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# Official copy of register of title

Title number NGL116144

Edition date 06.04.2018

- This official copy shows the entries on the register of title on 10 NOV 2025 at 15:33:33.
- 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 10 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.

HAVERING

- 1 (26.11.1969) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 22a Forest Road, Romford (RM7 8DT).
- 2 The land has the benefit of a right of way over the land tinted brown on the title plan.
- 3 The land has the benefit of the following rights granted by but is subject to the following rights reserved by a Conveyance of the land in this title dated 21 November 1969 made between (1) R McKennon & Son Limited (Vendor) and (2) Ronald Percy Johnson and Daisy Johnson (Purchasers):-

"TOGETHER with the right to the free passage and running of water and soil (in common with the Vendor and all others entitled to the like right) through the sewers and drains now or within twenty-one years hereafter laid or to be laid and leading in or under the adjoining or adjacent land now or lately belonging to the Vendor and leading into the main sewer of the Local Authority the Purchasers paying a due proportion of the cost of repairing and maintaining the same. EXCEPT AND RESERVING unto the Vendor and its successors in title and assigns and all others entitled to the like right similar rights of drainage through the sewers and drains now or within twenty-one years hereafter laid or to be liad under the land hereby conveyed the Vendor or its successors in title and assigns as aforesaid paying a due proportion of the cost of repairing and maintaining the same."

- 4 The Conveyance dated 21 November 1969 referred to above contains the following provision:-

"Provided always that no further or other right of way shall be granted over the piece of land coloured yellow on the plan without the consent of the owners for the time being of the property hereby conveyed and also the consent of the owners for the time being of 22 Forest Road aforesaid."

NOTE: The land coloured yellow referred to is tinted blue on the title plan.

Title number NGL116144

## 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 (26.11.1969) PROPRIETOR: DAISY JOHNSON of 22a Forest Road, Romford, Essex RM7 8DT.

## C: Charges Register

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

- 1 Three Conveyances together comprising the land in this title and other land the first dated 11 July 1893 made between (1) George Cole and (2) George Passfield the second dated 12 September 1893 made between (1) George Cole and (2) Maria Charlotte Johnson and the third dated 12 September 1893 made between (1) George Cole and (2) John Thomas Abraham contain identical covenants.

Details of the covenants contained in the first mentioned conveyance are set out in the Schedule hereto.

- 2 The land tinted blue on the title plan is subject to rights of way.
- 3 The land is subject to rights of drainage with rights of entry ancillary thereto.
- 4 (26.11.1969) REGISTERED CHARGE dated 21 November 1969 to secure the moneys including the further advances therein mentioned.
- 5 (06.04.2018) Proprietor: BARCLAYS BANK UK PLC (Co. Regn. No. 9740322) of Meridian House, Anchor Boulevard, Crossways Business Park, Dartford DA2 6QU, trading as The Woolwich.
- 6 (12.09.2006) The land is subject to the rights granted by a Conveyance of the land in this title dated 24 May 1962 made between (1) Albert Leslie Fullwood and (2) The Eastern Electricity Board .

*NOTE: Copy filed under EGL510062.*

## Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 11 July 1893 referred to in the Charges Register:-

"AND the Purchaser hereby covenants with the Vendor his heirs and assigns that he the Purchaser his heirs and assigns will forthwith make and for ever hereafter maintain good and sufficient fences or hedges, to the satisfaction of the Vendor, next to the road adjoining and on the side marked T within the boundary of the said plot and in the meantime shall undertake the care of his boundary marks. And further that each house to be erected on the said plot shall be built facing Forest Road and no house shall be built thereon of a width less than 16 feet or a height less than 19 feet from the level of the footpath to the eaves of the roof and every house shall be set back ten feet from the said road And further that the Purchaser shall not nor will at any time hereafter erect or build or suffer to be erected or built upon the said plot or any part thereof any Hotel or Tavern or any place for the sale of spirits wine beer or other excisable liquors and shall not nor will sell or suffer to be sold upon any part of the said plot or in any building thereon any spirits wine beer or other excisable liquors And shall not nor will erect or build or suffer to be erected or built upon the said plot or any part thereof any shop nor carry on nor permit to be carried on or committed on any part of the said plot or in any house or building thereon any noxious trade business or manufacture And shall not nor will erect or build or suffer to be erected or built on the said plot or any part thereof any house or building of less value when completed, exclusive of the value of the land, than One hundred and fifty pounds the value to be deemed to be the net first cost in materials and labour of construction only estimated at the lowest

## Schedule of restrictive covenants continued

current prices. And further that not more than one house shall be built on ..... the said plot: AND further that each house to be erected on any plot shall be built of brick or stone and covered with slates or tiles and no Court Alley Terrace or Square of back houses shall be built on any part of the said plot or any of them and shall not nor will burn or make any bricks or tiles on the plot or any part thereof nor get dig or remove out of the said plot or any part thereof any clay sand loam gravel brick or other earth except such as it shall be necessary to excavate for the purposes of the foundations of any building to be erected thereon nor shall any right of way be permitted or granted across any of the said plots or any part thereof. And further that the Purchaser his heirs and assigns shall not nor will permit or suffer any hut tent caravan, house on wheels, or other chattel adapted or intended for use as a dwelling or sleeping apartment or any booth swing or roundabout to be erected made or used or to be allowed to remain upon the said plot or any part thereof; And the Vendor may remove and dispose of any such erection or other things and for that purpose may break fences and forcibly enter the said plot and he shall not be responsible for the safe keeping of anything so removed or any damage thereto or to any fence;

AND further that the Purchaser shall not nor will obstruct the passage of other owners or the public by the deposit of any materials on any of the road or footpaths, or remove or disturb the soil or surface in any way except for the purpose of repairing the same or laying gas water or other pipes from the premises sold to the mains and will make good and repair all damage to any roads or footpaths which may be caused as aforesaid by the Purchaser or by his carting building and other materials over the same or any part thereof to the satisfaction of the Vendor his heirs or assigns:

And further that until the Local Authorities shall take upon themselves the repair of the roads and footpaths and any sewers or drains thereunder he the Purchaser will pay to the Vendor his heirs or assigns the Purchaser's proportion of the expense of maintaining and repairing the said roads footpaths sewers and drains such proportion to be fixed by the surveyor to the Vendor whose decision shall be final. PROVIDED ALWAYS and it is HEREBY AGREED and DECLARED that the Vendor his heirs and assigns shall have full right to sell convey or deal with any other portion of the estate from the aforesaid restrictions and restrictive covenants or any of them."

NOTE: No boundary of the land in this title is marked "T"

End of register