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Official copy of register of title

Title number EGL524585

Edition date 02.11.2007

- This official copy shows the entries on the register of title on 28 JAN 2021 at 12:08:36.
- 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 28 Jan 2021.
- 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 (26.07.2007) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being 28A Regarth Avenue, Romford (RM1 1TH).

NOTE: As to the part tinted blue on the title plan only the first floor flat is included in the title.

- 2 (26.07.2007) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:

Date : 25 June 2007
 Term : 125 years from 25 June 2007
 Parties : (1) The Mayor and Burgesses of the London Borough of Havering
 (2) George William Harris and Maria Joy Harris

- 3 (26.07.2007) The above 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.

- 4 (26.07.2007) A Conveyance of the freehold estate in the land in this title and other land dated 31 December 1932 made between (1) The London & North Eastern Railway Company (Vendors) and (2) William Goodchild (Purchaser) contains the following reservations:-

RESERVING unto the Vendors their successors and assigns and their lessees tenants and all persons authorised by them so to do the right at any time and without making any compensation to the Purchaser or his successors in title to erect or suffer to be erected any building or other erection and to alter any building or other erection then standing or thereafter to be erected on any part of the land of the Vendors or near to the land thereby conveyed in such a manner as to

A: Property Register continued

obstruct or interfere with any access of light or air to any building or erection which might thereafter be erected on the piece of land thereby conveyed and all windows and lights put out in any building then or thereafter erected upon the piece of land thereby conveyed and facing or overlooking any adjoining or adjacent land of Vendors should be deemed to have been and to be put out and remain with the consent in writing of the Vendors And reserving also to the Vendors and all persons and corporate bodies claiming under them full and free right without making any compensation to maintain reconstruct alter use all such (if any) pipes wires works and cables as were laid through and under the piece of land thereby conveyed for whatsoever purpose such pipes wires works or cables were or might be used or required and of whatsoever description these might be.

- 5 (26.07.2007) A Conveyance of the freehold estate in the land in this title and other land dated 31 May 1934 and made between (1) William Goodchild (Vendor) (2) Harold Crust (Mortgagee) and (3) Arthur Hillson (Purchaser) contains the following provision:-

THE Purchaser should not be entitled to any right of light or air which would in any manner restrict the free use of any adjoining neighbouring land of the Vendor for building or any other purpose.

- 6 (26.07.2007) 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

- 1 (26.07.2007) PROPRIETOR: GEORGE WILLIAM HARRIS and MARIA JOY HARRIS of 28A Regarth Avenue, Romford, Essex RM1 1TH.
- 2 (26.07.2007) The price, other than rents, stated to have been paid on the grant of the lease was £122,000.
- 3 (26.07.2007) RESTRICTION: No transfer or lease of the registered estate dated before 25 June 2017 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.

C: Charges Register

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

- 1 (26.07.2007) Charge subsisting until 24 June 2012 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 25 June 2007 under which the land is held.
- 2 (26.07.2007) REGISTERED CHARGE dated 25 June 2007.
- 3 (02.11.2007) Proprietor: BANK OF SCOTLAND PLC (Scot. Co. Regn. No. SC327000) of Halifax Division, 1 Lovell Park Road, Leeds LS1 1NS.

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End of register