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Official copy of register of title

Title number EGL418107

Edition date 14.02.2022

- This official copy shows the entries on the register of title on 17 OCT 2023 at 13:53:13.
- 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 17 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 (24.01.2001) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being 128 Brentwood Road, Romford (RM1 2RX).

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

- 2 (24.01.2001) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:

Date : 2 October 2000
 Term : 125 years from 31 January 1994
 Rent : £10.00 plus service charge
 Parties : (1) The Mayor and Burgesses of the London Borough of Havering
 (2) Rebecca Julia Janes and Jeffrey Charles Hatt

- 3 (24.01.2001) 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 (16.01.2017) PROPRIETOR: DANIEL JOHN LESLEY SPENCER WARREN and BETHANY JANES-HATT of 128 Brentwood Road, Romford RM1 2RX.
- 2 (16.01.2017) The price stated to have been paid on 12 January 2017 was £230,000.
- 3 (16.01.2017) 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 (16.01.2017) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.
- 5 (30.04.2019) 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 2 April 2019 in favour of HSBC UK Bank PLC referred to in the Charges Register.

C: Charges Register

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

- 1 (24.01.2001) A Deed dated 10 October 1878 made between (1) Henry Adams and others (2) Robert Kersey and others and (3) John Ridd contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 (24.01.2001) A Conveyance of the freehold estate in the land in this title dated 13 January 1880 made between (1) The English Land and Investment Company Limited (Vendor) and (2) Stephen Eades Cole contains covenants details of which are set out in the schedule of restrictive covenants hereto. hereto.
- 3 (02.10.2006) The parts of the land affected thereby are subject to the rights granted by a Lease dated 13 September 1995 of an electricity sub-station lying to the south of the land in this title for a term of 21 years from 24 June 1994.

NOTE: Lease registered under EGL511027.
- 4 (30.04.2019) REGISTERED CHARGE dated 2 April 2019.
- 5 (30.04.2019) Proprietor: HSBC UK BANK PLC (Co. Regn. No. 9928412) of Customer Service Centre, BX8 4HB.

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Deed dated 10 October 1878 referred to in the Charges Register:-

And the Purchaser as to the land hereby conveyed for himself his heirs executors administrators and assigns covenants with and to each other and as regards the Purchaser also with and to the owner or owners of any land to which the said stipulations relate other than the land hereby conveyed or remaining vested in the Vendors and his her or their respective heirs and assigns that the covenantors respectively and their respective heirs and assigns will henceforth observe perform and comply with the said stipulations so far as the same relate either to the rights or to the duties of the Purchaser his heirs and assigns in respect of the land hereby conveyed and that nothing shall ever be erected fixed placed or done upon the land as to which they respectively covenant or any part thereof in breach or violation or contrary to the fair meaning of the said stipulations but this covenant is not to be held personally binding upon either the Vendors or the Purchaser or any other person except in respect of the breaches committed or continued during his her or their joint or sole seizin of or title to the land upon or in respect of which such breach shall have been committed.

Schedule of restrictive covenants continued

2 The following are details of the covenants contained in the Conveyance dated 13 January 1880 referred to in the Charges Register:-

1. Each stump bearing a number stands wholly upon and faces that Lot indicated by the corresponding number on this plan

2. The Purchaser is forthwith to erect and forever after to maintain the boundary fences on the sides of his land marked 'T' within the boundary

3. The trade of an Innkeeper Victualler or Seller of wine spirits or beer or any trade business or manufacture of a noxious or offensive nature is not to be carried on upon any of the lots now offered and no trade business or manufacture of any kind is to be carried on upon any of the said lots except those marked shop lots

4. Nothing is to be erected within 15 feet of Park Lane 10 feet of Brentwood Road or five feet of proposed new road except fences and those not more than 6 feet high

5. NO dwellinghouse or portion of a dwellinghouse or other building shall be erected on either of the said lots of less value than £200 The value of a house is the amount of its net first cost in materials and labour of construction estimated at the lowest current prices

6. The Conveyance to each purchaser shall contain a mutual covenant by the Vendor and Purchaser with each other and with the owners of all the lots now offered to observe the above stipulations with the proviso limiting the personal liability to the period of ownership but no purchaser shall be entitled to see to the execution of the deed containing such covenant with or by any other purchaser or to delay the completion of his purchase in respect thereof or to require the production or any copy or abstract of or extract form or make any objection or requisition to or in respect of any such covenant

NOTE: No copy of Conveyance plan was supplied on first registration.

End of register