



Title register for:

41 Northaw Road East, Cuffley, Potters Bar, EN6 4LU (Freehold)

Title number: HD38397

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Register summary

Title number	HD38397
Registered owners	KTAN LTD 45 Northaw Road East, Cuffley, Potters Bar, EN6 4LU
Last sold for	£710,000 on 14 March 2023

A: Property Register

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

Entry number	Entry date	
1	1964-07-13	HERTFORDSHIRE : WELWYN HATFIELD The Freehold land shown edged with red on the plan of the above Title filed at the Registry and

being 41 Northaw Road East, Cuffley, Potters Bar (EN6 4LU).

- 2
- The land has the benefit of the following rights granted by a Conveyance of the land in this title dated 21 July 1932 made between (1) Thomas Fawcett (Vendor) and (2) Bernard Morris French (Purchaser):-
- "TOGETHER ALSO with the right of drainage for the Purchaser and the persons deriving title under him of the property hereby agreed to be sold through the pipes laid or to be laid under the adjoining property of the Vendor (as indicated by the black line on the said plan."
- NOTE: The black lines on the plan referred to are shown by a blue broken line on the filed plan.

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	2023-04-14	PROPRIETOR: KTAN LTD (Co. Regn. No. 11161304) of 45 Northaw Road East, Cuffley, Potters Bar, EN6 4LU.
2	2023-04-14	The price stated to have been paid on 14 March 2023 was £710,000.
3	2023-04-14	RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge

dated 14 March 2023 in favour of Keystone Property Finance Limited referred to in the Charges Register.

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 8 December 1931 made between (1) Mildred Cecilia Harriet Montagu, The Right Honourable Arthur Robert Baron Hillingdon and The Right Honourable Edward Montagu Cavendish Commonly called Lord Stanley (Vendors) and (2) Thomas Fawcett (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
2	2023-04-14	REGISTERED CHARGE dated 14 March 2023.
3	2023-04-14	Proprietor: KEYSTONE PROPERTY FINANCE LIMITED (Co. Regn. No. 6262873) of 42 Kings Hill Avenue, Kings Hill, West Malling ME19 4AJ.
4		<p>The following are details of the covenants contained in the Conveyance dated 8 December 1931 referred to in the Charges Register:-</p> <p>COVENANT by Purchaser with the Vendors to observe and perform the conditions and stipulations mentioned in the Second Schedule hereto provided that such covenant should only bind the Purchaser while he was the actual owner of the property hereby conveyed</p>

SECOND SCHEDULE before referred to

1. SUBJECT to any Town Planning Scheme or other regulation of the Local Authority not more than twelve private detached or semi-detached dwellinghouses or bungalows per acre at a prime cost of not less than £500 for labour and materials in the case of each such dwellinghouse or bungalow with or without stabling motor garage and offices in connection therewith shall be erected on the piece of land hereby agreed to be sold and no other buildings shall be erected thereon No such dwellinghouses shall be erected on a plot having a frontage of less than 20 feet. The Purchaser will before the erection of any such dwellinghouse semi-detached dwellinghouses bungalow or other building submit to the Surveyor for the time being of the Vendors and obtain his reasonable approval to the plans and specifications of such dwellinghouse or other building Provided that in the erection of such dwellinghouse no asbestos sheeting or asbestos tiles shall be used for any external work to the dwellinghouses.

2. THE PURCHASER will not use or permit any of the pieces of land hereby agreed to be sold or any building now standing or hereafter to be erected thereon to be used for licensed premises for the sale of intoxicating liquors or for any manufacturing purpose or for any purposes which might be or grow to be noisy noxious or offensive to the Vendors or their other land and tenants owner or occupiers of property in the neighbourhood or for the purpose of any trade or business but will use the said premises as private dwellinghouses only Provided that any such private dwellinghouse may be used for the purpose of a physician Solicitor dentist architect or other like occupation or profession

3. THAT no bills placards or hoardings shall be

erected for advertisement other than those relating to the selling or letting of the land or buildings thereon.

4. THAT no sand or gravel shall at any time be excavated or dug out of any part of the land except for the purpose of making roads or footpaths or laying the foundations of any houses or outbuildings which may be erected on the land or in erecting such buildings or in the gardens or grounds thereof.

5. THAT no brick tiles or pottery works shall be burned or made on any part of the land except that ballast may be burnt for use in making roads or footpaths or in the erection of buildings

6. THAT no caravan or house on wheels other than such as may be necessary during the construction of roads or building operations shall be permitted to remain on any part of the land.