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Official copy of register of title

Title number NGL126397

Edition date 29.11.2017

- This official copy shows the entries on the register of title on 25 MAY 2022 at 16:38:55.
- 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 Bridge Close and land fronting Bridge Close, Romford.

NOTE: The land tinted green on the title plan is not included in the title.

- 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 edged blue on the filed plan 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 The land edged brown on the filed plan 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 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:-

"TOGETHER with the right in common with the Vendors and all others entitled to the like right and for all purposes in connection with the user of the property hereby conveyed to pass and repass with or without vehicles over and along Bridge Close aforesaid leading to Oldchurch Road there until such time as Bridge Close aforesaid shall be taken over by the Highway Authority as a highway maintainable at the public expense AND TOGETHER ALSO with 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 subject to the payment by the Purchaser of a proper proportion of the expense of keeping and maintaining Bridge Close aforesaid in good repair and condition until such time as aforesaid and of keeping and maintaining in good repair and condition the drains or sewers lying in or under Bridge Close aforesaid until the same are adopted as public sewers BUT 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

A: Property Register continued

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.

- 4 The land tinted pink and tinted blue on the filed plan has the benefit of the following rights reserved by the Transfer dated 12 February 1970 referred to in the Charges Register:-

"Except and reserved the easements rights and privileges set out in the second schedule hereto.

THE SECOND SCHEDULE

Easements rights and privileges hereby reserved

(a) The full and free right to the unimpeded access of light and air to all the windows in the buildings now erected or hereafter to be erected on the land coloured yellow on the said plan.

(b) The full and free right and liberty of running of water soil gas and electricity the flow of air and the free passage of smoke or other effluvia from and to the land coloured yellow on the said plan and any buildings now erected or hereafter to be erected and from time to time standing thereon or part thereof through the sewers drains pipes and other conducting media now or hereafter (but within eighty years from the date hereof) to be constructed over upon or under or passing through the land hereby transferred and to enter such last-mentioned land after reasonable notice in writing to repair maintain connect to and make good the said sewers drains pipes and other conducting media or any of them for the purpose of exercising the said rights the person or company exercising such rights doing as little damage as possible and making good all damage thereby occasioned to the property hereby transferred.

(c) The full rights of support and of shelter and protection to the land coloured yellow on the said plan and any building or buildings now erected or hereafter to be erected thereon or on part thereof and from time to time standing thereon.

(d) The full right and liberty to enter upon the land hereby transferred after reasonable notice in writing for such purposes as may be requisite and necessary in the exercise of the rights exceptions and reservations herein contained the person or company exercising such rights doing as little damage as possible and making good all damage thereby occasioned to the land hereby transferred.

(e) Full and free right for the Vendor and its successors in title owners and occupiers from time to time of the land coloured yellow on the said plan and any buildings now or from time to time erected thereon to pass and repass over and along and to park vehicles and equipment on the land shown on the said plan and thereon coloured pink and hatched black and blue and hatched black respectively for the purposes of maintenance repairs and upkeep of the said sewage pump station sewers and drains but subject to payment of a fair contribution towards the maintenance thereof according to user."

A: Property Register continued

NOTE: The land coloured yellow referred to is tinted pink and tinted blue on the filed plan and the land coloured pink and hatched black and coloured blue and hatched black is hatched blue on the filed plan.

- 5 The land edged blue on the filed plan has the benefit of the free passage and running of water soil gas and electricity in by and through all sewers drains channels pipes watercourses wires cables and mains through or under Factories 1, 2, 3 and 6 Bridge Close and land to the north of Bridge Close and the right to connect up to use the same including the right of entry and a right of way over the part of the side passageways included therein.
- 6 A Transfer of Factory E, Bridge Close reserves rights of way over the part of the side passageways included therein for the benefit of the land edged blue on the filed plan.
- 7 The land edged blue on the filed plan has the benefit of the free passage and running of water soil gas and electricity in by and through all sewers drains channels pipes watercourses wires cables and mains through or under 7 Bridge Close and the right to connect up to and use the same including the right of entry and all rights of support light or air over the said part.
- 8 The land edged blue on the filed plan has the benefit of similar rights to those mentioned above in relation to 7 Bridge Close reserved by the Transfer of a plastics factory adjoining the south west boundary thereof. The said Transfer also reserves rights of way over the side passageway included therein.
- 9 The land edged blue on the filed plan has the benefit of the free passage and running of water soil gas and electricity through all sewers drains channels pipes watercourses wires cables and mains through or under the tool factory to the north west of Bridge Close and the right to connect up to and use the same with ancillary rights of entry.
- 10 The land edged blue on the filed plan has the benefit of the free passage and running of water soil gas and electricity in by and through all sewers and drains in or under the land to the east of Waterloo Road.
- 11 A Transfer of land on the north east side of Bridge Close reserves rights for the benefit of the land tinted mauve on the filed plan and other land of free passage and running of water soil gas and electricity through the sewers drains channels pipes watercourses wires cables and mains through or under the said part, the right to connect up to and use the same including the right of entry of way over the part of the side passageway.
- 12 The Transfer of 13 Bridge Close reserves rights for the benefit of the land tinted mauve on the filed plan of free passage and running of water soil gas and electricity through the sewers drains channels pipes watercourses wires cables and mains through or under the said part, the right to connect up to and use the same including ancillary rights of entry and also rights of way over the parts of the passageways on the northwestern and southeastern boundaries thereof included therein.
- 13 (07.12.2009) The land edged and numbered in green on the title plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.

