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Official copy of register of title

Title number EGL239264

Edition date 01.11.2019

- This official copy shows the entries on the register of title on 21 MAR 2024 at 11:01:17.
- 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 21 Mar 2024.
- 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 (15.03.1989) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being 105 Redden Court Road, Romford and store (RM3 0UL).

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

- 2 (15.03.1989) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
- | | |
|---------|---|
| Date | : 23 January 1989 |
| Term | : 125 years from 5 December 1983 |
| Rent | : £10 and further rnet as therein mentioned |
| Parties | : (1) The Mayor and Burgesses of The London Borough of Havering |
| | (2) Robert John Willmore and Patricia June Bernadette Willmore |

NOTE: The provisions contained in the earlier documents or registers referred to in the above deed are set out in the registers of this title if they affect

- 3 The above mentioned 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 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.

Title number EGL239264

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 (03.01.2017) PROPRIETOR: THOMAS JAMES KELLY and JONATHAN MICHAEL KELLY of 105 Redden Court Road, Romford RM3 0UL.
- 2 (03.01.2017) The price stated to have been paid on 29 November 2016 was £225,000.
- 3 (03.01.2017) 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 (03.01.2017) 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.
- 5 (03.01.2017) RESTRICTION: No disposition of the registered estate (other than a charge) 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 29 November 2016 in favour of Clydesdale Bank PLC referred to in the Charges Register.

C: Charges Register

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

- 1 (03.01.2017) REGISTERED CHARGE dated 29 November 2016.
- 2 (01.11.2019) Proprietor: CLYDESDALE BANK PLC (Scot. Co. Regn. No. SC001111) of Jubilee House, Gosforth, Newcastle Upon Tyne NE3 4PL and of DX 60350 Gosforth 2, trading as Virgin Money.

End of register