

Title Number : SY489966

This title is dealt with by HM Land Registry, Durham 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 5 OCT 2017 at 12:22:49 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	: SY489966
Address of Property	: land lying to the North of Hurst Road, Molesey
Price Stated	: Not Available
Registered Owner(s)	: HURST RIVERSIDE LANDS LIMITED (Co. Regn. No. 836504) of Prudential House, Wellesley Road, Croydon CR0 9XY.
Lender(s)	: None

## Title number SY489966

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 5 OCT 2017 at 12:22:49. 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.

SURREY : ELMBRIDGE

- 1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land lying to the North of Hurst Road, Molesey.
- 2 The land tinted green on the filed plan is not included in the registration.
- 3 The land in this title has the benefit of the following rights granted by the Transfer dated 11 April 1980 referred to in the Charges Register:-  
  
"Together with the rights of way drainage and support now enjoyed by the land hereby transferred over the residue of the land comprised in the Title above referred to."  
  
The title referred to is SY322579.
- 4 (03.10.1980) 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.

## 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 (28.04.1985) PROPRIETOR: HURST RIVERSIDE LANDS LIMITED (Co. Regn. No. 836504) of Prudential House, Wellesley Road, Croydon CR0 9XY.

## C: Charges Register

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

- 1 The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto and to such rights of way, drainage and entry and other rights as are granted by those leases.
- 2 The land tinted brown and hatched brown on the filed plan is subject to rights of way and the land hatched blue and hatched brown on the filed plan is subject to rights in respect of electricity cables as granted by leases of electricity sub-station sites specified in the Schedule of Leases hereto.
- 3 The roads and garage forecourts are subject to rights of way.
- 4 The footpaths at the side and rear of premises are subject to rights of way on foot only.

## C: Charges Register continued

5 The land originally comprised in the Hurst Park Section 7 Estate shown edged brown on the filed plan is the area covered by a Building Scheme constituted under the provisions of Transfers and Leases by South Western Holdings Limited. The first Transfer of a garage from this title was dated 27 July 1971 in favour of Harold William Appleton and Beryl Amy Appleton and was of the part of the land tinted green on the filed plan adjoining the southern boundary of the land edged and numbered 108 in black on the filed plan. A copy of the covenants and a declaration relating thereto contained in the said Transfer is set out in the Schedule of restrictive covenants.

6 The parts of the land affected thereby are subject to the following rights reserved by a Transfer of the land in this title dated 11 April 1980 made between (1) South Western Land Holdings Limited and (2) Hurst Riverside Lands Limited:

"Except and reserving unto the Transferors and for the benefit of the residue of the land comprised in the Title above referred to the following rights:

i. The rights of way drainage and support which are now exercised and enjoyed over the land hereby transferred

ii. The right to the running water soil electricity and gas through the sewers drains pipes wires cables and conduits now laid or to be laid in the land hereby transferred and the right to enter thereon and repair such services should this become necessary upon first giving notice to the purchaser or at any time in an emergency

iii. The right to lay any sewers drains pipes wires cables and conduits and to connect the existing services within 80 years from the date hereof."

NOTE: The title referred to is SY322579.

7 The land is subject to rights of drainage and rights in respect of water, gas telephone and electricity supply services.

8 The garage forecourts are subject to rights to drain a supply of water from the standpipes thereon.

9 The parts of the land affected thereby which adjoin the parts edged and numbered in green on the filed plan are subject to rights of support and rights of entry for the purpose of repairing altering renewing and cleansing or decorating any building erected or to be erected on the parts so edged and numbered.

## Schedule of restrictive covenants

1 The following are details of the covenants and declaration contained in the Transfer dated 27 July 1971 referred to in the Charges Register:-

"PRIOR to the date hereof the Vendor laid out the land edged with a thick black line on the plan (hereinafter called "the Estate") under a scheme of development and caused an Estate Plan to be prepared showing the Estate allotted into numbered lots for such purposes and has caused to be prepared a common form of Transfer of Lease (the Transfer being substantially in the same form as this Transfer) containing divers stipulations to be observed by the owner for the time being of each of those lots AND the Purchasers hereby covenant with the Vendor and all other persons claiming under it as purchasers of any part or parts of the Estate with the object and intent of binding the land hereby transferred into whosoever hands the same may come and for the benefit of the Estate other than the premises that they the Purchasers and their successors in title the owners and occupiers for the time being of the premises (and who are included in the expression "the Purchasers") will at all times hereafter observe and perform the restrictions conditions and stipulations set out in the Second Schedule hereto AND IT IS HEREBY EXPRESSLY DECLARED by the Vendor and by the Purchasers that it is their intention and the Purchasers purchase upon the express understanding that each Purchaser of a lot on the Estate is to have the benefit of the restrictions conditions and stipulations

## Schedule of restrictive covenants continued

binding on all other lots forming part of the Estate whether such lots are sold to the respective purchasers of them before or after the date of the transfer or Lease by the Vendor to each such purchaser PROVIDED ALWAYS that the Vendor shall have power while any of the lots within the Estate are unsold to vary the lotting of the unsold parts of the Estate

THE SECOND SCHEDULE above referred to

1. Nothing shall be done or suffered on the premises which shall be or grow to be an annoyance to any persons in whom the benefit of any of the covenants contained in this Transfer shall at any time be vested.

