



Title register for:

280 Durants Road, Enfield, EN3 7AZ (Freehold)

AGL107055

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This is not an official copy. It does not take into account if there’s a pending application with HM Land Registry. If you need to prove property ownership, for example, for a court case, you’ll need to order an official copy of the register.

Register summary

Title number	AGL107055
Registered owners	Andrew James Edwin Cordell 280 Durants Road, Enfield EN3 7AZ Sheila Anne Lewis 280 Durants Road, Enfield EN3 7AZ Lorraine Cordell 280 Durants Road, Enfield EN3 7AZ
Value stated	£290,000 on 04 March 2015

A: Property Register

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

Entry number Entry date

1	1965-05-17	ENFIELD
		The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 280 Durants Road, Enfield (EN3 7AZ).
2		The land has the benefit of a right of way over the passageway at the back leading westwards into Durants Road, and eastwards into Alma Road.

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	2015-03-04	PROPRIETOR: ANDREW JAMES EDWIN CORDELL, SHEILA ANNE LEWIS and LORRAINE CORDELL of 280 Durants Road, Enfield EN3 7AZ.
2	2015-03-04	The value stated as at 4 March 2015 was £290,000.
3	2015-03-04	RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.

C: Charges Register

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

Class of Title: Title absolute

Entry number **Entry date**

A Conveyance of the land in this title and other land dated 29 November 1901 made between (1) Sir William Jaffray, Sir John Charles Holder and Walter William Wiggin (2) Nicholl Morgan and (3) The Enfield and District Freehold Land Company (Company) contains the following covenants:-

COVENANTS by said Company to make a fence next Durants Road and on every side of said hereditaments marked "T" on plan.

AND not to carry on or permit to be carried on upon the said hereditaments or any part thereof or any house etc which might be erected thereon any noisy noisome noxious or offensive trade business or manufacture or permit the said premises to be used for any illegal or immoral purpose or do or suffer to be done any act or thing which might be an annoyance or disturbance to said Sir William Jaffray Sir John Charles Holder and Walter William Wiggin or their assigns or the neighbourhood That no buildings should project beyond building line shown on plan unless sanctioned by Local Authority.

NOTE: "T" marks affect the Northern boundary of the land in this title and the building line is set back 15'-0" from Durants Road.

A Conveyance of the land in this title dated 11 February 1924 made between (1) The Enfield and District Freehold Land Company Limited (Vendors) and (2) George Field and Mary Alice Field (Purchasers) contains the following covenants:-

"AND the Purchasers for themselves their heirs executors administrators and assigns hereby jointly and severally covenant with the Vendors its successors and assigns that they the Purchasers will not at any time carry on or permit to be

carried on upon the said hereditaments or any houses messuages or premises which now are or may hereafter be erected thereon or any part thereof any noisy noisome noxious or offensive trade business or manufacture or permit the said premises to be used for any illegal or immoral purpose or do or suffer to be done thereon any act or thing whatsoever which may be or grow to be in any way a nuisance or annoyance or disturbance to the Vendors its successors or assigns or their tenants or to the owners or tenants of the adjoining property or to the neighbourhood."

The part of the passageway at the back included in this title is subject to right of way.