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Official copy of register of title

Title number EX846979

Edition date 28.06.2024

- This official copy shows the entries on the register of title on 27 MAY 2025 at 14:51:25.
- 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 27 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, Peterborough Office.

A: Property Register

This register describes the land and estate comprised in the title.

ESSEX : BASILDON

- 1 (24.04.1986) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being 27 Brook Drive, Wickford (SS12 9EQ).
- 2 (30.04.2010) The land has the benefit of the rights granted by a Transfer of land to the rear of 16 Cedar Avenue, Wickford dated 1 February 2010 made between (1) Keith William Barter and Lynn Marion Barter and (2) Paul Wayne Dukes.
NOTE: Copy filed.
- 3 (12.11.2015) A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.
- 4 (12.11.2015) The land edged and numbered in green on the title plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.
- 5 (12.11.2015) The land has the benefit of any legal easements reserved by a Transfer of the land edged and numbered EX928903 in green on the title plan dated 6 October 2015 made between (1) Wickford Homes Limited (Vendor) and (2) Jacqueline Brown (Transferee) but is subject to any rights that are reserved by the said deed and affect the registered land.
NOTE: Copy filed under EX928903.

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 (30.09.2010) PROPRIETOR: WICKFORD HOMES LIMITED (Co. Regn. No. 07138725) of Spectrum House, 2b Suttons Lane, Hornchurch RM12 6RJ.

B: Proprietorship Register continued

- 2 (14.04.2022) The proprietor's address for service has been changed.
- 3 (26.06.2024) 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 13 June 2024 in favour of Aldermore Bank PLC referred to in the Charges Register.

C: Charges Register

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

- 1 A Conveyance of the land in this title and other land dated 24 April 1933 made between (1) Bertrand Cardain Lamb and Antony Ernest Lamb (Mortgagees) (2) James Edward Greeno (Vendor) and (3) Evelyn Susannah Dowling (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 (23.07.2010) The land is subject to the rights granted by a Deed dated 15 July 2010 made between (1) Paul Wayne Dukes and (2) Wickford Homes Limited.

The said deed also contains restrictive covenants by the grantor.

NOTE:-Copy filed under EX851144.
- 3 (26.06.2024) REGISTERED CHARGE dated 13 June 2024 affecting also title EX849071.
- 4 (26.06.2024) Proprietor: ALDERMORE BANK PLC (Co. Regn. No. 947662) of Apex Plaza, Forbury Road, Reading RG1 1AX.

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 24 April 1933 referred to in the Charges Register:-

"THE Purchaser to the intent so as to bind so far as practicable the land and premises hereby assured into whosoever hands the same may come but not so as to render the Purchaser personally liable in damages for any breach of covenant committed after she shall have parted with all interest in the premises in respect of which such breach shall occur hereby covenants with the Vendor that she the Purchaser and her successors in title will at all times hereafter observe and perform the stipulations and regulations in relation to the land and property hereby assured which are contained in the First Schedule hereto

THE FIRST SCHEDULE ABOVE REFERRED TO

1. FENCES. The Purchaser shall for ever hereafter maintain a good and sufficient fence or wall not exceeding 6 feet high and not less than 4 feet high on the sides of his plot marked "T" within the boundary on the plan drawn hereon and the Purchaser shall also fence in the frontage with a suitable wall or fence
2. TRADES PROHIBITED. The trade of an Innkeeper Victualler seller of wines spirits or beer or other intoxicating liquors to be consumed either on or off the premises or a club where such liquors are consumed shall not be carried on upon the said piece of land nor shall any other trade whatsoever or any business or manufacture be carried on thereon No shed and no house on wheels or other chattel adapted or intended for use as a dwelling or sleeping apartment and no booth show swing or roundabout shall be erected made placed used or allowed to remain upon the premises nor shall the said piece of land be used for the storage of building materials goods or rubbish or in any way which shall or may be or grow to be a nuisance damage or annoyance to the Vendor or to any person or persons deriving title under him or to the owners or tenants of any adjoining or neighbouring property and the Vendor or his successors in title or the owner of any land in the locality may remove

Schedule of restrictive covenants continued

and dispose of any such erection or thing and for that purpose may enter the said piece of land or such part thereof upon which a breach of this stipulation shall occur and shall not be responsible for the safe keeping of anything so removed or for the loss thereof or for any damage thereto

3. Until the Local Authorities shall take upon themselves the repair of the roads footpaths sewers and drains hereinafter mentioned the Purchaser shall at all times hereafter pay on demand to the Vendor or his successors in title a fair and just proportion of the cost of repairing and maintaining the roads over which a right of way shall have been granted to her and the drains and sewers thereunder such proportion to be based upon the Purchaser's frontage to the said road or roads and to be settled by the Vendor or his surveyor whose decision shall be final and binding upon the Purchaser

4. The Stipulations hereinbefore contained are to apply only to the property hereby conveyed and to no other property of the Vendor and the Vendor shall be under no obligation whatsoever to impose the same or similar stipulations or any stipulations at all on any other part of his estate and reserves the right for himself and his successors in title where stipulations have been imposed to alter modify waive or release at any time or times all or any of such stipulations so far as regards any part of his Estate and to such extent and on such terms and conditions (whether involving the receipt of valuable consideration or not) as he may in each case think fit."

NOTE: The T mark referred to in paragraph 1 above affects the northern boundary of the land in this title.

End of register