



Official copy of register of title

Title number EGL375840 Edition date 19.04.2010

- This official copy shows the entries on the register of title on 15 JUN 2011 at 17:33:50.
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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 15 Jun 2011.
- 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 Land Registry website www.landregistry.gov.uk or Land Registry Public Guide 1-A *guide to the information we keep and how you can obtain it*.
- This title is dealt with by Land Registry, Telford Office.

A: Property Register

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

BARKING AND DAGENHAM

- 1 (03.08.1998) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 1 to 94 Bassett House, 1 to 94 Ingrave House, 1 to 94 Dunmow House, 179,183 and 197 Maplestead Road, 427,429,433,435,437, Goresbrook Road, Barking.
- 2 (03.08.1998) 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.
- 3 (07.09.1999) 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 (03.08.1998) 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 (03.08.1998) A Deed affecting the land edged yellow on the filed plan

C: Charges Register continued

dated 9 July 1936 made between 1) The London County Council and 2) The Mayor Alderman and Burgesses of the Borough of Barking contains the following covenants:-

.....That the said land hereby conveyed shall at all times hereafter be maintained by the Corporation as a Public Park and Recreation Ground under the provisions of the Public Health Acts 1875 to 1925 or any statutory amendments or re-enactment thereof from time to time in force and shall be used for no other purposes whatsoever.

- 2 (03.08.1998) The land hatched blue on the filed plan is subject to the rights granted by a Deed of Grant dated 13 October 1993 made between 1) The Mayor Aldermann and Burgesses of the London Borough of Barking and Dagenham and 2) Essex Water Plc.

The said Deed also contains restrictive covenants by the grantor.

NOTE: Original filed.

- 3 (03.08.1998) 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 (03.08.1998) 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 (03.08.1998) 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.

- 6 (01.10.1998) The parts of the land affected thereby are subject to the following rights granted by the Lease of electricity sub stations dated 26 November 1969 referred to in the schedule of leases hereto

"Together in each case with full right and liberty for the Lessees in common with all persons having the like right to pass and repass at all times and for all purposes with or without materials to and from the demised land over and along the land shown coloured brown on the ... drawings and TOGETHER ALSO with the right for the Lessees to take in and expel air from and over the land adjoining the ventilators indicated on the said drawings by the colour blue TOGETHER ALSO with full right and liberty for the Lessees to use lay and maintain electric lines with any conduits or pipes and other appurtenances thereto under the land coloured green on drawing No 2286/20 and to break up the surface thereof so far as may be necessary from time to time for the purpose of laying electric lines under or over the said land or of relaying repairing maintaining or removing any electric lines conduits pipes or other appurtenances so laid but so that the Lessee in exercising such rights shall not cause unnecessary damage to the said land and shall restore the surface thereof so far as practicable to its former condition"

NOTE: Copy drawings filed.

- 7 (16.04.2004) UNILATERAL NOTICE affecting the land edged mauve on the title plan and other land in respect of a an option to purchase Agreement dated 26 March 2004 made between (1) The London Borough of Barking and Dagenham, (2) Barking Riverside Limited, (3) Urban Regeneration Agency and (4) Bellway PLC.

- 8 (16.04.2004) BENEFICIARY: Barking Riverside Limited of Seaton Burn House, Dudley Lane, Seaton Burn, Newcastle Upon Tyne NE13 6BE.

Schedule of notices of leases

- | | | | | |
|---|----------------|------------------|---------------|-----------|
| 1 | 01.10.1998 | Sub Station Site | 26.11.1969 | EGL506820 |
| | Edged and | | 60 years from | |
| | numbered 1, 2, | | 29.09.1969 | |
| | 3 in brown | | | |

H.M. LAND REGISTRY

TITLE NUMBER

EGL375840

ORDNANCE SURVEY
PLAN REFERENCE

TQ4683

SECTION J

Scale
1/1250

ADMINISTRATIVE AREA LONDON BOROUGH OF BARKING AND DAGENHAM

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This official copy issued on **16.6.2011** shows the state of this title plan on **15.6.2011** at **17.34.47**. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002).

This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale.

Measurements scaled from this plan may not match measurements between the same points on the ground. See Land Registry Public Guide 19 – *Title Plans and Boundaries*.

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