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Official copy of register of title

Title number EGL88943

Edition date 04.02.2016

- This official copy shows the entries on the register of title on 05 MAR 2020 at 12:50:58.
- 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 05 Mar 2020.
- 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.

HAVERING

- 1 (28.11.1979) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 63 Heaton Avenue, Romford (RM3 7HL).
- 2 The land has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 1 October 1979 referred to in the Charges Register.
- 3 The Transfer dated 1 October 1979 referred to above contains a provision as to light or air.

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 (04.02.2016) PROPRIETOR: MARY KATHLEEN FENTON of 63 Heaton Avenue, Romford RM3 7HL and CAROLE ANN DEWING of 8 Sedgfield Crescent, Romford RM3 9RS and JILL ELLEN SINCLAIR of 28 Avenue Road, Harold Wood, Romford RM3 0SU Trustees of the Mary Kathleen Fenton Family Trust.
- 2 A Transfer to a former proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.
- 3 (04.02.2016) The value as at 4 February 2016 was stated to be between £200,000 and £300,000.
- 4 (04.02.2016) 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.
- 5 (04.02.2016) RESTRICTION: No disposition by the proprietors of the registered estate is to be registered unless one or more of them makes a statutory declaration or statement of truth, or their conveyancer

B: Proprietorship Register continued

gives a certificate, that the disposition is in accordance with The Mary Kathleen Fenton Family Trust dated 15 January 2016 and made between (1) Mary Kathleen Fenton (2) Mary Kathleen Fenton, Carole Ann Dewing and Jill Ellen Sinclair or some variation thereof referred to in the declaration, statement or certificate.

C: Charges Register

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

- 1 A Conveyance dated 11 July 1931 made between (1) The Enfield Waltham and Cheshunt Land Property and Investment Co. Limited (2) Edith Mary Dunn and Dudley Moore Paul (3) Dudley Moore Paul and (4) Mann Crossman and Paulin Limited contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 A Transfer of the land in this title dated 1 October 1979 made between (1) Mayor and Burgesses of The London Borough of Havering and (2) Christopher Paul Dempsey and Barbara Cecillia Dempsey contains restrictive covenants.

NOTE: Original filed.

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 11 July 1931 referred to in the Charges Register:-
 1. The Purchasers and their successors in title will not erect or suffer to be erected upon the land hereby conveyed or any part thereof any hotel public house tavern beerhouse off licensed shop registered club or other premises for the sale of beers wines spirits or other intoxicating liquors
 2. The Purchasers and their successors in title will not carry on or suffer to be carried on on the land hereby conveyed or any part thereof or in any building or buildings erected or to be erected thereon the trade or business of an hotel proprietor innkeeper or licensed victualler and will not permit or suffer the sale of any beers wines spirits or other intoxicating liquors on the land hereby conveyed or any part thereof in any manner or circumstances whatsoever.

End of register