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Official copy of register of title

Title number BGL139968

Edition date 21.03.2018

- This official copy shows the entries on the register of title on 01 SEP 2020 at 12:54:15.
- 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 01 Sep 2020.
- 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 (21.03.2018) The Leasehold land demised by the lease referred to below which lies within the area shown edged with red on the plan of the above Title filed at the Registry and being 6 Bartholomew Drive, Harold Wood, Romford (RM3 0WB).

NOTE: The flat is on the ground floor.

- 2 (21.03.2018) 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.

- 3 (21.03.2018) The land has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 28 November 1997 referred to in the Charges Register.

- 4 (21.03.2018) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:

Date : 31 January 2018

Term : 100 years from 31 January 2018

Parties : (1) Long Term Reversions (Harrogate) Limited
(2) Joseph Grezju Micallef

NOTE 1: The original lease dated 31 July 1991 referred to in the above lease was formerly registered under EGL288494

NOTE 2: A copy of the original lease is filed under EGL288494

- 5 (21.03.2018) The Lease prohibits or restricts alienation.

- 6 (21.03.2018) 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 (21.03.2018) PROPRIETOR: RITA MARY POLACZEK of 6 Bartholomew Drive, Harold Wood, Romford RM3 0WB.

C: Charges Register

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

- 1 (21.03.2018) A Transfer of the freehold estate in the land in this title and other land dated 27 June 1989 made between (1) Heron Homes Limited and Broseley Estates Limited (Transferors) and (2) Broseley Estates Limited (Transferee) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 (21.03.2018) A Transfer of the freehold estate in the land in this title and other land dated 28 November 1997 made between (1) Ideal Homes North West Limited and (2) Grays Inn Investments Limited contains restrictive covenants.

NOTE 1: Where relevant, the provisions contained in the earlier documents or registers referred to in the above deed are set out in the registers of this title

NOTE 2: Copy filed under EGL367626.

Schedule of restrictive covenants

- 1 (21.03.2018) The following are details of the covenants contained in the Transfer dated 27 June 1989 referred to in the Charges Register:-

"The Transferee covenants with the Transferors:-

For the benefit and protection of the Retained Land and so as to bind the Property into whosoever hands the same may come to observe and perform in respect of the Property the covenants set out in the Third Schedule hereto

THE THIRD SCHEDULE

Transferees covenants

1. Not to permit or suffer to be done on the Property anything (other than reasonable building operations) which may be or become a nuisance damage detriment inconvenience or annoyance to the Transferors or the owners or occupiers for the time being of any part of the Retained Land
2. Not to carry on on the Property any trade profession or business other than the initial development thereof for residential and ancillary purposes."

End of register