HOLLIS

Site 12

Garages Site off, West Road, Romford, London, RM6 6YA

Schedule of Title Information

for

Properties with boundaries adjoining the garages site at West Road, Romford, London, RM6 6YA.

Postal address of Adjoining Property	Nature of Adjoining Property	Title Number		Name(s) of Owner
		Freehold	Leasehold(s)	
42 West Road, Chadwell Heath, Romford, (RM6 6YA)	End of terrace house	EGL127465	None registered	Freehold: Albert David Moore and Patricia May Ann Moore
44 West Road, Chadwell Heath, Romford (RM6 6YA)	Terrace house	EGL185834	None registered	Freehold: John Edward Charles Lockley and Margaret Elizabeth Lockley
46 West Road, Chadwell Heath, Romford (RM6 6YA)	Terrace house	EGL194686	None registered	Freehold: Pathikkumar Avinashbhai Patel and Mitalben Pathikkumar Patel
48 West Road, Chadwell Heath, Romford (RM6 6YA)	End of terrace house	EGL144048	None registered	Freehold: Gary Christopher Inch
St Chads Park, Chadwell Heath (Council retained land to the rear of the garages)	Various – See Note 1 below.	EGL375877	2 registered leases interests (which are not within relevant proximity to the site.)	Freehold: The Mayor and Burgesses of the London Borough of Barking and Dagenham

Note 1:

The freehold title EGL375877 includes the garages site at West Road, Romford, London, RM6 6YA and the land that sits west of the garages. There are 2 registered long leasehold interest that falls within this freehold title which are not deemed to be within relevant proximity to the site. It should also be noted that only the official copy of register of title was available to obtain from the land register at the time of preparing this Schedule of Title and that the Title Plan was not available.

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Properties at West Road

Official copy of register of title

Title number EGL127465 | Edition date 27.03.2018

- This official copy shows the entries on the register of title on 01 APR 2021 at 11:57:13.
- 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 Apr 2021.
- 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 (15.02.1983) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 42 West Road, Chadwell Heath, Romford, (RM6 6YA).

2 The Transfer dated 31 January 1983 referred to in the Charges Register was made pursuant to Chapter 1 of Part 1 of the Housing Act, 1980 and the land has the benefit of and is subject to such easements as are granted and reserved in the said Deed and the easements and rights specified in paragraph 2 of Schedule 2 of the said Act.

3 The Transfer dated 31 January 1983 referred to above contains a provision as to boundary structures.

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 (27.03.2018) PROPRIETOR: ALBERT DAVID MOORE and PATRICIA MAY ANN MOORE of 42 West Road, Chadwell Heath, Romford RM6 6YA.

2 (27.03.2018) RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.

C: Charges Register

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

1 A Transfer of the land in this title dated 31 January 1983 made between (1) The Mayor and Burgesses of the London Borough of Barking and Dagenham and (2) Albert David Moore contains restrictive covenants.

NOTE: Original filed.

End of register

These are the notes referred to on the following official copy

The electronic official copy of the title plan follows this message.

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H.M. LAND REGISTRY

TITLE NUMBER		
EGL 127465		
ORDNANCE SURVEY PLAN REFERENCE: TQ4788	SECTION: V	Scale: 1/1250
GREATER LONDON	BOROUGH OF BARKING AND DAGENHAM	© Crown copyright



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REGISTRY
2/83

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Official copy of register of title

Title number EGL185834 | Edition date 12.02.2014

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- 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 (21.11.1986) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 44 West Road, Chadwell Heath, Romford (RM6 6YA).

2 The Transfer dated 17 November 1986 referred to in the Charges Register was made pursuant to Part V of the Housing Act 1985 and the land has the benefit of and is subject to such easements as are granted and reserved in the said Deed and the easements and rights specified in paragraph 2 of Schedule 6 of the said Act.

3 The Transfer dated 17 November 1986 referred to above contains a provision as to boundary structures.

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 (21.11.1986) PROPRIETOR: JOHN EDWARD CHARLES LOCKLEY and MARGARET ELIZABETH LOCKLEY of 44 West Road, Chadwell Heath, Essex RM6 6YA.

