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Official copy of register of title

Title number EGL321822

Edition date 24.03.2017

- This official copy shows the entries on the register of title on 15 MAY 2025 at 08:58:59.
- 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 15 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 (19.04.1994) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being 2 Gadsden Close, Upminster (RM14 1PD).

NOTE: As to the part tinted blue on the title plan only the ground Floor Flat is included in the title.
- 2 (19.04.1994) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : 11 April 1994
Term : 125 years from 7 October 1985
Rent : £10 and service charge
Parties : (1) The Mayor and Burgesses of the London Borough of Havering
(2) Ivy Emily Cronin
- 3 (19.04.1994) 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 (07.12.2009) 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 number EGL321822

Title absolute

- 1 (20.10.2016) PROPRIETOR: MATTHEW JOHN CLIVE CALHOUN and JANIE BULLOCK of 2 Gadsden Close, Upminster RM14 1PD.
- 2 (20.10.2016) The price stated to have been paid on 30 September 2016 was £120,000.
- 3 (24.03.2017) 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.

End of register