

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.



# Official copy of register of title

Title number EGL247814

Edition date 07.08.2019

- This official copy shows the entries on the register of title on 23 JUL 2024 at 10:09:25.
- 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 23 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. 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 (31.07.1989) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being 12 Taunton Road, Romford (RM3 7ST).

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

- 2 (31.07.1989) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:

Date : 3 July 1989  
 Term : 125 years from 20 September 1982  
 Rent : £10  
 Parties : (1) The Mayor and Burgesses of The London Borough of Havering  
 (2) Elizabeth Burnett Higgs

- 3 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 (21.09.2009) 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 absolute

## B: Proprietorship Register continued

- 1 (07.08.2019) PROPRIETOR: ZANS ANDZANS and MARINA PENKOVA of 12 Taunton Road, Romford RM3 7ST.
- 2 (07.08.2019) The price stated to have been paid on 5 July 2019 was £233,000.
- 3 (07.08.2019) 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.
- 4 (07.08.2019) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 5 July 2019 in favour of National Westminster Bank PLC referred to in the Charges Register.

## C: Charges Register

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

- 1 By a Conveyance of the freehold estate in the land in this title dated 16 February 1920 made between (1) Max Ernest and (2) Joseph Corbett the land in this title together with other land was conveyed subject as follows:-
  - (a) That the Purchaser his heirs and assigns will not at any time hereafter erect or build upon the Closes of Land numbered on the plan drawn on the said Conveyance of the 16th day of February 1920 587, 593, 542 and the part of 591 comprised in that sale any messuage dwellinghouse tenement barn stable coachhouse garage or any other building or erection whatsoever.
  - (b) That if any building shall hereafter be erected on the Close numbered 584 such building shall be erected to the east of the line drawn on the said plan and that any house built to the east of the said line shall not exceed thirty feet in height from the level of the ground floor to the highest part of the roof thereof and shall only be used as a private dwellinghouse and that save as aforesaid the purchaser his heirs executors administrators or assigns will not build or erect any erection or building whatsoever on the said close of land number 584 on the said plan.
  - (c) That the said land shall not be used as a brick yard or for burning clay or making bricks or other factory purposes.

NOTE: The copy conveyance plan supplied on first registration did not clearly delineate the extent of the numbered Closes referred to and did not show the line crossing Close numbered 584.
- 2 (07.08.2019) REGISTERED CHARGE dated 5 July 2019.
- 3 (07.08.2019) Proprietor: NATIONAL WESTMINSTER BANK PLC (Co. Regn. No. 929027) of Mortgage Centre, P.O. Box 123, Greenock PA15 1EF.

End of register