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Official copy of register of title

Title number BGL148576

Edition date 05.04.2019

- This official copy shows the entries on the register of title on 23 AUG 2024 at 11:48:03.
- 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 Aug 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 (05.04.2019) 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 39, Victoria House, Durham Avenue, Romford (RM2 6JL).

NOTE: The flat is on the sixth floor.

- 2 (05.04.2019) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
 Date : 25 February 2019
 Term : 125 years from 25 February 2019
 Parties : (1) The Mayor and Burgesses of the London Borough of Havering
 (2) Samantha Main

- 3 (05.04.2019) The Lease prohibits or restricts alienation.

- 4 (05.04.2019) The registered lease is made pursuant to Part V of the Housing Act 1985 and the title includes the legal easements granted by the registered lease but is subject to any rights that are granted or reserved by the said 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 to the said Act.

- 5 (05.04.2019) 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 (05.04.2019) PROPRIETOR: SAMANTHA MAIN of 39 Victoria House, Durham Avenue, Romford RM2 6JL.
- 2 (05.04.2019) The price stated to have been paid on 25 February 2019 was £87,500.
- 3 (05.04.2019) RESTRICTION: No transfer or lease of the registered estate dated before 25 February 2029 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.
- 4 (05.04.2019) 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 25 February 2019 in favour of Santander UK PLC referred to in the Charges Register.

C: Charges Register

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

- 1 (05.04.2019) REGISTERED CHARGE dated 25 February 2019.
NOTE: See the entry below altering the priority of this charge.
- 2 (05.04.2019) Proprietor: SANTANDER UK PLC (Co. Regn. No. 2294747) of Deeds Services, 101 Midsummer Boulevard, Milton Keynes MK9 1AA.
- 3 (05.04.2019) Charge subsisting until 24 February 2024 having the priority specified in section 156 of the Housing Act 1985 to secure the liability under the covenant to repay discount contained in the Lease dated 25 February 2019 referred to above.
NOTE: See the entry below altering the priority of this charge.
- 4 (05.04.2019) The priorities between the discount charge referred to above and the charge dated 25 February 2019 in favour of Santander UK PLC referred to above have been altered by a letter dated 25 February 2019.

End of register