



23 August 2023

Your ref  
ES\029612

Our ref  
EGL331359/OC/098

HM Land Registry  
Durham Office  
PO Box 75  
Gloucester  
GL14 9BD

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[www.gov.uk/land-registry](http://www.gov.uk/land-registry)

## Official copy/copies

**HM Land Registry payment ref** 23/08 Z0TF8ZHP  
**Fee debited** £6.00

The official copy/copies of the document(s) you applied for is/are enclosed.

Please contact the HM Land Registry Office named if you have any questions about the enclosed official copy/copies.

ES\029612

LONDON BOROUGH BARKING & DAGENHAM  
DX 157220  
Barking 7







# Official copy of register of title

Title number EGL331359      Edition date 12.09.2019

- This official copy shows the entries in the register of title on 23 August 2023 at 16:30:53.
- 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 August 2023.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- For information about the register of title, see [www.gov.uk/land-registry](http://www.gov.uk/land-registry).
- This title is dealt with by HM Land Registry Durham Office.

## A: Property register

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

BARKING AND DAGENHAM  
HAVERING

- 1      (02.12.1920) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and first registered on 2 December 1920 under Title number Z1197Z and being The Robert Clack Comprehensive Upper School, Gosfield Road, Dagenham, (RM8 1JU) and Land on the South side of Crow Lane, Dagenham.
- 2      The land has the benefit of a right of way over the land tinted brown on the filed plan.
- 3      (28.02.2002) A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.
- 4      (07.01.2003) 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.
- 5      (07.01.2003) The land has the benefit of the following rights reserved by the Transfer dated 3 December 2002 referred to in the Charges Register:-  
  
"Rights reserved  
  
A right of support for the Adjoining Land and any embankments buildings and structures now existing or constructed within the Perpetuity Period."  
  
NOTE: The Perpetuity Period referred to above is 80 years from the date of this transfer.
- 6      (25.10.2013) A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.



## 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 PROPRIETOR: THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF BARKING AND DAGENHAM of Civic Centre, Dagenham, Essex.
- 2 RESTRICTION:-Except under an order of the registrar no disposition by the proprietor of the land is to be registered unless made in accordance with the Education Act, 1921, or some other Act or authority.
- 3 (25.10.2013) RESTRICTION: No disposition of the part of the registered estate shown tinted pink on the title plan by the proprietor of the registered estate , or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a written consent signed by The Football Foundation of 10 Eastbourne Terrace, London, W2 6LG or their conveyancer.
- 4 (08.03.2019) The address for service of The Football Foundation named in the restriction entry above has been changed.
- 5 (12.09.2019) The proprietor's address for service has been changed.

## C: Charges register

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

- 1 The land tinted yellow on the filed plan is subject to rights of way.
- 2 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.
- 3 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 pink tinting 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 conditions.  
  
*NOTE: No copy of the Deed referred to is held by Land Registry.*
- 4 The parts of the land affected thereby are subject to the rights granted by the Lease of the land tinted blue on the filed plan dated 27 January 1982 referred to in the Schedule of Leases hereto. A summary of the rights is as follows:-  
  
The Lease grants rights of way over and rights of laying maintaining inspecting renewing using altering and removing underground electric cables and lines and conduits or pipes for containing the same under and along the land edged blue on the filed plan.
- 5 (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

## C: Charges register continued

metres wide together with the natural right of 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.

- 6 (07.01.2003) The land is subject to the following rights granted by a Transfer of the land edged and numbered EGL449247 in green on the filed plan dated 3 December 2002 made between (1) The Mayor and Burgesses of the London Borough of Barking and Dagenham (Transferor) and (2) Brentwood Roman Catholic Diocese Trustee (Transferee):-

### "14 Rights Granted

14.1 Full and free passage of sewage gas electricity telephone television sound and similar services from and to the Property and any existing or future buildings thereupon through and along the appropriate existing Conducting Media and those constructed or laid within the Perpetuity Period in or over or under any roads ("the Servient Land") to benefit the Property.

14.2 Full right and liberty to enter upon such parts of the Servient Land as may from time to time be necessary for the purposes of constructing laying connecting with inspecting testing cleaning maintaining repairing altering renewing any existing Conducting Media and any constructed or otherwise coming into existence during the Perpetuity Period pursuant to the terms of this transfer but not so as to confer any right to enter upon any land lawfully occupied by any building and subject to the person exercising any such rights making good any damage so caused as soon as reasonably practicable.

14.3 Full right and liberty at all times and for all purposes to pass and repass with or without vehicles over the Roads constructed within the Perpetuity Period as may be necessary for any reasonable beneficial development use and enjoyment of the Property subject to the person exercising any such rights making good any damage so caused as soon as reasonably practicable and subject (where applicable) to those persons paying a fair and reasonable contribution towards the cost of inspecting testing cleaning maintaining repairing and renewing the Roads until the same shall have been adopted as highways maintainable at the public expense.

14.4 A right of support for the Property and any buildings and structures now existing or constructed thereon within the Perpetuity Period."

NOTE: The Property referred to above is the land edged and numbered EGL449247 in green on the filed plan. The Conducting Media referred to above is all pipes wires drains and conduits for the conveyance of water gas electricity telephone and television services and any other services which may be required to and from the Property.



## C: Charges register continued

### Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	11.02.1982 tinted blue	land on the South side of Crow Lane, Dagenham	27.01.1982 21 years from 29 September 1981	
NOTE: :-See entry in the Charges Register relating to the rights granted by this Lease				
2	28.02.2002 Edged yellow on the filed plan	Crowlands Golf Development site, Crow Lane	17.01.2002 125 years from 31.7.2000	EGL435663
NOTE: The Lease comprises also other land				

End of register