

The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

Applications are pending in HM Land Registry, which have not been completed against this title.



# Official copy of register of title

Title number EGL356714

Edition date 30.04.2014

- This official copy shows the entries on the register of title on 07 JAN 2025 at 15:01:24.
- 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 14 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 (27.03.1997) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being 12 Camelford House, Chudleigh Road, Romford (RM3 9BU).

NOTE: Only the second floor flat is included in the title.

- 2 (27.03.1997) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:  
 Date : 17 March 1997  
 Term : 125 years from 16 January 1989  
 Rent : £10 and service rent  
 Parties : (1) The Mayor and Burgesses of The London Borough of Havering  
 (2) Trudy Ann Potter
- 3 (27.03.1997) 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 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 (29.09.2009) 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 absolute

## B: Proprietorship Register continued

- 1 (21.02.2014) PROPRIETOR: DAVID JOHN CRABB and PENELOPE MARYLYN CRABB of 31 Wrexham Road, Romford RM3 9HH.
- 2 (10.02.2010) The price stated to have been paid on 4 January 2010 was £124,995.
- 3 (10.02.2010) The covenant implied under section 4(1)(b) of the Law of Property (Miscellaneous Provisions) Act 1994 in the disposition to the former proprietor is modified.
- 4 (30.04.2014) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 16 April 2014 in favour of Godiva Mortgages Limited referred to in the Charges Register.

## C: Charges Register

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

- 1 (27.03.1997) A Conveyance of the freehold estate in the land in this title and other land dated 16 February 1920 made between (1) Max Ernest and (2) Joseph Corbett contains the following stipulations:-
  - (a) That the Purchaser his heirs and assigns will not at any time hereafter erect or built upon the Closes of Land numbered on the plan drawn on the said Conveyance of the 16th day of February 1920 587 593 542 and the part of 591 comprised in that sale any messuage dwellinghouse tenement barn stable coachhouse garage or any other building or erection whatsoever.
  - (b) That if any building shall hereafter be erected on the Close numbered 584 such building shall be erected to the east of the line drawn on the said plan and that any house built to the east of the said line shall not exceed thirty three feet in height from the level of the ground floor to the highest part of the roof thereof and shall only be used as a private dwellinghouse and that save as aforesaid the purchaser his heirs executors administrators or assigns will not build or erect and erection or building whatsoever on the said Close of land numbered 584 on the said plan.
  - (c) That the said land shall not be used as a brick yard or for burning clay or making bricks or other factory purposes.

NOTE: No copy of the Conveyance plan was supplied on First Registration.
- 2 (30.04.2014) REGISTERED CHARGE dated 16 April 2014.
- 3 (30.04.2014) Proprietor: GODIVA MORTGAGES LIMITED (Co. Regn. No. 5830727) of Oakfield House, Binley Business Park, Harry Weston Road, Coventry CV3 2TQ.

End of register