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Official copy of register of title

Title number AGL22605

Edition date 15.12.2022

- This official copy shows the entries on the register of title on 06 JUN 2023 at 16:22:23.
- 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 06 Jun 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.

EALING

- 1 (12.04.1984) The Freehold 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 The mines and minerals together with ancillary powers of working are excepted.
- 3 (07.01.1991) The land has the benefit of the rights granted by the Transfer dated 26 October 1990 referred to in the Charges Register.
- 4 (07.01.1991) The Transfer dated 26 October 1990 referred to above contains a provision as to boundary structures.

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 (11.11.1997) PROPRIETOR: BELLAVIEW PROPERTIES LIMITED (Co. Regn. No. 3402244) care of Stephenson Harwood LLP (ref: Djs), 1 Finsbury Circus, London EC2M 7SH.
- 2 (11.11.1997) 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 (11.11.1997) The Transfer to the proprietor contains a covenant to observe and perform the covenants on the part of the landlord in the lease referred to in the charges register and of indemnity in respect thereof.
- 4 (15.12.2022) The proprietor's address for service has been changed.

C: Charges Register

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

- 1 The land is subject to the following rights reserved by a Conveyance of 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 A Conveyance of 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.

- 3 The land is subject to the rights reserved by the Transfer dated 16 March 1984 referred to above.

- 4 (07.01.1991) 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.

- 5 (08.02.2000) 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.

- 6 (08.02.2000) 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.

- 7 (20.03.2009) 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 notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	01.05.1991	239 Horn Lane	09.04.1991 25 years from 10.4.1991	AGL24730
2	20.03.2009	239 Horn Lane	16.03.2009 9 years from 10.4.2016	AGL199709

NOTE: This lease is a reversionary lease of the lease dated 9 April 1991 referred to above

End of register