



Title register for:

87 and 89 Mount Ararat Road (Freehold)

Title number: SY300363

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Register summary

Title number	SY300363
Registered owners	RIDGWAY MANAGEMENT CO. LIMITED Ridgway Mount, Ararat Road, Richmond, Surrey
Last sold for	No price recorded

A: Property Register

This register describes the land and estates comprised in this title.

Entry number	Entry date	
1	1963-05-17	RICHMOND UPON THAMES The Freehold land shown edged with red on the plan of the above Title filed at the Registry and

being 87 and 89 Mount Ararat Road.

2

The Conveyance dated 3 December 1951 referred to in the Charges Register contains the following exception and reservation and this registration takes effect subject thereto:-

"EXCEPT AND RESERVED unto the Vendor (i) full free right and liberty without obtaining the consent or making any compensation to the Purchasers or other the owner or owners occupier or occupiers for the time being of the said land to deal in any manner whatsoever with any land belonging to the Vendor adjoining opposite or near to the said land and to erect and maintain or suffer to be erected or maintained on such adjoining opposite or neighbouring lands any buildings whatsoever whether such buildings shall or shall not affect or diminish the light or air which may now or at any time or times hereafter be enjoyed for or in respect of the said land or any building for the time being thereon and (ii) the free running of water and soil and other services (if any) to and from any adjoining land belonging to the Vendor through any drains and watercourses conduits pipes and cables now existing in the said land or substituted therefor by the Purchasers and the free use of all drives paths or ways (if any) over the property hereby conveyed to and from any such adjoining land as may now be used and enjoyed"

3

The land in this titled has the benefit of the rights reserved by but the land subject to the rights granted by a Transfer of the land numbered 1 on the filed plan dated 8 January 1970 made between (1) Third Unit Housing Society Limited and (2) The South Eastern Electricity Board.

NOTE 1: Original filed under SGL94014

NOTE 2: The land coloured brown and yellow on the plan to the transfer has been hatched brown and hatched blue respectively on the filed plan.

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|---|---|
| 4 | The land numbered 1 on the filed plan has been removed from this title to title SGL94014 together with the air space above such land to the height of eight feet only above the top surface of the concrete plinths intended to be constructed on the land. |
| 5 | A new filed plan based on the latest revision of the Ordnance Survey Map has been substituted for the original plan. |
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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	
1	1982-06-18	PROPRIETOR: RIDGWAY MANAGEMENT CO. LIMITED of Ridgway Mount, Ararat Road, Richmond, Surrey.
2		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.

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 tinted pink on the filed plan dated 3 December 1951 made between (1) The Reverend David Henry Bryant Bevan (Vendor) (2) The Church Commissioners for England (Commissioners) (3) The Most Noble John Francis Godolphin (Eleventh) Duke of Leeds (Patron) and (4) Eleanor Mary Scrase and Mona Kathleen De Lisle Jones (Purchasers) contains covenants details of which are set out in the schedule of restrictive covenants hereto. |
| 2 | A Transfer of the land in this title and other land dated 9 May 1963 made between (1) Mona Kathleen De Lisle Jones and Eleanor Mary Scrase and (2) Bond Securities Limited contains covenants details of which are set out in the schedule of restrictive covenants hereto. |
| 3 | The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto and to such rights of of way user of common parts, passage and running of water, soil, gas and electricity support, entry and other rights as are granted by those leases. |
| 4 | Registration Date : 15.02.1982
Plan Reference : 4 (part of) 5 (part of) 6 (part of) 7
Property Description : 3 Ridgway (first floor flat) and Parking Space 3
Date of Lease : 22.01.1982
Term : 999 years from 22.1.1982

Lessee's Title : SGL336102 |
| 5 | Registration Date : 15.02.1982
Plan Reference : 8 (part of) 9 (part of) 10 (part of) 11 |

Property Description : 4 Ridgway (first floor flat)
and Parking Space 4
Date of Lease : 22.01.1982
Term : 999 years from 22.1.1982

Lessee's Title : SGL336103

6
Registration Date : 15.02.1982
Plan Reference : 1 (part of) 2 (part of) 3

Property Description : 11 Ridgway (Second floor
flat) and Parking Space
11
Date of Lease : 22.01.1982
Term : 999 years from 22.1.1982

Lessee's Title : SGL336104

7
Registration Date : 15.02.1982
Plan Reference : 4 (part of) 5 (part of) 12

Property Description : 13 Ridgway (Second floor
flat) and Parking Space
13
Date of Lease : 22.01.1982
Term : 999 years from 22.1.1982

