

The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.



Official copy of register of title

Title number EX456769

Edition date 06.04.2018

- This official copy shows the entries on the register of title on 04 MAY 2022 at 07:47:58.
- 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 04 May 2022.
- 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 : BRAINTREE

- 1 (04.02.1992) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 15 Marshalls Road, Braintree (CM7 2LL).
- 2 (04.02.1992) The land has the benefit of the following rights granted by the Conveyance dated 2 September 1946 referred to in the Charges Register:-

"Together also with a right for the Purchaser to use the sewers drains and manholes constructed in or under Marshalls Road and the right to connect to such sewers drains and manholes the drains to be laid from the land hereby conveyed and all buildings to be erected thereon and to maintain such connections and for that purpose the right to open the said road so far as may be necessary the Purchaser making good all damage occasioned thereby"

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 (04.02.1992) PROPRIETOR: ANTONY IAN CARR and KERRY JANE CARR of 15 Marshalls Road, Braintree, Essex CM7 2LL.
- 2 (19.09.2006) 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 15 September 2006 in favour of Barclays Bank UK PLC referred to in the Charges Register.
- 3 (14.03.2011) 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 (04.02.1992) A Conveyance of the land in this title dated 2 September 1946 made between (1) Albert Edward Brown, Harold Eric Kenneth White and Ivan Edgar White (Vendors) and (2) William Balson (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 (19.09.2006) REGISTERED CHARGE dated 15 September 2006.
- 3 (06.04.2018) Proprietor: BARCLAYS BANK UK PLC (Co. Regn. No. 9740322) care of Barclays Mortgages, P.O. Box HK444, Leeds LS11 8DD.
- 4 (19.09.2006) The proprietor of the Charge dated 15 September 2006 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.

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 2 September 1946 referred to in the Charges Register:-

"THE Purchaser to the intent and so as to bind so far as practicable the land hereby conveyed into whosoever hands the same may come and to benefit and protect the Vendors Building Estate known as Marshalls Braintree aforesaid but not so as to render the Purchaser personally liable in damages for any breach of covenants after the Purchaser shall have parted with all interest in the property in respect of which such breach shall occur hereby covenants with the Vendors to perform and observe the stipulations and restrictions contained in the First Schedule hereto

THE FIRST SCHEDULE above referred to

1. All houses shall be of brick built construction with tiled roofs
2. No part of the said land shall be used as a road or way to other property
3. No house shall be erected on the said land or any part thereof save where the plans shall have been first submitted to and approved by the Vendors but such approval shall not be unreasonably withheld
4. The Purchaser shall erect if not already erected and for ever afterwards maintain good and substantial fences or live hedges to the reasonable satisfaction of the Vendors on the sides of the land where marked "T" inside the boundaries
5. One private dwellinghouse with the necessary outbuildings and appurtenances only shall be erected on the said land and no dwellinghouse shall be built or used as flats No profession trade or business of any kind shall be carried on upon the said land
6. No house shall be erected on the said land of less value than six hundred pounds such value to be calculated at the net prime cost of material and labour of construction only according to the prices ruling in the year 1936 subject to the maximum value permitted by legislation in force at the time of building and to include the necessary offices and garage Provided always that should the cost of materials and labour fall a commensurate reduction in the value of six hundred pounds would be permitted but in no case shall such value be less than five hundred pounds
7. No building shall be erected in front of the building line shown on the said plan and no wall or fence shall be erected in front of the said building line exceeding four feet in height
8. No part of the said land shall be used for any purpose so as to be a nuisance or annoyance to the Vendors or adjoining owners and in particular no hut tent caravan or show carr or house or wheels shall be allowed to be placed on any part of the said land

Schedule of restrictive covenants continued

9. The Vendors reserve the right at any time or times to vary or withdraw all or any of the above stipulations (except numbers 3, 5, 6, 7 and 8) with regard to the remainder of the estate and to alter the position of any proposed road other than (except as aforesaid) the road shown on the said plan and the scheme for the development of the estate in such manner as they think desirable"

NOTE 1: The T mark referred to above affects the Western boundary of the land in this title

NOTE 2: The building line referred to is set back 20 feet from the road.

End of register