

The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

Applications are pending in HM Land Registry, which have not been completed against this title.



# Official copy of register of title

Title number EGL513441

Edition date 16.01.2024

- This official copy shows the entries on the register of title on 13 JUN 2024 at 10:48:25.
- 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 12 Jul 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.

HAVERING

- 1 (22.11.2006) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Land on the south side of Hilldene Avenue, Romford.
- 2 (22.11.2006) By Transfers and Conveyances of adjacent or neighbouring land pursuant to Chapter 1 of Part I of the Housing Act 1980 or Part V of the Housing Act 1985 the land in this title has the benefit of and is subject to the easements and other rights prescribed by paragraph 2 of Schedule 2 to the Housing Act 1980 or Schedule 6 to the Housing Act 1985.
- 3 (22.11.2006) The land has the benefit of such rights and easements and such rights of way over joint accessways, roads, footpaths and garage forecourts (if any) as were reserved by Transfers and Conveyances of adjoining or neighbouring properties disposed of by The Mayor and Burgesses of The London Borough of Havering or its predecessors in title.

## 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 (22.11.2006) PROPRIETOR: THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF HAVERING of Legal Services, Town Hall, Main Road, Romford, Essex, RM1 3BD and of DX 138120, Romford 4.

## C: Charges Register

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

- 1 (22.11.2006) The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto.

## C: Charges Register continued

The leases grant and reserve easements as therein mentioned.

2 (22.11.2006) The leases specified in the schedule of leases hereto which were made pursuant to Part V of the Housing Act 1985 took effect with the benefit of and subject to the easements and other rights specified in paragraph 2 of Schedule 6 of the Housing Act 1985.

3 (22.11.2006) The land is subject to such rights and easements and such rights of way over joint accessways, roads, footpaths and garage forecourts (if any) as were granted by Transfers and Conveyances of adjoining or neighbouring properties disposed of by The Mayor and Burgesses of The London Borough of Havering or its predecessors in title.

4 (03.08.2011) By a Deed dated 20 July 2011 made between (1) The Mayor And Burgesses Of The London Borough Of Havering and (2) Ross Hands the terms of the lease dated 26 May 2011 referred to in the schedule of leases hereto were varied.

*NOTE: Copy Deed filed under BGL82386.*

5 (14.02.2012) The land is subject to the easements granted by a lease dated 6 January 2012 of 190 Hilldene Road for a term of five years from and including 28 July 2011.

*NOTE: Copy filed.*

6 (14.02.2012) The land is subject to the easements granted by a lease dated 6 January 2012 of 192-194 Hilldene Avenue for a term of five years from and including 28 July 2011.

*NOTE: Copy filed.*

7 (28.10.2019) The land is subject to the easements granted by a lease of ground floor lock up shop, 69 Farnham Road dated 24 September 2019 made between (1) The Mayor and Burgesses of The London Borough of Havering and (2) Santander UK Plc for a term commencing on 21 January 2018 and ending on 24 December 2020.

*NOTE:-Copy filed.*

## Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	22.11.2006 2 (part of): 3 (part of)	210 Hilldene Avenue (first floor flat)	21.12.1987 125 years from 21.12.1987	EGL211749
2	22.11.2006 4 (part of)	200 Hilldene Avenue (second floor flat)	15.12.2003 125 years from 21.12.1987	EGL477624
3	22.11.2006 5 (part of)	39 Farnham Road (second floor flat)	01.12.2003 125 years from 23.7.2001	EGL466259
4	22.11.2006 6 (part of): 7 (part of)	41 Farnham Road (second floor flat)	01.12.2003 125 years from 23.7.2001	EGL468798
5	22.11.2006 9	Harold Hill Post Office, 17 Farnham Road	21.10.2004 Expiring 24.3.2014	EGL480057
6	22.11.2006 10 (part of)	53 Farnham Road (second and third floor flat)	23.07.2001 125 years from 23.7.2001	EGL427873
7	22.11.2006 13 (part of)	75 Farnham Road (first floor flat)	27.02.2006 125 years from	EGL507028

