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



Official copy of register of title

Title number EGL201758

Edition date 19.03.2024

- This official copy shows the entries on the register of title on 05 APR 2024 at 10:29:21.
- 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 11 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 (28.08.1987) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 4 Bideford Close, Romford (RM3 8HZ).
- 2 The Transfer dated 24 August 1987 referred to in the Charges Register was made pursuant to Part V of the Housing Act 1985 and the land has the benefit of and is subject to such easements as are granted and reserved in the said Deed and the easements and rights specified in paragraph 2 of Schedule 6 of the said Act.
- 3 The Transfer dated 24 August 1987 referred to above contains a provision as to light or air.

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 (14.03.2016) PROPRIETOR: SILVIA FRUCCI and ADRIAN GEORGE ALBERT KIELY of 4 Bideford Close, Romford RM3 8HZ.
- 2 (14.03.2016) The price stated to have been paid on 11 February 2016 was £297,500.

C: Charges Register

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

- 1 A Conveyance of the land in this title and other land dated 21 January 1935 made between (1) Thomas England and (2) Essex County Council contains stipulations details of which are set out in the schedule of restrictive covenants hereto.
NOTE: No copy of the covenant to observe the said stipulations was

C: Charges Register continued

supplied on first registration

By a Deed dated 15 September 1958 made between (1) Thomas England and (2) Essex County Council the stipulation referred to in clause 2 of the above mentioned Conveyance was expressed to be released.

- 2 A Transfer of the land in this title dated 24 August 1987 made between (1) The Mayor and Burgesses of The London Borough of Havering and (2) Harry Lowther and Barbara Ann Lowther contains restrictive covenants.

NOTE: Original filed.

Schedule of restrictive covenants

- 1 The following are details of the stipulations contained in the Conveyance dated 21 January 1935 referred to in the Charges Register:-
1. The Council will within six months from the date of these presents erect to the satisfaction of the Vendor and for ever thereafter maintain on the sides of the land marked "T" on the said plan and immediately within the boundaries thereof a good and sufficient close boarded fence six feet in height out of the ground
 2. No part of the land shall at any time be used for the purpose of making or constructing a public road or private street within the meaning of the Private Street Works Act 1892 or any statutory modification or re-enactment thereof
 3. No intoxicating liquor shall be sold on the said land nor in or from any building now or hereafter erected thereon nor shall any building so erected be used as or for an hotel inn public house beer-house or club or otherwise for the sale of intoxicating liquors whether for consumption on or off the premises nor as a place for the taking of orders for the sale of intoxicating liquors
 4. No racing or speed tracks public fairs shows roundabouts or shooting galleries shall be set up or allowed on the land or any part thereof
 5. The Vendor reserves the right to sell convey or deal with any other portion of his said Harold Wood Hall Estate in such manner as he shall think fit and either subject or not subject to the above or any other stipulations or conditions.

End of register