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Official copy of register of title

Title number EGL266761

Edition date 09.02.2015

- This official copy shows the entries on the register of title on 18 NOV 2020 at 11:02:19.
- 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 18 Nov 2020.
- 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 (06.06.1990) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being 176 Cross Road, Mawneys, Romford (RM7 8EL).

NOTE: As to the part tinted blue on the title plan only the ground floor flat is included in the title.

- 2 (06.06.1990) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:

Date : 26 March 1990
 Term : 125 years from 19 March 1984
 Rent : £10 and service charge
 Parties : (1) The Mayor and Burgesses of the London Borough of Havering
 (2) George John Page and Kathleen Page

- 3 (06.06.1990) The above mentioned 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 (23.12.2009) By a Deed dated 4 November 2009 made between (1) The Mayor and Burgesses of The London Borough of Havering and (2) Julie Mary John, Nathaniel Jethro David John and Samuel James Isaac John the terms of the registered lease were varied.

NOTE: Copy Deed filed.

- 6 (21.06.2010) 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 (09.02.2015) PROPRIETOR: JULIE MARY JOHN of 26 Oaklands Avenue, Romford RM1 4DB.
- 2 (23.12.2009) The price stated to have been paid on 23 December 2009 was £140,000.
- 3 (09.02.2015) The covenant implied under section 4(1)(b) of the Law of Property (Miscellaneous Provisions) Act 1994 in a disposition to a former proprietor is modified.
- 4 (09.02.2015) 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 6 February 2015 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 (06.06.1990) The land in this title was formerly part of the Mawneys Estate and is subject to estate covenants. Particulars of the covenants taken from a Conveyance of a plot of land formerly part of the said estate dated 23 October 1896 made between (1) George Cole and (2) Alfred Hughes are set out in the schedule of restrictive covenants hereto.
- 2 (09.02.2015) REGISTERED CHARGE dated 6 February 2015.
- 3 (09.02.2015) 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 23 October 1896 referred to in the Charges Register:-

the Purchasers hereby covenants with the Vendor his heirs and assigns

that each house to be erected on the said plot shall be built facing Cross Road and no house shall be built thereon of a width less than 16 feet or a height less than 19 feet from the level of the footpath to the eaves of the roof and every house shall be set back ten feet from the said road. And further that the Purchaser shall not nor will at any time hereafter erect or build or suffer to be erected or built upon the said plot or any part thereof any Hotel or Tavern or any place for the sale of spirits wine beer or othe excisable liquors and shall not nor will sell or suffer to be sold upon any part of the said plot or in any building thereon any spirits wine beer or other excisable liquors: And shall not nor will erect or build or suffer to be erected or built upon the said plot or any part thereof any shop nor carry on nor permit to be carried on or committed on any part of the said plot or in any house or building thereon any noxious trade business or manufacture: And shall not nor will erect or build or suffer to be erected or built on the said plot or any part thereof any house or building of less value when completed, exclusive of the value of the land, than one hundred and fifty pounds the value to be deemed to be the next first cost in materials and labour of construction only estimated at the lowest current prices; And further that not more than one house shall be built on the said plot: And further that each house to be erected on any plot shall be built of brick or stone and covered with slates or tiles and no Court Alley Terrace or Square of back houses shall be built on any part of the said plot or any of them and shall not nor will burn or make any bricks or tiles on the plot or any part thereof nor get dig or remove out of the said plot or any part thereof any clay

Schedule of restrictive covenants continued

sand loam gravel brick or other earth except such as it shall be necessary to excavate for the purposes of the foundation of any building to be erected thereon nor shall any right of way be permitted or granted across any of the said plots or any part thereof: And further that the Purchaser his heirs and assigns shall not nor will permit or suffer any hut tent caravan, house on wheels, or other chattel adapted or intended for use as a dwelling or sleeping apartment or any booth swing or roundabout to be erected made or used or to be allowed to remain upon the said plot or any part thereof: And the Vendor may remove and dispose of any such erections or other things, and for that purpose may break fences and forcibly enter the said plot and he shall not be responsible for the safe keeping of anything so removed or any damage thereto or to any fence: And further that the Purchaser shall not nor will obstruct the passage of other owners or the public by the deposit of any materials on any of the roads or footpaths, or remove or disturb the soil or surface in any way except for the purpose of repairing the same or laying gas water or other pipes from the premises sold to the mains and will make good and repair all damage to any roads or footpaths which may be caused as aforesaid by the Purchaser or by his carting building and other materials over the same or any part thereof to the satisfaction of the Vendor his heirs or assigns: And further that until the Local Authorities shall take upon themselves the repair of the roads and footpaths and any sewers or drains thereunder he the Purchaser will pay to the Vendor his heirs or assigns the Purchaser's proportion of the expense of maintaining and repairing the said roads footpaths sewers and drains such proportion to be fixed by the surveyor to the Vendor whose decision shall be final. PROVIDED ALWAYS and it is HEREBY AGREED and DECLARED that the Vendor his heirs and assigns shall have full right to sell convey or deal with any other portion of the estate free from the aforesaid restrictions and restrictive covenants or any of them.

End of register