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Official copy of register of title

Title number EGL391387

Edition date 02.01.2020

- This official copy shows the entries on the register of title on 26 OCT 2023 at 15:15:36.
- 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 26 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 (16.07.1999) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being 3 Ramsay Gardens, Romford (RM3 7NT).

NOTE: Only the first floor flat is included in the title.

- 2 (16.07.1999) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
 Date : 28 June 1999
 Term : 125 years from 2 February 1989
 Rent : £10 plus service charge
 Parties : (1) The Mayor and Burgesses of The London Borough of Havering
 (2) Margaret Ann Teresa Lindsay
- 3 (16.07.1999) 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 (16.07.1999) The landlord's title is registered.
- 5 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 (28.11.2013) PROPRIETOR: JEFFERY ALFRED JOHN BRAY, JOSEPHINE PATRICIA BRAY and MARTIN JEFFERY BRAY of 1 Newhall Drive, Romford RM3 0EP.
- 2 (28.11.2013) The price stated to have been paid on 12 November 2013 was £140,000.
- 3 (02.01.2020) 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.

C: Charges Register

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

- 1 (16.07.1999) A Transfer of the freehold estate in the land in this title and other land dated 16 January 1936 made between (1) Gidea Park Limited (Transferor) and (2) Hornchurch Cinemas Limited (Transferees) contains covenants details of which are set out in the schedule of restrictive covenants hereto.

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Transfer dated 16 January 1936 referred to in the Charges Register:-

"The Transferees for themselves and their assigns HEREBY COVENANT with the transferor (so that the burden of this covenant shall run with the land but so that as regards any stipulations or restriction restrictive of the user of the land hereby transferred the Transferees shall be liable for breaches thereof so long only as the Transferees are the owners of the land hereby transferred) that the Transferees and the persons deriving title under him will at all times hereafter observe and perform the said covenants restrictions and reservations set forth in the Schedule hereto.

STIPULATIONS

1. No building shall be erected on the land agreed to be sold until plans elevations and specifications thereof shall have been approved in writing by the Vendors and the designs and external treatment of such buildings both as regards materials and colour shall have been previously approved in writing by the Vendor's Architects Messrs. Scott Chesterton & Sheppard of 12 York Buildings Adelphi London or other the Architects for the time being of the Vendors and with whom the Purchaser's Architects should collaborate nor shall any extension of or addition to or substitution for any building for the time being on the said land be made until the plans elevations and specifications shall have been approved in writing by the Vendors and the design materials and colours of such extensions or addition or substituted building shall have been approved by the Vendor's said Architects. The fees of the Vendors' said Architects shall be agreed between the Purchaser and the said Architects and shall be paid by the Purchaser or if paid by the Vendors shall be reimbursed by the Purchaser to the Vendors. Any building erected or altered without such previous approval or otherwise in breach of any of the foregoing stipulations shall forthwith be pulled down or restored as the case may be upon the demand in writing of the Vendors or the Vendors' Agents.

3. No asylum or school shall be carried on upon the said piece of land or in any building thereon. No dwellinghouse shall be erected upon any part of the said land fronting Eastern Avenue except the flats over the business premises and no dwellinghouse shall be erected on the remainder of the said land except dwellinghouses having a like frontage to Straight Road. Any such dwellinghouse shall be of not less value than £800 each being the net cost of labour and materials alone and shall be erected in accordance with plans and elevations to be previously submitted to and approved in writing by the Vendors. Such dwellinghouses shall at all times be kept and used as and for a private dwellinghouse and for no other purposes whatsoever.

Schedule of restrictive covenants continued

4. No sign notice or advertisement except such as relate to the trade or business specifically carried on upon any building to be erected on the said land shall be exhibited on the said land nor shall any hoarding be erected or used as an advertising station or any flank wall of any building on the said land be used for advertisements or as an advertising station but this Clause shall not operate to prevent the Purchaser from advertising his other Theatres on the property the subject of this Contract.

5. Nothing shall be done or suffered to be done in or upon the said land or in any building thereon which may be or grow to be to the annoyance or damage of any person or persons or corporation owning or occupying any land house or premises in the neighbourhood of the said land.

6. The Purchaser shall forthwith erect and for ever thereafter maintain to the Vendors' satisfaction suitable boundary fences on the sides of the said land marked "T" on the said plan such boundary fences to be of a style and character to be previously approved in writing by the Vendors or their Surveyors.

7. The Purchaser shall construct as a continuation of the existing carriageway footpath and grass verge indicated in yellow brown and green on the said plan the portion of the carriageway footpath and grass verge fronting to the property sold to the same dimensions and in accordance with the requirements of the Essex County Council and will when required dedicate to the said County Council the portion of the property sold marked "footpath " "carriageway" and "Grass verge."

8. No sand earth clay loam or gravel shall be excavated from the said land except for the purpose of preparing for authorised buildings or laying out or adapting the ground as a garden or pleasure ground. No part of the said land other than the said footpath shall be used as a public road or way.

9. The Purchaser will pay and discharge all charges and expenses in connection with the sewers laid or to be laid in Eastern Avenue and Straight Road in so far as the land agreed to be sold is concerned and will indemnify the Vendors in respect thereof and the Vendors so far as they can and lawfully may will assign to the Purchaser the benefit of an agreement under the seal of the Romford Urban District Council dated the 15th day of June 1931 whereby the Council agreed with the Vendors to charge the Vendors with not more than one third of the total cost of the sewers laid by the Council in Eastern Avenue and not more than one fourth of the total cost of the sewers laid by the Council in Straight Road in so far as it relates to the sewer charges in respect of the land agreed to be sold.

NOTE: No boundary of the land in this title is marked T. The land in this title is not affected.

End of register