The electronic official copy of the register follows this message.

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Official copy of register of title

Title number EGL402745 | Edition date 01.07.2024

- This official copy shows the entries on the register of title on 04 DEC 2025 at 14:28:17.
- 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 04 Dec 2025.
- 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 (18.02.2000) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 2 to 14 Tannery Close, 2 to 28 Sparrow Green, 151 and 165 Rainham Road North, Dagenham.

2 (18.02.2000) The land tinted green on the filed plan is not included in the title.

3 (18.02.2000) 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 (18.02.2000) 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 (18.02.2000) 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 (18.02.2000) A Conveyance of the land tinted blue on the filed plan and other land dated 14 April 1938 made between (1) James Alfred Parrish (Vendor) and (2) Ager & Baker Limited (Purchasers) contains the following covenants:-

C: Charges Register continued

Covenant by the Purchasers with the Vendor (for the benefit and protection of the Vendor adjoining or adjacent land and premises known as "Ashbrook" and "The Woodlands" and so that the Purchaser should not be liable in damage for any breach after they should have parted with all interest in premises) that no intoxicating liquor should be sold on or from the land thereby conveyed nor in or from any building erected or to be erected thereon and that no building erected or to be erected on the said land should be used as for an hotel inn public house beer house or otherwise for the sale of intoxicating liquors whether for consumption on or off the premises or as a club where such liquors are sold or consumed or as a place for the taking of orders for the sale of intoxicating liquors.

2 (18.02.2000) The land tinted pink on the filed plan is subject to such restrictive covenants as may have been imposed thereon before 18 February 2000 and are still subsisting and capable of being enforced.

3 (18.02.2000) 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.

4 (18.02.2000) The Leases specified in the Schedule of Leases hereto 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 specified in Schedule 6 of the Housing Act 1985.

5 (18.02.2000) 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.

Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	18.02.2000 Edged and numbered 1 (part of) in blue	14 Tannery Close (Second Floor Flat)	12.09.1983 125 years from 12.9.1983	EGL134630
2	18.02.2000 Edged and numbered 2 (part of) 3 (part of) in blue	Second Floor Flat 22 Sparrow Green and Ground Floor Store	20.06.1988 From 20 June 1988 to 24 June 2113	EGL220548
3	18.02.2000 Edged and numbered 4 (part of) in blue	24 Sparrow Green (Second Floor Flat)	20.06.1988 125 years from 20.6.1988	EGL221462
4	18.02.2000 Edged and numbered 5 (part of) 6: 7 in blue	Ground and First Floor Flat 3 Tannery Close and Garden Ground	28.03.1988 125 years from 28.3.1988	EGL222861
5	18.02.2000 Edged and numbered 8 (part of) 9:10 in blue	Ground and First Floor Flat 7 Sparrow Green and Garden Ground	19.09.1988 From 19.9.1988 to 29.9.2113	EGL231650
6	18.02.2000 Edged and numbered 11 (part of) 12	Second Floor Flat 12 Tannery Court and Ground Floor Store	28.11.1988 From 28.11.1988 to 25.12.2113	EGL234452

Schedule of notices of leases continued

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
	(part of) in blue			
7	18.02.2000 Edged and numbered 5 (part of) 13:14 in blue	Ground and First Floor Flat 2 Tannery Close and Garden Ground	09.01.1989 From 9.1.1989 to 25.3.2114	EGL235989
8	18.02.2000 Edged and numbered 1 (part of) 15:16 in blue	Ground and First Floor Flat 9 Tannery Close and Garden	28.11.1988 From 28.11.1988 to 25.12.2113	EGL236269
9	18.02.2000 Edged and numbered 1 (part of) 17:18 in blue	Ground and First Floor Flat 8 Tannery Close and Garden Ground	20.02.1989 From 20.2.1989 to 25.3.2114	EGL240139
10	18.02.2000 Edged and numbered 8 (part of) 19 in blue	Ground and First Floor Flat 9 Sparrow Green and Garden Ground	08.05.1989 125 years from 8.5.1989 determinable as therein mentioned	EGL244455
11	18.02.2000 Edged and numbered 20 (part of) 21:22 in blue	Ground and First Floor Flat 7 Tannery Close and Garden Ground	10.07.1989 125 years from 10.7.1989	EGL248570
12	18.02.2000 Edged and numbered 20 (part of) 12 (part of) 23 in blue	Ground and First Floor Flat 6 Tannery Close and Garden Ground	09.10.1989 125 years from 9.10.1989	EGL253749
13	18.02.2000 Edged and numbered 24 (part of) 25:26 in blue	Ground and First Floor Flat 13 Sparrow Green and Garden Ground	29.07.1991 From 29.7.1991 to 29.9.2116	EGL287526
14	18.02.2000 Edged and numbered 27 (part of) in blue	28 Sparrow Green (Second Floor Flat)	28.03.1994 125 years from 28.3.1994	EGL323799
15	29.08.2000 Edged and numbered 28 (part of): 29 in blue	15 Sparrow Green (ground floor flat): garden ground	14.08.2000 from 14.8.2000 to 29.9.2125	EGL411737
16	19.02.2002 Edged and numbered 30 (part of) : 31 in blue.	12 Sparrow Green (Ground and First Floor Flat): Garden Ground	17.12.2001 From 17.12.2001 to 25.12.2126	EGL435145
17	04.02.2004 Edged and numbered 32 (part of):33 and 34 in blue	3 Sparrow Green (Ground and First Floor Flat) and Garden Ground	12.01.2004 From 12.1.2004 to 25.3.2129	EGL466153

Schedule of notices of leases continued

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
18	06.03.2012 3 (part of), 4 (part of), 35 and 36	10 Sparrow Green (Ground and First Floor Flat) and Garden Ground	23.01.2012 125 years from 23.01.2012	TGL359831
19	11.03.2019 20 (part of)	13 Tannery Close (second floor flat)	25.02.2019 a term commencing on the date hereof and terminating 125 years from the quarter day immediately next following the date of this Lease	TGL520708
20	15.10.2020 Edged and numbered 27 (part of); 37 and 38 in blue	18 Sparrow Green (Ground and First Floor); garden ground	07.09.2020 commencing on 7 September 2020 and terminating 125 years from the quarter day immediately next following the date of this Lease	TGL552952
21	19.09.2023 Edged and numbered 28 (part of) and 37 (part of)	27 Sparrow Green (second floor flat)	19.06.2023 125 years from 19 June 2023	TGL607868
22	01.07.2024 Edged and numbered 39 (part of): 40 and 41 in blue	17 Sparrow Green (Ground and First Floor) and Garden Ground	25.07.2022 A term commencing on 25 July 2022 and terminating 125 years from the quarter day immediately next following 25 July 2022 (the quarter days being 21 March, 24 June, 29 September, 25 December)	TGL620681

End of register