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Official copy of register of title

Title number EGL260554

Edition date 10.09.2018

- This official copy shows the entries on the register of title on 04 JUN 2024 at 11:50:00.
- 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 04 Jun 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 (28.02.1990) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being 38 Waycross Road, Upminster (RM14 1PA).

NOTE: As to the part tinted blue on the title plan only the ground floor flat is included in the title.

- 2 (28.02.1990) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:

Date : 19 February 1990
 Term : 125 years from 17 July 1989
 Rent : £10 and service charge
 Parties : (1) The Mayor and Burgesses of the London Borough of Havering
 (2) Frederick Thomas Charles Hastings and Ellen Rose Hastings

- 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 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 (08.12.2009) 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 number EGL260554

Title absolute

- 1 (10.09.2018) PROPRIETOR: ABIGAIL CONSTANCE KATE BRODERICK and STEPHANIE ALISON BRODERICK-FOX of 38 Waycross Road, Upminster RM14 1PA.
- 2 (10.09.2018) The price stated to have been paid on 8 August 2018 was £260,000.
- 3 (10.09.2018) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a certificate signed by a conveyancer that the conveyancer is satisfied that the person who executed the document submitted for registration as disponsor is the same person as the proprietor.
- 4 (10.09.2018) 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.

C: Charges Register

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

- 1 (10.09.2018) REGISTERED CHARGE dated 8 August 2018.
- 2 (10.09.2018) Proprietor: BANK OF SCOTLAND PLC (Scot. Co. Regn. No. SC327000) of Halifax Division, 1 Lovell Park Road, Leeds LS1 1NS.

End of register