2 (12.02.2014) RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.

C: Charges Register

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

1 A Transfer of the land in this title dated 17 November 1986 made between (1) The Mayor and Burgesses of the London Borough of Barking and Dagenham and (2) John Edward Charles Lockley and Margaret Elizabeth Lockley contains restrictive covenants.

C: Charges Register continued

NOTE: Original filed.

End of register

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H.M. LAND REGISTRY

TITLE NUMBER		
EGL 185834		
ORDNANCE SURVEY PLAN REFERENCE	TQ4788	SECTION V
		Scale 1/1250
GREATER LONDON	BOROUGH OF BARKING AND DAGENHAM	© Crown copyright



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H.M. LAND REGISTRY
1/87

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Official copy of register of title

Title number EGL194686 | Edition date 03.03.2017

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- Issued on 01 Apr 2021.
- 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 (24.04.1987) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 46 West Road, Chadwell Heath, Romford (RM6 6YA).

2 The Transfer dated 13 April 1987 referred to in the Charges Register was made pursuant to Part V of the Housing Act 1985 and the land has the benefit of and is subject to such easements as are granted and reserved in the said Deed and the easements and rights specified in paragraph 2 of Schedule 6 of the said Act.

3 The Transfer dated 13 April 1987 referred to above contains a provision as to boundary structures.

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 (31.03.2010) PROPRIETOR: PATHIKKUMAR AVINASHBHAI PATEL and MITALBEN PATHIKKUMAR PATEL of 46 West Road, Chadwell Heath, Romford RM6 6YA.

2 (31.03.2010) The price stated to have been paid on 19 March 2010 was £202,000.

3 (31.03.2010) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.

C: Charges Register

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

1 A Transfer of the land in this title dated 13 April 1987 made between (1) The Mayor and Burgesses of the London Borough of Barking and Dagenham and (2) Susan Anne Fox contains restrictive covenants.

C: Charges Register continued

NOTE: Copy filed.

2 (03.03.2017) REGISTERED CHARGE dated 26 January 2017.

3 (03.03.2017) Proprietor: NATIONWIDE BUILDING SOCIETY of Nationwide House, Pipers Way, Swindon L SN38 1NW.

4 (03.03.2017) The proprietor of the Charge dated 26 January 2017 referred to above is under an obligation to make further advances. These advances will have priority to the extent afforded by section 49(3) Land Registration Act 2002.

