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Official copy of register of title

Title number EGL284283

Edition date 11.02.2014

- This official copy shows the entries on the register of title on 06 AUG 2025 at 09:07:22.
- 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 06 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. 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 (30.05.1991) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being 130 Straight Road, Harold Hill, Romford (RM3 8AD).

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

- 2 (30.05.1991) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
 Date : 29 April 1991
 Term : 125 years from 27 June 1988
 Rent : £10 and service charge
 Parties : (1) The Mayor and Burgesses of The London Borough of Havering
 (2) Stanley Howell and Ellen Emily Howell
- 3 (30.05.1991) 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 (05.12.2013) PROPRIETOR: LYNDIA MARIE BOYCE of 130 Straight Road,

B: Proprietorship Register continued

Romford RM3 8AD.

- 2 (05.12.2013) The price stated to have been paid on 29 November 2013 was £94,000.
- 3 (05.12.2013) 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.
- 4 (05.12.2013) 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 29 November 2013 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 (05.12.2013) REGISTERED CHARGE dated 29 November 2013.
- 2 (05.12.2013) Proprietor: THE MORTGAGE WORKS (UK) PLC (Co. Regn. No. 2222856) of Nationwide House, Pipers Way, Swindon SN38 1NW.

End of register