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Official copy of register of title

Title number EGL126469

Edition date 26.11.2004

- This official copy shows the entries on the register of title on 11 MAY 2018 at 15:41:47.
- 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 11 May 2018.
- 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 (19.01.1983) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 69 and 69A London Road, Romford (RM7 9QA).
- 2 The land has the benefit of the following rights granted by but is subject to the following rights reserved by a Conveyance of the land in this title dated 26 November 1982 made between (1) Winifred Jessamine Jones (Vendor) and (2) Ralph Leonard Corner and Sheila Beatrice Corner (Purchasers):-

"Together with all easements quasi easements liberties privileges rights and advantages now or heretofore occupied or enjoyed therewith or which would be implied against a Vendor on a severance of this property against the remainder of the property comprised in a Conveyance dated the Twenty-fifth day of September one thousand nine hundred and Fifty-five and made between George Benjamin Humphrey of the one part and the Vendor of the other part except rights of light and air or other rights which would restrict or interfere with the free use of a Vendors adjoining property and subject to all easements quasi easements liberties privileges rights and advantages now or heretofore occupied or enjoyed by the remainder of the property comprised in the said Conveyance over or in respect of this property and which would be implied by statute or by reason of severance in favour of a purchaser of the remainder of the property comprised in the said Conveyance if the same had been conveyed to such Purchaser and this property had been retained by a Vendor."
- 3 (26.11.2004) A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.

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 (04.11.1987) Proprietor(s): KEITH JOHN SAUNDERS of 69 London Road, Romford, RM7 9QA.

C: Charges Register

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

- 1 The land is subject for the term of 99 years from 1 January 1987 to such rights of drainage, rights in respect of water gas and electricity supply services, radio television and telephone signals, rights of support shelter protection and entry, rights of way over the entrance hall entrance way staircases, landings, passages paths, forecourts driveways, and fire escapes and rights of access to the designated dustbin area, as are granted by a lease of the flat of the adjoining property 67 London Road dated 30 September 1987 made between (1) Ralph Leonard Corner and Sheila Beatrice Corner and (2) Deborah Wade.
- 2 The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto.
The leases grant and reserve easements as therein mentioned.
- 3 (28.04.2004) The parts of the land affected thereby are subject for the term of 99 years from 1 January 2004 to rights to use the entrance-way, entrance-hall, staircases, landings, passages, paths, forecourts, driveways and fire escapes, rights in respect of drainage and in respect of gas, electricity, water, radio and television signals and ventilation ducts, and rights of support, shelter and protection and rights to place a dustbin in the allocated area as are granted by a lease of 67A London Road dated 5 April 2004 made between (1) Keith John Saunders and (2) Richard Wood and registered under title number EGL469974
- 4 (28.04.2004) The part of the parking space included in this title shown as P1 on the site plan edged blue to the lease dated 5 April 2004 referred to in the entry above is subject for the term of 99 years from 1 January 2004 to the exclusive right to park thereon as granted by the said lease.

NOTE:- Copy site plan filed.

Schedule of notices of leases

- | | | | | |
|---|---------------------------|----------------------------------------------|----------------------------------------|-----------|
| 1 | 26.11.2004
1 (part of) | 69A London Road (Lower
ground floor flat) | 18.8.2004
99 years from
1.1.2004 | EGL480493 |
|---|---------------------------|----------------------------------------------|----------------------------------------|-----------|

NOTE: The lease grants the exclusive right to use the car parking space shown as P2 on the site plan edged in blue to the lease. The site plan is identical to that contained in the lease dated 5 April 2004 referred to in the Charges Register.

- | | | | | |
|---|---------------------------|----------------------------------------------------------------------------------------|----------------------------------------|-----------|
| 2 | 26.11.2004
1 (part of) | 69 London Road (Upper ground
and first floor flat and
staircase leading thereto) | 18.8.2004
99 years from
1.1.2004 | EGL480495 |
|---|---------------------------|----------------------------------------------------------------------------------------|----------------------------------------|-----------|

NOTE : The lease grants the exclusive right to use the car parking space shown as P3 on the site plan edged in blue to the lease. The site plan is identical to that contained in the lease dated 5 April 2004 referred to in the Charges Register.

End of register