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Official copy of register of title

Title number SGL91541

Edition date 08.10.2019

- This official copy shows the entries on the register of title on 10 JUL 2025 at 09:46:33.
- 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 10 Jul 2025.
- 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.

BEXLEY

- 1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 11 Askern Close, Bexleyheath (DA6 8JE).
- 2 The land has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 31 October 1969 referred to in the Charges Register.

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 (13.09.2019) PROPRIETOR: BRIAN PETER HOPWOOD of 11 Askern Close, Bexleyheath DA6 8JE and NICOLE MARGUERITE CUBBIDGE of Robin Hill, Oakwood Close, Chislehurst BR7 5DD and LISA PETRA HOPWOOD of 4 Ronaldstone Road, Sidcup DA15 8QU and PAUL ANTHONY HOPWOOD of 259 Crescent Drive, Petts Wood, Orpington BR5 1AY.
- 2 (06.12.1999) RESTRICTION: No disposition by a sole proprietor of the land (not being a trust corporation) under which capital money arises is to be registered except under an order of the registrar or of the Court.
- 3 (13.09.2019) 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.
- 4 (08.10.2019) RESTRICTION: No disposition by the proprietors of the registered estate is to be registered unless one or more of them makes a statutory declaration or statement of truth, or their conveyancer gives a certificate, that the disposition is in accordance with the Declaration of Trust created by a deed dated 21 August 2019 made between Brian Peter Hopwood, Wendy Marguerette Hopwood and the trustees of the Hopwood Family Trust or some variation thereof referred to in the declaration, statement or certificate.

C: Charges Register

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

- 1 A Conveyance of the land tinted pink and tinted yellow on the filed plan and other land dated 22 March 1923 made between (1) Ivor Charles Morrison (Vendor) and (2) Arthur Percy Hickinbotham (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 A Conveyance of the land tinted blue on the filed plan and other land dated 4 October 1937 made between (1) Charles Henry Victor Newell Woodbridge (Vendor) and (2) Stanley James Ward contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 3 A Transfer of the land in this title dated 31 October 1969 made between (1) Malcolm Sanderson (Developments) Limited and (2) Brian Peter Hopwood contains restrictive covenants.

NOTE: Original filed.

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 22 March 1923 referred to in the Charges Register:-

The Purchaser for himself his heirs and assigns and with intent to bind all persons in whom the land hereby conveyed shall for the time being be vested but not so as to be personally liable under this covenant after he or they shall have parted with the same hereby covenants with the Vendor his heirs and assigns that nothing shall be done upon the land hereby conveyed which may be or become a nuisance or annoyance to the owners or occupiers of the adjoining or adjacent property.
- 2 The following are details of the covenants contained in the Conveyance dated 4 October 1937 referred to in the Charges Register:-

The Purchaser with the intent that this covenant shall be binding on and run with the land hereby conveyed hereby covenants with the Vendor his executors administrators and assigns that he the Purchaser or the persons deriving title under him will not at any time hereafter carry on or permit to be carried on upon the property hereby conveyed or any part thereof any retail trade or business whereby the sale of groceries or provisions or the sale of confectionery and Tobaccos shall be carried on but this covenant shall not prevent the sale of vegetables fruit and any nursery produce.

End of register