

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 HD496632

Edition date 08.04.2016

- This official copy shows the entries on the register of title on 16 JUN 2023 at 10:29:46.
- 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. 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.

HERTFORDSHIRE : THREE RIVERS

- 1 (02.12.2009) The Leasehold land shown edged with red on the plan of the above title filed at the Registry and being Red Cross Centre, New Road, Croxley Green, Rickmansworth (WD3 3HB).
- 2 (02.12.2009) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:  
Date : 14 November 1966  
Term : 99 years from 30 June 1965  
Parties : (1) The Urban District Council of Rickmansworth  
(2) The British Red Cross Society
- 3 (02.12.2009) The title includes any legal easements granted by the registered lease but is subject to any rights that are granted or reserved by the said lease and affect the registered land.
- 4 (02.12.2009) The landlord's title is registered.
- 5 (03.12.2009) There are excepted from the effect of registration all estates, rights, interests, powers and remedies arising upon, or by reason of, any dealing made in breach of the prohibition or restriction against dealings therewith inter vivos contained in the Lease.

## 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 (22.10.2007) PROPRIETOR: THE BRITISH RED CROSS SOCIETY of 44 Moorfields, London EC2Y 9AL.
- 2 (02.12.2009) RESTRICTION: No disposition by the proprietor of the registered estate to which section 36 or section 38 of the Charities

## B: Proprietorship Register continued

Act 1993 applies is to be registered unless the instrument contains a certificate complying with section 37(2) or section 39(2) of that Act as appropriate.

- 3 (08.04.2016) RESTRICTION: No transfer or lease is to be registered without a certificate signed by a conveyancer that the transfer or lease did not contravene section 95(1) of the Localism Act 2011.

## C: Charges Register

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

- 1 (02.12.2009) A Conveyance of the freehold estate in the land tinted pink on the title plan and other land 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.
- 2 (02.12.2009) A Conveyance of the freehold estate in the land tinted blue on the title plan and other land 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.

## Schedule of restrictive covenants

- 1 (02.12.2009) 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

## Schedule of restrictive covenants continued

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 under HD475868.*

2 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

#### 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 under HD475868.*

End of register