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Official copy of register of title

Title number BGL139107

Edition date 14.02.2018

- This official copy shows the entries on the register of title on 10 NOV 2022 at 12:28:34.
- 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 10 Nov 2022.
- 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 (14.02.2018) The Leasehold land demised by the lease referred to below which lies within the area shown edged with red on the plan of the above Title filed at the Registry and being 168 Highfield Road, Romford (RM5 3AQ).

NOTE: The flat is on the second floor.

- 2 (14.02.2018) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:

Date : 11 December 2017

Term : 125 years from 11 December 2017

Parties : (1) The Mayor And Burgesses Of The London Borough Of Havering

(2) Tanya Nicole Baker and Dean Michael Baker

- 3 (14.02.2018) The Lease prohibits or restricts alienation.

- 4 (14.02.2018) The registered lease is made pursuant to Part V of the Housing Act 1985 and the title includes the legal easements referred to in clause LR11.1 of the registered lease but is subject to any rights that are granted or reserved by the lease and affect the registered land.

In addition the land has the benefit of but is subject to the easements and rights specified in paragraph 2 of Schedule 6 of the said Act.

- 5 (14.02.2018) 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 number BGL139107

Title absolute

- 1 (14.02.2018) PROPRIETOR: TANYA NICOLE BAKER and DEAN MICHAEL BAKER of 168 Highfield Road, Romford RM5 3AQ.
- 2 (14.02.2018) The price, other than rents, stated to have been paid on the grant of the lease was £121,100.
- 3 (14.02.2018) 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 (14.02.2018) RESTRICTION: No transfer or lease of the registered estate dated before 11 December 2027 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) a certificate given by a person who confirms that he is the person in whom the reversionary interest is now vested (if that person is not the original disposing authority), and that 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.

C: Charges Register

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

- 1 (14.02.2018) REGISTERED CHARGE dated 11 December 2017.
- 2 (14.02.2018) Proprietor: BANK OF SCOTLAND PLC (Scot. Co. Regn. No. SC327000) of Halifax Division, 1 Lovell Park Road, Leeds LS1 1NS.
- 3 (14.02.2018) Charge subsisting until 10 December 2022 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 dated 11 December 2017 under which the land is held.

End of register