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Official copy of register of title

Title number EGL317717

Edition date 19.12.2022

- This official copy shows the entries on the register of title on 20 OCT 2023 at 10:08:47.
- 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 20 Oct 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 (21.12.1993) The Leasehold land shown edged with red on the plan of the above title filed at the Registry and being 78 Rush Green Gardens, Romford (RM7 ONP).

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

- 2 (21.12.1993) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
 Date : 6 December 1993
 Term : 125 years from 11 December 1989
 Rent : £10 and service charge
 Parties : (1) The Mayor and Burgesses of The London Borough of Havering
 (2) David John Hornsby and Jane Michelle Hornsby
- 3 (21.12.1993) The registered 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.

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

B: Proprietorship Register continued

- 1 (10.10.2014) PROPRIETOR: RADLEY JAMES FOXON of 2/16, Edward Street, Bondi, 2026, Nsw, Australia and of radley.foxon@yahoo.co.uk.
- 2 (10.10.2014) The price stated to have been paid on 22 September 2014 was £168,000.
- 3 (10.10.2014) The covenant implied under section 4(1)(b) of the Law of Property (Miscellaneous Provisions) Act 1994 in the disposition to the proprietor is modified.
- 4 (02.02.2022) 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 17 December 2021 in favour of Belmont Green Finance Limited referred to in the Charges Register.
- 5 (02.02.2022) The proprietor's address for service has been changed.

C: Charges Register

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

- 1 (02.02.2022) REGISTERED CHARGE dated 17 December 2021.
- 2 (02.02.2022) Proprietor: BELMONT GREEN FINANCE LIMITED (Co. Regn. No. 9837692) of 1 Battle Bridge Lane, London SE1 2HP, trading as Vida Homeloans.

End of register