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# Official copy of register of title

Title number EGL422495

Edition date 31.10.2014

- This official copy shows the entries on the register of title on 07 APR 2025 at 09:13:05.
- 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 07 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 (02.05.2001) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being 48 Mawney Close, Romford (RM7 8EJ).

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

- 2 (02.05.2001) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:

Date : 19 March 2001  
 Term : 125 years from 19 March 2001  
 Rent : £10.00 plus service charge  
 Parties : (1) The Mayor and Burgesses of the London Borough of Havering  
 (2) Betty Rose Wilson and Robert Dennis Wilson

NOTE 1: The right granted by clause 1(1) of the Eighth Schedule to the above Lease is included in the registration only so far as the Lessor has power to grant the same

NOTE 2: The lease comprises also other land

NOTE 3: No copy of the Lease referred to is held by Land Registry.

- 3 (02.05.2001) The registered 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 (02.05.2001) The landlord's title is registered as to part of the land comprised in the lease.
- 5 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.

## A: Property Register continued

6 (20.05.2010) 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 (31.10.2014) PROPRIETOR: ROBERT TOMASZ KULIK and AGNIESZKA KULIK of 48 Mawney Close, Romford RM7 8EJ.
- 2 (31.10.2014) The price stated to have been paid on 17 October 2014 was £186,000.
- 3 (31.10.2014) 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 17 October 2014 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 (02.05.2001) The land tinted yellow on the title plan formed part of The Mawneys Estate and is subject to the covenant contained in a Conveyance thereof dated the 2 November 1893 and made between (1) George Cole (Vendor) and (2) Edwin Stather (Purchaser) so far as such covenant affects the land and is capable of being enforced.  
  
Details of the said covenant are set out in the Schedule of restrictive covenants hereto.
- 2 (02.05.2001) The land tinted pink on the title plan formed part of The Mawneys Estate and is subject to the covenant contained in a conveyance thereof dated the 23 May 1894 and made between (1) George Cole (Vendor) and (2) George Terry (Purchaser) so far as such covenant affects the land and is capable of being enforced.  
  
NOTE: The covenant in this Conveyance is the same as that in the Conveyance dated the 2 November 1893 referred to. The T marks do not affect the boundaries of the land in this title.
- 3 (02.05.2001) A Conveyance of the land edged blue on the title plan dated 23 October 1896 made between (1) George Cole and (2) Alfred Hughes contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 4 (31.10.2014) REGISTERED CHARGE dated 17 October 2014.
- 5 (31.10.2014) Proprietor: SANTANDER UK PLC (Co. Regn. No. 2294747) of Deeds Services, 101 Midsummer Boulevard, Milton Keynes MK9 1AA.

## Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 2 November 1893 referred to in the Charges Register:-  
  
"The Purchaser hereby covenants with the Vendor his heirs and assigns that he the Purchaser his heirs and assigns will forthwith make and for ever hereafter maintain good and sufficient fences or hedges to the satisfaction of the Vendor next to the road adjoining and on the side marked T within the boundary of the said plot and in the meantime shall undertake the care of his boundary marks, and further 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.

## Schedule of restrictive covenants continued

And further that the Purchaser shall not nor wiall 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 other 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 nor will 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 build 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 net 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 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 he 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."

NOTE: The T mark referred to does not affect the land in this title.

- 2 The following are details of the covenants contained in the Conveyance dated 23 October 1896 referred to in the Charges Register:-

AND the Purchasers hereby covenants with the Vendor his heirs and assigns that he the Purchaser his heirs and assigns will forthwith make and for ever hereafter maintain good and sufficient fences or hedges to the satisfaction or the Vendor next to the road and footpath adjoining and on the said marked T within the boundary of the said plot and in the meantime shall undertake the care of his boundary marks. And further 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 other excisable liquors and shall not nor will sell or suffer to be sold upon any part of the said

## Schedule of restrictive covenants continued

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 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 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 or 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 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 or 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.

NOTE: No copy of the Conveyance plan was supplied on first registration.

End of register