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



Official copy of register of title

Title number LN241416

Edition date 09.08.2023

- This official copy shows the entries on the register of title on 14 FEB 2024 at 11:40:14.
- 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 06 Mar 2024.
- 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, Croydon Office.

A: Property Register

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

CITY OF WESTMINSTER

- 1 (20.05.1964) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 40 and, 41 Pall Mall, London (SW1Y 5JQ).
- 2 All that piece of land along the North East Side of 40 Pall Mall and containing nine inches in width and fifty nine feet seven inches in length or thereabouts on which the Eastern half of the old party wall between what was formerly "The Army and Navy Clubhouse" and 40 Pall Mall formerly stood together with so much of the building 40 Pall Mall as stand thereon is excluded from this registration.
- 3 In a Lease dated 14 February 1851 to Thomas Trevor Tatham of the land referred to above for the residue (less 3 days) of a term of 500 years granted by a Lease dated 1 October 1725 of the adjoining land to the north east the rights of which the following are particulars was expressed to be granted:-

It should be lawful for the said Thomas Trevor Tatham his heirs and assigns and the tenants and occupiers for the time being of the said messuage and premises number 40 Pall Mall at all times during the residue of the said term of 500 years to use the part of the new wall of the said Club House adjoining those premises which is marked on the said plan with the letter B.B.B. as a side wall in such manner as the Architects or trustees of the said Club for the time being should approve

PROVISO that no Chimneys flues timbers iron supporters pipes or other materials of that nature should be fixed into or connected with the said new wall and none of the Chimnies or flues or pipes connected therewith for the use of the said messuage and premises should be made and fixed on the east side of the said messuage adjoining the Club house except to cut chases and indents four and a half inches deep for ends of walls stone steps and iron joists to be filled up solid in all cases with brick stone or iron work in cement.

COVENANT by the said Thomas Trevor Tatham with said Sir James Watson Thomas John Forbes and Thomas Porter their executors administrators and assigns that he the said Thomas Trevor Tatham his heirs and assigns and his and their tenants occupiers of the said messuage and premises Number 40 Pall Mall during the residue of the said term of 500 years

A: Property Register continued

will use the new wall of the said Club house which is marked in the plan with the letters B.B.B. as a side wall in such manner as the Architects or Trustees of the said Club for the time being should approve

COVENANT by the said Thomas Trevor Tatham his heirs and assigns that he and his and their tenants will not make or fix into or cause to be made and fixed into or connected with the said Wall or any part thereof any Chimnies flues timbers iron supporters pipes or other materials of that nature except as aforesaid

NOTE: The new wall marked B.B.B. is the wall adjoining on the north east side of the strip of land 9" wide referred to above.

- 4 (29.12.2010) A Licence Agreement dated 3 December 2010 made between (1) The Trustees of the Army and Navy Club and (2) Capite Holdings Limited relates to the fixing of equipment to a flank wall as therein mentioned.

NOTE: Copy filed.

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 (11.10.2013) PROPRIETOR: PALL INVESTMENTS LTD (Co. Regn. No. 08585858) of Unit 2, Jaycee House, 214 Purley Way, Croydon CR0 4XG.
- 2 (11.10.2013) The price stated to have been paid on 12 September 2013 for the land in this title and in LN244264 was £11,500,000.
- 3 (11.10.2013) The Transfer to the proprietor contains a covenant of indemnity in respect of the covenants shown in schedule 1 and 2 of the transfer as therein mentioned.
NOTE :-Copy filed.
- 4 (26.02.2018) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 8 February 2018 in favour of Deutsche Bank (Suisse) S.a. referred to in the Charges Register or their conveyancer.
- 5 (28.06.2023) The proprietor's address for service has been changed.

C: Charges Register

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

- 1 The parts of 40 Pall Mall affected thereby are subject to the provisions of a Deed dated 14 February 1851 and made between (1) Thomas Trevor Tatham and (2) Sir James Watson, Thomas John Forbes and Thomas Porter and relating to two cornices and an enclosed verandah or balcony projecting from the adjoining property to the north east.

NOTE 1: Neither the original nor an examined abstract or certified copy thereof was produced on first registration but the Lease dated 14 February 1851 referred to in the Property Register contains a recital

NOTE 2: Copy filed under LN244264.

- 2 A Party Structures Award dated 21 February 1978 and an Addendum thereto dated 13 June 1979 relate to the party wall between 40 Pall Mall and The Army and Navy Club and the Execution of certain works affecting the same.

C: Charges Register continued

NOTE: Copies filed.

- 3 (26.02.2018) REGISTERED CHARGE contained in a Debenture dated 8 February 2018 affecting also title LN244264.
- 4 (26.02.2018) Proprietor: DEUTSCHE BANK (SUISSE) S.A. (incorporated in Switzerland) of Place Des Bergues 3, 1201 Geneva, Switzerland.
- 5 (26.02.2018) The proprietor of the Charge dated 8 February 2018 referred to above is under an obligation to make further advances. These advances will have priority to the extent afforded by section 49(3) Land Registration Act 2002.
- 6 (17.03.2022) The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto. The leases grant and reserve easements as therein mentioned.
- 7 (31.03.2023) UNILATERAL NOTICE in respect of a lease dated 22 February 2023 made between (1) Pall Mall Investments Limited and (2) Terra Instinct Limited for a term of 5 years commencing on 22 February 2023 and expiring on 21 February 2028.

NOTE: Copy filed.

- 8 (31.03.2023) BENEFICIARY: Terra Instinct Limited (Co. Regn. No 14123218) of 85 Great Portland Street, First Floor, London, W1W 7LT.

Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	17.03.2022	East Suite, First floor premises, 40-41 Pall Mall	09.03.2022 From and including 4 March 2022 and expiring on and including 3 March 2026	

NOTE: The lease comprises also other land.

End of register