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Official copy of register of title

Title number EGL135308

Edition date 23.01.2006

- This official copy shows the entries on the register of title on 23 APR 2025 at 13:54:34.
- 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 23 Apr 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 (13.10.1983) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being 148 Brentwood Road, Romford, (RM1 2RX).

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

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

Date : 1 August 1983
 Term : 125 years from 18 January 1982
 Rent : £10
 Parties : (1) The Mayor and Burgesses of the London Borough of Havering
 (2) Neil Roderick MacLeod and Vivienne May MacLeod

- 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.

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 (18.05.2000) PROPRIETOR: MARY ELIZABETH JACKSON of 148 Brentwood Road, Romford, Essex, RM1 2RX.

C: Charges Register

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

- 1 A Deed dated 10 October 1878 made between (1) Henry Adams and other (2) Robert Kersey and others and (3) John Ridd contains covenants affecting the freehold estate particulars of which are set out in the schedule annexed.
- 2 Conveyances of the freehold estate by The English Land Company Limited (Vendor) contains covenants by the Purchasers particulars of the covenants contained in a Conveyance dated 13 January 1880 made between (1) Vendor and (2) Stephen Eades Cole are set out in the Schedule of Restrictive Covenants hereto.

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Deed dated 10 October 1878 referred to in the Charges Register:-

And the Purchaser as to the land hereby conveyed for himself his heirs executors administrators and assigns covenants with and to each other and as regards the Purchaser also with and to the owner or owners of any land to which the said stipulations relate other than the land hereby conveyed or remaining vested in the Vendors and his her or their respective heirs and assigns that the covenantors respectively and their respective heirs and assigns will henceforth observe perform and comply with the said stipulations so far as the same relate either to the rights or to the duties of the Purchaser his heirs or assigns in respect of the land hereby conveyed and that nothing shall ever be erected fixed placed or done upon the land as to which they respectively covenant or any part thereof 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 Vendors or the Purchaser or any other person except in respect of the 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 breach shall have been committed.

NOTE: The stipulations are those set out below.

- 2 The following are details of the covenants contained in the Conveyance dated 13 January 1880 referred to in the Charges Register:-
 1. Each stump bearing a number stands wholly upon and faces that Lot indicated by the corresponding number on this plan
 2. The purchaser is forthwith to erect and forever after to maintain the boundary fences on the sides of his land marked 'T' within the boundary
 3. The trade of an Innkeeper Victualler or Seller of wine spirits or beer or any trade business or manufacture of a noxious or offensive nature is not to be carried on upon any of the lots now offered and no trade business or manufacture of any kind is to be carried on upon any of the said lots except those marked shop lots.
 4. Nothing is to be erected within 15 feet of Park Lane 10 feet of Brentwood Road or five feet of proposed new road except fences and those not more than 6 feet high.
 5. NO dwellinghouse or portion of a dwellinghouse or other building shall be erected on either of the said lots of less value than £200 The value of a house is the amount of its net first cost in materials and labour of construction estimated at the lowest current prices.
 6. The Conveyance to each purchaser shall contain a mutual covenant by

Schedule of restrictive covenants continued

the Vendor and Purchaser with each other and with their owners of all the lots now offered to observe the above stipulations with the proviso limiting the personal liability to the period of ownership but no purchaser shall be entitled to see to the execution of the deed containing such covenant with or by any other purchase or to delay the completion of his purchase in respect thereof or to require the production or any copy or abstract of or extract from or make any objection or requisition to or in respect of any such covenant.

NOTE: No copy of the conveyance plan referred to in clause 1 above was supplied on first registration.

End of register