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# Official copy of register of title

Title number EGL223387

Edition date 20.06.2022

- This official copy shows the entries on the register of title on 04 AUG 2023 at 10:01:09.
- 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 04 Aug 2023.
- 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 (16.08.1988) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being 26 Cowley Road, Romford (RM3 7ET).

NOTE: As to the part tinted blue on the title plan only the ground floor flat is included in the title.

- 2 (16.08.1988) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:  
 Date : 11 July 1988  
 Term : 125 years from 2 March 1987  
 Rent : £10 and service rent  
 Parties : (1) The Mayor and Burgesses of the London Borough of Havering  
 (2) John Doodes and Gladys Maureen Doodes
- 3 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 (10.12.2009) 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

- 1 (24.10.2012) PROPRIETOR: KAREN PHILIPPA ANDERSON of 26 Cowley Road, Romford, Essex RM3 7ET.
- 2 (24.10.2012) The price stated to have been paid on 5 October 2012 was £140,000.

## C: Charges Register

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

- 1 A Conveyance dated 7 March 1928 made between (1) Charles Peter Reynold and George Finch (2) The Enfield Waltham and Cheshunt Land Property and Investment Co. Limited and (3) George William John Martyn contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 A Conveyance dated 11 July 1931 made between (1) The Enfield Waltham and Cheshunt Land Property and Investment Co. Limited (2) Edith May Dunn and Dudley Moore Paul (3) Dudley Moore Paul and (4) Mann Crossman and Pauline Limited contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 3 A Conveyance dated 1 October 1942 made between (1) James Pritchard and Douglas Charles Abbott and (2) Romford Stadium Limited contains covenants details of which are set out in the schedule of restrictive covenants hereto.

## Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 7 March 1928 referred to in the Charges Register:-

For the benefit of the Company's Estate at Hornchurch aforesaid known or intended to be known as its Heaton Grange Estate (which Estate was conveyed to the Company by a Conveyance dated the sixth day of March One thousand nine hundred and twenty eight and made between the Vendors of the one part and the Company of the other part) and so as to bind the property hereby assured the Purchaser hereby covenants with the Company that the Purchaser and persons deriving title under him will observe and perform the restrictions and obligations contained in the First Schedule hereto

The First Schedule above referred to

Neither the land hereby assured nor any part thereof nor any existing or future building thereon shall at any time be used for any offensive noisy or dangerous trade business pursuit or occupation or any purpose which shall or may be or grow to be in any way a nuisance damage grievance or annoyance to the Company its successors or assigns or to its tenants or which may tend to depreciate or lessen the value of any neighbouring property of the Company or any part thereof and in particular the business of pig farming is hereby absolutely prohibited. In the event of the land hereby assured being sold in plots or developed as a building estate by the Purchaser or his successors in title the development thereof shall be carried out in reasonable conformity with the development of the residue of the said Heaton Grange Estate belonging to the Company.

- 2 The following are details of the covenants contained in the Conveyance dated 11 July 1931 referred to in the Charges Register:-

1. The Purchasers and their successors in title will not erect or suffer to be erected upon the land hereby conveyed or any part thereof any hotel public house tavern beerhouse off licensed shop registered club or other premises for the sale of beers wines spirits or other intoxicating liquors

2. The Purchasers and their successors in title will not carry on or suffer to be carried on on the land hereby conveyed or any part thereof or in any building or buildings erected or to be erected thereon the trade or business of an hotel proprietor innkeeper or licensed

## Schedule of restrictive covenants continued

victualler and will not permit or suffer the sale of any beers wines spirits or other intoxicating liquors on the land hereby conveyed or any part thereof in any manner or circumstances whatsoever.

- 3 The following are details of the covenants contained in the Conveyance dated 1 October 1942 referred to in the Charges Register:-

For the benefit and protection of the property retained by the Vendors or any part or parts thereof and so as to bind the property hereby conveyed into whosever hands the same may come the Purchaser Hereby Covenants with the Vendors that the Purchaser and the persons deriving title under it will at all times hereafter observe and perform the restrictive covenant set out in the Third Schedule hereto but so that the purchaser shall not be liable for a breach of this covenant occurring on or in respect of the property hereby conveyed or any part thereof after the Purchaser shall have parted with all interest therein.

The Third Schedule above referred to

Restrictive Covenant newly imposed

Affecting the whole of the property hereby conveyed

The land shall not be neither shall any part thereof be used for the erection of an Hotel Public House Tavern Beerhouse or Off Licence Shop or for the sale of beer spirits wines or any other intoxicating or excisable liquor.

End of register