2. Unless the consent in writing of the Vendor shall be first obtained:

(i) The exterior appearance of the garage on the premises shall not hereafter be altered

(ii) No additional buildings wall fences or other erections shall hereafter be constructed or maintained on the premises

(iii) The garage shall not be used for any purpose save for the garaging of a private motor vehicle.

(iv) The garage forecourt shall at all times be kept free from obstruction.

Provided that as a condition for the giving of any such consent the Vendor may require payment of the reasonable fees of its solicitors and Surveyors in connection therewith.

3. If a standpipe is attached to the garage erected on the land shown edged blue on the plan the same shall not be damaged or removed.

NOTE 1: The thick black line referred to above is shown by brown edging on the filed plan

NOTE 2: The land shown edged blue referred to above is land adjoining the Southern boundary of the land edged and numbered 108 in black on the filed plan.

## Schedule of notices of leases

1	28.04.1980 198	Electricity Substation Site	16.06.1965 99 years from 24.6.1964	SY337664
2	28.04.1980 52	Electricity Substation Site	07.05.1965 99 years from 24.6.1964	SY337803
3	28.04.1980 225	24 Bedster Gardens	01.11.1965 99 years from 24.6.1964	SY343485
4	28.04.1980 21	22 Buckingham Avenue	27.07.1966 99 years from 24.6.1964	SY350550
5	26.11.1980 284 (part of) 295	16 Carlyle Close (first and second floors) and garage	07.11.1980 999 years from 7.11.1980	SY495274
6	26.11.1980 281 (part of) 280 and 282, 299	19 Carlyle Close (ground floor), garden ground and garage	07.11.1980 999 years from 7.11.1980	SY495280
7	20.03.1981 267 (part of) 273	9 Carlyle Close First and Second floor flat and garage	11.03.1981 999 years from 24.6.1964	SY497813
8	14.04.1981	14 Carlyle Close (ground	06.03.1981	SY498442

