

LAND REGISTRATION ACTS  
1925 AND 1936.

# LAND CERTIFICATE

TITLE NUMBER SY173167



NOTE

*So that this Certificate may readily  
open bookwise it should not be  
further folded.*

HERITAGE WALKS ARCHIVE DOCUMENT



H.M. LAND  
REGISTRY.



LAND  
REGISTRATION  
ACTS  
1925 & 1936

# LAND CERTIFICATE.

**T**his is to certify that

the land described in the office copy of the register and shown on the official plan within is registered at H.M. Land Registry, London, under the Title Number endorsed hereon

Under Rule 264 of the Land Registration Rules 1925, the said office copy of the Register is for the purposes of section 68 of the Land Registration Act 1925, deemed to be contained in this Certificate.




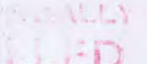



### NOTICE.

1. Under section 68 of the Land Registration Act 1925, this certificate shall be admissible in evidence of the several matters contained herein and under section 64 of the said Act must be produced to the Chief Land Registrar on every entry in the register of a disposition by the registered proprietor of the land and on every transmission thereof.
2. No endorsement, note, notice or entry made in this certificate other than those officially made at H.M. Land Registry shall have any operation.
3. All persons are cautioned against altering, adding to or otherwise tampering with this certificate or any document annexed thereto.

## NOTICE.

The last entered date below is the last date on which this land certificate was made to correspond with the register to which it relates. Vendors should supply this date to purchasers when furnishing them with a copy of the subsisting entries on the register pursuant to Section 110 of the Land Registration Act 1925, as it must be quoted to the Registry by them when applying for official searches in Form 94.

Dates when this land certificate was made to correspond with the register.	Dates when this land certificate was made to correspond with the register.	Dates when this land certificate was made to correspond with the register.	Dates when this land certificate was made to correspond with the register.
			
			
			

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## SEARCHES AND INSPECTION OF THE LAND.

This land certificate is the best possible evidence as to the entries in the register up to the date last above mentioned.

Personal inspection of register unnecessary.

1. It may be sent at any time to H.M. Land Registry, to be officially examined and (where necessary) made to correspond with the register without fee. A registered proprietor proposing to deal with the land is, therefore, in a position to afford conclusive evidence as to the entries in the register up to date.

2. To enable intending purchasers authorised by the registered proprietor to inspect the register to ascertain, without attendance at H.M. Land Registry, whether any adverse entry has been made in the register subsequent to the date when this land certificate was officially made to correspond with the register, a certificate of official search will be issued without fee on application therefor by post in form 94 to the Land Registration Rules 1930, (obtainable through H.M. Stationery Office) stating whether or not such an entry has been made in the register.

3. Under rule 1 of the Land Registration Rules 1930, as amended by rule 1 of the Land Registration Rules 1936, where a purchaser has applied for and obtained an official certificate of the result of search in Form 94, any entry which is made in the register after the date of the certificate and before an application is made for registration by the purchaser of the instrument effecting the purchase (and is not made pursuant to a priority notice or mortgage caution entered on the register before the certificate is issued) shall be postponed to the application by the purchaser, provided such application

- (a) is in order under the Act and Rules;
- (b) is delivered at the Registry before the office is opened or deemed to be opened on the fifteenth day after the date of such certificate;
- (c) is accompanied by such certificate which shall be retained in the Registry; and
- (d) affects the same land or charge as the postponed entry.

Land should be inspected.

4. Intending purchasers should inspect the land for the purpose of ascertaining its precise boundaries and whether there are any rights of way, light, drainage or other overriding interests to which it is subject. Enquiries should also be addressed to any persons in occupation of the land as to their rights to such occupation and as to whom rent (if any) is paid.

H. M. LAND REGISTRY GENERAL MAP

SURREY SHEET XVI 11 SECTION H

Edition 1  
opened  
4:2:1957

H.M. LAND REGISTRY

TITLE NUMBER SX173187  
This register consists of 2 pages.

