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Official copy of register of title

Title number EGL507028

Edition date 19.11.2015

- This official copy shows the entries on the register of title on 23 JUL 2019 at 17:41:10.
- 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 23 Jul 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 (19.07.2006) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being 75 Farnham Road, Romford (RM3 8ED).

NOTE: Only the first floor flat is included in the title.

- 2 (19.07.2006) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
 Date : 27 February 2006
 Term : 125 years from 12.02.1990
 Parties : (1) The Mayor and Burgesses of the London Borough of Havering
 (2) Tristan George Houlston

- 3 (19.07.2006) The registered lease is made pursuant to Part V of the Housing Act 1985 and the title includes the legal easements granted by the registered lease but is subject to any rights that are granted or reserved by the said lease and affect the registered land.

In addition the land has the benefit of but is subject to the easements and rights specified in paragraph 2 of Schedule 6 to the said Act.

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 (19.07.2006) PROPRIETOR: TRISTAN GEORGE HOULSTON of 31 Waldgroves, Dunmow CM6 1DZ.
- 2 (19.07.2006) The price, other than rents, stated to have been paid on

B: Proprietorship Register continued

the grant of the lease was £36,400.

- 3 (19.07.2006) RESTRICTION: No transfer or lease of the registered estate dated before 27 February 2016 by the proprietor of the registered estate or by the proprietor of any registered charge is to be completed by registration unless accompanied by
 - (a) a certificate given by The Mayor and Burgesses of the London Borough of Havering that the transfer or lease complies with the requirements of section 156A of the Housing Act 1985 or that the transfer or lease is an exempted disposal or is not a relevant disposal, or
 - (b) a certificate given by a person who confirms that he is the person in whom the reversionary interest is now vested (if that person is not the original disposing authority), and that the transfer or lease complies with the requirements of section 156A of the Housing Act 1985 or is either an exempted disposal or is not a relevant disposal.
- 4 (19.11.2015) 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 30 October 2015 in favour of The Mortgage Works (UK) PLC referred to in the Charges Register.
- 5 (19.11.2015) 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 (19.07.2006) Charge subsisting until 27 February 2011 having the priority specified in section 156 of the Housing Act 1985 to secure the liability under the covenant to repay discount contained in the lease dated 27 February 2006 under which the land is held.
- 2 (19.11.2015) REGISTERED CHARGE dated 30 October 2015.
- 3 (19.11.2015) Proprietor: THE MORTGAGE WORKS (UK) PLC (Co. Regn. No. 2222856) of Nationwide House, Pipers Way, Swindon SN38 1NW.

End of register