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Official copy of register of title

Title number EGL91907

Edition date 05.08.2019

- This official copy shows the entries on the register of title on 13 SEP 2023 at 14:05:42.
- 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 13 Sep 2023.
- 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 (15.02.1933) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 56 Byron Way, Romford (RM3 7PS).
- 2 The land has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 4 February 1980 referred to in the Charges Register.
- 3 The Transfer dated 4 February 1980 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 (15.06.2006) PROPRIETOR: RICKY JOHN MILLER and KEELEY JANE MILLER of 34 Coombe Road, Romford RM3 0TX.
- 2 (15.06.2006) The price stated to have been paid on 26 May 2006 was £177,000.
- 3 (02.08.2019) 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 1 August 2019 in favour of Barclays Bank UK PLC referred to in the Charges Register.
- 4 (02.08.2019) The proprietor's address for service has been changed.

C: Charges Register

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

Title number EGL91907

- 1 A Transfer of the land in this title and other land dated 26 August 1936 made between (1) Gidea Park Limited and (2) A Peachey and Company Limited contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 The land is subject to the following rights reserved by the Transfer dated 26 August 1936 referred to above:-
 1. The free use and enjoyment by the Vendors and their successors in title of all such drains and watercourses and free running and passage of water and soil in and through such drains and watercourses as now do or within twenty one years from the date of this Agreement shall or may run or proceed through or under the said land from any other messuages or tenement adjoining
 2. The right to build on and use any adjoining or neighbouring land belonging to the Vendors in any manner which may be thought fit notwithstanding that the access of light and air to the property agreed to be sold may be thereby diminished."
- 3 A Transfer of the land in this title dated 4 February 1980 made between (1) The Mayor and Burgesses of The London Borough of Havering and (2) Patrick Kelly and Kathleen Kelly contains restrictive covenants.
NOTE: Copy filed.
- 4 (02.08.2019) REGISTERED CHARGE dated 1 August 2019.
- 5 (02.08.2019) Proprietor: BARCLAYS BANK UK PLC (Co. Regn. No. 9740322) of P.O. Box 187, Leeds LS11 1AN.
- 6 (02.08.2019) The proprietor of the Charge dated 1 August 2019 referred to above is under an obligation to make further advances. These advances will have priority to the extent afforded by section 49(3) Land Registration Act 2002.

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Transfer dated 26 August 1936 referred to in the Charges Register:-

"THE Transferee to the intent and so as to bind (so far as practicable) the said land into whosoever hands the same may come but not so as to render itself personally liable in damages for any breach committed after it shall have parted with all interest in the property in respect of which such breach shall occur hereby covenants with the Transferor that it the Transferee and its successors in title will at all times hereafter duly perform and observe the restriction and reservations set out in the Schedule hereto

THE SCHEDULE referred to

.....

(1) There shall not be erected or allowed to be erected on the said pieces of land dwellinghouses or buildings of less cost than £450 each being the net cost of labour and materials alone No building shall be erected nor shall any extension of or addition to or substitution for any building for the time being existing thereon nor any alteration be made in any of the elevations or exterior portions of any such building except in accordance with plans and elevations which shall have been previously approved in writing by the agent or surveyor for the time being of the Vendors and any building erected or altered without such previous approval or otherwise in breach of any of the foregoing stipulations shall forthwith be pulled down or restored as the case may be upon the demand in writing of the Vendors or the Vendor's agent

(2) No Asylum or School or Trade or Business shall be carried on upon the said piece of land (except that portion fronting Straight Road on which shops may be erected) or in any building thereon but every building for the time being on the said land shall at all times be kept and used as and for a private dwellinghouse or the professional residence of a Solicitor architect medical practitioner or dentist and for no other purpose whatsoever No dwellinghouse shall be let in separate tenements except dwellinghouses erected over shop premises the

Schedule of restrictive covenants continued

plans of which shops and dwellinghouses shall be submitted to and approved by the vendor's Surveyor in accordance with clause 1 hereof

(3) No shed building fence or flue shall be erected nor shall any sign notice or advertisement be exhibited on the said land except such as relate to the selling or letting of houses erected thereon without the previous consent in writing of the vendors.

(4) Nothing shall be done or suffered to be done in or upon the said land or in any building thereon which may be or grow to be the injury annoyance or damage of any person or persons owning or occupying any land or house in the neighbourhood of the said land and in particular no poultry pigeons or goats shall be kept on the said land

(5) The Purchasers shall within twelve calendar months from the date hereof erect to the satisfaction of the Vendors along the frontage to any road upon which the said piece of land abuts and maintain a good and sufficient live hedge or other approved fence not exceeding four feet six inches in height and along all other boundaries of the said piece of land a live fence or other approved fence not less than five feet nor more than six feet in height

(6) The Purchaser shall in the course of their building operations take all reasonable care to prevent damage to roads sewers trees and hedgerows on or adjacent to the said land the Margins (if any) and where in order to obtain access to the said land the Purchasers have to cross any footway or margin which shall have been already formed the Purchasers shall before commencing any building operations provide a sleeper or other wooden track across the same to the satisfaction of the Vendors' Surveyor and in default of the Purchasers taking all such reasonable care or in case of the Purchasers neglecting to provide such track as aforesaid the Purchaser shall make good all damage caused by such default or neglect

(7) No sand earth clay loam or gravel shall be excavated except for the purpose of preparing for authorised buildings or laying out or adapting the ground as a garden or pleasure ground No part of the said piece of land shall be used as public road or way after the Purchasers have completed their development scheme and the same has been approved by the Romford U.D.C. other than and except the roads or way included in such development scheme."

End of register