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Official copy of register of title

Title number EGL297926

Edition date 13.05.2015

- This official copy shows the entries on the register of title on 17 DEC 2015 at 12:31:17.
- 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 Dec 2015.
- 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 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 8 Bridge Close, Romford (RM7 0AU).
- 2 The land numbered 1 on the filed plan and other land has the benefit of the rights granted by but is subject to the rights reserved by a Transfer dated 16 June 1958 made between (1) Ronald Ernest Fruitnight and William John Braby and (2) Richards' Cork of Insulation Products Limited.

NOTE: Original filed under EX55657.

- 3 By a Deed of Surrender and Assignment dated 24 November 1989 made between (1) Clandeboye Estates Company Limited (2) Derek Charles Oxborough and Audrey Margaret Oxborough and (3) Farouche Cuisine Limited the rights of way over the land coloured green on the plan to the Transfer dated 16 June 1958 referred to above were surrendered.

The Deed of Surrender and Assignment dated 24 November 1989 referred to above contains the following provision.

"THE parties hereto hereby agree and declare that
.....the parties shall have rights of access
to the lands coloured blue and green respectively for the purposes of
maintaining their respective properties or any services and in the
event of emergency"

NOTE: Original plan filed.

- 4 (13.05.2015) 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 (11.05.2015) PROPRIETOR: DELMER ENTERPRISES LIMITED (Co. Regn. No. 09252892) of 8 Bridge Close, Romford RM7 0AU.
- 2 (11.05.2015) The price stated to have been paid on 22 April 2015 was £240,000.

C: Charges Register

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

- 1 The land is subject to the following rights reserved by a Transfer of the land numbered 2 on the filed plan and other land dated 1 April 1957 made between (1) Arnold Ernest Fruitnight and (2) The Gladeboye Estates Company Limited:-

"Rights excepted from the Transfer.

There is EXCEPTED and RESERVED to the Vendor the free passage and running of water soil gas and electricity to and from the adjoining property or properties in by and through all sewers drains channels pipes watercourses wires cables and mains now or hereafter passing through or under the property hereby transferred and the right of the Vendor to connect up to and use the same including the right of entry upon the said premises for the purpose of making any such connection or for clearing the same"

- 2 (13.05.2015) The land is subject to the lease set out in the schedule of leases hereto.

Schedule of notices of leases

1	13.05.2015	8 Bridge Close	22.04.2015 From and including 22/04/2015 to and including 21/04/2025	BGL114001
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End of register