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Official copy of register of title

Title number TGL114829

Edition date 16.01.2014

- This official copy shows the entries on the register of title on 09 MAY 2022 at 12:36:08.
- 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 09 May 2022.
- 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, Croydon Office.

A: Property Register

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

MERTON

- 1 (24.11.1995) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 78 Norman Road, South Wimbledon.

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 possessory

- 1 (24.11.1995) PROPRIETOR: HOP BACK BREWERY PLC (Co. Regn. No. 2688155) of The Wyndham Arms, 27 Escourt Road, Salisbury, Wilts., SP1 3AS.
- 2 (24.11.1995) 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.
- 3 (31.07.1996) RESTRICTION: Except under an order of the registrar no disposition by the proprietor of the land is to be registered without the consent of the proprietor of the Charge dated 8 July 1996 in favour of Lloyds Bank PLC referred to in the Charges Register.
- 4 (31.07.1996) RESTRICTION: Except under an order of the registrar no disposition by the proprietor of the land is to be registered without the consent of the proprietor of the Charge dated 8 July 1996 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 (24.11.1995) A Conveyance of the land in this title dated 29 July 1865 made between (1) The British Land Company Limited (Vendors) and (2) Benjamin Thorne and John Mills Thorne the younger (Purchasers) contains the following covenants:-

C: Charges Register continued

"The Purchasers (as to the land hereby conveyed) for themselves and their heirs executors administrators and assigns do hereby respectively covenant with and to the owners or owner of any part of the land constituting the said lots comprised in the said lithographed plan and their his or her respective successors heirs and assigns jointly and severally that the Covenantors respectively will and their respective successors heirs and assigns shall henceforth observe and comply with the said stipulations

.....
..

STIPULATIONS - 1. Each Purchaser is forthwith to make and afterwards to maintain the boundary fences on the sides of his lot marked T within the boundary

2. Nothing is to be erected within ten feet of any Road except fences and those not more than six feet high - No dwellinghouse or portion of any dwellinghouse is to be erected of less value than £150. The value of a house is the amount of its net first cost in materials and labour of construction only estimated at the lowest current prices - 3. The trade of an Innkeeper Victualler or Retailer of Wine Spirits or Beer is not to be carried on upon any lot except Lot 176 - 4. No building shall be erected as a factory and no manufacture or noxious or offensive trade or business shall be carried on upon any lot.

NOTE 1: The T mark referred to affects the northern boundary of the land in this title

NOTE 2: Lot 176 referred to comprised the whole of the land in this title.

2 (31.07.1996) REGISTERED CHARGE contained in a Debenture dated 8 July 1996 affecting also title BK298198 to secure the moneys including the further advances therein mentioned.

NOTE: Original charge issued in a separate cover and should be lodged at the Land Registry on any dealing with the charge.

3 (31.07.1996) Proprietor: LLOYDS BANK PLC (Co. Regn. No. 2065) of Pendeford Securities Centre, Pendeford Business Park, Wobaston Road, Wolverhampton WV9 5HZ.

4 (31.07.1996) REGISTERED CHARGE dated 8 July 1996 to secure the moneys including the further advances therein mentioned.

5 (31.07.1996) Proprietor: LLOYDS BANK PLC (Co. Regn. No. 2065) of Pendeford Securities Centre, Pendeford Business Park, Wobaston Road, Wolverhampton WV9 5HZ.

End of register

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