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Official copy of register of title

Title number EX21411

Edition date 18.03.2014

- This official copy shows the entries on the register of title on 09 AUG 2023 at 15:49:23.
- 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 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 (02.12.1920) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Land on the north side of Wood Lane, and 29-33, 39, 41, 42, and 47 Fambridge Road, Dagenham.
- 2 The land has the benefit of a right of way over the land tinted brown on the said plan.
- 3 The land edged and lettered X in green on the filed plan has been removed from the title.
- 4 The filed plan has been sub-divided into two parts.
- 5 The land edged and numbered in green on the title plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.
- 6 The transfers of those parts edged and numbered in green on the filed plan which were made pursuant to Chapter I of Part I of the Housing Act 1980 took effect with the benefit of and subject to the easements and other rights prescribed by paragraph 2 of Schedule 2 of that Act.
- 7 The transfer of those parts edged and numbered in green on the filed plan which were made pursuant to Part V of the Housing Act 1985 took effect with the benefit of and subject to the easements and other rights prescribed by paragraph 2 of the Schedule 6 of that Act.

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 (13.04.1982) PROPRIETOR: THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF BARKING AND DAGENHAM of Civic Centre, Dagenham, Essex, RM10 7BN.
- 2 A Transfer to a former proprietor dated 1 June 1939 made between (1) The County Council of the Administrative County of Essex (Vendors) and (2) The Mayor Aldermen and Burgesses of the Borough of Dagenham

B: Proprietorship Register continued

(Purchasers) contains Vendors personal covenant(s) details of which are set out in the schedule of personal covenants hereto.

Schedule of personal covenants

- 1 The following are details of the personal covenants contained in the Transfer dated 1 June 1939 referred to in the Proprietorship Register:-

"The Vendors hereby covenant with the Purchasers that they the Vendors will (a) pay the whole of the Terminable Annuities in lieu of Tithe Rent Charge payable in respect of the land comprised in the Title No.Z 1197 Z redeemed under Section 4 of the Tithe Act 1918 and the whole of the Annual Rent Charge of Fifty-two pounds eight shillings payable to the Lord of the Manor of Barking as the consideration for the enfranchisement of and charged upon certain parts of the said land comprised in Title No.Z 1197 Z formerly copyhold held of the said Lord of the Manor and (b) at all times hereafter indemnify the Purchasers and their successors in title against any payments in respect of the said Terminable Annuities and Annual Rentcharges."

NOTE: This is the Rentcharge referred to in the Charges Register.

C: Charges Register

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

- 1 The land with other land is subject to the annual rent charge of £52.8.0 payable to the Lord of the Manor of Barking as the consideration for the enfranchisement of certain parts formerly copyhold held of the said Manor.
- 2 A Transfer of the land in this title dated 1 June 1939 made between (1) The County Council of the Administrative County of Essex (Vendors) and (2) The Mayor Aldermen and Burgesses of the Borough of Dagenham (Purchasers) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 3 The land tinted blue on the said plan is subject to rights of way.
- 4 The land is subject to the rights to lay and maintain a 24 inch gas pipe and ancillary apparatus in, through, upon and over a strip of land 20 feet wide where indicated by blue hatching on the filed plan with ancillary rights of entry and access granted by a Deed dated 29 December 1972 made between (1) The Mayor Aldermen and Burgesses of the London Borough of Barking and (2) North Thames Gas Board.

The said Deed also contains restrictive covenants.

NOTE: Copy filed under EGL24548.

- 5 The sewers, drains, pipes, wires, conduits, flues, chimney stacks, eaves, troughs and downpipes in under or upon the land adjoining the parts edged and numbered in green on the filed plan are subject to rights of user for the benefit of such parts so edged and numbered in green.
- 6 The land is subject to rights of drainage and rights in respect of water, gas and electricity supply services.
- 7 The parts of the land affected thereby which adjoin the parts edged and numbered in green on the filed plan are subject to rights of support and rights of entry for the purpose of repairing and maintaining the properties erected on the parts so edged and numbered in green.
- 8 The pedestrian and vehicular accessways included in the title are subject to rights of way.
- 9 (13.03.1995) The land is subject to the rights to construct, maintain, replace, alter, use, enlarge and inspect a line or use of electric cables with transformer rectifier and ground bed together with all such inspection chambers and apparatus as necessary in under or upon the strip of land two metres wide together with the natural right of

C: Charges Register continued

support and with ancillary rights of entry and passage over and along the strip of land and the adjoining land granted by a Deed dated 19 December 1994 made between (1) London Borough of Barking and Dagenham and (2) Essex and Suffolk Water PLC.

The said Deed also contains restrictive covenants by the grantor.

NOTE 1: The strip of land referred to is tinted mauve on the filed plan

NOTE 2: Copy filed.

- 10 (28.02.2002) The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto.
The leases grant and reserve easements as therein mentioned.

- 11 (18.03.2014) The land is subject to the rights granted by a Deed dated 11 March 2014 made between (1) The Mayor And Burgesses Of The London Borough Of Barking And Dagenham and (2) Eastern Power Networks Plc.

The said Deed also contains restrictive covenants by the grantor.

NOTE: Copy filed.

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Transfer dated 1 June 1939 referred to in the Charges Register:-

"The Purchasers hereby covenant with the Vendors and their successors in title to the intent and so as to bind (so far as practicable) the land hereby transferred into whosoever hands the same may come but so that neither the Purchasers nor their successors in title shall incur any personal liability after they have parted with all interest in the land in respect of which any breach shall occur that they the Purchasers and their successors in title will at all times hereafter perform observe and abide by the restrictive covenant set out in the Fourth Schedule hereto.

FOURTH SCHEDULE.

Restrictive Covenant to be observed by Purchasers

No noisy oxious offensive or dangerous trade business pursuit or occupation shall be carried on upon the land or in any building hereafter to be erected thereon but nothing contained in this Schedule shall preclude the Purchasers from using the said property for any of the purposes for which they are now or may from time to time be authorised to acquire and/or utilise land except for the purposes of tipping dust or refuse as a site for a dust or refuse destructor or as a sewage farm but nothing contained in this Clause shall prevent the Purchasers from tipping clinker or other suitable materials upon the land for the purpose of improving the land."

Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	28.02.2002 Edged yellow on the filed plan NOTE: Lease comprises also other land	Crowlands Golf Development site, Crow Lane.	17.01.2001 125 years from 31.7.2000	EGL435663

End of register