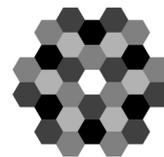


The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.



Official copy of register of title

Title number EX177335

Edition date 21.04.2015

This official copy shows the entries on the register of title on 19 JUN 2019 at 12:40:29.

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 19 Jun 2019.

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, Peterborough Office.

A: Property Register

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

SOUTHEND-ON-SEA

- 1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 18 and 18A Ronald Park Avenue, Westcliff-On-Sea (SS0 9QL).
- 2 A Conveyance of the land in this title and other land dated 27 October 1933 made between (1) Thomas James Dennis (Vendor) (2) Walter Nathan Williams (Purchaser) and (3) London and Westcliff Properties Limited (Company) contains the following provision:-

The Company shall not become entitled to any right to light or air which would affect prejudicially the user by the Vendor or the persons deriving title under him of any adjoining or neighbouring land of the Vendor for building purposes.
- 3 (19.04.2013) A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.
- 4 (21.04.2015) The land has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of the land edged and numbered EX919663 in green on the title plan dated 10 April 2015 made between (1) Davin Securities Limited and (2) William James Wells and Victoria Pauline Ellen Wells.

-NOTE:-Copy filed under EX919663.
- 5 (21.04.2015) 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. The property description has been altered to reflect the land remaining in the title.

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

B: Proprietorship Register continued

- 1 (02.10.1975) PROPRIETOR: DAVIN SECURITIES LIMITED of 292 Southbourne Grove, Westcliff-on-Sea, Essex.

C: Charges Register

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

- 1 A Conveyance of the land tinted blue on the filed plan and other land dated 24 November 1902 made between (1) Henry Nicholas Grenside (Mortgagee) (2) Frederick Francis Ramuz (Vendor) and (3) Goulson Oswald Choppin (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 A Conveyance of the land tinted yellow on the filed plan and other land dated 21 November 1907 made between (1) Henry Nicholas Grenside (Mortgagee) (2) Frederic Francis Ramuz (Vendor) and (3) Robert Wallaner contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 3 The land is subject to the following rights reserved by a Conveyance of the land in this title dated 17 June 1975 made between (1) London City and Westcliff Properties Limited (Vendor) and (2) Davin Securities Limited (Purchaser):-

"Excepting and Reserving to the Vendor to the extent of the Vendors legal interest in such adjoining or neighbouring property (a) a right to the enjoyment of any quasi right or quasi easement over the property hereby conveyed which is subsisting and necessary for the reasonable enjoyment of such adjoining or neighbouring property and (b) a right to rebuild or alter such adjoining or neighbouring property notwithstanding any interference with the access of light and air to the property hereby conveyed."

4 The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto.
The leases grant and reserve easements as therein mentioned.

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 24 November 1902 referred to in the Charges Register:-

AND the Purchaser doth hereby for himself and for his heirs executors administrators and assigns to the intent and so that the covenant hereinafter contained shall be binding on the said land and premises hereby assured into whosoever hands the same may come but not so as to render him or them personally liable in damages for the breach of any covenant or stipulation running with the land committed or suffered after he or they shall have parted with the premises covenants with the Vendor his heirs and assigns and also as a separate covenant with the Mortgagee his heirs and assigns in manner following that is to say that he the Purchaser his heirs and assigns will at all times hereafter observe and perform the stipulations and restrictions in relation to the said land and premises hereby assured which are contained in the Second Schedule hereto and will not commit or suffer any breach thereof

SECOND SCHEDULE

Stipulations

1. The Purchaser is to forthwith erect and afterwards to maintain a substantial close-boarded or pale and space boundary fence not less than Four feet Six inches in height on the side or sides of his lot marked T within the boundary. No building is to be erected within Ten feet of the main London Road, or within Five feet of any other road, and each house shall front towards the shortest road frontage of the plot on which the same shall be erected.
2. No house shall be erected or used otherwise than as a private dwellinghouse except where otherwise indicated on the Plan. No house or shop shall be erected fronting the Main London Road shown on the Plan

Schedule of restrictive covenants continued

of less value than Four hundred pounds fronting the road called Westborough Road or the portions of the new roads lying between the Main London Road and Westborough Road shown on the Plan of less value than Two hundred and Seventy five pounds fronting the portions of the same new roads lying between Westborough Road and Fairfax Drive shown on the Plan of less value than Two hundred pounds or fronting Fairfax Drive of less value than One hundred and Seventy five pounds. The value of a house is the amount of its nett first cost in materials and labour in construction only estimated at the lowest current prices.

3. The trade of an innkeeper, victualler or seller of wines, spirits or beer to be consumed either on or off the premises, shall not be carried on upon any Lot except Lots marked Hotel Site, nor shall any noisy, noxious or offensive trade, business or manufacture, be carried on upon any Lot. No hut, shed, caravan or house on wheels shall be erected, made, placed or used, or be allowed to remain upon any lot.

