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Official copy of register of title

Title number SGL385058

Edition date 20.04.2015

- This official copy shows the entries on the register of title on 09 JAN 2018 at 09:57:42.
- 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 09 Jan 2018.
- 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, Croydon Office.

A: Property Register

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

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- 1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Norwood Heights Shopping Centre, Westow Street, Upper Norwood.
- 2 The land edged and numbered in green on the filed plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.
- 3 (28.02.2002) A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.

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 (14.09.2006) PROPRIETOR: BERKELEY SQUARE COMMON INVESTMENT FUND LIMITED (Co. Regn. No. 05269762) of 980 Great West Road, Brentford, Middlesex TW8 9GS.
- 2 (14.09.2006) The value stated as at 14 September 2006 was £930,000 plus VAT.
- 3 (14.09.2006) A Transfer dated 10 August 2006 made between (1) Legal and General Assurance Society Limited and (2) Berkeley Square Common Investment Fund Limited contains purchaser's personal covenants.

NOTE: Copy filed.

C: Charges Register

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

- 1 A Conveyance dated 4 February 1876 made between (1) Jeremiah Roberts and (2) John Bowyer and others contains restrictive covenants affecting

C: Charges Register continued

the land tinted pink on the filed plan but neither the original Conveyance nor a certified copy of examined abstract thereof was produced on first registration.

2 A Conveyance dated 25 March 1886 made between (1) John Bowyer and Charles Bowyer (2) Thomas Bowyer (3) Samuel John Daw and (4) William Henry Smith and others contains restrictive covenants affecting the land tinted pink on the filed plan but neither the original conveyance nor a certified copy or examined abstract thereof was produced on first registration.

3 A Conveyance dated 6 February 1934 made between (1) Joshua John Rackham and Edith Mary Rackham (Vendors) (2) Herbert James Martin (Mortgagee) and (3) J & C Bowyer Limited (Purchaser) contains the following covenants affecting the land tinted blue on the filed plan.

"The Purchaser hereby covenant with the Vendors that the Purchasers and the persons deriving title under them will not at any time hereafter do permit or suffer any act matter or thing upon the premises hereby assured which may be or grow to be a nuisance annoyance or damage to the Vendors or their successors in title or the owners or occupiers of the adjoining property belonging to the Vendors."

4 Agreement for lease of the land in this title dated 31 December 1982 in favour of Blankdean Limited for a term of 125 years.

NOTE: Copy without plan filed.

5 (07.08.1992) 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.

6 (10.06.1994) The land is subject to the following rights reserved by a Transfer of the land in this title and other land dated 10 May 1994 made between (1) The Mayor and Burgesses of the London Borough of Croydon and (2) Croydon Land Limited:-

The Property is transferred together with the Rights

Reservations

A right of way in favour of the Vendor and all persons authorised by it (including members of the public) on foot and with vehicles for maintenance purposes only over that part of the access road shown hatched black on the Plan annexed to this Schedule which leads to and from Westow Park shown on such Plan in order to gain access to and egress from Westow Park PROVIDED THAT subject to complying with the obligations relating to the access road set out in the covenant below in this Schedule the Purchaser may alter or vary the route of the access road and, during any necessary period of reconstruction, redevelopment or alteration, temporarily suspend access to and egress from Westow Park along such access road

NOTE: Original filed under SGL70205.

7 (28.02.2002) By an Agreement under seal dated 8 March 2001 made between (1) The Mayor and Burgesses of the London Borough of Croydon and (2) Legal and General Assurance Society Limited the land cross hatched blue on the filed plan was dedicated as part of the highway to the use of the public.

NOTE: Copy filed.

8 (13.03.2007) The parts of the land affected thereby are subject to the rights granted by a Lease of an electricity sub station dated 9 November 1983 referred to in the schedule of leases hereto.

NOTE: Copy lease filed under SGL684754 .

9 (20.04.2015) The land is subject for a term of 10 years from the 3 December 2014 to the rights granted by a lease dated 27 January 2015 of Unit 4, Norwood Heights Shopping Heights made between (1) Berkeley Square Common Investment Fund and (2) Jonathan Main and Justine Andrea Crow.

C: Charges Register continued

NOTE: Copy filed under SGL469046.

Schedule of notices of leases

1	06.10.1986	land on the west side of edged yellow	Westow Street	10.07.1986	SGL469046
				125 years from 4.4.1985	

NOTE: NOTE 1:Lease comprises also other land.

NOTE 2:By a Deed dated 26 March 1993 made between (1) The Mayor and Burgesses of the London Borough of Croydon and (2) Mistabell Limited the terms of the lease were varied by substituting Clause 2(17) (b) and by adding a covenant on the part of the corporation

2	29.07.1992	Windemere House, 72 Westow edged brown	Street	24.06.1992	SGL559450
				125 years from 24.6.1992	

NOTE: Lease comprises also other land

3	18.08.1994	Community Hall 66 Westow edged mauve	Street, Upper Norwood	10.05.1994	SGL574632
				125 years from 25.3.1994	

NOTE: The lease has been determined as to the part of the land cross hatched blue on the filed plan as falls within the mauve edging on the filed plan

4	13.03.2007	Electricity sub station, Bedwardine Road		09.11.1983	SGL684754
				125 years from 9.11.1983	

NOTE 1: During the subsistence of this lease the lease dated 10 July 1986 referred to above takes effect as an underlease

NOTE 2: See Charges Register for rights granted by the lease.

End of register