End of register

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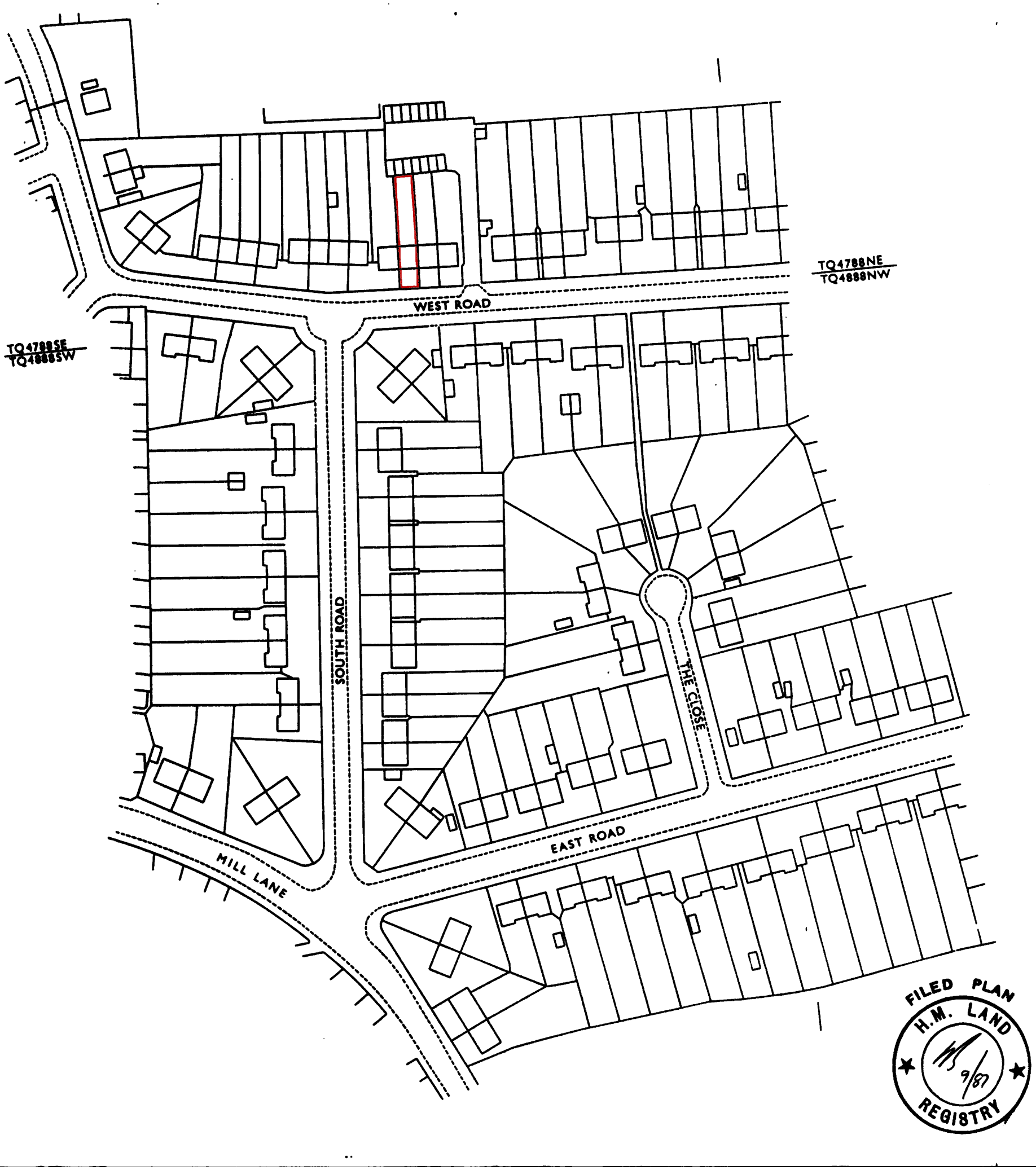
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H.M. LAND REGISTRY

TITLE NUMBER	
EGL194686	

ORDNANCE SURVEY PLAN REFERENCE	TQ4788	SECTION V	Scale 1/1250
COUNTY GREATER LONDON			© Crown copyright 1987

BOROUGH OF BARKING AND DAGENHAM



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Official copy of register of title

Title number EGL144048 | Edition date 21.05.2018

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- Issued on 01 Apr 2021.
- 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 (18.07.1984) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 48 West Road, Chadwell Heath, Romford (RM6 6YA).

2 The Transfer dated 21 May 1984 referred to in the Charges Register was made pursuant to Chapter 1 of Part 1 of the Housing Act 1980 and the land has the benefit of and is subject to such easements as are granted and reserved in the said Deed and the easements and rights specified in paragraph 2 of Schedule 2 of the said Act.

3 The Transfer dated 21 May 1984 referred to above contains a provision as to boundary structures.

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 (13.03.2002) PROPRIETOR: GARY CHRISTOPHER INCH of 48 West Road, Chadwell Heath, Romford RM6 6YA.

2 (13.03.2002) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.

3 (21.05.2018) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 8 May 2018 in favour of Santander UK PLC referred to in the Charges Register.

C: Charges Register

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

Title number EGL144048

1 A Transfer of the land in this title dated 21 May 1984 made between (1) The Mayor and Burgesses of the London Borough of Barking and Dagenham and (2) Frederick Charles Fisher and Brenda Maryon Fisher contains restrictive covenants.

NOTE: Original filed.

2 (21.05.2018) REGISTERED CHARGE dated 8 May 2018.

