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Official copy of register of title

Title number EGL126085

Edition date 08.04.2021

- This official copy shows the entries on the register of title on 21 AUG 2024 at 11:13:23.
- 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 21 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 (10.01.1983) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being 49 Fyfield Road, Rainham (RM13 7TX).

NOTE: As to the part tinted blue on the filed plan only the first floor flat together with the storeroom belonging thereto is included in the title.

- 2 (10.01.1983) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
 Date : 11 October 1982
 Term : 125 years from 11 October 1982
 Rent : £10
 Parties : (1) Mayor and Burgesses of the London Borough of Havering
 (2) Stanley George Clutton and Joan Clutton
- 3 The above mentioned Lease is made pursuant to Chapter 1 of Part 1 of the Housing Act 1980 and the land has the benefit of and is subject to the easements and rights specified in paragraph 2 of Schedule 2 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 (07.10.2010) 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 number EGL126085

Title absolute

- 1 (08.04.2021) PROPRIETOR: SHAUN MARTIN RIDLEY of 49 Fyfield Road, Rainham RM13 7TX.
- 2 (08.04.2021) The price stated to have been paid on 5 March 2021 was £245,000.
- 3 (08.04.2021) 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 5 March 2021 in favour of HSBC UK Bank PLC referred to in the Charges Register.

C: Charges Register

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

- 1 (08.04.2021) REGISTERED CHARGE dated 5 March 2021.
- 2 (08.04.2021) Proprietor: HSBC UK BANK PLC (Co. Regn. No. 9928412) of Mortgage Service Centre, P.O. Box 6308, Coventry CV3 9LB.

End of register