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Official copy of register of title

Title number BGL139721

Edition date 23.10.2023

- This official copy shows the entries on the register of title on 14 MAR 2025 at 13:41:19.
- 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 14 Mar 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 (12.03.2018) The Leasehold land demised by the lease referred to below which lies within the area shown edged with red on the plan of the above Title filed at the Registry and being 30 Stirling Close, Rainham (RM13 9NJ).

NOTE: The flat is on the second floor.

- 2 (12.03.2018) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:

Date : 26 February 2018

Term : 125 years from 26 February 2018

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

(2) Jessica Hazel Smith and Jamie Chandler

NOTE: The lease contains a right of pre-emption.

- 3 (12.03.2018) The Lease prohibits or restricts alienation.

- 4 (12.03.2018) The registered lease is made pursuant to Part V of the Housing Act 1985 and the title includes the legal easements referred to in clause LR11.1 of the registered lease but is subject to any rights that are granted or reserved by the lease and affect the registered land.

In addition the land has the benefit of but is subject to the easements and rights specified in paragraph 2 of Schedule 6 of the said Act.

- 5 (12.03.2018) The registrar has not seen any consent to the grant of this sub-lease that the superior lease, out of which it was granted, may have required.

- 6 (12.03.2018) 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 (12.03.2018) PROPRIETOR: JESSICA HAZEL SMITH and JAMIE CHANDLER of Linden, Oak Avenue, Crays Hill, Billericay CM11 2YD.
- 2 (12.03.2018) The price, other than rents, stated to have been paid on the grant of the lease was £86,100.
- 3 (12.03.2018) RESTRICTION: No transfer or lease of the registered estate dated before 26 February 2028 by the proprietor of the registered estate or by the proprietor of any registered charge is to be completed by registration unless accompanied by
 - (a) a certificate given by The Mayor and Burgesses of the London Borough of Havering that the transfer or lease complies with the requirements of section 156A of the Housing Act 1985 or that the transfer or lease is an exempted disposal or is not a relevant disposal, or
 - (b) a certificate given by a person who confirms that he is the person in whom the reversionary interest is now vested (if that person is not the original disposing authority), and that the transfer or lease complies with the requirements of section 156A of the Housing Act 1985 or is either an exempted disposal or is not a relevant disposal.
- 4 (14.03.2023) 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 the proprietor for the time being of the Charge dated 8 March 2023 in favour of Accord Mortgages Limited referred to in the Charges Register.
- 5 (23.10.2023) 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 (14.03.2023) REGISTERED CHARGE dated 8 March 2023.
- 2 (14.03.2023) Proprietor: ACCORD MORTGAGES LIMITED (Co. Regn. No. 2139881) of Yorkshire House, Yorkshire Drive, Bradford BD5 8LJ.

End of register