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Official copy of register of title

Title number EGL137904

Edition date 20.10.2022

- This official copy shows the entries on the register of title on 19 JUN 2024 at 09:38:06.
- 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 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. 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 (09.01.1984) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being 56 Trowbridge Road, Harold Hill, Romford (RM3 8YW).

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

- 2 (19.12.1983) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:

Date : 19 December 1983
 Term : 125 years from 19 December 1983
 Rent : £10
 Parties : (1) The Mayor and Burgesses of the London Borough of Havering
 (2) Brian Bernard Joseph Rafferty and Soledad Taviero Rafferty

- 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.

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 (20.10.2022) PROPRIETOR: SEGUN SOLOMON of 56 Trowbridge Road, Romford RM3 8YW.
- 2 (20.10.2022) The value stated as at 20 October 2022 was £250,000.
- 3 (20.10.2022) 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.
- 4 (20.10.2022) 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 12 January 2022 in favour of The Mortgage Works (UK) PLC referred to in the Charges Register.

C: Charges Register

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

- 1 (20.10.2022) REGISTERED CHARGE dated 12 January 2022.
- 2 (20.10.2022) Proprietor: THE MORTGAGE WORKS (UK) PLC (Co. Regn. No. 2222856) of Nationwide House, Pipers Way, Swindon SN38 1NW.

End of register