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Official copy of register of title

Title number EGL392786

Edition date 05.08.2011

- This official copy shows the entries on the register of title on 22 FEB 2023 at 17:25:32.
- 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 22 Feb 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 (12.08.1999) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being 231 London Road, Romford (RM7 9JU).
- 2 (12.08.1999) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
 - Date : 12 July 1999
 - Term : 125 years from 6 July 1987
 - Rent : £10 plus service charge
 - Parties : (1) The Mayor and Burgesses of The London Borough of Havering
 - (2) Rosemarie Field and Martin Anthony Skurr
- 3 (12.08.1999) 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 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.
- 5 (05.08.2011) 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 absolute

- 1 (12.08.1999) PROPRIETOR: ROSEMARIE FIELD and MARTIN ANTHONY SKURR of

B: Proprietorship Register continued

231 London Road, Romford RM7 9JU.

- 2 (19.10.2009) 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 15 September 2009 in favour of Santander UK PLC referred to in the Charges Register.

C: Charges Register

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

- 1 (12.08.1999) A Conveyance of the freehold estate in the land in this title dated 10 September 1935 made between (1) George Patrick Harber and Bernard Joseph Farrar Cox and (2) William Charles Burton contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 (19.10.2009) REGISTERED CHARGE dated 15 September 2009.
- 3 (05.02.2010) Proprietor: SANTANDER UK PLC (Co. Regn. No. 2294747) of Deeds Services, 101 Midsummer Boulevard, Milton Keynes MK9 1AA.

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 10 September 1935 referred to in the Charges Register:-

Covenant for the observance and performance of the restrictive covenants and stipulations set out in the first schedule thereto.

Further covenant by the Purchaser for himself and his successors in title to the intent to bind the portion of the Vendors Fairview Estate at Romford in the County of Essex thereby conveyed fronting London Road and West of the Schools only and the owners or owner thereof for the time being but not so as to incur any personal liability after he or they should have parted with the same that the Purchaser and his successors in title would not carry on or suffer to be carried on upon the property thereby conveyed or any part thereof or in any building erected or to be erected thereon the trade or business of a Motor Engineer or Garage Proprietor and that he or they would not at any time thereafter sell convey or demise any part of the property thereby conveyed without requiring the Purchaser or lessee thereof to covenant with him or them nor to carry on or suffer to be carried on in or upon the property so conveyed or demised or in any building erected or to be erected thereon the trade or business of a Motor Engineer or Garage Proprietor And that if and whenever any breach of the said covenant to be entered into by any purchaser or lessee of any part of the property thereby conveyed occurs the Vendors or their successors in title would at the request and cost of the Purchaser take and present all such proceedings as may be necessary or expedient for enforcing the performance of the said covenants and the Purchaser would permit the Vendors to commence such proceedings in the names of the Purchaser or his successors in title or otherwise Provided Always that this covenant should not bind or debar the Purchaser or his successors in title from erecting or selling and letting private lock-up garages on the land other than fronting the main London Road west of the Schools.

FIRST SCHEDULE before referred to

1. The Purchaser will erect and maintain good and sufficient fences on the sides of the land thereby conveyed within the boundary marked "T" on the said plan.
2. NO Inn Tavern Public House Beerhouse or Club for the sale of intoxicating liquor or excisable liquors for consumption on or off the premises is to be erected or placed upon the land thereby conveyed.
3. The Vendors thereby reserved the right to alter modify or waive all or any of the foregoing restrictions and stipulations.

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Schedule of restrictive covenants continued

NOTE: No copy of the plan referred to was lodged on first registration.

End of register