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Official copy of register of title

Title number EGL482493

Edition date 03.09.2013

- This official copy shows the entries on the register of title on 10 JAN 2025 at 13:07:57.
- 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 10 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 (12.01.2005) The Leasehold land shown edged with red on the plan of the above title filed at the Registry and being 21 Dryden Towers, Heaton Avenue, Romford (RM3 7HS).

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

- 2 (12.01.2005) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:

Date : 22 November 2004
 Term : 125 years from 16 May 1988
 Parties : (1) The Mayor And Burgesses Of The London Borough Of Havering (Lessor)
 (2) Sarah Jane Bentley (Lessee)

- 3 (12.01.2005) 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 (15.09.2009) 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 (22.08.2013) PROPRIETOR: JACQUELINE RATTERY of 21 Dryden Towers, Heaton Avenue, Romford RM3 7HS.
- 2 (22.08.2013) The price stated to have been paid on 29 July 2013 was £120,000.
- 3 (22.08.2013) 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 (22.08.2013) 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 29 July 2013 in favour of Santander UK PLC referred to in the Charges Register.

C: Charges Register

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

- 1 (12.01.2005) A Conveyance of the freehold estate in the land in this title and other land dated 11 July 1931 made between (1) The Enfield Waltham and Cheshunt Land Property and Investment Company Limited (2) Edith Mary Dunn and Dudley Moore Paul (3) Dudley Moore Paul and (4) Mann Crossman and Paulin Limited contains the following covenants:-

"1. The Purchasers and their successors in title will not erect or suffer to be erected upon the land hereby conveyed or any part thereof any hotel public house tavern beer house off-licensed shop registered club or other premises for the sale of beers wines spirits or other intoxicating liquors.

2. The Purchasers and their successors in title will not carry on or suffer to be carried on on the land hereby conveyed or any part thereof or in any building or buildings erected or to be erected thereon the trade or business of an hotel proprietor inn-keeper or licensed victualler and will not permit or suffer the sale of any beers wines spirits or other intoxicating liquors on the land hereby conveyed or any part thereof in any manner or circumstances whatsoever."

2 (22.08.2013) REGISTERED CHARGE dated 29 July 2013.

3 (22.08.2013) Proprietor: SANTANDER UK PLC (Co. Regn. No. 2294747) of 2 Triton Square, Regents Place, London NW1 3AN.

End of register