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Official copy of register of title

Title number EGL233384

Edition date 10.06.2021

- This official copy shows the entries on the register of title on 10 JUN 2025 at 14:02:43.
- 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 Jun 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 (03.01.1989) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being 142 Portnoi Close, Romford (RM1 4AR).

NOTE: Only the first floor flat is included in the title.

- 2 (03.01.1989) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
 Date : 3 October 1988
 Term : 125 years from 3 October 1988
 Rent : £10 and service rent
 Parties : (1) The Mayor and Burgesses of the London Borough of Havering
 (2) Denise Green and John Clark
- 3 The above mentioned 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.

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 (10.06.2021) PROPRIETOR: RYAN MARK JOHNSON of 142 Portnoi Close,

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B: Proprietorship Register continued

Romford RM1 4AR.

- 2 (10.06.2021) The price stated to have been paid on 5 May 2021 was £192,000.
- 3 (10.06.2021) The covenant implied under section 4(1)(b) of the Law of Property (Miscellaneous Provisions) Act 1994 in the disposition to the proprietor is modified.

C: Charges Register

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

- 1 (10.06.2021) REGISTERED CHARGE dated 5 May 2021.
- 2 (10.06.2021) Proprietor: BANK OF SCOTLAND PLC (Scot. Co. Regn. No. SC327000) of Halifax Division, 1 Lovell Park Road, Leeds LS1 1NS.

End of register