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Official copy of register of title

Title number EGL198582

Edition date 02.08.2021

- This official copy shows the entries on the register of title on 08 JAN 2025 at 08:54:19.
- 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 08 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.

HAVERING

- 1 (07.07.1987) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 71 Roseberry Gardens, Upminster (RM14 1NN).
- 2 The Transfer dated 29 June 1987 referred to in the Charges Register was made pursuant to Part V of the Housing Act 1985 and the land has the benefit of and is subject to such easements as are granted and reserved in the said Deed and the easements and rights specified in paragraph 2 of Schedule 6 of the said Act.
- 3 The Transfer dated 29 June 1987 referred to above contains a provision as to light or air.

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 (10.10.2018) PROPRIETOR: CARIANNE SHARKEY and SARAH SHARKEY of 71 Roseberry Gardens, Upminster RM14 1NN and of 97 Roseberry Gardens, Upminster RM14 1NN.
- 2 (10.10.2018) The price stated to have been paid on 21 September 2018 was £340,000.
- 3 (10.10.2018) RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.
- 4 (10.10.2018) The Transfer to the proprietor contains a covenant to observe and perform the covenants in the Transfer dated 29 June 1987 referred to in the Charges Register and of indemnity in respect thereof.
- 5 (10.10.2018) RESTRICTION: No disposition of the registered estate by

B: Proprietorship Register continued

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 21 September 2018 in favour of Barclays Bank UK PLC referred to in the Charges Register.

- 6 (11.08.2020) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a written consent signed by 1st Stop Home Loans Limited, (CRN: 5667257) of Unit 10 Whitehills Business Park, Blackpool, FY4 5LW.

C: Charges Register

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

- 1 A Transfer of the land in this title dated 29 June 1987 made between (1) The Mayor and Burgesses of the London Borough of Havering and (2) Peter Charles Cudby and Violet Louisa Cudby contains restrictive covenants.

NOTE: Original filed.

- 2 (10.10.2018) REGISTERED CHARGE dated 21 September 2018.
- 3 (10.10.2018) Proprietor: BARCLAYS BANK UK PLC (Co. Regn. No. 9740322) of P.O. Box 187, Leeds LS11 1AN.
- 4 (10.10.2018) The proprietor of the Charge dated 21 September 2018 referred to above is under an obligation to make further advances. These advances will have priority to the extent afforded by section 49(3) Land Registration Act 2002.
- 5 (11.08.2020) UNILATERAL NOTICE in respect of a charge dated 15 June 2020.

NOTE: Copy filed.

- 6 (11.08.2020) BENEFICIARY: 1st Stop Home Loans Ltd : 5667257 of Unit 10 Whitehills Business Park, Blackpool, FY4 5LW.
- 7 (02.08.2021) The land is subject to any rights that are granted by a Deed of Grant dated 30 July 2021 made between (1) Carianne Sharkey and Sarah Sharkey and (2) National Grid Electricity Transmission Plc and affect the registered land. The said Deed also contains restrictive covenants by the grantor.

NOTE: Copy filed.

End of register