

Title Number : NGL348768

This title is dealt with by HM Land Registry, Wales Office.

The following extract contains information taken from the register of the above title number. A full copy of the register accompanies this document and you should read that in order to be sure that these brief details are complete.

Neither this extract nor the full copy is an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy.

This extract shows information current on 27 MAR 2018 at 09:11:50 and so does not take account of any application made after that time even if pending in HM Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: NGL348768
Address of Property	: 546 Sipson Road, Sipson, West Drayton (UB7 0JB)
Price Stated	: £6,751,000 exclusive of VAT
Registered Owner(s)	: SIPSON PROPERTY LIMITED (incorporated in British Virgin Islands) of 14 North End Road, London W14 0SH.
Lender(s)	: None

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This is a copy of the register of the title number set out immediately below, showing the entries in the register on 27 MAR 2018 at 09:11:50. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

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A: Property Register

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

HILLINGDON

- 1 (30.10.1944) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 546 Sipson Road, Sipson, West Drayton (UB7 0JB).

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 (30.01.2018) PROPRIETOR: SIPSON PROPERTY LIMITED (incorporated in British Virgin Islands) of 14 North End Road, London W14 0SH.
- 2 (30.01.2018) The price stated to have been paid on 19 January 2018 was £6,751,000 exclusive of VAT.
- 3 (30.01.2018) RESTRICTION: No disposition of the registered estate (other than a charge) by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a certificate signed by a conveyancer that the provisions of paragraph 6.2 of the Schedule to the Transfer dated 19 January 2018 referred to in the Charges Register have been complied with or that they do not apply to the disposition.

C: Charges Register

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

- 1 A Transfer of the land in this title dated 30 March 1979 made between (1) The Secretary of State for Transport and (2) The Receiver for The Metropolitan Police District contains the following covenants:-

"The Transferee hereby covenants with the Transferor so as to benefit the remainder of the land comprised in the title above mentioned and so as to bind the land hereby transferred into whosoever hands the same may come as follows:-

Neither the Transferee nor his successors in title shall at any time hereafter make entry or gain access of any kind whatsoever direct on to the section of the M4 Motorway constructed on the remainder of the land comprised in the title above mentioned from the land hereby transferred."

- 2 (30.01.2018) A Transfer of the land in this title dated 19 January 2018 made between (1) The Mayor's Office for Policing and Crime and (2) Sipson Property Limited contains restrictive covenants.

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C: Charges Register continued

NOTE: Copy filed.

End of register