

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 EGL132793

Edition date 07.06.2021

- This official copy shows the entries on the register of title on 17 JAN 2025 at 10:23:17.
- 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 17 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 (26.07.1983) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being 26 Blandford Close, Romford.

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

- 2 (26.07.1983) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:

Date : 11 September 1983

Term : 125 years from 11 April 1983

Rent : £10 and service charge

Parties : (1) The Mayor and Burgesses of the London Borough of Havering

(2) Robert Morrow and Margaret Constance Morrow

NOTE: The rights expressed to be granted by the Eighth Schedule to the above mentioned lease are included in the registration only in so far as they are exercisable over or in respect of the land in the lessor's registered title

- 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 The lessor's title is registered.

- 5 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

- 1 (26.07.1983) PROPRIETOR: ROBERT MORROW and MARGARET CONSTANCE MORROW of 26 Blandford Close, Romford , Essex.
- 2 (26.07.1983) RESTRICTION: No disposition by a sole proprietor of the land (not being a trust corporation) under which capital money arises is to be registered except under an order of the registrar or of the Court.

## C: Charges Register

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

- 1 A Conveyance of the land in this title and other land dated 15 July 1887 made between (1) David Parkinson Garbutt and (2) Allbert Walker contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 A Conveyance of the land in this title and other land dated 31 December 1898 made between (1) Albert Wilson (Vendor) and (2) Frederick Henry Webb (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 3 A charge having the priority specified in Section 8 of the Housing Act 1980 to secure the liability under the covenant to repay the discount contained in the lease under which the land is held.
- 4 (26.07.1983) REGISTERED CHARGE dated 11 April 1983 to secure the moneys therein mentioned.
- 5 (26.07.1983) Proprietor: THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF HAVERING of Town Hall, Main Road, Romford, Essex RM1 1DD.

## Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 15 July 1887 referred to in the Charges Register:-

And the said Albert Walker thereby covenanted with the said D.P. Garbutt that all houses to be erected upon any part of the land thereby conveyed should be built facing one of the roads shewn on the plan endorsed thereon and all such houses should be built thereon of a width of less than 16ft or of a height of less than 19 feet from the level of the footpath to the eaves of the roofs and that every house built facing Mawneys Road should be set back 20ft at least from such road and should be of an actual cost of not less than £200 and that every house built facing any of the other roads shewn on said plan should be set back ten feet at least from such road and that no court terrace alley or square of backhouses should be built upon any part of the said land And that no part of said land thereby conveyed or any buildings thereon should at any time be used for brick making or for any noisome or offensive trade or business or purpose whatsoever and that no hut caravan house on wheels or other chattel should be erected made placed or used or be allowed to remain upon any part of the said land thereby conveyed without the previous consent in writing of the said D.P. Garbutt his heirs or assigns and that the said D.P. Garbutt his heirs or assigns might remove and dispose of any such erection or any such thing and for that purpose might break or remove fences and forcibly enter upon the said land and should not be responsible for the safe keeping of anything so removed or for the loss thereof or for any damage thereto or to any fence.

- 2 The following are details of the covenants contained in the Conveyance dated 31 December 1898 referred to in the Charges Register:-

AGREEMENT that the said plots of land and premises thereinbefore

## Schedule of restrictive covenants continued

conveyed were so conveyed upon such further restrictions and stipulations for the benefit of the respective owners for the time being of the other portions of said estate as were set forth in the Second Schedule thereunder written AND the Purchaser with intent to bind all persons in whom said plots of land might for the time being be vested but so as not to be personally liable under this covenant after he had parted with the same plots of land did thereby covenant with the other Purchasers of land part of said estate and their respective heirs and assigns and also separately with the Vendor his heirs and assigns that he the Purchaser and his heirs and assigns would in all things thenceforth observe perform and abide by the several stipulations and restrictions contained in the said Second Schedule thereto.

### THE SECOND SCHEDULE BEFORE REFERRED TO

1. The Purchaser shall forthwith make and afterwards maintain a good and sufficient fence or hedge to the satisfaction of Vendor next the roads and on the sides of his plots marked T within the boundary and in the meantime shall undertake the care of his boundary marks.
2. The trade of an inn-keeper victualler or retailer of or dealer in wines spirits or beer shall not be carried on upon any plot without the written consent of Vendor.
3. No building should be erected or used as a shop except on plots specified as "shop plots" on the plan.
4. No house shop or part of a house or shop should be erected of less value than £200 on the Mawneys Road or less than £150 upon any other plot. The value of a house is the amount of its net first cost in materials and labour of construction only estimated at the lowest current rates.
5. No sand gravel clay or soil shall be removed from any plot without the consent in writing of the Vendor except for the erection of buildings thereon nor should any right of way be granted or permitted across any plot.
6. The Purchaser should not obstruct the passage of other owners or the public by the deposit of any materials on any of the roads or footpaths or remove or disturb any soil or surface in any way except for the purpose of repairing the same or laying gas water or drain pipes from the premises sold to the mains. The Purchaser shall make good and repair all damage to any roads or footpaths which may be caused as aforesaid by the Purchaser or by his carting building or other materials over the same or any part thereof to satisfaction of Vendor.
7. Until the local authorities shall take upon themselves the repair of the roads and footpaths and any sewers or drains thereunder the Purchaser paying to the Purchaser's proportion of the expense of maintaining and repairing the said roads footpaths sewers and drains such proportion to be fixed by the Surveyor to the Vendor whose decision should be final.

The Vendor reserved the right to himself the right of allowing a departure from the foregoing stipulations or any or either of them in any one or more cases.

End of register