

The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.



# Official copy of register of title

Title number EGL194391

Edition date 22.02.2018

- This official copy shows the entries on the register of title on 05 DEC 2024 at 16:49:47.
- 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 05 Dec 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 (16.04.1987) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being 6 Elizabeth House, Durham Avenue, Gidea Park, Romford, (RM2 6JU).

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

- 2 (16.04.1987) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
- |         |   |
|---------|---|
| Date    | : 17 November 1986  |
| Term    | : 125 years from 3 November 1986                                |
| Rent    | : £10 and insurance and maintenance rent                        |
| Parties | : (1) The Mayor and Burgesses of the London Borough of Havering |
|         | (2) Thomas Francis Joyce and Doreen Joan Joyce                  |

- 3 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.

- 4 (19.04.2010) 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

- 1 (22.05.2003) PROPRIETOR: PAUL EDWARD MCKEON of 109 Levett Gardens, Seven Kings, Ilford, Essex IG3 9BX.

## B: Proprietorship Register continued

- 2 (22.05.2003) The price stated to have been paid on 9 May 2003 was £95,000.
- 3 (22.05.2003) RESTRICTION: Except under an order of the registrar no disposition by the proprietor of the land is to be registered without the consent of the proprietor of the Charge dated 9 May 2003 in favour of Topaz Finance Limited referred to in the Charges Register.

## C: Charges Register

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

- 1 The land is subject to the following rights reserved by a Conveyance of the freehold estate in the land in this title and other land dated 29 December 1959 made between (1) The British Transport Commission (Commission) and (2) The Mayor Aldermen and Burgesses of the Borough of Romford:-

THERE is excepted and reserved unto the Commission in fee simple:-

(a) the right at any time to erect or suffer to be erected any buildings or other erections and to alter any building or other erection now standing or hereafter to be erected on any part of their adjoining or neighbouring land in such a manner as to obstruct or interfere with the passage of light or air to any building which is or may be erected upon the property and any access of light and air over the adjoining land of the Commission shall be deemed to be enjoyed by the licence or consent of the Commission and not as of right.

(b) the right of support from the property for the adjoining property of the Commission.

- 2 (22.05.2003) REGISTERED CHARGE dated 9 May 2003 to secure the moneys including the further advances therein mentioned.

NOTE: The proprietor of this charge is obliged to make further advances in accordance with the mortgage terms and conditions.

- 3 (22.02.2018) Proprietor: TOPAZ FINANCE LIMITED (Co. Regn. No. 5946900) of P.O. Box 112, Skipton BD23 9FB, trading as Rosinca Mortgages.

End of register