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Official copy of register of title

Title number EGL303686

Edition date 14.03.2023

- This official copy shows the entries on the register of title on 08 MAY 2025 at 13:07:55.
- 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 08 May 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 (09.10.1992) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being 119 Hillrise Road, Romford (RM5 3BN).

NOTE 1: As to the part tinted blue on the filed plan only the first floor flat is included in the title.

NOTE 2: As to the part tinted yellow on the filed plan only the ground floor shed and first floor flat is included in the title.

- 2 (09.10.1992) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
 Date : 28 July 1992
 Term : 125 years from 29 May 1988
 Rent : £10 and service charge
 Parties : (1) The Mayor and Burgesses of The London Borough of Havering
 (2) Rosemary Anne Van Zyl
- 3 (09.10.1992) 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 (09.10.1992) Where relevant, the provisions contained in the earlier documents or registers referred to in the above deed are set out in the registers of this title.
- 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.

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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 (27.11.2015) PROPRIETOR: VASILE STANA and MARIA VOICA of 119 Hillrise Road, Romford RM5 3BN.
- 2 (27.11.2015) The price stated to have been paid on 19 November 2015 was £195,000.
- 3 (27.11.2015) RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.
- 4 (27.11.2015) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a certificate signed by a conveyancer that the conveyancer is satisfied that the person who executed the document submitted for registration as disponor is the same person as the proprietor.

End of register