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# Official copy of register of title

Title number BGL142625

Edition date 18.07.2023

- This official copy shows the entries on the register of title on 11 JUL 2024 at 16:23:43.
- 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. 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 (16.07.2018) The Leasehold land demised by the lease referred to below which lies within the area shown edged with red on the plan of the above Title filed at the Registry and being 56 Tennyson Road, Romford (RM3 7AH).  
  
NOTE: The flat is on the second and third floor.
- 2 (16.07.2018) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:  
Date : 25 June 2018  
Term : 125 years from 25 June 2018  
Parties : (1) The Mayor and Burgesses of the London Borough of Havering  
(2) Melanie Chester and Anwar Meshack Machavelli Prince
- 3 (16.07.2018) The Lease prohibits or restricts alienation.
- 4 (16.07.2018) The registered lease is made pursuant to Part V of the Housing Act 1985 and the title includes the legal easements referred to in clause LR11.1 of the registered lease but is subject to any rights that are granted or reserved by the lease and affect the registered land.  
  
In addition the land has the benefit of but is subject to the easements and rights specified in paragraph 2 of Schedule 6 of the said Act.
- 5 (16.07.2018) 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 (16.07.2018) PROPRIETOR: MELANIE CHESTER and ANWAR MESHACK MACHAVELLI PRINCE of 30 Spains Hall Place, Basildon SS16 5UR.
- 2 (16.07.2018) The price, other than rents, stated to have been paid on the grant of the lease was £100,100.
- 3 (16.07.2018) RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.
- 4 (16.07.2018) RESTRICTION: No transfer or lease of the registered estate dated before 25 June 2028 by the proprietor of the registered estate or by the proprietor of any registered charge is to be completed by registration unless accompanied by
  - (a) a certificate given by The Mayor and Burgesses of the London Borough of Havering that the transfer or lease complies with the requirements of section 156A of the Housing Act 1985 or that the transfer or lease is an exempted disposal or is not a relevant disposal, or
  - (b) a certificate given by a person who confirms that he is the person in whom the reversionary interest is now vested (if that person is not the original disposing authority), and that the transfer or lease complies with the requirements of section 156A of the Housing Act 1985 or is either an exempted disposal or is not a relevant disposal.
- 5 (18.07.2023) 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 3 July 2023 in favour of HSBC UK Bank PLC referred to in the Charges Register.
- 6 (18.07.2023) The address for service of Anwar Meshack Machavelli Prince and Melanie Chester has been changed.

## C: Charges Register

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

- 1 (16.07.2018) A Conveyance of the freehold estate in the land in this title and other land dated 11 July 1931 made between (1) The Enfield Waltham and Cheshunt Land Property and Investment Co Limited (2) Edith Mary Dunn and Dudley Moore Paul (3) Dudley Moore Paul and (4) Mann Crossman and Paulin Limited contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 (18.07.2023) REGISTERED CHARGE dated 3 July 2023.
- 3 (18.07.2023) Proprietor: HSBC UK BANK PLC (Co. Regn. No. 9928412) of Customer Service Centre, BX8 4HB.

## Schedule of restrictive covenants

- 1 (16.07.2018) The following are details of the covenants contained in the Conveyance dated 11 July 1931 referred to in the Charges Register:-
  1. The Purchasers and their successors in title will not erect or suffer to be erected upon the land hereby conveyed or any part thereof any hotel public house tavern beerhouse off licensed shop registered club or other premises for the sale of beers wines spirits or other intoxicating liquors
  2. The Purchasers and their successors in title will not carry on or suffer to be carried on on the land hereby conveyed or any part thereof or in any building or buildings erected or to be erected thereon the trade or business of an hotel proprietor innkeeper or licensed victualler and will not permit or suffer the sale of any beers wines spirits or other intoxicating liquors on the land hereby conveyed or any part thereof in any manner or circumstances whatsoever.

Title number BGL142625

End of register