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# Official copy of register of title

Title number EGL457684

Edition date 04.11.2019

- This official copy shows the entries on the register of title on 11 JUN 2024 at 17:08:50.
- 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 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 (08.07.2003) The Leasehold land shown edged with red on the plan of the above title filed at the Registry and being 90 Hamilton Drive, Romford (RM3 0UU).

NOTE: Only the ground floor flat is included in the title.

- 2 (08.07.2003) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:  
 Date : 23 June 2003  
 Term : 125 years from 26 March 1990  
 Rent : As therein mentioned  
 Parties : (1) The Mayor And Burgesses Of The London Borough Of Havering  
 (2) Denis Joseph Byrne
- 3 (08.07.2003) 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 (23.07.2010) 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 (04.11.2019) PROPRIETOR: SHALLECE ELLA-ROSE BERNARD of 90 Hamilton Drive, Romford RM3 0UU.
- 2 (04.11.2019) The price stated to have been paid on 30 October 2019 was £180,000.
- 3 (04.11.2019) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.
- 4 (04.11.2019) 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.

## C: Charges Register

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

- 1 (08.07.2003) Conveyances of other land all made between (1) Joseph Frederick Hardwick (Vendor) and (2) Various purchasers contain identical Vendors Covenants. Details of those taken from a Conveyance dated 22 December 1936 in favour of Frederick Thomas Hale are set out in the Schedule of restrictive covenants hereto.
- 2 (04.11.2019) REGISTERED CHARGE dated 30 October 2019.
- 3 (04.11.2019) Proprietor: BANK OF SCOTLAND PLC (Scot. Co. Regn. No. SC327000) of Halifax Division, 1 Lovell Park Road, Leeds LS1 1NS.

## Schedule of restrictive covenants

- 1 (08.07.2003) The following are details of the covenants contained in the Conveyance dated 22 December 1936 referred to in the Charges Register:-

COVENANT by Venbor to observe restrictive covenants and conditions contained in the second part of the first Schedule to abstracting presents in respect of the land remaining vested in him and situate on the East side of the Arterial Road Except that the building to be erected thereon might be used as an Hotel or premises licensed for the sale of wine beer or spirits and that the Vendor might sanction any reasonable alterations to the plan or development of the estate

THE FIRST SCHEDULE above referred to

Part 2

1. No house or bungalow shall be built of less value (prime cost in labour and materials) than £600 if detached exclusive of garages or similar outbuildings. 2. No plot upon which a building shall be erected shall have a less frontage upon the building line to the road on which it abuts than thirty feet and not more than one house shall be built upon any one plot No house shall face other than upon Hamilton Drive.

3. No building or erection except fences shall at any time be erected within twenty five feet of the said proposed new road (This appears to be Hamilton Drive).

4. No trade or business shall be carried on upon any plot and no building on any plot shall be used as an Hotel or Licensed premises.

5. No caravan shall be put upon any plot.

6. No sand gravel or soil shall at any time be excavated or dug out of any plot except for the purpose of laying the foundations of the houses fences or buildings to be erected thereon or for use in erecting such buildings or in the gardens or grounds thereof No clay or ballast shall at any time be burnt upon any plot nor shall rubbish of any kind be placed or allowed to remain thereon nor shall anything be done thereon which may grow to be a nuisance or annoyance to the Vendor.

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## Schedule of restrictive covenants continued

7. The Vendor reserved the right at any time to amend any drainage plan submitted to and or amended by the Local Authorities so far as the surface water system is concerned.

End of register