3 (21.05.2018) Proprietor: SANTANDER UK PLC (Co. Regn. No. 2294747) of Deeds Services, 101 Midsummer Boulevard, Milton Keynes MK9 1AA.

End of register

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TITLE NUMBER	
EGL 144048	

ORDNANCE SURVEY PLAN REFERENCE	TQ4788	SECTION V	Scale 1/1250
GREATER LONDON	BOROUGH OF BARKING AND DAGENHAM		© Crown copyright



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H.M. LAND REGISTRY

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HOLLIS

St Chads Park, Chadwell Heath

Official copy of register of title

Title number EGL375877 | Edition date 03.11.2016

- This official copy shows the entries on the register of title on 22 APR 2021 at 19:33:42.
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- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 22 Apr 2021.
- 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 (04.08.1998) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being St Chads Park, Chadwell Heath.

2 (03.11.2016) 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 (04.08.1998) 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 (04.08.1998) A Conveyance of the land tinted pink on the title plan dated 24 January 1929 made between 1) The Ecclesiastical Commissioners for England (Commissioners) and 2) The Urban District Council of Dagenham (Purchasers) contains the following covenants:-

The Purchasers to the intent and so as to bind as far as practicable the said hereditaments hereby assured into whosever hands the same may come and so as to enure for the benefit and protection of the adjoining and neighbouring property of the Commissioners do hereby covenant with the Commissioners that they will not without the previous written consent of the Commissioners use the said hereditaments for any pyrpose whatsoever other than for the purpose of Public Works and Pleasure Ground in accordance with the Dagenham Urban District Council Act 1928.

2 (04.08.1998) The land is subject to the following rights granted by a

C: Charges Register continued

Conveyance dated 22 April 1948 made between (1) The Mayor Alderman and Burgesses of the Borough of Dagenham and (2) The Gas and Light Coke Company:-

"the Council as Beneficial Owners hereby grants unto the Company and their assigns in fee simple the easements privileges rights and liberties specified in the First Schedule hereto

THE FIRST SCHEDULE above referred to

The easement privilege right and liberty of laying and maintaining mains and pipes for carrying gas of a size hereinafter mentioned in and under the land coloured green on the said plan in the position indicated by means of a red line between the points A and B on the said plan and of inspecting maintaining repairing and renewing such mains and pipes and of obtaining access to the same for any of the purposes aforesaid over and along a track five feet wide above the site of such mains and pipes so indicated by the said red line"

NOTE: The red line referred to is shown by a blue broken line on the title plan. Points A and B were not shown on the Conveyance plan.

3 (04.08.1998) The parts of the land affected thereby are subject to the following rights granted by the Lease of an electricity substation dated 13 January 1965 referred to in the schedule of leases hereto

Together with full right and liberty for the Lessees to lay and maintain inspect renew use alter and remove electric cables and lines and conduits or pipes for carrying the same under or through the land coloured green and brown hatched black on the annexed plan provided always that the land shall be fully restored to its former condition after the completion of such works except that as respects the land coloured brown hatched black on the attached plan the land shall be said to be fully restored to its former condition if the said land has been grassed to the satisfaction of the Borough Engineer and Surveyor for the time being of the Corporation TOGETHER ALSO with full right and liberty for the Lessees in common with the Council its officers servants and all persons authorised by them to pass and repass at all times and for all purposes connected with the use of the demised land as an electricity sub-station with or without vehicles over and along the land coloured brown on the said plan and with or without materials only over and along the land coloured brown hatched black on the said plan.

NOTE: The land coloured brown hatched black referred to is tinted blue on the title plan. The land coloured brown and green is tinted brown and tinted mauve respectively on the title plan.

4 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	04.08.1998 Edged and numbered 1 in blue	Electricity substation	13.01.1965 60 years from 25.03.1965	EGL505916
	NOTE: See entry in the Charges Register relaing to the rights granted by this lease.			
2	03.11.2016 Edged and numbered 2 and 3 in blue	land lying to the south west of West Road	30.09.2016 20 years from and including 30.09.2016 to and including 29.09.2036	TGL459610

End of register