

The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 28 Christchurch Road, Sidcup (DA15 7HQ).

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Class of Title: Title absolute

Entry number	Entry date	
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1	2006-04-20	PROPRIETOR· and of 28 Christchurch Road, Sidcup, Kent DA15 7HQ.
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2	2006-04-20	The price stated to have been paid on 22 March 2006 was £535,000.
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C: Charges Register

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

Class of Title: Title absolute

Entry number	Entry date	
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1		A Conveyance of the land in this title and other land dated 23 June 1896 made between (1) Edward Hawkins and others (Vendors) and (2) George Eustace Harkness Beckwith (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
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2		The following are details of the covenants contained in the Conveyance dated 23 June 1896 referred to in the Charges Register:-
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COVENANT by Purchaser to the intent that same

might run with the land to perform and observe such stipulations so far as applicable to the pieces of land thereby conveyed.

THE FIRST SCHEDULE thereinbefore referred to

1. FENCES. The Purchaser shall within 6 months from the 28th day of May 1896 erect and afterwards maintain close boarded boundary fences or brick walls next the roads and on the sides of the said plots on the said Plan marked T within the boundary. The fences or walls next the roads and at the sides in front of the building line not to be less than 3 feet or exceed 4 feet in height and the fences shall be of oak. The fences or walls at the sides running back from the building line and at the rear shall not be less than 5 feet or exceed 6 feet in height. The height of fences or walls shall be measured from the ground level.

2. BUILDING LINES. The line of frontage of building shall as to a material portion of the building be level with the building line shown on the plan. No erection whatsoever shall be set up in front of the building line except porticoes or bay windows not projecting more than 4 feet in front.

3. VALUE OF BUILDINGS. None but detached or semi-detached private houses shall be erected on any lot nor shall any detached house be of less value than £500 or built on a piece of land having less frontage on the building line than 40 feet nor shall any semi-detached house be of less value than £800 the pair or be built on a piece of land having a less frontage than 70 feet the pair. The value shall be the amount of the net first cost in materials and labour of construction only estimated at the lowest current prices.

4. TRADES &c. PROHIBITED No lot and no

buildings erected on any lot hereby conveyed shall be used as a Hotel Asylum Manufactory Shop Workshop Warehouse or Factory or for any offensive noisy or dangerous purpose or for any purpose which shall be a nuisance or annoyance to the Vendors or the owners or occupiers of adjacent property and no trade business or manufacture shall be carried on upon nor any machinery be fixed or placed on any lot hereby conveyed No hut shed tent caravan house on wheels or other chattel adapted or intended for use as a dwelling or for sleeping shall be erected made placed or used or to be allowed to remain on any lot hereby conveyed and the Vendors or the owner or owners of any adjacent lot may remove and dispose of any such erection or anything and for that purpose may break fences and forcibly enter any land upon which a breach of this stipulation shall occur and shall not be responsible for the safe keeping of anything so removed or for the loss from any damage thereto but this restriction shall not operate to prevent any recognised respectable profession being carried on in or upon any private house erected on any lot hereby conveyed provided the same shall be properly carried on and so as not to be a nuisance or annoyance to the Vendors or to adjacent owners The Purchaser shall not excavate remove or sell any gravel or soil except for the purpose only of necessary excavations for building on the land hereby conveyed or laying out the paths.

5. ROADS - The Purchaser shall at all times keep and reserve part of the roads in width adjoining to and fronting the lots hereby conveyed to him and the whole of the footpaths adjoining thereto in good repair and condition until the same shall be taken to by the property Local Authorities and will pay a proper proportion of all expenses which at any time may be incurred in

making up and putting the said roads and footpaths into repair in accordance with the requirements of such Authorities - The Purchaser shall not remove or disturb the soil or surface of any roadways or footpaths except for the purpose of repairing the same or laying out gas water or drain pipes from the lots hereby conveyed to the mains in any of which cases the disturbance of the footpaths and roads shall forthwith be made good and the repairs done by the Purchaser to the satisfaction of the vendors.

NOTE 1: The 'T' marks referred to in clause 1 above affect the Northwest and Southeast boundaries of the land in this title

NOTE 2: The building line referred to in clause 2 above is set back approximately thirty feet from the road frontage.