Lessee's Title : SGL336105

8
Registration Date : 18.02.1982
Plan Reference : 13 (part of) 14 (part of) 15 (part
of) 16
Property Description : 6 Ridgway (first floor flat)
and Parking Space 6
Date of Lease : 22.01.1982
Term : 999 years from 22.1.1982

Lessee's Title : SGL336402

9
Registration Date : 18.02.1982

Plan Reference : 17 (part of) 18
Property Description : 8 Ridgway (Ground Floor flat) and Parking Space
Date of Lease : 22.01.1982
Term : 999 years from 22.1.1982

Lessee's Title : SGL336403

10

Registration Date : 18.02.1982
Plan Reference : 19 (part of) 20 (part of) 21 (part of) 22
Property Description : 9 Ridgway (first floor flat) and Parking Space 9
Date of Lease : 22.01.1982
Term : 999 years from 22.1.1982

Lessee's Title : SGL336404

11

Registration Date : 19.02.1982
Plan Reference : 23 (part of) 24 (part of) 39 (part of) 25
Property Description : 5 Ridgway (Ground floor flat) and Parking Space 5
Date of Lease : 22.01.1982
Term : 999 years from 22.1.1982

Lessee's Title : SGL336514

12

Registration Date : 19.02.1982
Plan Reference : 26 (part of) 27
Property Description : 12 Ridgway (third floor flat) and Parking Space 12
Date of Lease : 22.01.1982
Term : 999 years from 22.1.1982

Lessee's Title : SGL336515

13

Registration Date : 19.02.1982
Plan Reference : 29 (part of) 28 (part of) 3

Property Description : 20 Ridgway (fourth floor flat) and Parking Space

20

Date of Lease : 22.01.1982

Term : 999 years from 22.1.1982

Lessee's Title : SGL336539

14 Registration Date : 22.02.1982
Plan Reference : 29 (part of) 28 (part of) 31 (part of) 32
Property Description : 7 Ridgway (first floor flat) and Parking Space 7
Date of Lease : 22.01.1982
Term : 999 years from 22.1.1982

Lessee's Title : SGL336698

15 Registration Date : 23.02.1982
Plan Reference : 1 (part of) 2 (part of) 33 (part of) 34
Property Description : 1 Ridgway (first floor flat) and Parking Space 1
Date of Lease : 22.01.1982
Term : 999 years from 22.1.1982

Lessee's Title : SGL336774

16 Registration Date : 23.02.1982
Plan Reference : 26 (part of) 35
Property Description : 2 Ridgway (Ground floor flat) and Parking Space 2
Date of Lease : 22.01.1982
Term : 999 years from 22.1.1982

Lessee's Title : SGL336775

17 Registration Date : 23.02.1982
Plan Reference : 33 (part of) 1 (part of) 36

Property Description : 10 Ridgway (fourth floor flat) and Parking Space

10

Date of Lease : 22.01.1982

Term : 999 years from 22.1.1982

Lessee's Title : SGL336776

18

Registration Date : 23.02.1982

Plan Reference : 14 (part of) 15 (part of) 37

Property Description : 18 Ridgway (Second floor flat) and Parking Space

18

Date of Lease : 22.01.1982

Term : 999 years from 22.1.1982

Lessee's Title : SGL336777

19

Registration Date : 23.02.1982

Plan Reference : 10 (part of) 8 (part of) 38

Property Description : 16 Ridgway (Second floor flat) and Parking Space

16

Date of Lease : 22.01.1982

Term : 999 years from 22.1.1982

Lessee's Title : SGL336778

20

Registration Date : 23.02.1982

Plan Reference : 17 (part of) 39 (part of) 39

Property Description : 22 Ridgway (third floor flat) and Parking Space

22

Date of Lease : 22.01.1982

Term : 999 years from 22.1.1982

	Lessee's Title : SGL336779
21	Registration Date : 23.02.1982 Plan Reference : 29 (part of) 31 (part of) 4 Property Description : 21 Ridgway (second floor flat) and parking space Date of Lease : 22.01.1982 Term : 999 years from 22.1.1982 Lessee's Title : SGL336780
22	Registration Date : 23.02.1982 Plan Reference : 20 (part of) 21 (part of) 41 Property Description : 23 Ridgway (second floor flat) and parking space 23 Date of Lease : 22.01.1982 Term : 999 years from 22.1.1982 Lessee's Title : SGL336781
23	Registration Date : 23.02.1982 Plan Reference : 21 (part of) 19 (part of) 42 Property Description : 24 Ridgway (fourth floor flat) Parking Space 24 Date of Lease : 22.01.1982 Term : 999 years from 22.1.1982 Lessee's Title : SGL336782
24	Registration Date : 23.02.1982 Plan Reference : 4 (part of) 6 (part of) 43 Property Description : 14 Ridgway (fourth floor flat) and Parking Space 14 Date of Lease : 22.01.1982

