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Applications are pending in HM Land Registry, which have not been completed against this title.



Official copy of register of title

Title number BGL138971

Edition date 22.08.2018

- This official copy shows the entries on the register of title on 11 MAY 2023 at 16:02:37.
- 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 14 Jun 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.

HAVERING

- 1 The Freehold land shown edged with red on the plan of the above title filed at the Registry and being 1 Downham Close, Romford (RM5 2RD).
- 2 (09.02.2018) The Transfer dated 22 January 2018 referred to in the Charges Register was 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 to the said Act.

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 (09.02.2018) PROPRIETOR: JODY MARIE DIE LHENN and KIERON GEORGE CHARLES DIE LHENN of 1 Downham Close, Romford RM5 2RD.
- 2 (09.02.2018) The price stated to have been paid on 22 January 2018 was £201,000.
- 3 (09.02.2018) 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.
- 4 (09.02.2018) RESTRICTION: No transfer or lease of the registered estate dated before 21 January 2028 by the proprietor of the registered estate or by the proprietor of any registered charge is to be completed by registration unless accompanied by
 - (a) a certificate given by the Mayor and Burgesses of the London Borough of Havering that the transfer or lease complies with the requirements of section 156A of the Housing Act 1985 or that the transfer or lease is an exempted disposal or is not a relevant disposal, or

B: Proprietorship Register continued

(b) a certificate given by the local housing authority for the area in which the property is situated that (i) the Mayor and Burgesses of the London Borough of Havering is no longer in existence and (ii) the transfer or lease complies with the requirements of section 156A of the Housing Act 1985 or is either an exempted disposal or is not a relevant disposal.

- 5 (09.02.2018) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 22 January 2018 in favour of The Royal Bank of Scotland PLC referred to in the Charges Register.

C: Charges Register

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

- 1 A Conveyance of the land in this title and other land dated 14 November 1932 made between (1) Alfred Joseph Traylen Carter (Vendor) and (2) William Samuel Martin (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 (09.02.2018) A Transfer of the land in this title dated 22 January 2018 made between (1) The Mayor and Burgesses of the London Borough of Havering and (2) Jody Marie Dielhenn and Kieron George Charles Dielhenn contains restrictive covenants.

NOTE: Copy filed.

- 3 (09.02.2018) REGISTERED CHARGE dated 22 January 2018.
- 4 (22.08.2018) Proprietor: THE ROYAL BANK OF SCOTLAND PLC (Scot. Co. Regn. No. SC083026) of Mortgage Centre, P.O. Box 123, Greenock PA15 1EF.
- 5 (09.02.2018) Charge subsisting until 21 January 2023 having the priority specified in section 156 of the Housing Act 1985 to secure the liability under the covenant to repay discount contained in the Transfer dated 22 January 2018 referred to above.

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 14 November 1932 referred to in the Charges Register:-

"FOR the benefit of the adjoining or adjacent land of the vendor the Purchaser with the intent to bind all persons in whom the land hereby conveyed or any part thereof shall for the time being be vested (but so as not to be personally liable for the breach of any restrictive stipulation after he or they shall have parted with all interest in the said land or that part thereof in respect of which any breach shall occur) hereby covenants with the Vendor and his successors in title that he the Purchaser and all persons deriving title under him will at all times hereafter observe perform fulfil and keep the said stipulations restrictions and conditions set forth in the Second Schedule hereto."

The Second schedule to the said Deed contains by reference the following covenants.

1. THE Purchaser shall immediately on the completion of the purchase at his own expense erect to the satisfaction of the Vendor and for ever thereafter maintain good and sufficient fences not more than five feet six inches in height nor less than three feet six inches in height out of the ground on the sides of the land indicated on the plan by the letter "T".
2. NO buildings other than private dwellinghouses with the usual domestic offices and outbuildings to be constructed of brick concrete

Schedule of restrictive covenants continued

or other approved material shall be erected on the land. The net prime cost based on 1932 values of any one house with domestic offices and outbuildings shall not be less than Two hundred and fifty pounds and no timber framed dwelling shall be erected on any part of the land.

3. NO intoxicating liquor shall be sold on the said land nor in or from any building erected thereon and no building erected on the said land shall be used as or for an hotel inn public house beerhouse or otherwise for the sale of intoxicating liquors whether for consumption on or off the premises or as a Club where such liquors are sold or consumed or as a place for the taking of orders for the sale of intoxicating liquors.

4. NO sand or gravel shall at any time be excavated or dug out of the land except for the purpose of laying the foundations of the house or outbuildings to be erected thereon or for use in erecting such buildings or in the gardens or grounds thereof.

5. NO building erected on the said land shall be used for any illegal or immoral purpose and no act matter or thing shall be done or suffered upon the premises that may be or grown to be a nuisance or annoyance to the vendor or his successors in title or the neighbourhood No operative machinery shall be set up or allowed on the land or in any building erected thereon.

6. NO hut tent caravan house on wheels or other temporary erection adapted or intended for use as a dwellinghouse shall be erected or permitted upon the said land or any part thereof nor shall any Shows Fairs Shooting galleries Roundabouts Racing Tracks or gipsy encampments be allowed.

7. NO hoarding shall be erected on the said land for advertisements not relating to the selling or letting of the land or any dwellinghouses erected thereon.

8. THE Purchaser shall not obstruct the free passage of any roadway adjacent to the land by deposit of materials standing of vehicles or otherwise nor break up the surface thereof except for necessary connections to sewers or other services.

9. THE Vendor reserves the right to sell convey or deal with any unsold portion or portions of his estate in such manner as he shall think fit and to sell the same subject to or not subject to the above or any other conditions or restrictions and to vary modify or waive any restrictions or conditions from time to time affecting any other portion of the Estate and to vary the plan of lay out of any undeveloped part thereof as he in his absolute discretion shall think fit."

NOTE: The 'T' marks referred to in clause 1 affect no exterior boundary of the land in this title.

End of register