# Schedule of notices of leases continued

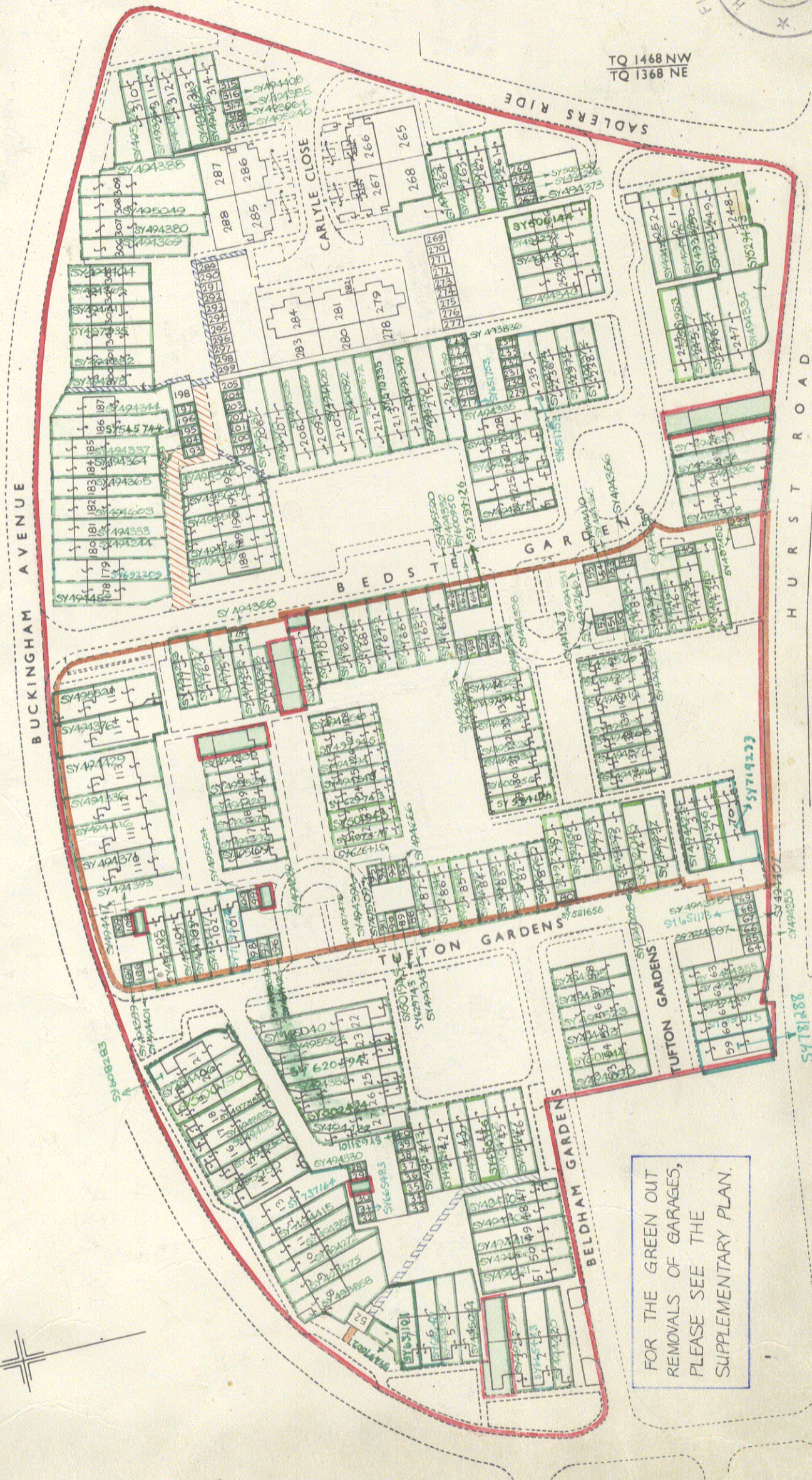
	284 (part of) 283 and 205	floor) garden ground and garage	999 years from 24.6.1964	
9	14.04.1981 286 (part of) 290	4 Carlyle Close (first and second floor) and garage	24.02.1981 999 years from 24.6.1964	SY498445
10	14.04.1981 285 (part of) 292	8 Carlyle Close (first and second floors) and garage	24.02.1981 999 years from 24.6.1964	SY498446
11	14.04.1981 285 (part of) and 293	10 Carlyle Close (first and second floors) and garage	05.03.1981 999 years from 24.6.1964	SY498447
12	22.03.1989 266 (part of) 271	5 Carlyle Close (first and second floor flat) and garage	12.05.1988 999 years from 12.5.1988	SY596297
13	05.10.1989 279 (part of) 275 and 278	13 Carlyle Close (ground floor) and garage	22.12.1988 999 years from 22.12.1988	SY597364
14	19.10.1989 266 (part of) 270	Flat 3 Carlyle Close (first and second floor flat) and garage	22.12.1988 999 years from 22.12.1988	SY602436
15	22.03.1991 267 (part of) 274 and 268	11 Carlyle Close (ground floor flat and garage and garden ground)	28.03.1990 999 years from 28.3.1990	SY615650
16	01.06.1991 286 (part of) 291	6 Carlyle Close (first and second floor and roof space) and garage	11.12.1989 999 years from 11.12.1989	SY608234
17	18.06.1990 279 (part of) 277	17 Carlyle Close (first and second floor and roof space) and garage	15.09.1988 999 years from 15.9.1988	SY611610
18	22.10.1991 284 (part of) 296	18 Carlyle Close (first and second floor and roof space) and garage	09.08.1990 999 years from 9.8.1990	SY620857
19	05.10.1993 285 (part of) 288 and 294	Flat 12 Carlyle Close (ground floor) garden ground and garage	02.07.1993 999 years from 2.7.1993	SY637419
20	05.12.2001 267 (part of) 272	7 Carlyle Close (first and second floor flat) and garage	12.11.2001 999 years from 12.11.2001	SY707853
21	29.11.2002 266 (part of) and 265	1 Carlyle Close (ground floor flat) and garage	11.03.2002 999 years from 29.11.2002	SY716268
22	24.07.2003 281 (part of) and 297	20 Carlyle Close (first and second floor flat) and garage	13.05.2003 999 years from 13.5.2003	SY721980
23	04.08.2004 286 (part of) and 287, 289	2 Carlyle Close (ground floor flat) garden ground and garage 249	12.07.2004 999 years from 12.7.2004	SY730988
24	19.07.2006 279 (part of) 276	15 Carlyle Close (first and second floor flat)	31.05.2006 999 years from 31.5.2006	SY751732
25	27.11.2012 281 (part of) and 298	21 Carlyle Close (first and second floor flat) and garage	26.11.2012 999 years from 24.06.1964	SY807742

End of register

H.M. LAND REGISTRY		TITLE NUMBER	
SY 489966		SY 489966	
ORDNANCE SURVEY PLAN REFERENCE	TQJ368	SECTION Z, X	Scale 1/1250
COUNTY SURREY	DISTRICT ELMBRIDGE	© Crown copyright 1966	

NOTE:-  
THE LAND TINTED GREEN HEREON IS  
NOT INCLUDED IN THIS REGISTRATION.

