

Title Number : SGL705173

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.

Neither this extract nor the full copy is an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy.

This extract shows information current on 18 JAN 2018 at 18:12:12 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	: SGL705173
Address of Property	: 8 Rosehill Road, Biggin Hill, Westerham and Garage (TN16 3NF)
Price Stated	: £92,500
Registered Owner(s)	: SIMON JOHN HAMILTON and KATRINA LOUISE HAMILTON as trustees of Jackhams 03 (Pension Scheme) of 8 Rosehill Road, Biggin Hill, Westerham, Kent TN16 3NF GOLDSERVICE CONTRACT CLEANING LIMITED (Co. Regn. No. 5732395) of 8 Rosehill Road, Biggin Hill, Westerham, Kent TN16 3NF.
Lender(s)	: Lloyds Bank PLC Lloyds Bank PLC

Title number SGL705173

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 18 JAN 2018 at 18:12:12. 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. Except as mentioned below, the title includes any legal easements granted by the registered lease but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

BROMLEY

- 1 (29.01.2009) The Leasehold land shown edged with red on the plan of the above title filed at the Registry and being 8 Rosehill Road, Biggin Hill, Westerham and Garage (TN16 3NF).

NOTE: As to the part tinted blue on the title plan only the Ground Floor Premises is included in the title.

- 2 (29.01.2009) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : 15 October 2008
Term : 99 Years from 15 October 2008
Parties : (1) Firdale Properties Limited
(2) RST Glass & Glazing Limited
- 3 (29.01.2009) The Lease prohibits or restricts alienation.
- 4 (29.01.2009) The title includes any legal easements referred to in clause LR11.1 of the registered lease but is subject to any rights that are granted or reserved by the lease and affect the registered land.
- 5 (29.01.2009) The landlord's title is registered.

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 (30.11.2010) PROPRIETOR: SIMON JOHN HAMILTON and KATRINA LOUISE HAMILTON as trustees of Jackhams 03 (Pension Scheme) of 8 Rosehill Road, Biggin Hill, Westerham, Kent TN16 3NF and GOLDSERVICE CONTRACT CLEANING LIMITED (Co. Regn. No. 5732395) of 8 Rosehill Road, Biggin Hill, Westerham, Kent TN16 3NF.
- 2 (30.11.2010) The price stated to have been paid on 18 June 2010 was £92,500.
- 3 (30.11.2010) RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.
- 4 (30.11.2010) RESTRICTION: No disposition by the proprietors of the registered estate is to be registered unless one or more of them makes a statutory declaration or statement of truth, or their conveyancer gives a certificate, that the disposition is in accordance with a Supplemental Trust Deed dated 4 November 2009 or some variation thereof

B: Proprietorship Register continued

referred to in the declaration, statement or certificate.

- 5 (30.11.2010) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 18 June 2010 in favour of Lloyds Bank PLC referred to in the Charges Register.
- 6 (30.11.2010) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 18 June 2010 in favour of Lloyds Bank PLC referred to in the Charges Register.

C: Charges Register

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

- 1 (29.01.2009) A Conveyance of the freehold estate in the land numbered 1 on the title plan and other land dated 20 October 1908 made between (1) Frank Freeman (Vendor) and (2) Alfred Joseph Young (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.

No external boundary of the land in this title is affected by T marks.
- 2 (29.01.2009) A Conveyance of the freehold estate in the land numbered 2 and 3 on the title plan and other land dated 20 January 1912 made between (1) Edmund Freeman, Owen Leigh Summers and Francis William George Richardson (Vendors) and (2) George James Weston (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 3 (30.11.2010) REGISTERED CHARGE dated 18 June 2010.
- 4 (30.11.2010) Proprietor: LLOYDS BANK PLC (Co. Regn. No. 2065) of Pendeford Securities Centre, Pendeford Business Park, Wobaston Road, Wolverhampton WV9 5HZ.
- 5 (30.11.2010) REGISTERED CHARGE dated 18 June 2010.
- 6 (30.11.2010) Proprietor: LLOYDS BANK PLC (Co. Regn. No. 2065) of Pendeford Securities Centre, Pendeford Business Park, Wobaston Road, Wolverhampton WV9 5HZ.

Schedule of restrictive covenants

- 1 (29.01.2009) The following are details of the covenants contained in the Conveyance dated 20 October 1908 referred to in the Charges Register:-

"AND the Purchaser hereby covenants with the Vendor and with the Owners of all other Plots on the said Estate sold subject to the said stipulations and conditions that the Purchaser or the persons deriving title under him will henceforth duly perform observe and keep all and singular hereto PROVIDED always that this last mentioned covenant shall only be binding on the Purchaser and such persons as aforesaid during the period of actual ownership but shall run with the land"
- 2 (29.01.2009) The following are details of the covenants contained in the Conveyance dated 20 January 1912 referred to in the Charges Register:-

"AND the Purchaser hereby covenants with the Vendors and the Trustees or Trustee for the time being of the said Will and with the owners of all the other plots on the Aperfield Court Estate sold subject to the said stipulations and conditions that the Purchaser or the persons deriving title under her will henceforth duly perform and observe all

Schedule of restrictive covenants continued

the stipulations and conditions mentioned in the Second Schedule hereto so far as the same affect the said premises hereby conveyed PROVIDED ALWAYS that this last mentioned covenant shall cease to be binding on the Purchaser and the persons deriving title under her after they shall respectively have ceased to be actual owners of the said premises hereby conveyed but shall run with the land into whosoever hands the same may come PROVIDED ALWAYS that the Vendors reserve the right for themselves and the persons deriving title under them to deal with any portion of the Aperfield Court Estate independently of the said stipulations and conditions or any of them and the Vendors shall not be bound to enforce the same on behalf of the Purchaser or the persons deriving title under her.

THE SECOND SCHEDULE above referred to

STIPULATIONS AND CONDITIONS

1. Purchasers to fence their plots on the sides marked 'T' within the boundary and fronting the road.
2. All houses to be built on the plots shall be built facing the road or intended road fronting the respective plots.
3. No house or shop or part of a house or shop shall be erected of less value than £150 calculated upon the net first cost in material and labour of construction at lowest current prices. Only one dwellinghouse shall be erected on each plot. No building or any part thereof shall project beyond the building line (15 feet) shown on the plan.
4. The trade of an Innkeeper Victualler or Retailer of or dealer in wines spirits or beer shall not be carried on upon any plot.
5. No brickmaking nor any noisy noisome or offensive trade business or manufacture shall be carried on upon any plot. No sand gravel flints chalk clay or soil shall be removed from any plot except for the erection of buildings thereon nor shall any right of way be granted or permitted upon any plot.
6. No hut tent caravan house on wheels or other chattel shall be made placed or used or be allowed to remain on any plot without the previous consent in writing of the Vendors or the persons deriving title under them who may remove and dispose of any such erection or any such thing and for that purpose may break or remove fences and forcibly enter upon any plot and shall not be responsible for the safe keeping of anything so removed or for the loss thereof or for any damage thereto or to any fence."

NOTE: The 'T' marks referred to in Clause 1 above affect the northern and eastern boundaries.

End of register