4. No Purchaser shall obstruct the passage of the Vendor or any other person, animal or vehicle along, or the construction or laying of drains, sewers, pipes, wires, manholes, gullies, boxes, or other things authorised by the Vendor, in or under any road, or remove or disturb the soil or the surface of any road, except for the purpose of repairing the same. Each Purchaser shall repair the footpath and the half part of the carriage way upon which his lot abuts, and keep the same in good order until the local or public authority shall become liable to such repair and on his default the Vendor may execute such repairs and in that case the Purchaser shall on demand repay to the Vendor all his expenditure in and about such repairs. Subject as above the Vendors interest in the soil of one moiety of so much of the road as abuts on each lot shall be included in the conveyance to the purchaser of such lot.

5. No gravel, sand, clay, chalk or earth shall be removed from any lot except such as may be necessary to be excavated for the purpose of building thereon and drainage therefor and no part of any lot shall at any time be formed or used as a way or portion of a way of any description nor shall any right of way be granted or permitted thereover except for the enjoyment of such lot, as a building site without the written consent of the Vendor.

6. The Vendor reserves the right to alter, modify or waive any of the above stipulations upon any lot or lots for the time being remaining unsold or in which the Vendor may for the time being have any interest.

NOTE: Possession of the plots under cultivation will be given when the crops are cleared. The 'T' marks affect the Southern boundary of the land in this title.

2 The following are details of the covenants contained in the Conveyance dated 21 November 1907 referred to in the Charges Register:-

AND the Purchaser doth hereby for himself and for his heirs executors administrators and assigns to the intent and so that the covenant hereinafter contained shall be binding on the said land and premises hereby assured into whosoever hands the same may come but not so as to render him or them personally liable in damages for the breach of any covenant or stipulation running with the land committed or suffered after he or they shall have parted with the premises covenants with the Vendor his heirs and assigns and also as a separate covenant with the Mortgagee his heirs and assigns in manner following that is to say that he the Purchaser his heirs and assigns will at all times hereafter observe and perform the stipulations and restrictions in relation to the said land and premises hereby assured which are contained in the Second Schedule hereto and will not commit or suffer any breach thereof.

SECOND SCHEDULE

Stipulations

1. The Purchaser is to forthwith erect and afterwards to maintain a substantial close-boarded or pale and space boundary fence not less than Four feet Six inches in height on the side or sides of his lot

Schedule of restrictive covenants continued

marked T within the boundary. No building is to be erected within Ten feet of the main London Road, or within Five feet of any other road and each house shall front towards the shortest road frontage of the plot on which the same shall be erected.

2. No house shall be erected nor used otherwise than as a private dwellinghouse except where otherwise indicated on the Plan. No house or shop shall be erected fronting the Main London Road shown on the Plan of less value than Four hundred pounds fronting the road called Westborough Road or the portions of the new roads lying between the Main London Road or Westborough Road shown on the Plan of less value than £275 fronting the portions of the same new roads lying between Westborough Road and Fairfax Drive shown on the Plan of less value than One hundred and Seventy Five. The value of a house is the amount of its nett first cost in materials and labour in construction only estimated at the lowest current prices.

3. The trade of an innkeeper, victualler or seller of wines, spirits or beer to be consumed either on or off the premises, shall not be carried on upon any Lot except Lots marked Hotel Site nor shall any noisy noxious or offensive trade business or manufacture be carried on upon any Lot. No hut shed caravan or house on wheels shall be erected made placed or used or be allowed to remain upon any Lot.

4. No Purchaser shall obstruct the passage of the Vendor or any other person, animal or vehicle along or the construction or laying of drains, sewers, pipes, wires, manholes, gullies, boxes or other things authorised by the Vendor, in or under any road, or remove or disturb the soil, or the surface of any road, except for the purpose of repairing the same. Each Purchaser shall repair the footpath and the half part of the carriage way upon which his lot abuts, and keep the same in good order until the local or public authority shall become liable to such repair and on his default, the Vendor may execute such repairs and in that case the Purchaser shall on demand repay to the Vendor all his expenditure in and about such repairs. Subject as above the Vendor's interest in the soil of one moiety of so much of the road as abuts on each lot shall be included in the Conveyance to the Purchaser of such lot.

5. No gravel, sand, clay, chalk or earth shall be removed from any lot except such as may be necessary to be excavated for the purpose of building thereon and drainage therefor and no part of any lot shall at any time be formed or used as a way or portion of a way of any description nor shall any right of way be granted or permitted thereover except for the enjoyment of such lot as a building site without the written consent of the Vendor.

6. The Vendor reserves the right to alter modify or waive any of the above stipulations upon any lot or lots for the time being remaining unsold or in which the Vendor may for the time being have any interest.

NOTE: Possession of the plots under cultivation will be given when the crops are cleared.

Schedule of notices of leases

1	24.09.2008	18 Ronald Park Avenue	14.07.2008	EX821871
	6 (part of):	(ground floor flat) and	159 years from	
	7: 8	garden	3.11.1978	

End of register