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Official copy of register of title

Title number EGL88928

Edition date 13.11.2020

- This official copy shows the entries on the register of title on 28 AUG 2025 at 09:36:14.
- 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 28 Aug 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.

HAVERING

- 1 (28.11.1979) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 107 Keats Avenue, Romford, (RM3 7BA).
- 2 The land has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 1 October 1979 referred to in the Charges Register.
- 3 The Transfer dated 1 October 1979 referred to above contains a provision as to light or air.

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 (13.11.2020) PROPRIETOR: GARY FRANK MULLINS and ANGELA DAWN MULLINS of 107 Keats Avenue, Romford RM3 7BA and of 6 The Green, North Road, Havering-Atte-Bower, Romford RM4 1PL.
- 2 (13.11.2020) The price stated to have been paid on 2 November 2020 was £313,000.
- 3 (13.11.2020) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.
- 4 (13.11.2020) 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 2 November 2020 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 Conveyance dated 11 July 1931 made between (1) The Enfield Waltham and Cheshunt Land Property and Investment Co Limited (2) Edith Mary Dunn and Dudley Moore Paul (3) Dudley Moore Paul and (4) Mann Crossman and Paulin Limited contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 A Transfer of the land in this title dated 1 October 1979 made between The Mayor and Burgesses of The London Borough of Havering to George Stanley Allen and Iris Maude Allen contains restrictive covenants.

NOTE: Original filed.
- 3 (13.11.2020) REGISTERED CHARGE dated 2 November 2020.
- 4 (13.11.2020) Proprietor: THE MORTGAGE WORKS (UK) PLC (Co. Regn. No. 2222856) of Nationwide House, Pipers Way, Swindon SN38 1NW.

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 11 July 1931 referred to in the Charges Register:-
 1. The Purchasers and their successors in title will not erect or suffer to be erected upon the land hereby conveyed or any part thereof any hotel public house tavern beehouse off licensed shop registered club or other premises for the sale of beers wines spirits or other intoxicating liquors
 2. The Purchasers and their successors in title will not carry on or suffer to be carried on on the land hereby conveyed or any part thereof or in any building or buildingjgs erected or to be erected thereon the trade or business of an hotel proprieter innkeeper or licensed victualler and will not permit or suffer the sale of any beers wines spirits or other intoxicating liquors on the land hereby conveyed or any part thereof in any manner or circumstances whatsoever.

End of register