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Official copy of register of title

Title number EGL332041

Edition date 07.03.2023

- This official copy shows the entries on the register of title on 14 AUG 2023 at 11:58:27.
- 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 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 (10.02.1995) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being 75 Durham Avenue, Romford (RM2 6JJ).

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

- 2 (10.02.1995) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:

Date : 9 January 1995
 Term : 125 years from 9 January 1995
 Rent : £10 and service rent
 Parties : (1) The Mayor and Burgesses of the London Borough of Havering
 (2) Deidre Nora May McCarthy

- 3 (10.02.1995) 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.

- 5 (19.04.2010) The landlord's title is registered.

- 6 (10.03.2014) By a Deed dated 25 February 2014 made between (1) The Mayor and Burgesses of The London Borough of Havering and (2) Russell Stuart Pardoe the terms of the registered lease were varied.

NOTE: -Copy Deed filed.

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 (15.05.2007) PROPRIETOR: RUSSELL STUART PARDOE of 75 Durham Avenue, Romford RM2 6JJ.
- 2 (15.05.2007) The price stated to have been paid on 23 March 2007 was £110,000.

C: Charges Register

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

- 1 (10.02.1995) The land is subject to the following rights reserved by a Conveyance of the freehold estate in the land in this title and other land dated 29 December 1959 made between (1) The British Transport Commission and (2) The Mayor Alderman and Burgesses of The Borough of Romford:-

THERE is excepted and reserved unto the Commission in fee simple:-

(a) the right at any time to erect or suffer to be erected any buildings or other erections and to alter any building or other erections now standing or hereafter to be erected on any part of their adjoining or neighbouring land in such a manner as to obstruct or interfere with the passage of light or air to any building which is or may be erected upon the property and any access of light and air over the adjoining land of the Commission shall be deemed to be enjoyed by the licence or consent of the Commission and not as of right

(b) the right of support from the property for the adjoining property of the Commission

(c) the free right of passage and running of water and soil from any part of the adjoining land of the Commission through any sewers drains and watercourses which may hereafter be constructed under the property with full right and liberty in perpetuity but in common with the Corporation and their successors in title (and all other persons having a like right) to make connection with and drain into such sewers drains or watercourses in connection with and for the purposes of the drainage of the railway and works of the Commission

(d) full right and liberty for the Commission and their successors in title with or without workmen at all reasonable times to enter upon the property for the purpose of exercising all or any of the rights reserved by paragraph (c) of this clause and for the purpose of repairing and cleaning any sewers drains or watercourses and for the purpose of maintaining repairing renewing reinstating altering or removing any fences walls railway banks abutment or retaining walls bridges and other works of the Commission on their adjoining or neighbouring land.
- 2 (10.02.1995) A charge 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 lease under which the land is held.

End of register