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# Official copy of register of title

Title number EGL247656

Edition date 10.10.2019

- This official copy shows the entries on the register of title on 22 OCT 2020 at 09:46:00.
- 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 22 Oct 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 (27.07.1989) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being 4 Elvet Avenue, Romford (RM2 6JR).

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

- 2 (27.07.1989) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:

Date : 12 June 1989  
 Term : 125 years from 7 November 1988  
 Rent : £10

Parties : (1) The Mayor and Burgesses of the London Borough of Havering  
 (2) Margaret Alice Hewett

- 3 The above mentioned Lease is made pursuant to Part V of the Housing Act 1985 and the land has the benefit of and is subject to the easements and rights specified in paragraph 2 of Schedule 6 of the said Act.

- 4 Unless otherwise mentioned the title includes any legal easements granted by the registered lease(s) but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

- 5 (19.04.2010) 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 (21.01.1997) PROPRIETOR: MARIA EMMA POMFRETT and MARK ROBERT POMFRETT of 4 Elvet Avenue, Gidea Park, Romford RM2 6JR.
- 2 (21.01.1997) RESTRICTION: No disposition by a sole proprietor of the land (not being a trust corporation) under which capital money arises is to be registered except under an order of the registrar or of the Court.
- 3 (21.01.1997) The covenant implied under section 4(1)(b) of the Law of Property (Miscellaneous Provisions) Act 1994 in the disposition to the proprietor is modified.
- 4 (07.12.2000) RESTRICTION: Except under an order of the registrar no disposition by the proprietor of the land is to be registered without the consent of the proprietor of the Charge dated 13 November 2000 in favour of Mortgage Agency Services Number Two Limited referred to in the Charges Register.

## C: Charges Register

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

- 1 (07.12.2000) REGISTERED CHARGE dated 13 November 2000 to secure the moneys including the further advances therein mentioned.
- 2 (16.02.2010) Proprietor: MORTGAGE AGENCY SERVICES NUMBER TWO LIMITED (Co. Regn. No. 2221553) of Deeds Team WMS, The Money Centre, Drake Circus, Plymouth PL1 1QH.

End of register