

The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

Applications are pending in HM Land Registry, which have not been completed against this title.



Official copy of register of title

Title number HD4801

Edition date 08.04.2024

- This official copy shows the entries on the register of title on 23 JUN 2025 at 11:00:41.
- 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 30 Jul 2026.
- 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, Leicester Office.

A: Property Register

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

HERTFORDSHIRE : THREE RIVERS

- 1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Carpenders Park Dairy, Oxhey Lane, Watford (WD1 4RJ).
- 2 The mines and minerals are included.
- 3 The wall between the points marked A - B on the filed plan is not included in this title.
- 4 (11.06.1993) The land edged and numbered in green on the title plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.
- 5 (15.11.2010) A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.
- 6 (15.08.2014) The edged and numbered 2,3,4,5 and 6 in blue on the title plan is no longer of any significance and should be ignored since the entry in the register which gave rise to this reference has been cancelled.
- 7 (27.01.2017) The land has the benefit of any legal easements reserved by the Transfer dated 12 January 2017 referred to in the Charges Register but is subject to any rights that are granted by the said deed and affect the registered land.

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 (02.11.2017) PROPRIETOR: DR AJIT KAUR GILL of Lynton House, 7-12 Tavistock Square, London WC1H 9LT.
- 2 (02.11.2017) The price stated to have been paid on 4 October 2017 was £1,000,000.

B: Proprietorship Register continued

- 3 (02.11.2017) 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 (19.12.2017) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by Anthony Charles Brazier of Brightwells Farm, Vicarage Road, Watford, Herts WD18 9QA, Susan Andrea Alban of 15 Discovery Walk, London E1W 2JG, Sally Ann Brazier of The Bungalow, Hill Farm, Latimer Road, Chesham HP5 1TH and Sarah Jane Brazier of 4 The Conifers, Gresford, North Wales LL12 8HU, or a certificate signed by a conveyancer that the provisions of clause 5.1 of an Overage Deed dated 4 October 2017 made between (1) S.A. Brazier Limited and (2) Dr Ajit Kaur Gill have been complied with.

C: Charges Register

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

- 1 Such parts of the land tinted blue on the filed plan as are affected thereby (if any) are subject to the yearly rentcharge of 13s.10d. now or formerly payable to the Lord of the Manor of Wiggshall.
- 2 Part of the wall on the East side of the land tinted yellow on the filed plan is subject to the rights of user and support as mentioned in a Deed dated 1 April 1912.
NOTE: Copy filed.
- 3 The land is subject to and has the benefit of the provisions of a Deed dated 2 May 1925 made between The Public Trustee and The Colne Valley Water Company being the grant of easement or right to construct place lay and maintain a line of pipes in and under the land lettered C-D on the filed plan.
NOTE: Copy filed under 11192.
- 4 The land is subject to rights of drainage through the channels and drains thereon or thereunder.
- 5 (27.01.2017) A Transfer of the land edged and numbered HD561113 in green on the title plan dated 12 January 2017 made between (1) S.A. Brazier Limited and (2) Frontier Estates (Watford) Limited contains restrictive covenants by the Transferor.
NOTE: Copy filed under HD561113.
- 6 (08.04.2024) UNILATERAL NOTICE affecting the land shown edged mauve on the title plan in respect of an option to purchase, contained in an agreement dated 28 March 2024 made between (1) Ajit Kaur Gill and (2) Burlington Developments London Ltd.
NOTE: Copy plan filed.
- 7 (08.04.2024) BENEFICIARY: Burlington Developments London Ltd (Co. Regn. No. 09917703) of Foresters Hall, 25-27 Westow Street, London SE19 3RY.

End of register