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Official copy of register of title

Title number EGL564512

Edition date 29.11.2017

- This official copy shows the entries on the register of title on 25 MAY 2022 at 16:49:49.
- 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 25 May 2022.
- 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 The Freehold land shown edged with red on the plan of the above title filed at the Registry and being 22 Oldchurch Road, Romford (RM7 0AD).
- 2 A Transfer dated 7 November 1956 of land and a factory to the north of Old Church Road made between (1) Arnold Ernest Fruitnight and (2) Bedford Gardens Investments Limited reserves rights for the benefit of the land in this title and other land of free passage and running of water and soil through the drains pipes and watercourses and otherwise therein therethrough or thereunder and rights of way over the part of the side passageway included therein.
- 3 (07.03.2012) A new title plan based on the latest revision of the Ordnance Survey Map with an amended extent 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

- 1 (07.12.2009) PROPRIETOR: RAYMOND DANIEL ASSIRATI of Babingley Hall, Babingley, Norfolk PE31 6AW.
- 2 (26.01.2016) 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 13 January 2016 in favour of OneSavings Bank PLC referred to in the Charges Register.

C: Charges Register

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

- 1 The land is subject to rights of drainage and rights in respect of

C: Charges Register continued

water gas electricity and other services.

- 2 The land is subject to the right to lay maintain inspect renew use alter and remove electric cables and lines and conduits or pipes for containing the same and to break up the surface thereof for the purpose of laying relaying maintaining altering and removing the same.
- 3 Bridge Close is subject to rights of way and rights to use all sewers drains watercourses wires cables and other services laid or passing therein thereunder therealong or thereover.
- 4 (07.12.2009) The land is subject to the following rights reserved by a Conveyance of the land in this title and other land dated 31 March 1965 made between (1) Ronald Ernest Fruitnight and William John Braby (Vendors) and (2) A.E. Fruitnight and Sons Limited:-

"EXCEPT AND RESERVING nevertheless thereout and subject to 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 water courses wires cables and mains now or hereafter passing through or under the property hereby conveyed and the right to connect up to and use the same including the right of entry upon the property hereby conveyed for the purposes of making such connections or for clearing the same subject to all rights easements and privileges granted to the owners and occupiers for the time being of any and every part of the Romford or Oldchurch Industrial Estate and the Industrial buildings and other buildings from time to time erected thereon to use the said sewage ejector plant and drainage system connected therewith and the right to make all connections thereto as shall from time to time be required for the full and effective drainage of the same and the right to inspect or to renew and generally to see to the proper maintenance and repair of all such connections."

NOTE :- The rights in connection with sewers drains pipes watercourses wires cables and mains to be constructed along or under Bridge Close after the date of the said Conveyance are included in the registration only so far as such rights are validated by the Perpetuities and Accumulations Act 1964.

- 5 The land in this title and other land is subject to the following rights granted by a Transfer of the said land dated 12 February 1970 made between (1) A.E. Fruitnight & Sons Limited (Vendor) and (2) Brown Brothers Limited:-

"A right of way in common with the Vendor and all others having a similar right at all times and for all purposes connected with the user of the property hereby transferred to pass and repass over the part of the land coloured yellow on the said plan which is not hatched black thereon subject to payment of a fair contribution towards maintenance thereof according to user

The free passage of running of water soil gas and electricity to and from the said property in by and through all sewers drains pipes water courses wires cables and mains now or hereafter passing through along or under Bridge Close aforesaid and through or under the land coloured yellow on the said plan."

NOTE: The land coloured yellow and the land hatched black referred to lies to the north of the land in this title.

- 6 (26.01.2016) REGISTERED CHARGE dated 13 January 2016.
- 7 (26.01.2016) Proprietor: ONESAVINGS BANK PLC (Co. Regn. No. 7312896) of Reliance House, Sun Pier, Chatham, Kent ME4 4ET, trading as Kent Reliance Banking Services, Kent Reliance and krbs.
- 8 (29.11.2017) UNILATERAL NOTICE in respect of an Agreement for sale dated 22 December 2016 made between (1) Raymond Daniel Assirati and (2) FB BCR Llp.

NOTE: Copy filed under BGL90429.

- 9 (29.11.2017) BENEFICIARY: FB BCR Llp of 40 Queen Anne Street, London

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C: Charges Register continued

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End of register