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# Official copy of register of title

Title number BGL155513

Edition date 19.02.2020

- This official copy shows the entries on the register of title on 12 JUN 2024 at 15:41:09.
- 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 12 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.

HAVERING

- 1 (03.08.2010) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being 134 Elmhurst Drive, Hornchurch (RM11 1PF).
- 2 (19.02.2020) The Transfer dated 27 January 2020 referred to in the Charges Register was made pursuant to Part V of the Housing Act 1985 and the land has the benefit of and is subject to such legal easements as are granted and reserved in the said Deed and the easements and rights specified in paragraph 2 of Schedule 6 of the said Act.
- 3 (19.02.2020) The Transfer dated 27 January 2020 referred to above contains provisions as to light or air and boundary structures.

## 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 (19.02.2020) PROPRIETOR: SHARON MARION WELLS and BRETT STEPHEN CHILTON of 134 Elmhurst Drive, Hornchurch RM11 1PF.
- 2 (19.02.2020) The price stated to have been paid on 27 January 2020 was £224,500.
- 3 (19.02.2020) RESTRICTION: No transfer or lease of the registered estate dated before 27 January 2030 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: Proprietorship Register continued

(b) a certificate given by the local housing authority for the area in which the property is situated that (i) The Mayor and Burgesses of the London Borough of Havering is no longer in existence and (ii) 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 (19.02.2020) 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.

## C: Charges Register

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

- 1 (03.08.2010) A Conveyance dated 30 August 1934 made between (1) Langtons Estates Limited (2) Thomas Arthur Clark and (3) Alfred Joseph Traylen Carter contains restrictive stipulations details of which are set out in the schedule of restrictive covenants hereto.
- NOTE: No copy of the covenant to observe the said restrictive stipulations was supplied on first registration.
- 2 (19.02.2020) A Transfer of the land in this title dated 27 January 2020 made between (1) The Mayor and Burgesses of The London Borough of Havering and (2) Sharon Marion Wells and Brett Stephen Chilton contains restrictive covenants.
- NOTE: Copy filed.
- 3 (19.02.2020) REGISTERED CHARGE dated 27 January 2020.
- 4 (19.02.2020) Proprietor: NATIONWIDE BUILDING SOCIETY of Nationwide House, Pipers Way, Swindon L SN38 1NW.
- 5 (19.02.2020) Charge subsisting until 26 January 2025 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 Transfer dated 27 January 2020 referred to above.

## Schedule of restrictive covenants

- 1 (03.08.2010) The following are details of the stipulations contained in the Conveyance dated 30 August 1934 referred to in the Charges Register:-
- "1. No inn tavern public house beer house house or club or building for the sale of ecisable liquors for consumption on or off the premises or for distribution therefrom shall at any time be erected or placed upon the land hereby conveyed or any part thereof.
2. Private dwellinghouses only shall be erected on the land hereby conveyed and shall be of not less than 850 feet of floor space no building to be erected on the said land shall be used for any trade or business or manufacture whatever."

End of register