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Official copy of register of title

Title number EGL389849

Edition date 22.02.2018

- This official copy shows the entries on the register of title on 16 DEC 2024 at 09:05:55.
- 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 16 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 (14.06.1999) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being 12 Victoria House, Durham Avenue, Gidea Park, Romford, (RM2 6JL).

NOTE: Only the Second floor flat is included in the title.

- 2 (14.06.1999) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
 Date : 19 April 1999
 Term : 125 years from 15 December 1986
 Rent : £10 plus service charge
 Parties : (1) The Mayor and Burgesses of the London Borough of Havering
 (2) Edward David Kennedy
- 3 (14.06.1999) 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.
- 5 (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

B: Proprietorship Register continued

- 1 (15.05.2003) PROPRIETOR: PAUL EDWARD MCKEON of 109 Levett Gardens, Seven Kings, Essex IG3 8BX.
- 2 (15.05.2003) The price stated to have been paid on 11 April 2003 was £95,000.
- 3 (15.05.2003) The covenant implied under section 4(1)(b) of the Law of Property (Miscellaneous Provisions) Act 1994 in the disposition to the proprietor is modified.
- 4 (15.05.2003) 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 11 April 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 (14.06.1999) 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 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

(c) the free right of passage and running of water and soil from any part of the adjoining land of the Commission through any sewers drains and watercourses which may hereafter be constructed under the property with full right and liberty in perpetuity but in common with the Corporation and their successors in title (and all other persons having a like right) to make connection with and drain into such sewers drains or watercourses in connection with and for the purposes of the drainage of the railway and works of the Commission

(d) full right and liberty for the Commission and their successors in title with or without workmen at all reasonable times to enter upon the property for the purpose of exercising all or any of the rights reserved by paragraph (c) of this clause and for the purpose of repairing and cleansing any sewers drains or watercourses and for the purpose of maintaining repairing renewing reinstating altering or amending any fences walls railway banks abutment or retaining walls bridges and other works of the Commission on their adjoining or neighbouring land.

- 2 (15.05.2003) REGISTERED CHARGE dated 11 April 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