A. PROPERTY REGISTER

containing the description of the registered land and the estate comprised in the Title

COUNTY OR COUNTY BOROUGH

PARISH OR PLACE

SURREY

WOKING

The Freehold land shown and edged with red on the plan of the above Title filed at the Registry

registered on 4 February 1957 known as 1,2,4 and 6 Dorking Villas, Englefield Road, Knaphill, together with a right of drainage through the drains under the adjoining properties known as 3 and 5 Dorking Villas and a right of entry to inspect the same.

The land edged and numbered in green on the filed plan has been removed from this title and registered under the title number or numbers shown in green on the said plan. (3.4.1963-13542/63)

B. PROPRIETORSHIP REGISTER

stating nature of the Title, name, address and description of the proprietor of the land and any entries affecting the right of disposing thereof

TITLE ABSOLUTE

ENTRY NUMBER	PROPRIETOR, etc.	APPLICATION NUMBER AND REMARKS
1.	KENNETH JACK CHILDS of Sundial, Wych Hill Way, Woking, Surrey, Builder, registered on 4 February 1957.	Price paid £15.15.
2.	Proprietor's address: -Wheelgate, Wych Hill Way, Woking, Surrey.	3.4.1963

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WKS. SX173187/2 (20/11/57)

Register Model B.

Any entries struck through in red are no longer subsisting.

### C. CHARGES REGISTER

containing charges, Incumbrances, etc., adversely affecting the land and registered dealings therewith.

TITLE NUMBER SY 173167

ENTRY NUMBER	The date at the beginning of each entry is the date on which the entry was made on this edition of the register	APPLICATION NUMBER AND REMARKS
1.	4 February 1957-The land is subject to rights of drainage through the drains and sewers thereunder and to rights of entry to inspect the same.	
2.	4 February 1957-A Conveyance dated 13 November 1894 and made between (1) William Ward Draper (2) James King contains restrictive covenants. NOTE:- The copy plan to the above Conveyance supplied on first registration shows a building line corresponding with the line of existing buildings but no T marks affecting the land in this title which comprises parts of two plots.	Copy Abstract in Certificate Abstract filed.
3.	16 April 1959-NOTICE of Deposit of Land Certificate with Midland Bank Limited of 8 Chertsey Road, Woking, Surrey, registered on 16 April 1959.	13595/59



HERITAGE ARCHIVE DOCUMENT

Any entries struck through in red are no longer subsiding.

H. M. LAND REGISTRY GENERAL MAP

SURREY SHEET XVI 11 SECTION H

Scale 1/1250 Enlarged from 1/2500

WOKING PARISH



HERITAGE WOKING ARCHIVE DOCUMENT

TITLE No SY 173187

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Fronting the Binglefield Road And also all those two plots of land situate at Herapthall aforesaid on the Northern side of & fronting the Lucas Road & continuing in front next the said road 58 feet or thereabouts in depth on the Western side thereof adjoining the Binglefield Road 86 feet or thereabouts all which several plots of land & the position & extent thereof are indicated by the plan drawn in the margin of the abstracting papers & thereon colored pink & which contains & are numbered plots 5, 6, 7, 10, 11, 12, 13, 14, 15 & 16 & 17 on the said plan & the plan of the Binglefield Estate

To hold the same unto and to the use of the said James King his heirs & assigns in fee simple

As acknowledged by the said W. W. Draper to production & delivery of copies of the documents specified in the first Schedule thereto & undertaking for the safe custody thereof  
Covenant by the said James King his heirs & assigns with the said W. W. Draper his heirs & assigns & also with the owner or owners of any other land to which the benefit of the stipulations set forth in the said Schedule thereto is attached & their or his respective heirs & assigns that he the said James King his heirs & assigns would henceforth observe per se & comply with the said stipulations so far as the same relate to the land hereby conveyed and that nothing shall ever be erected fixed placed or done upon the said land hereby conveyed in breach or violation or contrary to the fair meaning of the said stipulations but this covenant is not to be held personally binding upon the said Jas. King or any other person except in respect of breaches committed or continued during his or her seizure of or title to the land upon or in respect of which such breaches shall have been committed

The First Schedule above referred to.  
12<sup>th</sup> June 1894 conveyance made between The London Necropolis &

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National Museum Company of the one part and James Jay of the other part.

12<sup>th</sup> June 1844 Conveyance made between same parties

14<sup>th</sup> Sept 1844 Mortgage made between said James Jay of the one part and John Smith of the other part.

