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# Official copy of register of title

Title number HD475868

Edition date 16.06.2011

- This official copy shows the entries on the register of title on 16 JUN 2023 at 10:22:50.
- 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 16 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, Leicester Office.

## A: Property Register

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

HERTFORDSHIRE : THREE RIVERS

- 1 (26.11.2007) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Land at New Road, Croxley Green (WD3 3HB).

## 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 (26.11.2007) PROPRIETOR: THREE RIVERS DISTRICT COUNCIL of Three Rivers House, Northway, Rickmansworth, Hertfordshire WD3 1RL.

## C: Charges Register

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

- 1 (26.11.2007) The land is subject to rights of drainage and rights in respect of the supply of water, gas, electricity and other services.
- 2 (26.11.2007) The estate roads, footpaths and access ways included in the title are subject to rights of way.
- 3 (26.11.2007) A Conveyance dated 28 March 1863 made between (1) The British Land Company Limited (Vendor) and (2) John Overton (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 4 (26.11.2007) A Conveyance dated 26 April 1873 made between (1) The British Land Company Limited (Vendor) and (2) Charles Rhodes (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 5 (26.11.2007) 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 28 March 1863 referred to in the Charges Register:-

"The Vendors (as to such of the land constituting the Lots which in the said lithographed plan are numbered from 74 to 102 both inclusive as remains vested in them for themselves and their assigns and the Purchaser (as to the Land hereby conveyed) for himself and his heirs executors administrators and assigns do hereby respectively covenant and grant with and to each other and with and to the owners or owner of any part of the Land constituting the said Lots 74 to 102 and their his or her respective heirs and assigns jointly and severally that the Covenantors and Covenantor respectively will and their respective heirs and assigns shall henceforth observe perform and comply with the said stipulations and that nothing shall ever be erected fixed placed or done upon the Land as to which they and he respectively covenant or any part thereof in breach or violation or contrary to the fair meaning of the said stipulations but this Covenant is not to be held personally binding upon either the Vendors or the Purchaser or any other person except in respect of breaches committed or continued during his her or their joint or sole seizen of or title to the Land upon or in respect of which such breaches shall have been committed.

### SECOND SCHEDULE

#### Stipulations

1. The Owner of each Lot is forthwith to make and for ever afterward to maintain the boundary fence on the sides of his Lot in the Plan marked T within the boundary.
2. No building shall be erected within twenty feet of either road.
3. No house shall be erected on any Lot or Lots the net first cost of which in materials and labor of construction only estimated at the lowest current prices shall be less than One hundred and fifty pounds but this stipulation does not apply to Lots 74 to 97.
4. The Lots coloured pink are sold and the Conveyances already completed contain mutual Covenants between the Vendors and Purchasers to observe the above stipulations with a Proviso limiting the personal liability to the period of Ownership and each Purchaser at this sale shall enter into a similar Covenant with the Owners of all the other Lots in the same group as to the stipulations to which this Land is subject - For the purpose of this stipulation Lots 1 to 35 are one group Lots 36 to 73 are another group and Lots 74 to 102 are another group."

*NOTE: Copy plan filed.*

2 (26.11.2007) The following are details of the covenants contained in the Conveyance dated 26 April 1873 referred to in the Charges Register:-

"The Vendors (as to such of the land constituting the Lots which in the said lithographed plan are numbered from 74 to 102 both inclusive as remains vested in them for themselves and their assigns and the Purchaser (as to the Land hereby conveyed) for himself and his heirs executors administrators and assigns do hereby respectively covenant and grant with and to each other and with and to the owners or owner of any part of the Land constituting the said Lots 74 to 102 and their his or her respective heirs and assigns jointly and severally that the Covenantors and Covenantor respectively will and their respective heirs and assigns shall henceforth observe perform and comply with the said stipulations and that nothing shall ever be erected fixed placed or done upon the Land as to which they and he respectively covenant or any part thereof in breach or violation or contrary to the fair meaning of the said stipulations but this Covenant is not to be held personally binding upon either the Vendors or the Purchaser or any other person except in respect of breaches committed or continued during his her or their joint or sole seizen of or title to the Land upon or in respect of which such breaches shall have been committed.

### SECOND SCHEDULE

## Schedule of restrictive covenants continued

### Stipulations

1. The Owner of each Lot is forthwith to make and for ever afterward to maintain the boundary fence on the sides of his Lot in the Plan marked T within the boundary.
2. No building shall be erected within twenty feet of either road.
3. No house shall be erected on any Lot or Lots the net first cost of which in materials and labor of construction only estimated at the lowest current prices shall be less than One hundred and fifty pounds but this stipulation does not apply to Lots 74 to 97.
4. The Lots coloured pink are sold and the Conveyances already completed contain mutual Covenants between the Vendors and Purchasers to observe the above stipulations with a Proviso limiting the personal liability to the period of Ownership and each Purchaser at this sale shall enter into a similar Covenant with the Owners of all the other Lots in the same group as to the stipulations to which this Land is subject - For the purpose of this stipulation Lots 1 to 35 are one group Lots 36 to 73 are another group and Lots 74 to 102 are another group."

*NOTE: Copy plan filed.*

## Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	26.11.2007	Library	09.12.1966 99 years from 30.06.1965	HD509460
2	26.11.2007 tinted blue	Club	14.11.1966 99 years from 30.06.1965	HD496632

*NOTE: The Lease comprises also other land*

## End of register