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Official copy of register of title

Title number EGL51842

Edition date 08.05.2018

- This official copy shows the entries on the register of title on 26 FEB 2020 at 16:21:48.
- 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 26 Feb 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 (06.09.1976) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being 8 Blewetts Cottages, New Road, Rainham (RM13 8SL).
- 2 The land has the benefit of the following rights granted by but subject to the following reservation contained in a Conveyance of the land in this title dated 29 June 1976 made between (1) The Bradford Property Trust Limited (Company) and (2) Patrick Francis Michael Sheehan and Kathleen Theresa Coates:-

"TOGETHER with rights of way (on foot only) for the Purchasers (in common with the Company and all other persons entitled or to become entitled to a similar right) over and along the passage or way intersecting the property hereby conveyed SUBJECT to the Purchasers paying or contributing a proportionate part or share of the cost of maintaining repairing and renewing the same RESERVING NEVERTHELESS unto the Company (in common with the Purchasers and all other persons) a similar right of way over and along the said passage or way coloured brown on the said plan."

NOTE: The land coloured brown on the said plan is the part of the cross-passageway included in the title.
- 3 The Conveyance dated 29 June 1976 referred to above contains the following provision:-

"IT IS HEREBY AGREED AND DECLARED that all spouts fallpipes drains conductors gutters gullies chimney stacks gas and water pipes electric and other cables which have hitherto been used and enjoyed by the property hereby conveyed in common with the adjoining or neighbouring properties shall continue to be so used and enjoyed and maintained and repaired in the same manner as heretofore notwithstanding the severance of the ownership thereof and that the walls and fences separating the property hereby conveyed from the adjoining property are mesne or party walls and fences within the meaning and for the purposes of Section 38(1) of the Law of Property Act 1925 and shall at all times hereafter be used enjoyed and maintained and repaired accordingly."

Title number EGL51842

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 (18.02.2010) PROPRIETOR: STUART ANTHONY NEILL of 8 Blewetts Cottages, New Road, Rainham, Essex RM13 8SL.
- 2 (18.02.2010) The price stated to have been paid on 22 January 2010 was £190,000.
- 3 (18.02.2010) 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 22 January 2010 in favour of The Royal Bank of Scotland PLC referred to in the Charges Register.

C: Charges Register

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

- 1 The land is subject to rights of drainage.
- 2 (18.02.2010) REGISTERED CHARGE dated 22 January 2010.
- 3 (08.05.2018) Proprietor: THE ROYAL BANK OF SCOTLAND PLC (Scot. Co. Regn. No. SC083026) of Mortgage Centre, P.O. Box 123, Greenock PA15 1EF.

End of register