14<sup>th</sup> Sept 1882 Further Charge (endorsed on lastly mentioned deed) made between same parties.

16<sup>th</sup> May 1890 Reconveyance (endorsed on Mortgage of 14<sup>th</sup> Sept 1844) made between John Smith of the one part and James Jay of the other part.

31 March 1881 Certificate for redemption of land tax

23<sup>rd</sup> Feb. 1894 Conveyance made between James Jay of the one part and William Ward Draper of the other part.

## The 2<sup>nd</sup> Schedule above referred to.

**Building Lines.** The Building Line is to be at the distance from the road boundaries shown on the plan.

**Fences.** Each purchaser shall forthwith make & afterwards maintain a fence on the side of his plot or group of plots marked T within the boundary lines not more than five feet high. If any purchaser shall make default in erecting any such fence as aforesaid within thirty days or repairing any such fence within ten days after notice requiring him so to do, shall have been given to him or left for him at his residence or on his plot or group of plots by the Vendor then the Vendor shall be at liberty forthwith to erect or repair any such fence or to erect and keep in repair a temporary fence; and the purchaser making any such default shall on demand repay to the Vendor all moneys expended by him for the purposes aforesaid & all expenses relating thereto.

**Roads and Sewers.** The Road & footpaths as staked out & shown on the Plan of the Estate will be made & purchasers must be held to have knowledge of their state and condition & every purchaser of a plot & his tenants shall at all times have free use of the same provided always that until the public authorities shall take upon themselves the repair thereof the owner of each lot is to pay to the Vendor his proportion of any repairs or costs of maintenance thereof & the expenses connected therewith such proportion to be adjusted by the Vendor's



NOTES.APPURTENANT RIGHTS AND PRIVILEGES.

Under rule 251 of the Land Registration Rules 1925, the registration of a person as proprietor of land vests in him together with the land, all buildings, erections, fixtures, commons, hedges, ditches, fences, ways, waters, water courses, liberties, privileges, easements, rights and advantages whatsoever, appertaining or reputed to appertain to the land, or any part thereof, or at the time of registration demised, occupied, or enjoyed therewith or reputed or known as part or parcel of or appertenant to the land or any part thereof.

PERSONAL COVENANTS NOT RUNNING WITH THE LAND.

The obligation to perform such covenants (i.e., covenants other than covenants between a lessor and lessee to do something, such as to erect and maintain fences, to repair roads, to pay redemption annuities, etc.) does not pass to a purchaser of the land. They are not a burden on the land and in consequence are not entered in the Charges Register, except in cases where they are intermixed with restrictive covenants and it would on that account be inconvenient to omit them.

In a sale of registered land registered proprietors are well advised to satisfy themselves whether or not any such covenants have been entered into by or with them so that indemnity, or otherwise, may be taken in respect of such covenants as may be desired.

BOUNDARIES OF REGISTERED LAND.

Rule 278 of the Land Registration Rules 1925, provides as follows:—

1. Except in cases in which it is noted in the property register that the boundaries have been fixed the filed plan or general map shall be deemed to indicate the general boundaries only.
2. In such cases the exact line of the boundary will be left undetermined—as, for instance, whether it includes a hedge or wall and ditch, or runs along the centre of a wall or fence, or its inner or outer face, or how far it runs within or beyond it; or whether or not the land registered includes the whole or any portion of an adjoining road or stream.

To ascertain the exact boundaries of land registered with general boundaries, the land should, therefore, be inspected and such enquiries as to, and perambulation of, boundaries made as may be necessary.

OVERRIDING INTERESTS.

The Register kept at H.M. Land Registry under the Land Registration Act, 1925, is guaranteed by the State and takes the place of the title deeds necessary in the case of unregistered land. It does not normally, therefore, show matters which are not usually disclosed in an abstract of title.

