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Official copy of register of title

Title number EGL487791

Edition date 23.10.2019

- This official copy shows the entries on the register of title on 17 FEB 2020 at 14:32:56.
- 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 17 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 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 2, Blewitcs Cottages, New Road, Rainham (RM13 8SL).
- 2 The land has the benefit of a right of way over the land tinted brown on the title plan.
- 3 The land has the benefit of the following rights granted by a Conveyance of the land in this title and other land dated 18 April 1959 made between (1) The Brafford Property Trust Limited and (2) Ernest Alfred Sharp and Martha Matilda Sharp:-

"TOGETHER ALSO with the right to use (in common with the occupiers of the adjoining premises) any combined drains running partly under the property hereby conveyed and partly under the adjoining property it being intended that such combined drains shall continue to be used to the drainage of the property hereby conveyed in common with the adjoining property."

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 (15.11.2005) PROPRIETOR: OLUSOLA ADEBAUKE BAIYEWU of 2 Blewitcs Cottages, New Road, Rainham RM13 8SL.
- 2 A Transfer dated 4 April 2005 made between (1) Interface Properties Limited and (2) Vishal Nagla contains Vendors personal covenant(s) details of which are set out in the schedule of personal covenants hereto.
- 3 (15.11.2005) The price stated to have been paid on 18 October 2005 was £180,000.

B: Proprietorship Register continued

- 4 (15.11.2005) 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 18 October 2005 in favour of Mortgage Express referred to in the Charges Register.

Schedule of personal covenants

- 1 The following are details of the personal covenants contained in the Transfer dated 4 April 2005 referred to in the Proprietorship Register:-

"The Transferor hereby covenants with the Transferee and his successors in title to procure that the Retained Land contains a restrictive covenant by any Transferee and his successors to:

(a) Erect a rear boundary fence shown on the plan annexed hereto and marked with an inverted T within four weeks of the date hereof, such fence to be a wooden fence, properly treated and weather protected and not to be of a height of more than four feet six inches; and

(b) Procure that the Transferee and his successors in title maintains such boundary in a good state of repair and condition and further covenants to procure that the Transferee and his successors in title of the Retained Land will not build or allow to be built any erection within three metres of such boundary."

NOTE: No copy plan filed.

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 (22.03.2005) The land is subject to the rights granted by a Transfer of the land adjoining the north eastern boundary of the land in this title dated 7 March 2005 made between (1) Interface Properties Limited and (2) Lalit Pabila.

NOTE: No copy of the deed referred to is held by Land Registry.

- 3 A Transfer dated 4 April 2005 made between (1) Interface Properties Limited and (2) Vishal Nagla contains the following covenant:-

"No building will be erected by the Transferee within three metres of the rear boundary"

- 4 (15.11.2005) REGISTERED CHARGE dated 18 October 2005.
- 5 (15.11.2005) Proprietor: MORTGAGE EXPRESS (an unlimited company) (Co. Regn. No. 2405490) of P.O. Box 88, Croft Road, Crossflatts, Bingley, West Yorks BD16 2UA and of Bingley Operations Centre, Main Street, Bingley, West Yorks BD16 2LW.

End of register