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 (09.02.1989) PROPRIETOR: MINISCATTER LIMITED (Co. Regn. No. 2301798) of 13A Cambridge Park, Wanstead, London E11.
- 2 The Transfer to the proprietor contains a covenant to observe and

B: Proprietorship Register continued

perform the covenants in the Deed dated 5 May 1969 referred to in the Charges Register and of indemnity in respect thereof.

C: Charges Register

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

- 1 A Conveyance affecting the land tinted mauve on the filed plan and other land dated 31 December 1932 made between (1) The London and North Eastern Railway Company (Vendors) and (2) William Goodchild (Purchaser) contains reservations of which the following is an abstract and subject to which this registration takes effect :-

RESERVING unto the Vendors their successors and assigns and their lessees tenants and all persons authorised by them so to do the right at any time and without making any compensation to the Purchaser or his successors in title to erect or suffer to be erected any building or other erection then standing or thereafter to be erected on any part of the land of the Vendors adjoining or near to the land thereby conveyed in such a manner as to obstruct or interfere with any access of light or air to any building or erection which might thereafter be erected on the piece of land thereby conveyed and all windows and lights put out in any building then or thereafter erected upon the piece of land thereby conveyed and facing or overlooking any adjoining or adjacent land of Vendors should be deemed to have been and to be put out and remain with the consent in writing of the Vendors And reserving right without making any compensation to maintain reconstruct alter and use all such (if any) pipes wires works and cables as are laid through and under the piece of land thereby conveyed for whatsoever purpose such pipes wires works or cables are or might be used or required and of whatsoever description these might be.

- 2 The land edged brown on the filed plan 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 referred to is tinted pink and tinted blue on the filed plan and the land hatched black referred to is tinted blue on the filed plan.

- 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 The land tinted yellow and hatched yellow on the filed plan is subject to rights of way.
- 5 The part of the land hatched yellow on the filed plan is subject to rights of way and rights of free passage and running of water soil gas and electricity through all sewers drains channels pipes watercourses wires cables and mains therein, therealong or thereunder.
- 6 The land edged blue on the filed plan is subject to rights of drainage and rights in respect of water gas electricity and other services.
- 7 The land hatched brown edged blue and tinted mauve on the filed plan are subject to the right to lay maintain inspect renew use alter and remove electric cables and lines and conduits or pipes for containing

C: Charges Register continued

the same and to break up the surface thereof for the purpose of laying relaying maintaining altering and removing the same.

8 The extension of Bridge Close in a north-westerly direction abutting on the Cabinet Works is subject to rights of way and passage and running of water and soil gas and electricity.

9 The land tinted mauve on the filed plan is subject to the free passage and running of water soil gas and electricity in by and through the sewers drains channels pipes watercourses wires cables and mains through under and along the said land.

10 The land edged blue and tinted mauve on the filed plan is subject to the rights granted by a Deed dated 5 May 1969 made between (1) Ronald Ernest Fruitnight and William John Braby (2) A.E. Fruitnights & Sons Limited and (3) Geest Industries Limited.

NOTE: Original filed under EX55423.

11 (20.05.2011) The land is subject to the rights granted by a Deed dated 13 May 2011 made between (1) Miniscatter Limited and (2) National Grid Gas Plc.

The said Deed also contains restrictive covenants by the grantor.

NOTE: Copy filed.

12 (29.11.2017) UNILATERAL NOTICE in respect of an Agreement for Sale dated 22 December 2016 made between (1) Raymond Daniel Assirati and Miniscatter Limited and (2) FB BCR LLP.

NOTE: Copy filed under EGL170603.

13 (29.11.2017) BENEFICIARY: FB BCR LLP of 40 Queen Anne Street, London W1G 9EL.

End of register