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Official copy of register of title

Title number EX793320

Edition date 22.02.2018

- This official copy shows the entries on the register of title on 09 AUG 2019 at 16:20:00.
- 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 09 Aug 2019.
- 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, Peterborough 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.

ESSEX : HARLOW

- 1 (30.04.2007) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being 14 Alexandra Road, Harlow (CM17 9NU).

NOTE 1: As to the part tinted blue on the title plan only the ground floor flat is included in the title.

NOTE 2: As to the part tinted pink on the title plan only the top wearing course of the undercroft parking space on the ground floor together with any parking post or similar fixture is included in the title.

- 2 (30.04.2007) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
 Date : 29 March 2007
 Term : 250 years from 1 January 2006
 Parties : (1) Countryside Properties (London & Thames Gateway) Limited
 (2) Jana Lynn
- 3 (30.04.2007) The title includes any legal easements referred to in clause LR11.1 of the registered lease but is subject to any rights that are granted or reserved by the lease and affect the registered land.
- 4 (30.04.2007) There are excepted from the effect of registration all estates, rights, interests, powers and remedies arising upon, or by reason of, any dealing made in breach of the prohibition or restriction against dealings therewith inter vivos contained in the Lease.
- 5 (30.04.2007) The landlord's title is registered.
- 6 (18.06.2009) A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.

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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 (30.04.2007) PROPRIETOR: JANA LYNN of 61 Morningtons, Harlow, Essex CM19 4QS.
- 2 (30.04.2007) The price, other than rents, stated to have been paid on the grant of the lease was £183,490.
- 3 (30.04.2007) 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 March 2007 in favour of Topaz Finance Limited referred to in the Charges Register.

C: Charges Register

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

- 1 (30.04.2007) A Transfer of the freehold estate in the land in this title and other land dated 2 August 2001 made between (1) Rodney Ernest Stock and James Richard Tee and (2) Copthorn Homes Limited contains provisions details of which are set out in the schedule of restrictive covenants hereto.
- 2 (30.04.2007) By a Deed of Variation dated 20 December 2005 made between (1) Rodney Ernest Stock and James Richard Tee and (2) Countryside Properties (London and Thames Gateway) Limited (formerly Copthorn Homes Limited) the terms of the Transfer dated 2 August 2001 referred to above were varied as therein mentioned.

NOTE: Copy filed under EX667951.
- 3 (30.04.2007) REGISTERED CHARGE dated 29 March 2007.
- 4 (22.02.2018) Proprietor: TOPAZ FINANCE LIMITED (Co. Regn. No. 5946900) of P.O. Box 112, Skipton BD23 9FB, trading as Rosinca Mortgages.
- 5 (30.04.2007) The proprietor of the Charge dated 29 March 2007 referred to above is under an obligation to make further advances. These advances will have priority to the extent afforded by section 49(3) Land Registration Act 2002.

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Transfer dated 2 August 2001 referred to in the Charges Register:-

"The Transferee covenants with the Transferor in the manner set out in the First Schedule

THE FIRST SCHEDULE

"Transferees Covenants"

The Transferee covenants with the Transferor for the benefit and protection of each and every part of New Hall and so as to bind the Property into whosoever hands the same may come:-

1. Not during a period of twenty years from the date hereof to agree any variations or issue any approvals in accordance with the provisions of the Second Schedule without the prior written approval of the Transferor
2. Not to dispose of all or any part or parts of the Property in other than as fully developed residential units or to statutory undertakers or as open spaces unless there be imposed upon the disposee like obligations as are imposed upon the Transferee in respect of the

Schedule of restrictive covenants continued

development of the Property by this transfer supported on each such occasion by a direct covenant between the disposee and the Transferor

3. Not to effect any transfer of any part or parts of the Property without including within any such transfer a covenant on the part of the transferee therein to observe and perform the restrictions and stipulations set out in the Second Schedule

4. Not to permit any oil grease or other deleterious or offensive effluent to pass from the Property into any sewer drain or watercourse on or under any adjoining or neighbouring property

THE SECOND SCHEDULE

(a) Not without the prior written approval of the Transferor to make any external alteration or addition to the property nor to use the land hereby transferred or any buildings erected thereon or on any part thereof or suffer the same to be used for any purpose other than the user permitted at the date hereof nor to use the garage (if any) other than for the purpose of garaging a single private motor car (or two private motor cars in the case of a double garage) nor place or suffer to be placed on any part of the land hereby transferred any showboard placard or nameplate or a board for the sale or letting of the land hereby transferred but this shall not prevent the placing of a nameplate or a sale or letting notice of suitable size and design on the exterior wall or in the window of the property erected on the land hereby transferred indicating the name and number of such property

(b) Not to erect any building or structure of any nature or kind whatsoever over any foul or surface water sewers or drains laid under the land hereby transferred without the prior written consent of the appropriate public authority

(c) Not to permit any oil grease or other deleterious or offensive effluent to pass from the land hereby transferred into any sewer drain or watercourse on or under any adjoining or neighbouring property

(d) Not to place or keep dustbins or refuse bags or the like in the front of the property erected on the land hereby transferred except on such days as are recognised as refuse collection days

(e) Not to leave or park or permit to be left or parked any caravan boat motor cycle bicycle or tother vehicle on any part of the unbuilt portion of the land hereby transferred except for one private motor car or motor cycle on such part of the unbuilt portion of the land hereby transferred (if any) as is specifically constructed for that purpose

(f) Not to obstruct in any way the roadways serving the land hereby transferred

(g) Not to erect or place television or radio aerials or a satellite dish on the roof or walls of the property constructed on the land hereby transferred so as to be visible from any roadway forming part of New Hall

(h) Not without the prior written approval of the Transferor to use building materials of a type colour and quality other than that used in the original construction of the property constructed on the land hereby transferred

(i) Not to plant nor permit to be planted within the curtilage of the property any of the following species namely

chamaecyparis leylandi or similar fast growing conifers

(j) To pay a contribution of Sixty pounds per annum (or such varied sum as may be properly and justifiably levied) to such Residents Association Trust or other such body as may from time to time exist for the benefit of the estate of which this property forms part

(k) Not to obscure any land required by the competent authorities for vision splay purposes

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Schedule of restrictive covenants continued

(1) Not to do on the land hereby transferred any wilful damage waste spoil or destruction or anything which shall grow to be a nuisance or annoyance to the Transfer or the public or the neighbourhood or adjoining properties"

End of register