Term : 999 years from 22.1.1982

Lessee's Title : SGL336783

25 Registration Date : 26.02.1982
Plan Reference : 8 (part of) 9 (part of) 44

Property Description : 15 Ridgway (fourth floor flat) and Parking Space
15
Date of Lease : 22.01.1982
Term : 999 years from 22.1.1982

Lessee's Title : SGL337055

26 Registration Date : 08.03.1982
Plan Reference : 23 (part of) 45
Property Description : 17 Ridgway (third floor flat) and Parking Space
17
Date of Lease : 22.01.1982
Term : 999 years from 22.1.1982

Lessee's Title : SGL337687

27 Registration Date : 18.03.1982
Plan Reference : 15 (part of) 13 (part of) 46

Property Description : 19 Ridgway (fourth floor flat) Parking Space 19
Date of Lease : 22.01.1982
Term : 999 years from 22.1.1982

Lessee's Title : SGL338523

28 The following are details of the covenants contained in the Conveyance dated 3 December 1951 referred to in the Charges Register:-

"The Purchasers to the intent that the covenants

hereinafter contained shall bind the said land into whosoever hands the same may come and for the benefit and protection of the adjoining and neighbouring lands of the Vendor or any part or parts thereof hereby for themselves and their successors in title covenant with the Vendor and also by way of separate covenant with the Commissioners as follows:-

(1) No building shall be erected upon the said land or any part thereof except private dwellinghouses or residential flats the plans of which shall first have been approved by the Vendor or his Surveyors and by the Commissioners

(2) No building erected upon the said land or any part thereof shall at any time hereafter be used for any purpose except as a private dwellinghouse or as residential flats or for such other purposes (if any) as the Vendor and the Commissioners shall approve in writing Provided always that user as a Private Guest House shall not be deemed a breach of the foregoing provisions

(3) Nothing shall at any time hereafter be done permitted or suffered upon the said land or any part thereof which may be or become a nuisance annoyance or source of damage to the Vendor or his lessees or tenants or to the owners or occupiers of other property in the vicinity or whereby the value of any adjoining or nearby property belonging to the vendor may be depreciated.

(4) The Purchasers shall at all times hereafter maintain good and sufficient boundary walls or fences on the sides of the land conveyed where the existing walls or fences belong with the property and shall also pay and contribute a fair and proper proportion of the cost of maintaining or renewing all boundary walls or fences which are party structures or should be maintained jointly and the

like in respect of any joint paths or ways drains watercourses and services (if any) used jointly by the said property and any such adjoining property.

(3) In this Deed the expressions "the Vendor" and "the Purchasers" shall include their respective successors in title and assigns"

29

The following are details of the covenants contained in the Transfer dated 9 May 1963 referred to in the Charges Register:-

"The Transferees hereby covenant with the Transferors that the Transferees and those deriving title under them will at all times hereafter observe and perform the stipulations and restrictions following but not so as to render the Transferees liable for damages or for any breach of this covenant after they have parted with all interest in the land in respect of which a breach shall occur:-

1. There shall be erected within six months of the date hereof and forever after maintain along the boundaries of the property shown on the plan between the points marked A-B and B-C a substantial fence of chestnut construction supported by concrete posts not less than six feet high.

2. No building of any description other than a boundary wall should be erected on or over any part of the said land within thirty feet from the centre of Onslow Road Richmond aforesaid.

3. No buildings whatsoever shall be erected on the said property which shall not be in accordance with elevations which shall have been approved in writing by the Transferors or their Surveyors (whose reasonable fees for such approval shall be paid by the Transferees) and whose approval (having regard to the reasonable enjoyment of the

amenities of the neighbouring and adjoining property retained by the Transferors) shall not be unreasonably withheld or delayed.

4. No shops or offices shall be erected upon the said property or any part thereof and no act or thing shall be done or suffered thereon which shall be a nuisance or annoyance to the owners or occupiers of adjacent land.

5. Nothing shall be done on the part of the said land shown on the said plan and thereon hatched red which shall cause any obstruction to the light passing through any of the windows in any building now standing on the lands South of the point marked C on the said plan.

The Transferees hereby further covenant with the Transferors to observe and perform the restrictive covenants affecting the part of the land hereby transferred shown on the said plan and thereon hatched red imposed by the said Indenture of Conveyance dated 22 December 1886 particulars whereof are set out in the first schedule hereto".

NOTE: No boundary of the land in this title falls between the points marked A-B and B-C referred to in clause 1 above. No part of the land in this title falls within the land hatched red on the Conveyance plan referred to in clause 5 above.