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Official copy of register of title

Title number EGL400559

Edition date 04.08.2017

- This official copy shows the entries on the register of title on 23 AUG 2023 at 16:45:55.
- 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 23 Aug 2023.
- 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, Telford Office.

A: Property Register

This register describes the land and estate comprised in the title.

BARKING AND DAGENHAM

- 1 (13.01.2000) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 6,8 and 12 Fir Tree Walk, 9 Highland Avenue, Dagenham.
- 2 (13.01.2000) The land tinted green on the filed plan is not included in the title.
- 3 (13.01.2000) The Transfers of properties made pursuant to Chapter 1 of Part 1 of the Housing Act 1980 or part V of the Housing Act 1985 took effect with the benefit of and subject to the easements and the other rights specified in paragraph 2 Schedule 2/Schedule 6 of the Housing Acts 1980/1985.
- 4 (13.01.2000) Transfers of neighbouring properties by the London Borough of Barking and Dagenham or the Greater London Council contain agreements and declarations as to party walls, their maintenance and access thereto.

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 (13.01.2000) PROPRIETOR: THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF BARKING AND DAGENHAM of Town Hall, Barking, Essex, IG11 7LU.

C: Charges Register

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

- 1 (13.01.2000) A Conveyance of the land in this title and other land dated 12 February 1945 made between (1) George Arthur Smith (Vendor) and (2) The Mayor Aldermen and Burgesses of The Borough of Dagenham (Corporation) contains covenants details of which are set out in the schedule of restrictive covenants hereto.

C: Charges Register continued

- 2 (13.01.2000) The land is subject to any rights of way, support, rights of entry for the purpose of repair and maintenance and rights of drainage and rights in respect of water, gas and electricity supply services granted by various transfers made pursuant to the Housing Acts 1980/1985.

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 12 February 1945 referred to in the Charges Register:-

"THE Corporation as the land hereby conveyed and with the intent to bind all persons in whom the said land shall from time to time be vested hereby covenants with the Vendor to observe and perform the stipulations and conditions contained in the Second Schedule hereto

THE SECOND SCHEDULE above referred to

1. FENCES - As soon as the materials are obtainable to erect and for ever after maintain on the eastern boundary of the land hereby conveyed a close boarded fence between the points marked C to D and E to F and G to H on the plan number two annexed hereto at a height of not less than five feet

2. TRADES PROHIBITED - Private dwellinghouses or buildings for health and public services shall be erected and no trade or business shall be carried on in any such house and particularly the trade of an innkeeper victualler or seller of wines spirits or beer or other intoxicating liquor to be consumed shall not be carried on upon any part of the premises or in any building which may be erected thereon

3. TEMPORARY BUILDINGS - No hut shed caravan house on wheels or other chattel adapted or intended for use as a dwelling or sleeping apartment nor any booth shows swings or roundabouts or hoarding board (except for building purposes) or station for advertising shall be erected made placed or used or be allowed to remain upon any part of the premises provided that where it is necessary in furtherance of government proposals to construct erect and adapt any hut or temporary building for use as a dwellinghouse then the Vendor will raise no objection thereto

4. ACCESS TO ROADS - To provide and construct two roads each Forty feet with a twenty foot carriageway up to the points marked A and B on the said plan number two to link up with the Vendor's remaining estate and the Vendor shall have free and uninterrupted access to all roads adjoining the remaining estate of the Vendor and to grant an easement of drainage through the sewers and surface water drains to be constructed by the Corporation which said sewers and surface water drains will be constructed at the lowest possible fall the Vendor being allowed to drain into the said sewers up to the maximum capacity only of the said sewers and provided connections therefor at the places or points marked A and B on the said plan number two Provided that it be a condition precedent to the granting of such easement that the Vendor will construct the portion of his sewers in such manner and level as shall be decided by the Corporation

5. EXCAVATION - No gravel sand or earth shall be removed from any part of the land except such as shall be necessary for the purpose of building

6. THE Vendor reserves all rights of light and other rights and easements belonging to the adjoining and neighbouring property of the Vendor to the same extent as if such property belonged to a separate and independent owner

7. THE Vendor reserves the right at any time hereafter to waive the stipulations herein contained."

NOTE: The points A to H referred to above do not affect the land in this title.

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End of register