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Official copy of register of title

Title number BGL94402

Edition date 11.12.2024

- This official copy shows the entries on the register of title on 07 NOV 2025 at 11:52:46.
- 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 07 Nov 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 (03.01.2013) The Leasehold land shown edged with red on the plan of the above title filed at the Registry and being 5 Morris Road, Romford (RM3 7EP).

NOTE: As to the part tinted blue on the title plan only the first floor flat is included in the title.

- 2 (03.01.2013) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:

Date : 23 November 2012
 Term : 125 years from 30 August 1984
 Parties : (1) The Mayor and Burgesses of the London Borough of Havering
 (2) Anita Marie Smith and Nicholas Malcolm Smith

NOTE 1: The lease is effected by a Deed of variation increasing the term of a lease dated 13 November 2000 made between (1) the Mayor and Burgesses of the London Borough of Havering and (2) Anita Marie Smith and Nicholas Malcolm Smith and thus operating as the surrender of this original lease and the grant of a new lease on the same terms subject to any provision to the contrary in the Deed of Variation.

NOTE 2: A copy of the original lease is filed under EGL416090.

- 3 (03.01.2013) The Lease dated 13 November 2000 was 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 (03.01.2013) The title includes any legal easements granted by the registered lease but is subject to any rights that are granted or reserved by the said lease and affect the registered land.
- 5 (03.01.2013) The landlord's title is registered.

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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 (03.01.2013) PROPRIETOR: ANDREW COOPER of 5 Morris Road, Romford RM3 7EP.
- 2 (03.01.2013) The price stated to have been paid on 7 December 2012 was £133,000.

C: Charges Register

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

- 1 (03.01.2013) A Conveyance of the freehold estate in the land in this and other land dated 7 March 1928 made between (1) Charles Peter Reynold and George Finch (2) The Enfield Waltham and Cheshunt Land Property and Investment Company Limited and (3) George William John Martyn contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 (03.01.2013) The land as therein mentioned is subject to the rights reserved by a Conveyance of the freehold estate in the land in this title and other land dated 5 August 1955 made between (1) Romford Stadium Limited and (2) The Mayor Alderman And Burgesses Of The Borough Of Romford.

NOTE: The Land Registry does not hold a copy of this Conveyance.

Schedule of restrictive covenants

- 1 (03.01.2013) The following are details of the covenants contained in the Conveyance dated 7 March 1928 referred to in the Charges Register:-

For the benefit of the Company's Estate at Hornchurch aforesaid known or intended to be known as its Heaton Grange Estate (which Estate was conveyed to the Company by a Conveyance dated the sixth day of March One thousand nine hundred and twenty eight and made between the Vendors of the one part and the Company of the other part) and so as to bind the property hereby assured the Purchaser hereby covenants with the Company that the Purchaser and persons deriving title under him will observe and perform the restrictions and obligations contained in the First Schedule hereto.

The First Schedule above referred to

Neither the land hereby assured nor any part thereof nor any existing or future building thereon shall at any time be used for any offensive noisy or dangerous trade business pursuit or occupation or any purpose which shall or may be or grow to be in any way a nuisance damage grievance or annoyance to the Company its successors or assigns or to its tenants or which may tend to depreciate or lessen the value of any neighbouring property of the Company or any part thereof and in particular the business of pig farming is hereby absolutely prohibited. In the event of the land hereby assured being sold in plots or developed as a building estate by the Purchaser or his successors in title the development thereof shall be carried out in reasonable conformity with the development of the residue of the said Heaton Grange Estate belonging to the Company.

End of register