



Title register for:

20 Priory Avenue, London, N8 7RN (Freehold)

Title number: AGL117260

Accessed on 15 March 2023 at 14:50:38

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Register summary

Title number	AGL117260
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Registered owners	Katya Mary Guy
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	20 Priory Avenue, London, N8 7RN
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Last sold for	£1,176,000 on 08 December 2022
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A: Property Register

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

Entry number	Entry date
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1	1967-12-04	HARINGEY
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The Freehold land shown edged with red on the plan of the above Title filed at the Registry and

being 20 Priory Avenue, London (N8 7RN).

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	2022-12-16	PROPRIETOR: KATYA MARY GUY of 20 Priory Avenue, London, N8 7RN.
2	2022-12-16	The price stated to have been paid on 8 December 2022 was £1,176,000.

C: Charges Register

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

Class of Title: Title absolute

Entry number	Entry date	
1		A Conveyance dated 15 December 1898 made between (1) Mary Wilhelmina Warner, Sir Joseph Henry Warner, The Reverend Arthur George Warner (3) Edmond Warner (4) Arthur George Gill and Edmund Herbert Gill contains stipulations details of which are set out in the schedule of restrictive covenants hereto. NOTE: No copy of the covenant to observe the said stipulations was supplied on first registration.
2		The land is subject to rights of drainage.
3		The following are details of the stipulations contained in the Conveyance dated 15 December

1898 referred to in the Charges Register:-

1. The Purchasers shall forthwith at their own expense in a workmanlike manner and under the supervision and to the satisfaction of the Vendors Surveyor and of the Local Authority make construct and finish and for ever after unless and until the same be taken over by the Local Authority maintain the roads or portions of roads the intended sites of which are shewn on the said plan of the first skin of these presents and thereon coloured brown with curbed footpaths on each side of such roads or portions of roads and proper sewers drains and watercourses in or under the whole extent thereof such sewers drains and watercourses to be constructed in such position and at such levels with such falls and the whole of such roads or portions of roads footpaths sewers drains and watercourses as aforesaid to be constructed of such dimensions and with such materials as shall be approved of by and to be finished in all respects to the satisfaction of the Vendors Surveyor and the Local Authority by the 24th day of June 1899 the Purchasers shall also by the same date in a proper and workmanlike manner and to the approval and satisfaction aforesaid connect the portion of the said land hereby conveyed and which is coloured brown on the said plan and is so to be constructed by the Purchasers as aforesaid of the cross road intended to be called Clovelly Road and the portions of the sewers drains and watercourses thereunder respectively with the position of such road to the east of the said land which portion is also shewn upon the said plan and the portions of the sewers drains and watercourses thereunder respectively so as to make such portions of the same roads sewers drains and watercourses continuous and in all respects fit for use as one continuous road with sewers drains and watercourses thereunder. The Purchaser shall pay the Vendors Solicitors fees (as well as those of the Local Authority) for such

supervision and approval as aforesaid.

2. No houses shall be erected on the said piece of land hereby conveyed except substantially built dwellinghouse with all usual and proper outbuildings and offices and boundary fences walls and drains to be erected in a workmanlike manner with good sound new materials according to the building line shewn on the said plan and in positions or situations in accordance with Specifications plans and elevational drawings previously submitted to and approved of by the Vendors Surveyor and so far as is requisite by the Local Authority The Purchasers shall in addition to paying all fees of the Local Authority for its approval pay the Vendors Surveyors fees for his approval of Specifications plans and elevational drawings which fees are hereby agreed at One guinea per house which shall include the Vendors Surveyors fees for a Certificate of completion if such Certificate is required.

3. Not more than four houses with usual and proper outbuildings and no house of a less value than Five hundred pounds or with a frontage of less than twenty feet shall be erected on the frontage of the said Land to the Priory Road and not more than twenty four houses with usual and proper outbuildings and no house of less value than Three hundred and seventy five pounds or with a frontage of less than Seventeen feet to the Road from which the same shall be entered shall be erected on the remainder of the said Land all Values as aforesaid to be taken at the first net cost of materials and labour of construction alone to be estimated by the Vendor's Surveyor.

4. No trade business or manufacture shall be carried on upon the said pieces of land and no house or other building to be erected thereon shall be used for any purpose other than as a private

dwellinghouse with outbuildings and Offices.

5. Nothing shall be done upon the said pieces of land or any part thereof which shall or may grow or be in any way a nuisance damage or annoyance to the Vendors their heirs or assigns or their Lessees or tenants or which may tend to depreciate or lessen the value of the aforesaid adjoining Estate of the Vendors.

6. No bricks or tiles shall at any time be made nor any Clay or lime burnt upon the said pieces of land hereby conveyed nor any operative machinery fixed thereon and no stone gravel sand clay or soil shall be quarried excavated or dug thereon or thereout except for the purpose of laying the foundations of houses or outbuildings or in the laying out of or for the use in the Gardens or Grounds.

7. The Purchasers shall not permit the road to be made by them as aforesaid intended to be called Priory Avenue and so shewn on the said plan to be continued into the land adjoining the land hereby sold on the north or the communication between any of the roads or portions of roads so to be made as aforesaid and such adjoining land to be made or established or grant any right of way to the owners of such adjoining land over any part of the said piece of land hereby sold.

NOTE: No copy of the Conveyance plan was produced on first registration.