PLAN IN 2 PARTS  
PART 1



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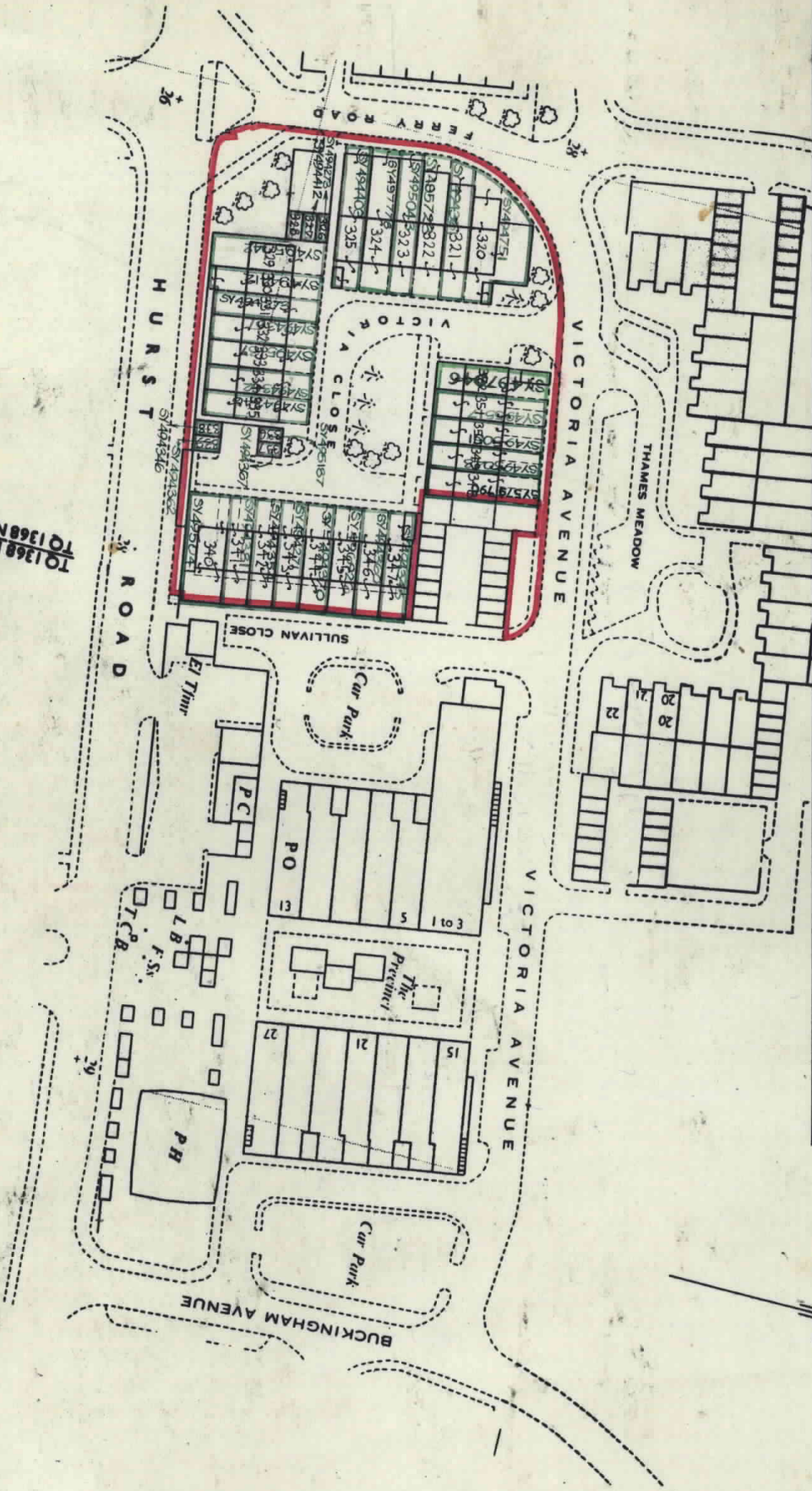
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H.M. LAND REGISTRY

SY 489966

PLAN IN 2 PARTS  
PART 2

TITLE NUMBER	
ORDNANCE SURVEY	COUNTY
PLAN REFERENCE	SHEET
ELMBRIDGE DISTRICT	
Scale: 1/1250	
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NATIONAL GRID	
SECTION	
TQ 1368	
Y	



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