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Official copy of register of title

Title number EGL306428

Edition date 22.12.2017

- This official copy shows the entries on the register of title on 13 NOV 2024 at 15:10:20.
- 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 13 Nov 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 (13.01.1993) The Leasehold land shown edged with red on the plan of the above title filed at the Registry and being 222 Cherry Tree Lane, Rainham (RM13 8TX).

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

- 2 (13.01.1993) A Conveyance of the freehold estate in the land in this title and other land dated 7 February 1938 made between (1) Alberta Maud Poupart (2) Dovers Farm Estates Limited (Company) and (3) County of London Electric Supply Limited contains the following provision:-

"IT IS HEREBY AGREED AND DECLARED that both the Company (which expression shall in this clause include the owners for the time being of the companys hereditaments on the South side of the property hereby assured) and the Purchaser (which expression shall in this Clause include the owners for the time being of the hereditaments hereby assured) respectively shall be entitled at any time or times to erect or suffer to be erected any buildings or other erections or to alter or heighten any buildings or other erections now standing or hereafter to be erected as regards the Purchaser on any part of the hereditaments on the South side of the hereditaments hereby assured in such manner as the Company and the Purchaser shall respectively think fit notwithstanding that in so doing either the Company or the Purchaser may obstruct or interfere with the passage of light or air to any buildings which are or may be erected upon the hereditaments of the other of them respectively but being hereby expressly agreed that all privileges in respect of light and air enjoyed by either of them the Company and the Purchaser respectively over the hereditaments of the other of them respectively are and shall be deemed to be so enjoyed by the Licence or consent of such other of them respectively and do not as of right"

- 3 (13.01.1993) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:

A: Property Register continued

Date : 7 December 1992
Term : 125 years from 9 March 1987
Rent : £10 and service charge
Parties : (1) The Mayor and Burgesses of the London Borough of Havering
(2) Kay Patricia Stoneham, Terry Colleen Butler and Gary Russell Butler

- 4 (13.01.1993) 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.
- 5 The landlord's title is registered.
- 6 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 (21.09.2006) PROPRIETOR: TERRI JOANNE HERBERT of 6 Ravenscourt Drive, Hornchurch RM12 6HL.
- 2 (21.09.2006) The price stated to have been paid on 27 July 2006 was £120,000.
- 3 (22.12.2017) The proprietor's address for service has been changed.

C: Charges Register

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

- 1 (22.12.2017) REGISTERED CHARGE dated 28 September 2017.
- 2 (22.12.2017) Proprietor: BANK OF IRELAND (UK) PLC (Co. Regn. No. 7022885) of P.O. Box 3191, One Temple Quay, Bristol BS1 9HY.

End of register