In addition to the charges and other matters set out in the Charges Register, registered land may (like unregistered land) be subject to:—

1. Such rights as may be ascertained by
  - (a) inspection of the land
    - e.g., rights of way, light, drainage and other easements;
  - (b) enquiry of the occupier
    - e.g., leases not exceeding 21 years granted at a rent without taking a fine.
2. Liabilities arising under Acts of Parliament
  - (a) affecting land generally
    - e.g., redemption annuities, land tax and other rates and taxes of a general character.
  - (b) affecting land in a particular district
    - e.g., in London, the Metropolis Management Act, the Building Acts, the Public Health Acts, &c.
  - (c) the possibility of compulsory acquisition or requisition whether permanently or for a limited period, by a Government Department or a local authority
    - e.g., under the Town and Country Planning Acts, the Agriculture Act 1947, &c.
3. Local land charges, i.e., charges in favour of a local authority under an Act of Parliament and registered, under the Land Charges Act 1925, in the local registers kept by such local authority.

The list of overriding interests to which registered land may be subject contained in section 70 of the Land Registration Act, 1925, is as follows:—

- (1) All registered land shall, unless under the provisions of this Act the contrary is expressed on the register, be deemed to be subject to such of the following overriding interests as may be for the time being subsisting in reference thereto, and such interests shall not be treated as incumbrances within the meaning of this Act, (that is to say):—
  - (a) Rights of common, drainage rights, customary rights (until extinguished), public rights, profits à prendre, rights of sheepwalk, rights of way, watercourses, rights of water, and other easements not being equitable easements required to be protected by notice on the register;
  - (b) Liability to repair highways by reason of tenure, quit rents, crown rents, heriots, and other rents and charges (until extinguished) having their origin in tenure;
  - (c) Liability to repair the chancel of any church;
  - (d) Liability in respect of embankments, and sea and river walls;
  - (e) Land tax, payments in lieu of tithes, and charges or annuities payable for the redemption of title rentcharges;
  - (f) Subject to the provisions of this Act, rights acquired or in course of being acquired under the Limitation Acts;
  - (g) The rights of every person in actual occupation of the land or in receipt of the rents and profits thereof, save where enquiry is made of such person and the rights are not disclosed;
  - (h) In the case of a possessory, qualified, or good leasehold title, all estates, rights, interests, and powers excepted from the effect of registration;
  - (i) Rights under local land charges unless and until registered or protected on the register in the prescribed manner;
  - (j) Rights of fishing and sporting, seigniorial and manorial rights of all descriptions (until extinguished), and franchises;
  - (k) Leases for any term or interest not exceeding twenty-one years, granted at a rent without taking a fine;
  - (l) In respect of land registered before the commencement of this Act, rights to mines and minerals, and rights of entry, search, and issue, and other rights and reservations incidental to or required for the purpose of giving full effect to the enjoyment of rights to mines and minerals or of property in mines or minerals, being rights which, where the title was first registered before the first day of January, eighteen hundred and ninety-eight, were created before that date, and first registered after the thirty-first day of December, eighteen hundred and ninety-seven, were created before the date of first registration;
  - (m) Where it is proved to the satisfaction of the registrar that any land registered or about to be registered is exempt from land tax, or title rentcharge or payments in lieu of tithes, or from charges or annuities payable for the redemption of title rentcharge, the registrar may notify the fact on the register in the prescribed manner.
- (2) Where at the time of first registration any easement, right, privilege, or benefit created by an instrument and appearing on the title adversely affects the land, the registrar shall enter a note thereof on the register.
- (3) Where the existence of any overriding interest mentioned in this section is proved to the satisfaction of the registrar or admitted, he may (subject to any prescribed exceptions) enter notice of the same or of a claim thereto on the register, but no claim to an easement, right, or privilege not created by an instrument shall be noted against the title to the servient land if the proprietor of such land (after the prescribed notice is given to him) shows sufficient cause to the contrary.

The following overriding interests have been added to the list:—

- (1) Adverse rights, privileges and appurtenances appertaining to other land or reputed to do so, (Land Registration Rules, 1925, rule 258).
- (2) Redemption annuities charged on land out of which extinguished title rentcharge formerly issued (Tithe Act, 1936, section 13(1)).
- (3) All rights and title conferred on the National Coal Board (Coal Act, 1938, section 41; Coal Industry Nationalisation Act, 1946, section 5).
- (4) Tenancies continued by section 2(4) of the Leasehold Property (Temporary Provisions) Act, 1951, as extended by the Landlord and Tenant Act, 1954.