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Official copy of register of title

Title number EGL135312

Edition date 12.08.2019

- This official copy shows the entries on the register of title on 01 APR 2025 at 08:41:54.
- 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 01 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 58 Park Lane, Hornchurch (RM11 1BD).

NOTE: As to the part tinted blue on the title plan only the first floor maisonette and ground floor hall and shed are included in the title.
- 2 (13.10.1983) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : 1 August 1983
Term : 125 years from 1 August 1983
Rent : £10 plus service charge
Parties : (1) The Mayor and Burgesses of the London Borough of Havering
(2) Dorothy Vera Dixon and David Leslie Dixon
- 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 (12.08.2019) 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 EGL135312

Title absolute

- 1 (12.08.2019) PROPRIETOR: XUE ZHOU of 49 Stamford Road, Dagenham RM9 4HA.
- 2 (12.08.2019) The value stated as at 12 August 2019 was £250,000.
- 3 (12.08.2019) 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 1 August 2019 in favour of The Mortgage Works (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 dated 4 January 1891 made between (1) Octavius Christian Cramphorn and (2) George Hannibal contains restrictive covenants but neither the original deed nor a certified copy or examined abstract thereof was produced on first registration.
- 2 (12.08.2019) REGISTERED CHARGE dated 1 August 2019.
- 3 (12.08.2019) Proprietor: THE MORTGAGE WORKS (UK) PLC (Co. Regn. No. 2222856) of Nationwide House, Pipers Way, Swindon SN38 1NW.

End of register