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Official copy of register of title

Title number BGL106404

Edition date 16.07.2014

- This official copy shows the entries on the register of title on 09 MAR 2020 at 13:58:53.
- 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 09 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. 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 (16.07.2014) The Leasehold land shown edged with red on the plan of the above title filed at the Registry and being 71 Turpin Avenue, Romford (RM5 2HY).

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

- 2 (16.07.2014) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
 Date : 23 June 2014
 Term : 125 years from 23 June 2014
 Parties : (1) The Mayor And Burgesses Of The London Borough Of Havering
 (2) Donna Louise Chesterman

- 3 (16.07.2014) The Lease prohibits or restricts alienation.

- 4 (16.07.2014) The registered lease is made pursuant to Part V of the Housing Act 1985 and the title includes the legal easements referred to in clause LR11.1 of the registered lease but is subject to any rights that are granted or reserved by the 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 of the said Act.

- 5 (16.07.2014) The landlord's title is registered.

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

B: Proprietorship Register continued

- 1 (16.07.2014) PROPRIETOR: DONNA LOUISE CHESTERMAN of 71 Turpin Avenue, Romford RM5 2HY.
- 2 (16.07.2014) The price, other than rents, stated to have been paid on the grant of the lease was £55,100.
- 3 (16.07.2014) RESTRICTION: No transfer or lease of the registered estate dated before 23 June 2024 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 (16.07.2014) RESTRICTION: No disposition of the registered estate (other than a charge) 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 certificate signed by the proprietor for the time being of the estate registered under title number NGL40091 or their conveyancer that the disposition is made in accordance with Section 156A of the Housing Act 1985.

C: Charges Register

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

- 1 (16.07.2014) Conveyances of plots together comprising the freehold estate in the land in this title and other land made between (1) either Allen Ansell (Vendor) or John William Ansell and Sidney Hunt (Vendors) and (2) the various purchasers of such plots contain restrictive covenants in identical terms. The first of such Conveyances was dated 23 October 1928 and made between (1) Allen Ansell (Vendor) and (2) Leetha MacDonald (Purchaser) and details of the covenants therein are set out in the Schedule hereto.
- 2 (16.07.2014) The land is subject to the following rights reserved by a Transfer of the freehold estate in the land in this title and other land dated 21 March 1967 made between (1) Parrish Developments Limited (Transferor) and (2) Greater London Council (Council):-

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RESERVATIONS in favour of the Transferor and its successors in title.

 1. THE Full and free right of drainage and running of water and soil from the adjoining land and buildings now or formerly belonging to the Vendors into and through so much of the said common soil and surface water drains as lie in or under the land hereby transferred.
 2. THE full and free right and liberty for the Transferor and its assigns at all times to build upon develop convey transfer or demise all or any part of the remaining lands of the Transferor forming part of its Estate in such manner (notwithstanding that by building or otherwise the Transferor may interfere with any access or right of light or air which the Council or its successors in title may enjoy or to which the Council or its successors in title may be or become entitled) as it shall think fit."
- 3 (16.07.2014) Charge subsisting until 22 June 2019 having the priority specified in section 156 of the Housing Act 1985 to secure the

C: Charges Register continued

liability under the covenant to repay discount contained in the lease dated 23 June 2014 under which the land is held.

Schedule of restrictive covenants

- 1 (16.07.2014) The following are details of the covenants contained in the Conveyance dated 23 October 1928 referred to in the Charges Register:-

COVENANT by Purchaser with Vendor to observe and perform restrictions and stipulations contained in First Schedule thereto.

THE FIRST SCHEDULE referred to

1. No caravan shall be allowed upon the premises and the vendor or owner or owners of adjoining premises may remove and dispose of any such caravan and for that purpose may forcibly enter upon any land upon which a breach of this stipulation shall occur and shall not be responsible for the safe keeping of any such caravan or for the loss thereof or any damage thereto.

2. No earth gravel or sand shall at any time be excavated or dug out of the land except for the purpose of excavations in connection with any buildings erected on the land and no bricks or tiles shall at any time be burnt or made nor any clay or lime be burnt on the land.

End of register