

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 AGL199709

Edition date 26.06.2023

- This official copy shows the entries on the register of title on 04 AUG 2023 at 08:20:26.
- 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 04 Aug 2023.
- 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. 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.

EALING

- 1 (20.03.2009) The Leasehold land shown edged with red on the plan of the above title filed at the Registry and being 239 Horn Lane, London (W3 9ED).
- 2 (20.03.2009) The mines and minerals together with ancillary powers of working are excepted.
- 3 (20.03.2009) 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.
- 4 (20.03.2009) The land has the benefit of the rights granted by the Transfer dated 26 October 1990 referred to in the Charges Register.
- 5 (20.03.2009) The Transfer dated 26 October 1990 referred to above contains a provision as to boundary structures.
- 6 (20.03.2009) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
 Date : 16 March 2009
 Term : 9 years from 10 April 2016
 Parties : (1) Bellaview Properties Limited
 (2) Saint-Gobain Building Distribution Limited
 NOTE: The lease dated 9 April 1991 referred to in the above lease is registered under title number AGL24730.
- 7 (20.03.2009) The Lease prohibits or restricts alienation.
- 8 (20.03.2009) 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 (20.03.2009) PROPRIETOR: STARK BUILDING MATERIALS UK LIMITED (Co. Regn. No. 01647362) of Merchant House, Binley Business Park, Harry Weston Road, Coventry CV3 2TT.

C: Charges Register

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

- 1 (20.03.2009) The land is subject to the following rights reserved by a Conveyance of the freehold estate in the land in this title and other land dated 8 May 1951 made between (1) The British Transport Commission and (2) Maurice Alexander Davids (Purchaser):-

"THERE is included in this Conveyance the full right and liberty for the Purchaser and his successors in title the owners or occupiers for the time being of the property sold or any part thereof and their respective servants and licensees in common with the Commission their lessees tenants and persons authorised by them to use for all purposes the roadway coloured brown on the said plan giving access to the property sold from Horn Lane But so as not to include any access to the property sold over any other lands of the Commission".

NOTE: The roadway coloured brown referred to is the roadway coloured blue hatched black on the plan attached to Conveyance 16 March 1984.

- 2 (20.03.2009) The land is subject to the rights reserved by the Transfer dated 16 March 1984 referred to above.
- 3 (20.03.2009) A Conveyance of the freehold estate in the land in this title and other land dated 16 March 1984 made between (1) The British Railway Board (Board) and (2) Fleetwood Investments Limited (Purchaser) contains restrictive covenants.

NOTE: Original filed under NGL486833.

- 4 (20.03.2009) The land is subject to the rights reserved by a Transfer of the land in this title dated 26 October 1990 made between (1) Davilliam Products Plc and (2) Refuge Assurance Plc.

NOTE: Original filed under AGL24730.

- 5 (20.03.2009) Agreement for lease dated 21 January 2000 in favour of Castle Timber & Building Materials Limited for 9 years (less one day) from 10 April 2016.

NOTE: Copy filed under AGL22605.

- 6 (20.03.2009) Right of pre-emption in favour of Jewson Limited which will subsist until 21 January 2020 contained in an Agreement under hand dated 21 January 2000 made between (1) Bellaview Properties Limited and (2) Jewson Limited.

NOTE: Copy filed under AGL22605.

End of register