the same may come and so that this covenant shall be for the benefit and protection of other parts of the said Hadley Manor Estate but so that the Purchasers shall not be liable for a breach of this covenant occurring on or in respect of the property hereby conveyed or any part or parts thereof after they shall have parted with all interest therein hereby covenant with the Vendor that the Purchasers and those deriving title under them will ensure that no house or other building shall be erected on any of the land until plans shall have been submitted to and approved by the Surveyor for the time being of the Vendor and his fee of Two pounds two shillings paid in respect of his approval of the plans for each house or other building."
- 5 The land tinted blue on the title plan is subject to such restrictive covenants (if any) as may have been imposed thereon prior to 21 February 1958 and are still subsisting and capable of being enforced.
- 6 The land tinted brown on the title plan is subject to the rights granted by a Deed dated 27 August 1958 made between (1) George Reed (Builders) Limited and (2) The Eastern Electricity Board.
- NOTE: Copy filed under HD11550.
- 7 By a Deed dated 22 December 1961 made between (1) Rhoda Elizabeth Adams (2) George William Reed and (3) Moxon Street Properties Limited the restrictions, conditions and covenants contained in the Conveyances dated 11 November 1936, 15 December 1936, 30 July 1954 and 30 July 1954 referred to above were expressed to be released.
- NOTE: Copy filed.
- 8 A Deed dated 29 December 1961 made between (1) Porchester Electrical Limited, St. Albans Property Company Limited and Matthew Street Properties Limited and (2) George William Reed relates to rights of drainage.
- NOTE: Copy filed.
- 9 The land tinted brown on the title plan is subject to rights of drainage.
- 10 The land hatched blue on the title plan is subject to rights of way.
- 11 The land is subject to rights of drainage and ancillary rights of entry.
- 12 The Conveyance dated 30 July 1954 referred to above include the land edged and lettered A in red on the filed plan.
- 13 The land edged and lettered A in red on the title plan is subject to rights of drainage and ancillary rights of entry.
- 14 The land is subject to the passage and running of water and soil through the sewers drains pipes and channels therein or thereunder and ancillary rights of entry granted by a Transfer of the land edged and numbered HD23656 in green on the filed plan dated 12 September 1966 made between (1) Arthur Edward Bayliss Montagu, Vazie Simons, George Donald Reed and Hazel Elizabeth Reed and (2) Moxon Street Properties Limited.
- NOTE: Copy filed under HD23656.
- 15 The part of the land affected thereby is subject to the rights of the Eastern Electricity Board to lay maintain inspect renew use alter or remove electric lines and cables and conduits or pipes for containing the same along the route indicated on the filed plan by a broken brown line and ancillary rights of entry granted by a Deed dated 15 June 1966 made between (1) Moxton Street Properties Limited and (2) The Eastern Electricity Board.

C: Charges Register continued

-NOTE: Copy filed under HD23656.

16 The land is subject to the rights granted by a Deed dated 26 February 1968 made between (1) Moxon Street Properties Limited and (2) The Eastern Electricity Board. The Deed also expressed to vary the rights granted by the Deeds dated 27 August 1958 and 15 June 1966 referred above.

-NOTE: Copy filed under HD23656.

17 The Conveyance dated 30 July 1954 referred to above included the land edged and lettered B in red on the filed plan.

18 The land hatched yellow on the title plan is subject to rights of way.

19 The land is subject to the following rights granted by a Transfer of the land edged and numbered NGL607739 in green on the title plan dated 19 January 1988 made between (1) George Donald Reed and others and (2) M.Y. Dart International Limited:-

Subject to and with the benefit of (in fee simple) the several rights respectively and granted by a Lease dated 18 August 1970 made between (1) Arthur Edward Bayliss and others and (2) Wortham Blake & Co. Limited.

-NOTE: A copy of the Lease dated 18 August 1970 is filed under NGL141671.

20 (01.02.2006) The land is subject to the following rights reserved by a Transfer dated 21 October 2005 made between (1) Timothy Charles Constable and (2) Hazel Elizabeth Reed and (2) Leewood Estates Limited:-

There are excepted and reserved all existing liberties, priveleges, easements, rights and advantages whatsoever now existing over the land hereby sold in favour of the property edged and numbered AGL149914 in green on the title plan.

21 (25.01.2013) REGISTERED CHARGE dated 24 January 2013.

22 (25.01.2013) Proprietor: COUTTS & COMPANY (Co. Regn. No. 36695)(an unlimited company) of 440 Strand, London WC2R 0QS.

23 (17.12.2013) The land is subject to the lease set out in the schedule of leases hereto.

Schedule of notices of leases

1	17.12.2013	Intec House, Unit 3, Moxon Street	04.12.2013
	Edged and		5 years from
	numbered 2 in		and including
	brown (part		04.12.2013
	of)		

End of register