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Official copy of register of title

Title number EGL348103

Edition date 23.04.2018

- This official copy shows the entries on the register of title on 19 SEP 2024 at 13:19:51.
- 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 19 Sep 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 (16.07.1996) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being 189 Whitchurch Road, Romford (RM3 9AA).

NOTE: Only the first and second floor flat is included in the title.

- 2 (16.07.1996) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
 Date : 13 May 1996
 Term : 125 years from 7 August 1989
 Rent : £10 and service charge
 Parties : (1) The Mayor and Burgesses of The London Borough of Havering
 (2) Dennis Allan Attfield and Joy Elsie Livermore
- 3 (16.07.1996) The registered 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.

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 (16.04.2018) PROPRIETOR: PETAR YORDANOV KRALEV and LYUBA YORDANOVA

B: Proprietorship Register continued

KRALEV of 297 Havering Road, Romford RM1 4BZ.

- 2 (16.04.2018) The price stated to have been paid on 6 April 2018 was £243,000.
- 3 (16.04.2018) 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 6 April 2018 in favour of Santander UK PLC referred to in the Charges Register.
- 4 (23.04.2018) 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 (16.07.1996) A Conveyance of freehold estate dated 16 February 1920 made between (1) Max Ernest and (2) Joseph Corbett contains stipulations details of which are set out in the schedule of restrictive covenants hereto.
NOTE: No copy of the covenant to observe the said stipulations was supplied on first registration.
- 2 (16.04.2018) REGISTERED CHARGE dated 6 April 2018.
- 3 (16.04.2018) Proprietor: SANTANDER UK PLC (Co. Regn. No. 2294747) of Deeds Services, 101 Midsummer Boulevard, Milton Keynes MK9 1AA.

Schedule of restrictive covenants

- 1 The following are details of the stipulations contained in the Conveyance dated 16 February 1920 referred to in the Charges Register:-
 - (a) That the Purchaser his heirs and assigns will not at any time hereafter erect or build upon the Closes of Land numbered on the plan drawn on the said Conveyance of the 16th day of February 1920 587 593 542 and the part of 591 comprised in that sale any messuage dwellinghouse tenement barn stable coachhouse garage or any other building or erection whatsoever.
 - (b) That if any building shall hereafter be erected on the Close numbered 584 such building shall be erected to the east of the line drawn on the said plan and that any house built to the east of the said line shall not exceed thirty three feet in height from the level of the ground floor to the highest part of the roof thereof and shall only be used as a private dwellinghouse and that save as aforesaid the purchaser his heirs executors administrators or assigns will not build or erect any erection or building whatsoever on the said close of land numbered 584 on the said plan.
 - (c) That the said land shall not be used as a brick yard or for burning clay or making bricks or other factory purposes.

NOTE: No copy conveyance plan was supplied on first registration.

End of register