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Official copy of register of title

Title number EGL455243

Edition date 23.02.2023

- This official copy shows the entries on the register of title on 27 JAN 2025 at 09:29:18.
- 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 27 Jan 2025.
- 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 (14.05.2003) The Leasehold land shown edged with red on the plan of the above title filed at the Registry and being 55 Chelmsford Avenue, Romford (RM5 3UX).

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

- 2 (14.05.2003) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:

Date : 13 January 2003
 Term : 125 years from 4 June 1984
 Rent : As therein mentioned
 Parties : (1) The Mayor And Burgesses Of The London Borough Of Havering
 (2) Christopher John Thorne and Frances Thorne

- 3 (14.05.2003) The above mentioned 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 (21.04.2010) A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.
- 6 (19.08.2010) The landlord's title is registered.

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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 (23.02.2023) PROPRIETOR: NEIL TERENCE BASSETT and ASHLEIGH ANN BASSETT of 55 Chelmsford Avenue, Romford, RM5 3UX.
- 2 (23.02.2023) The price stated to have been paid on 26 October 2022 was £270,000.
- 3 (23.02.2023) 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 26 October 2022 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 (23.02.2023) REGISTERED CHARGE dated 26 October 2022.
- 2 (23.02.2023) Proprietor: HSBC UK BANK PLC (Co. Regn. No. 9928412) of Customer Service Centre, BX8 4HB.

End of register