

The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.



Official copy of register of title

Title number EGL1990

Edition date 31.01.2025

- This official copy shows the entries on the register of title on 21 MAR 2025 at 14:56:23.
- 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 21 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.

HAVERING

- 1 (03.06.1970) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 6 Surman Terrace, Princes Road, Romford (RM1 2TB).
- 2 The land has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 30 March 1972 referred to in the Charges Register.
- 3 The Transfer dated 30 March 1972 referred to above contains a provision as to light or air.

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 (12.12.2008) PROPRIETOR: MARTY BRIAN ANDREWS of 3 Wheelers Way, Manorbier, Tenby, Pembrokeshire SA70 7TU.
- 2 (16.11.2006) The price stated to have been paid on 19 October 2006 was £192,000.

C: Charges Register

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

- 1 (17.05.1972) A Conveyance of the land tinted blue on the title plan and other land dated 24 June 1881 made between (1) George Rich (Vendor) and (2) Henry Jacob Gayler (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 (17.05.1972) A Conveyance of the land tinted pink on the title plan and other land dated 24 June 1881 made between (1) George Rich and (2) Francis Summerfield contains restrictive covenants but neither the

C: Charges Register continued

original Conveyance nor a certified copy or examined abstract thereof was produced on first registration.

- 3 (17.05.1972) The passageway at the rear of the property is subject to rights of way.
- 4 (17.05.1972) A Transfer of the land in this title dated 30 March 1972 made between (1) H.G. Puley (Holdings) Limited by direction of H.G. Puley (Shenfield) Limited and (2) Lynn Smith and Joan Margaret Smith contains restrictive covenants.

NOTE: Original filed.

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 24 June 1881 referred to in the Charges Register:-

AND the Vendor as to the rest of the said Victoria Park Estate for himself his heirs and assigns AND the Purchaser as to the land conveyed for himself his heirs and assigns hereby covenant with each other and as regards the Purchaser with the Owner or owners his or their respective heirs and assigns of any and every part of the said Estate other than the land hereby conveyed that they the covenantors respectively and their respective heirs and assigns will henceforth observe perform and comply with the stipulations contained in the Schedule hereto so far as the same respectively relate to the lands in respect of which they severally covenant and that nothing shall ever be erected fixed placed or done upon or in respect of the land as to which they respectively covenant in breach or violation or contrary to the fair meaning of the said stipulations but this covenant is not to be held personally binding upon either the Vendor or the Purchaser or any other person except in respect of breaches committed or continued during his her or their joint or sole seizin of or title to the land upon or in respect of which such breaches shall have been committed.

THE SCHEDULE above referred to

EACH Purchaser shall forthwith erect and maintain the boundary fences next to the Road and on those sides of his lot marked "T" within the boundary.

NOTHING shall be erected within twenty feet of the Victoria and Brentwood Roads nor within ten feet of the other roads on the estate except fences which shall not exceed Four feet six inches in height.

NO house or part of a house shall be erected in the Victoria Road of less value than four hundred pounds if detached or of Three hundred pounds each if not detached. Nor upon any other plot on that portion of the estate which is in the Parish of Romford of less value than Two hundred and fifty pounds if detached or Two hundred if not detached. The value of a house shall be taken at its nett first cost for materials and labor of construction only at the lowest current rates.

NO temporary building of any kind shall be erected or put upon any plot or on the Estate except such as may be necessary for or incident to the erection of buildings on the Estate. Nor shall any caravan house on wheels or moveable dwelling of any kind be allowed to be put or remain on any such plot and the Vendor or any owner of a plot or plots on the estate shall have full power to remove any such erection or thing and for that purpose may forcibly enter upon any such plot where breach of this stipulation may be made and shall not be held responsible for any damage to or loss of anything so removed.

No building shall be erected for or used as a factory and no working machinery shall be erected placed or used on any such plot. No business or manufacture of an annoying or offensive nature shall be carried on on any portion of the estate nor shall any such plot be used for the storage of lumber or building materials except what may be required for the legitimate purposes of building on the same.

NO sand gravel or other material shall be dug (except for the purpose

Title number EGL1990

Schedule of restrictive covenants continued

of building on the spot) or removed off any such plot until the whole of the purchase money is paid by the Purchaser. Nor any deep wells sunk with the object of carrying water off the estate nor shall any water be so taken away.

NOTE: The eastern boundary of the land tinted blue on the title plan is so marked "T"

End of register