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Official copy of register of title

Title number EX70083

Edition date 15.05.2006

- This official copy shows the entries on the register of title on 17 DEC 2015 at 12:23:33.
- 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 (07.09.1926) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 1 Bridge Close, Romford (RM7 0AU).
- 2 The land has the benefit of the rights granted by but is subject to the rights reserved by a Transfer dated 27 December 1960 made between (1) Ronald Ernest Fruitnight and William John Braby and (2) A.E Fruitnight & Sons Limited.

NOTE 1: The land coloured brown and blue on the transfer plan has been tinted brown and hatched blue respectively on the filed plan

NOTE 2: Copy Transfer without plan filed.
- 3 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 (27.01.2006) PROPRIETOR: BARBARA DENISE FINCH of Flat 2 Mill Court,, 109 Fordwych Road, London NW2 3NJ and BRIAN ANTHONY FINCH of 52 Middleway, London NW11 6SG.
- 2 A Transfer to a former proprietor dated 28 December 1960 made between (1) A.E. Fruitnight & Sons Limited and (2) Chadwell Estates Limited contains Vendor's personal covenant(s) details of which are set out in the schedule of personal covenants hereto.
- 3 (27.01.2006) RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.

Schedule of personal covenants

1 The following are details of the personal covenants contained in the Transfer dated 28 December 1960 referred to in the Proprietorship Register:-

THE Transferor hereby covenants

(a) to maintain the Estate Road known as Bridge Close until the same shall be adopted as a Public Highway by the Local Highway Authority and to keep the Transferee indemnified in relation to any Road Charges that could become applicable thereto and

(b) that the Transferor will until the adoption of the sewage pump station keep and maintain the said plant and system in good and sufficient state and working condition for the adequate and efficient disposal of all effluent from the property hereby transferred and if the Transferor shall fail to perform the provisions of this covenant the Transferee shall be entitled to have access to the sewage pump station for carrying out any works required to maintain the same and in such event the amount expended by the Transferee shall be a debt recoverable from the Transferor by action.

C: Charges Register

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

1 (15.05.2006) The land is subject to the easements granted by a lease dated 2 May 2006 of part of the ground and first floors of Bridge House for a term of 6 years from 29 September 2005.

NOTE: Copy filed.

End of register