## Schedule of notices of leases continued

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
			12.2.1990	
8	22.11.2006 13 (part of)	87 Farnham Road (second and third floor)	06.08.1990 125 years from 12.2.1990	EGL271102
9	22.11.2006 15 (part of)	89 Farnham Road (second and third floor flat)	12.02.1990 125 years from 12.2.1990	EGL260212
10	22.11.2006 16 (part of)	95 Chippenham Road (first floor flat)	31.01.2000 125 years from 22.11.1982	EGL402268
11	22.11.2006 17 (part of)	103 Chippenham Road (second and third floor flat)	22.11.1982 125 years from 22.11.1982	EGL127619
12	01.03.2007 18	22-24 The Arcade (lock up shop)	12.11.2002 from 25.11.2002 until 24.10.2022	EGL518192
13	16.11.2007 7 (part of)	7 Farnham Road (ground floor premises)	16.11.2007 From & including 26.2.2007 to 25.2.2021	EGL530069
14	24.06.2008 8 (part of)	29 Farnham Road (first floor flat)	26.05.2008 125 years from 23.7.2001	EGL540079
15	25.01.2010 5 (part of)	3 Farnham Road (ground floor premises)	23.12.2009 10 years from 25.12.2008	EGL566620
16	05.08.2010 4(part of)	1 Farnham Road (Ground floor premises)	18.05.2010 15 years from 18/05/2010	EGL575164
17	06.12.2010 13 (part of) : 14 (part of)	67a Farnham Road (ground floor)	26.11.2010 From 26.11.2010 to 25.11.2020	BGL78457
18	17.01.2011 19 (part of)	15 Farnham Road (ground floor)	10.12.2010 from and including 17.2.2010 to and including 16.2.2025	BGL79176
19	08.06.2011 21 (part of)	65 Farnham Road (ground floor premises)	26.05.2011 from 25.6.2010 until 24.6.2020	BGL82386
	NOTE: See entry in the Charges Register relating to a Deed of variation dated 20 July 2011			
20	31.08.2011 22	9 Farnham Road	11.08.2011 From 16.8.2011 to 15.8.2021	BGL84306
21	30.01.2012 23 (part of)	73A Farnham Road (ground floor)	16.01.2012 10 years from 16.1.2012	BGL87562
22	14.02.2012	190 Hilldene Avenue	06.01.2012 5 years from	

## Schedule of notices of leases continued

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
			and including 28/07/2011	
23	14.02.2012	192-194 Hilldene Avenue	06.01.2012 5 years from and including 28/07/2011	
24	19.07.2012 8 (part of)	13 Farnham Road (Ground floor premises)	12.06.2012 From 12.06.2012 to 11.06.2027	BGL91012
25	20.08.2012 23 (part of)	83B Chippenham Road (Shop Premises)	02.04.2012 10 years from 02/04/2012	BGL91692
26	02.04.2014 24 (part of)	71 Farnham Road (ground floor shop)	28.03.2014 10 years from 28.03.2014	BGL103892
27	24.02.2015 3 (part of)	186-188 Hilldene Avenue (ground floor shop)	28.01.2015 10 years from and including 28.01.2015	BGL112070
28	18.05.2015 24 (Part of)	73 Farnham Road (Ground floor shop)	17.10.2013 from 17 October 2013 until 16 October 2023	BGL114132
29	22.02.2017 13 (part of)	67 Farnham Road (ground floor lock up shop)	30.11.2016 10 years from 30/11/2016 until 29/11/2026	EGL513441
30	10.02.2017 25 (part of)	182 Hilldene Avenue ( ground floor shop)	23.12.2016 9 years from and including 12.3.2016 until 11.2.2025	BGL130194
31	18.10.2018 24 (part of)	93 Farnham Road (Second and third floor flat)	03.09.2018 125 years from 3 September 2018	BGL144878
32	06.08.2021 6 (Part of)	5 Farnham Road (Ground floor lock up shop)	20.07.2021 15 years from and including 20 July 2021	BGL164492
33	21.09.2022 10 and 20 in blue (part of)	19 Farnham Road (ground floor)	16.09.2022 10 years from and including the 16 September 2020, to and including the 15 September 2032	BGL172050
34	23.11.2023 1 (part of)	196 Hilldene Avenue (ground floor)	10.12.2018 10 years from and including 4 June 2018	BGL180171

Title number EGL513441

End of register