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Official copy of register of title

Title number EGL466829

Edition date 02.12.2020

- This official copy shows the entries on the register of title on 13 FEB 2025 at 12:30:59.
- 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 Feb 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 (18.02.2004) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being 140 Bader Way, Rainham (RM13 7HU).

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

- 2 (18.02.2004) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
 Date : 15 December 2003
 Term : 125 years from 11 September 1989
 Parties : (1) The Mayor and Burgesses of the London Borough of Havering
 (2) Kristel O'Connor
- 3 (18.02.2004) 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 (21.09.2009) 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 (18.02.2004) PROPRIETOR: KRISTEL MARIE HUTH of 378 Wingletye Lane, Hornchurch RM11 3BU.
- 2 (18.02.2004) The price, other than rents, stated to have been paid on the grant of the lease was £46,000.
- 3 (04.07.2018) The proprietor's address for service has been changed.
- 4 (02.12.2020) 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 26 November 2020 in favour of The Mortgage Works (UK) PLC referred to in the Charges Register.

C: Charges Register

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

- 1 (18.02.2004) A Conveyance dated 24 October 1934 made between (1) Richard Costain Limited and (2) Taylor Walker and Company Limited, a Conveyance dated 29 September 1936 made between (1) John Poupart (2) John Read (3) Richard Costain Limited and (4) Taylor Walker and Company Limited, a Conveyance 29 September 1936 made between (1) William John Gay, Ernest Alfred Gay and Frank Gay (2) Richard Costain Limited and (3) Taylor Walker and Company Limited and a Deed of Exchange dated 25 October 1954 made between (1) Richard Costain Limited and (2) Taylor Walker and Company Limited contain covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 (18.02.2004) A Deed of Covenant and Agreement dated 25 January 1938 made between (1) Richard Costain Limited (Covenantors) and (2) Donald Alfred Fairfax (Covantee) contains covenants details of which are set out in the Schedule of restrictive covenants hereto.
- 3 (02.12.2020) REGISTERED CHARGE dated 26 November 2020.
- 4 (02.12.2020) Proprietor: THE MORTGAGE WORKS (UK) PLC (Co. Regn. No. 2222856) of Nationwide House, Pipers Way, Swindon SN38 1NW.

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 24 October 1934, two Conveyances dated 29 September 1936 and the Deed of Exchange 25 October 1954 referred to in the Charges Register:-

Not to carry on or suffer to be carried upon the Elm Park Estate or in any buildings erected or to be erected thereon the trade or business of a licensed victualler or seller of beer wine or spirits or allow the same to be used as a club where alcoholic liquors are consumed or for any other purpose which may require a licence for the sale of alcoholic liquors and not at any time thereafter to sell or lease any part of the Elm Park Estate without requiring the Purchaser or Lessee thereof to covenant not to carry on or suffer to be carried on in or upon the land so sold conveyed or demised the trade or business of a licensed victualler or seller of beer wines or spirits or allow the same to be used as a club where alcoholic liquors are sold or consumed or for any other purpose which may require licence for the sale of alcoholic liquors.
- 2 The following are details of the covenants contained in the Deed of Covenant and Agreement dated 25 January 1938 referred to in the Charges Register.

THE Covenantors (with intent and so as to bind so far as practicable the property edged blue on the plan annexed hereto (except such parts as have already been sold or contracted to be sold by the Covenantors) into whosoever hands the same may come and to benefit and protect the said property known as Fairfax House and the property to be purchased by the Covantee as hereinbefore mentioned but not so as to render the Covenantors liable for any breach of covenant committed after they shall have parted with all interest in the property in respect of which

Schedule of restrictive covenants continued

such breach shall occur) hereby covenant with the Covenantee that the Covenantors will not at any time hereafter carry on or suffer to be carried on upon the said property edged blue on the plan annexed hereto except such parts as have already been sold or contracted to be sold by the Covenantors or any part thereof or in any building erected or to be erected thereon the profession of a Dentist or Dental Surgeon and that the Covenantors will not at any time hereafter sell or lease any part of the said property edged blue on the said plan (except such parts as have already been sold or contracted to be sold by the Covenantors) without requiring the Purchaser or Lessee thereof to covenant not to carry on or suffer to be carried on in or upon the land so sold conveyed or demised the profession of a Dentist or Dental Surgeon.

NOTE: The land in this title falls within the land edged blue referred to.

End of register