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# Official copy of register of title

Title number BGL131692

Edition date 07.04.2017

- This official copy shows the entries on the register of title on 06 MAR 2025 at 16:29:46.
- 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 06 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 (07.04.2017) 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 33, Kipling Towers, Heaton Avenue, Romford (RM3 7HT).  
  
NOTE: The flat is on the eighth floor.
- 2 (07.04.2017) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:  
Date : 27 March 2017  
Term : 125 years from 27 March 2017  
Parties : (1) The Mayor And The Burgesses Of The London Borough Of Havering  
(2) Angela Maria Castle
- 3 (07.04.2017) The Lease prohibits or restricts alienation.
- 4 (07.04.2017) 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 (07.04.2017) 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

- 1 (07.04.2017) PROPRIETOR: ANGELA MARIA CASTLE of 33 Kipling Towers, Heaton Avenue, Romford RM3 7HT.
- 2 (07.04.2017) The price, other than rents, stated to have been paid on the grant of the lease was £75,000.
- 3 (07.04.2017) RESTRICTION: No transfer or lease of the registered estate dated before 27 March 2027 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 The 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.

## C: Charges Register

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

- 1 (07.04.2017) A Conveyance of the freehold estate of the land in this title and other land dated 11 July 1931 made between (1) The Enfield Waltham and Cheshunt Land Property and Investment Co Limited (2) Edith Mary Dunn and Dudley Moore Paul (3) Dudley Moore Paul and (4) Mann Crossman and Paulin Limited contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 (07.04.2017) Charge subsisting until 26 March 2022 having the priority specified in section 156 of the Housing Act 1985 to secure the liability under the covenant to repay discount contained in the lease dated 27 March 2017 under which the land is held.

## Schedule of restrictive covenants

- 1 (07.04.2017) The following are details of the covenants contained in the Conveyance dated 11 July 1931 referred to in the Charges Register:-
  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 beerhouse 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 innkeeper 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.

## End of register