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Official copy of register of title

Title number MX369109

Edition date 14.05.2018

- This official copy shows the entries on the register of title on 26 FEB 2020 at 13:47:58.
- 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 26 Feb 2020.
- 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.

BRENT

- 1 (08.10.1958) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 110 Walm Lane, London (NW2 4RS).

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 (31.07.2015) PROPRIETOR: REDBOURNE (QUEENSBURY) LIMITED (Co. Regn. No. 08849807) of 4th Floor, 7-10 Chandos Street, London W1G 9DQ.
- 2 (07.01.2014) RESTRICTION: No transfer or lease is to be registered without a certificate signed by a conveyancer that the transfer or lease did not contravene section 95(1) of the Localism Act 2011.
- 3 (19.02.2016) The value stated as at 30 July 2015 for the land in this title and in AGL291068 was £5,750,000.

C: Charges Register

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

- 1 The land is subject to the following rights reserved by a Conveyance dated 7 August 1958 made between (1) The Church Commissioners for England (Commissioners) The Brondesbury Cricklewood & Willesden Green Conservative Club Limited.

"EXCEPT NEVERTHELESS AND RESERVING unto the Commissioners and their successors in title the owner or owners for the time being of the adjoining and neighbouring property

(a) the free passage of water soil and other services from such adjoining land through any drains watercourses pipes and conduits now

C: Charges Register continued

existing in or under the said property hereby conveyed or substituted therefor by the Purchaser and

(b) full and free right and liberty without obtaining the consent of or making any compensation to the Purchaser or other the owner or owners occupier or occupiers for the time being of the said property hereby conveyed to deal in any manner whatsoever with any of the said adjoining or neighbouring property and to erect and maintain or suffer to be erected or maintained on such land any buildings whatsoever whether such buildings shall or shall not affect or diminish the light or air which may now or at any time or times hereafter be enjoyed for or in respect of the said property hereby conveyed or any buildings for the time being thereon and

(c) All such rights of way and such rights of user of air light and the passage thereof as the Commissioner their lessees or tenants now have or enjoy in through over and upon the said property or any part thereof to for or in respect of any adjoining property."

- 2 (14.05.2018) UNILATERAL NOTICE contained in a Deed of Pre-emption dated 11th April 2018 in respect of the right to take a grant of an Agreement for Lease exercisable by the applicant during the pre-emption period as defined in the Deed.
- 3 (14.05.2018) BENEFICIARY: The London Gastropub Group Limited (Co. Regn. No. 11172469) of 110 Walm Lane, London NW2 4RS.

End of register