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Official copy of register of title

Title number EGL126090

Edition date 10.09.2020

- This official copy shows the entries on the register of title on 20 NOV 2024 at 14:36:34.
- 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 20 Nov 2024.
- 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 (10.01.1983) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being 10 Boulter Gardens, Rainham (RM13 7QD).

NOTE: As to the part tinted blue on the title plan only the first floor flat and storeroom belonging thereto are included in the title.
- 2 (10.01.1983) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : 13 September 1982
Term : 125 years from 13 September 1982
Rent : £10
Parties : (1) The Mayor and Burgesses of the London Borough of Havering
(2) Brian Frank Jones and Mary Jones
- 3 The above mentioned Lease is made pursuant to Chapter 1 of Part 1 of the Housing Act, 1980 and the land has the benefit of and is subject to the easements and rights specified in paragraph 2 of Schedule 2 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 (15.09.2009) 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 number EGL126090

Title absolute

- 1 (10.09.2020) PROPRIETOR: SCOTT FREDERICK ROONEY of 10 Boulter Gardens, Rainham RM13 7QD.
- 2 (10.09.2020) The price stated to have been paid on 12 August 2020 was £284,000.
- 3 (10.09.2020) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.
- 4 (10.09.2020) 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 12 August 2020 in favour of Santander UK PLC referred to in the Charges Register.

C: Charges Register

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

- 1 A Deed of Covenant and Agreement dated 25 January 1938 made between (1) Richard Costain Limited and (2) Donald Alfred Fairfax contains the following covenants:-

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 Covenantee 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 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.

- 2 (10.09.2020) REGISTERED CHARGE dated 12 August 2020.
- 3 (10.09.2020) Proprietor: SANTANDER UK PLC (Co. Regn. No. 2294747) of Deeds Services, 101 Midsummer Boulevard, Milton Keynes MK9 1AA.

End of register