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Official copy of register of title

Title number EGL49717

Edition date 26.06.2014

- This official copy shows the entries on the register of title on 04 JUL 2024 at 13:07:25.
- 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 04 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 (23.06.1976) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 6 Norfolk Road, Romford (RM7 9DL).

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 (17.03.1988) PROPRIETOR: RAYMOND ALAN SMITH of 6 Norfolk Road, Romford, RM7 9DL.

C: Charges Register

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

- 1 Two Conveyances together comprising the land in this title with other land dated 7 June 1900 made between (1) The Times Land Corporation Limited (Company) and (2) William Frederick Poulten (Purchaser) and the other dated 3 December 1901 made between (1) The Times Land Corporation Limited (Company) and (2) Henry Bateman Michell (Purchaser) contain identical covenants details of which are set out in the Schedule of restrictive covenants hereto.
- 2 The land tinted brown on the filed plan is subject to rights of way.

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 7 June 1900 and 3 December 1901 referred to in the Charges Register:-

Schedule of restrictive covenants continued

"The Purchaser (but not so as to render the Purchaser or his successors in title personally liable after he or they should have parted with the said hereditaments but to the intent that this covenant shall run with the land and bind every person in whom from time to time the said hereditaments or any part thereof may be or become vested each person to be liable only in respect of such portion of the land as may for the time being be vested in him) hereby covenants with the Company that he will at all times hereafter observe perform and comply with all the said stipulations and conditions so far as the same relate to or affect the hereditaments hereby conveyed or any part thereof

The FIRST SCHEDULE before referred to

GENERAL STIPULATIONS

1. NOT to erect on the respective lots any building nearer to the road in front thereof or of any proposed road than the building line shewn on the sale plan
2. FORTHWITH on being called upon by the Vendors to make and afterwards to maintain in good repair at the front and rear of the lot or lots purchased by the respective purchasers and on the side thereof indicated by the mark T on the plan a substantial boundary fence or wall The fence or wall next a road shall not exceed six feet in height nor shall it be constructed or used as an advertising station or so as to be a nuisance or injury to the owners or occupiers of the adjoining property. The purchaser of two or more contiguous lots shall not be bound under this stipulation to fence them off from each other
3. NOT to do or allow any act or thing which shall be a nuisance annoyance or disturbance or damage or injury to the owners or occupiers of the adjoining property nor to put or allow to be put any hut or caravan on any lot nor to grant or allow to be granted any right of way across any lot
4. ALL the lots (excepting plots numbered 1 to 4, 87 to 95 and 193 to 196 inclusive fronting on Romford Road which may be used as shops) shall be used and occupied for the erection of private dwelling-houses only and for garden or pleasure grounds attached thereto as hereinafter mentioned Spirituous malt or intoxicating liquor shall not be sold on any lot except Number 193 and not more than one house shall be erected on each plot
5. THE houses to be erected on the respective lots shall be of not less than the respective values following in first cost of labour and materials exclusive of outbuildings at the lowest current prices that is to say Three Hundred Pounds each in the case of shops erected on lots numbered 1 to 4, 87 to 95 and 193 to 196 inclusive fronting the main road and Two Hundred Pounds each in the case of private houses to be erected on the remainder of the lots
6. NO bricks timber or materials of any kind nor any soil or rubbish shall be deposited upon the road or footpath nor any obstruction caused to the free use of the roads or footpaths and no earth or gravel shall be dug out or removed other than such as may be required to be dug out or removed or foundations and for forming basements storeys (if any) cellars drains ways or paths for or to any dwellinghouse or for laying out the garden
7. NO trade or business whatsoever to be carried on or permitted or suffered to be carried on upon any of the lots or upon any building thereon except as regards lots numbered 1 to 4 87 to 95 and 193 to 196 inclusive fronting on Romford Road and no lot or any building thereon except as aforesaid is to be used as or for a school hospital or public institution or otherwise than as a private residence without the consent of the Vendors in writing
8. THE Vendors reserve the right to alter modify or waive any of the above stipulations as to any lot or lots for the time being remaining unsold or in which the Vendors have for the time being any interest.

NOTE: The building line is set back 10 feet from the road

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Schedule of restrictive covenants continued

The Eastern boundary of the land in this title is marked T.

The land in this title forms part of Plots 6 and 7.

End of register