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# Official copy of register of title

Title number EGL145646

Edition date 23.01.2006

This official copy shows the entries on the register of title on 21 JUN 2019 at 14:43:40.

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 21 Jun 2019.

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, Birkenhead Office.

## A: Property Register

This register describes the land and estate comprised in the title. Except as mentioned below, the title includes any legal easements granted by the registered lease but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

### HAVERING

- 1 (31.08.1984) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being 4 White Hart Lane, Collier Row, Romford.

NOTE: As to the part tinted blue on the filed plan only the ground floor flat is included in the title.

- 2 Short particulars of the lease(s) (or under-lease(s)) under which the land is held:  
 Date : 2 July 1984  
 Term : 125 years from 2 July 1984  
 Rent : £10 and service rent  
 Parties : (1) The Mayor and Burgesses of the London Borough of Havering  
 (2) Lilian Rhoda Morrow

- 3 Lessor's title registered under EX33337.

- 4 Unless otherwise mentioned the title includes any legal easements granted by the registered lease(s) but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

## 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 (31.08.1984) PROPRIETOR: LILIAN RHODA MORROW of 4 White Hart Lane, Collier Row, Romford.

## C: Charges Register

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

- 1 A Conveyance of the freehold estate in the land numbered 1 and 4 on the filed plan and other land dated 26 October 1893 made between (1) George Cole (Vendor) and (2) Thomas John Gilson (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 A Conveyance of the land numbered 3 on the filed plan and other land dated 29 October 1895 made between (1) George Cole (Vendor) and (2) Benjamin Thomas Low (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 3 A Conveyance of the land numbered 2 on the filed plan and other land dated 23 May 1894 made between (1) George Cole (Vendor) and (2) Benjamin Thomas Low (Purchaser) contains covenants identical with those contained in the Conveyance dated 29 October 1895 referred to above.

### Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 26 October 1893 referred to in the Charges Register:-

That each house erected shall be built facing Beech Road and no house shall be built thereon of a width less than 16 feet or a height less than 19 feet from the level of footpath to eaves of roof and every house should be set back 10 feet from road

NOT to erect or build or suffer to be erected or built upon said plots or any part thereof any hotel or tavern or any place for sale of spirits wine beer or other excisable liquors and shall not nor will sell or suffer to be sold upon any part of said plots or any building thereon any spirits wine beer or other excisable liquors

NOT to erect or suffer to be erected or built any shop nor carry on nor permit to be carried on or committed on any part of said plots any noxious trade business or manufacture

NOT to build any house or building of less value (exclusive of value of land) than £150 value to be deemed to be the net first cost in materials and labour of construction only estimated at lowest current prices

NOT to erect more than one house on any of the said plots and that each house should be of brick or stone and covered with slates or tiles and no Court Alley Terrace or Square of back houses shall be built on any part of said plots and not to burn or make any bricks or tiles on plots nor get dig or remove any clay sand loam gravel brick or other earth except such as shall be necessary to excavate for the purposes of foundation of any building nor should any right of way be permitted or granted across any of said plots

NOT to permit or suffer any hut tent caravan house on wheels or other chattel adapted or intended for use as a dwelling or sleeping apartment or any booth swing or roundabout to be erected made or used or to be allowed to remain upon the said plots or any part thereof respectively

THAT the Vendor might remove and dispose of any such erections or other things and for that purpose might break fences and forcibly enter each of the said plots and should not be responsible for the safe keeping of anything so removed or any damage thereto or to any fence

NOT to obstruct the passage of other owners or the public by deposit of any materials on any of the roads or footpaths or remove or disturb the soil or surface in any way except for the purpose of repairing the same or laying gas water or other pipes from the premises sold to the mains and would make good and repair all damage to any roads or footpaths which might be caused as aforesaid by the Purchaser or by his carting building and other materials over the same or any part thereof to satisfaction of Vendor.

- 2 The following are details of the covenants contained in the Conveyance

## Schedule of restrictive covenants continued

dated 29 October 1895 referred to in the Charges Register:-

THAT each house erected or to be erected on said plots should be built facing Mawneys Road and to build no house thereon of a width less than 16 feet or a height less than 19 feet from the level of the footpath to the eaves of the roof and to set back every house 20 feet from Mawneys Road.

NOT to erect or build or suffer to be built upon said plots or any part thereof respectively any hotel or tavern or place for the sale of spirits wine or beer or other excisable liquors and not to suffer to be sold upon any part of said plots or in any building thereon any spirits wine beer or other excisable liquors

NOT to erect or build or suffer to be erected or built upon any of the said plots or any part thereof any shop nor to carry on or permit to be carried on or committed on any part of the said plots or on any house or building thereon any noxious trade business or manufacture

NOT to erect or build or suffer to be erected or built on said plots or any part thereof any house or building of less value when completed exclusive of the value of the land than £200 the value to be deemed to be the net first cost in materials and labour of construction only estimated at the lowest current prices not to build more than one house on each of said plots

THAT each house to be erected on said plots should be built of brick or stone and covered with slates or tiles and that no court alley terrace or square of back houses should be built on any part of said plots or any of them and should not nor would burn or make any bricks or tiles on said plots or any part thereof nor get dig or remove out of said plots or any part thereof respectively any clay sand loam gravel brick or other earth except such as it should be necessary to excavate for the purposes of the foundation of any building to be erected thereon nor should any right of way be permitted or granted across any of said plots or any part thereof

NOT to permit or suffer any hut tent caravan house on wheels or other chattels adapted or intended for use as a dwelling or sleeping apartment nor any booth swing or roundabout to be erected made or used or be allowed to remain upon said plots or any part thereof and that Vendor might remove or dispose of any such erections or other things and for that purpose might break fences and forcibly enter each of said plots and should not be responsible for safe keeping of anything so removed or any damage thereto or to any fence

THAT he the Purchaser should not nor would obstruct the passage of other owners or the public by the deposit of any materials on any of the roads or footpaths nor remove or disturb the soil or surface in any way except for the purpose of repairing the same or laying gas water or other pipes from the premises sold to the mains and would make good and repair all damage to any roads footpaths which might be caused as aforesaid by him or by his carting building and other materials over the same or any part thereof to satisfaction of Vendor

AND until local authority should take upon themselves the repair of the roads and footpaths and any sewers or drains thereunder he the Purchaser would pay to Vendor his proportion of expense of maintaining and repairing said roads footpaths sewers and drains such proportion to be fixed by Vendor's Surveyor whose decision should be final

PROVISO that Vendor should have full right to sell convey or deal with any other portion of estate free from the aforesaid restrictions and restrictive covenants or any of them.

End of register