



Official copy of register of title

Title number EX892249

Edition date 18.01.2021

- This official copy shows the entries on the register of title on 05 JUL 2023 at 12:19:58.
- 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 05 Jul 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, Peterborough Office.

A: Property Register

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

ESSEX : ROCHFORD

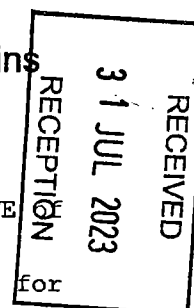
- 1 (31.05.2013) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being 189a Bull Lane, Rayleigh (SS6 8NT).
- 2 (18.02.2016) The land has the benefit of any legal easements reserved by a Transfer of the land edged and numbered EX933339 in green on the title plan dated 12 February 2016 made between (1) Yang Hu and (2) Peter William Saul and Natalie Saul but is subject to any rights that are granted by the said deed and affect the registered land.
NOTE: Copy filed under EX933339.
- 3 (18.02.2016) 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. The property description has been altered to reflect the land remaining in the title.

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 (18.01.2021) PROPRIETOR: STEPHEN EDWARD FOREMAN and VIVIEN ANN GROVE 189a Bull Lane, Rayleigh SS6 8NT.
- 2 (18.01.2021) The price stated to have been paid on 17 December 2020 for the land in this title and in title EX898312 was £490,000.
- 3 (18.01.2021) 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 (31.05.2013) A Conveyance dated 25 May 1897 made between (1) Joseph Henry Retallack-Moloney and (2) Edward Frederick Worn contains restrictions and stipulations details of which are set out in the schedule of restrictive covenants hereto.
- 2 (31.05.2013) A Conveyance dated 21 May 1901 made between (1) Joseph Henry Retallack-Moloney (Vendor) and (2) Charles Henry Eli Cartwright (Purchaser) contains covenants identical with those contained in the Conveyance dated 25 May 1897 referred to above.

Schedule of restrictive covenants

- 1 (31.05.2013) The following are details of the restrictions and stipulations contained in the Conveyance dated 25 May 1897 referred to in the Charges Register:-

THE SECOND SCHEDULE comprising the covenants on the part of Purchaser

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2. All houses to be erected on the land shall be built facing the road and shall be set back 20 feet at the least therefrom.
 3. The trade of an innkeeper victualler or retailer of or dealer in wine spirits or beer is not carried on upon any plot without the written consent of the Vendor.
 4. No building shall be erected or used as a shop except on plots specified as "Shop Plots" on the sale plan but the erection of such shops is optional.
 5. No house shop or part of a house or shop shall be erected of less value than £200 on the Estate. The value of a house is the amount of its net first cost in materials and labour of construction only estimated at the lowest current expenses. Only one house shall be erected on each plot.
 6. No brickmaking shall be carried on nor shall any noisome or offensive trade business or manufacture be carried on upon any plot.
 7. No sand gravel clay or soil shall be removed from any plot without the consent in writing of the Vendor except for the erection of buildings thereon nor shall any right of way be granted or permitted across any plot.
 8. No hut tent caravan house on wheels or other chattel shall be made placed or used or be allowed to remain on any part of the property sold without the previous consent in writing of the Vendor his heirs or assigns and the Vendor his heirs or assigns may remove and dispose of any such erection or any such thing and for that purpose may break and remove fences and forcibly enter upon the said property or any parts or part thereof and shall not be responsible for the safe keeping of any thing so removed or for the loss thereof or for any damage thereto or to any fence.
 9. The Purchaser shall not obstruct the passage of other owners or the public by the deposit of any materials on the roads or footpaths in front of the premises sold or remove or disturb the soil or surface in any way except for the purpose of repairing the same and until the local authorities shall take upon themselves the repair of the roads and footpaths the Purchaser is to pay to the Vendor the Purchaser's proportion of the expense of maintaining and repairing the same such proportion to be adjudged by the Surveyor to the Vendor.

End of register