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# Official copy of register of title

Title number EGL290054

Edition date 13.01.2010

- This official copy shows the entries on the register of title on 03 FEB 2021 at 16:02:47.
- 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 03 Feb 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 (15.10.1991) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being 13 Lodden House, Leamington Close, Romford (RM3 9TJ).  
  
NOTE: Only the second floor flat is included in the title.
- 2 (15.10.1991) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:  
Date : 16 September 1991  
Term : 125 years from 23 May 1988  
Rent : £10 and service charge  
Parties : (1) The Mayor and Burgesses of The London Borough of Havering  
(2) Darren Richard Hurworth
- 3 (15.10.1991) 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 (13.01.2010) 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 (17.03.2004) PROPRIETOR: GRAHAM RICHARD WOLLINGTON of 13 Lodden House, Leamington Close, Romford RM3 9TJ.
- 2 (17.03.2004) The price stated to have been paid on 26 February 2004 was £79,000.
- 3 (17.03.2004) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.
- 4 (17.03.2004) 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.
- 5 (17.03.2004) 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 26 February 2004 in favour of Bank of Scotland PLC referred to in the Charges Register.

## C: Charges Register

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

- 1 (17.03.2004) REGISTERED CHARGE dated 26 February 2004.
- 2 (18.09.2007) Proprietor: BANK OF SCOTLAND PLC (Scot. Co. Regn. No. SC327000) of Birmingham Midshires Division, Pendeford Business Park, Wobaston Road, Wolverhampton WV9 5HZ.

End of register