

F BARNES & SON  
20 BALGORES SQUARE  
GIDEA PARK  
ROMFORD  
RM2 6AU

Date  
03 March 2023

Your Ref  
CJ/9343791/ROUSE

Our Ref  
RCS/EX496777

HM Land Registry  
Peterborough Office  
PO Box 75  
Gloucester  
GL14 9BD

DX 321601  
Gloucester 33

Tel 0300 006 0007

[www.gov.uk/land-registry](http://www.gov.uk/land-registry)

## Completion of registration

Title number	<b>EX496777</b>
Property	<b>184 Thorndon Avenue, West Horndon, Brentwood (...)</b>
Registered proprietor	<b>DANNY MARTIN ROUSE EMMA LOUISE ROUSE</b>

Your application lodged on 24 February 2023 has been completed. An official copy of the register is enclosed. No amendment has been made to the title plan.

The official copy shows the entries in the individual register of title as at the date and time stated on it. You do not need to reply unless you think a mistake has been made in completing your application.

An owner's property is probably their most valuable asset so it's important to protect it from the risk of fraud. Please read our property fraud advice at [www.gov.uk/protect-land-property-from-fraud](http://www.gov.uk/protect-land-property-from-fraud)

### **Important information about the address for service**

If we need to write to an owner, a mortgage lender or other party who has an interest noted in the register, we will write to them at their address shown in the register. We will also use this address if we need to issue any formal notice to an owner or other party as a result of an application being made. Notices are often sent as a safeguard against fraud so it is important that this address is correct and up-to-date. If it is not, the property owner or other party may not receive our letter or notice and could suffer a loss as a result.

Up to three addresses for service can be entered in the register. At least one of these must be a postal address, but this does not have to be in the United Kingdom; the other two may be a DX address, a UK or overseas postal address or an email address.

Please let us know at once of any changes to an address for service.

For information on how a property owner can apply to change their contact details or add an address, please see [www.gov.uk/government/publications/updating-registered-owners-contact-address](http://www.gov.uk/government/publications/updating-registered-owners-contact-address) on GOV.UK (or search for "COG1") or contact HM Land Registry Customer Support (0300 006 0411) (0300 006 0422 for Welsh speakers service) from Monday to Friday between 8am and 5pm.

If you require this correspondence in an alternative format, please let us know.



## Official copy of register of title

Title number EX496777

Edition date 24.02.2023

- This official copy shows the entries on the register of title on 03 Mar 2023 at 07:50:01.
- 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 03 Mar 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 : BRENTWOOD

- 1 (17.01.1994) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 184 Thorndon Avenue, West Horndon, Brentwood (CM13 3TP).
- 2 (17.01.1994) The mines and minerals together with ancillary powers of working are excepted with provision for compensation in the event of damage caused thereby.
- 3 (17.01.1994) The land has the benefit of the rights granted by but is subject as mentioned in a Conveyance of the land in this title dated 26 November 1954 made between (1) Roy Carrick Powell (Vendor) and (2) Henry James Edwards and Amy Edwards (Purchasers) in the following terms:-

"TOGETHER with a right of way at all times and for all purposes in common with the owner or occupier for the time being of the adjacent property on the South East over and along the South East moiety of the passage way ten feet wide between the property hereby conveyed of the said adjacent property such moiety being coloured yellow on the said plan but subject to the like right for the owner or occupier for the time being of the said adjacent property in common with the Purchasers and their successors in title over and along the North West moiety of the said passage way such moiety being coloured green on the said plan."

NOTE: The land coloured yellow and coloured green referred to is tinted brown and tinted blue respectively on the filed plan.

### 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 (24.02.2023) PROPRIETOR: DANNY MARTIN ROUSE and EMMA LOUISE ROUSE of 184 Thorndon Avenue, West Horndon, Brentwood, CM13 3TP.

Title number EX496777

## B: Proprietorship Register continued

- 2 (24.02.2023) The price stated to have been paid on 3 February 2023 was £450,000.
- 3 (24.02.2023) A 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 (17.01.1994) A Conveyance of the land in this title and other land dated 30 October 1935 made between (1) William Bowyer Goodchild (Vendor) and (2) George Wood and Walter William Jones (Purchasers) contains the following covenants:-
- "The Purchasers with the intent that this covenant should be binding so far as may be on the owner for the time being of the hereditaments thereby conveyed but on the Purchasers only so long as they were the owners of the said hereditaments thereby covenanted with the Vendor that the Purchasers and their successors in title would at all times thereafter observe and perform the restrictions and stipulations set forth in the First Schedule thereto

THE FIRST SCHEDULE above referred to

(a) That the Purchasers would within three months after the date of completion erect and for ever after maintain stock proof fences along those sides of the land thereby conveyed as were marked with a "T" on the inside boundary thereof on the plan thereto annexed.

(b) Not to excavate or dig holes in the land conveyed except so far as may be reasonably necessary for the purpose of erecting any houses or other buildings and constructing roads.

(c) Not to do or permit to be done on the land conveyed any act or thing which may be or grow to be a nuisance or annoyance to the Vendor or his assigns owner or owner of adjacent or neighbouring land

(d) Not to use the land conveyed or any part thereof or sell the same or any part thereof for use for the purposes of an Inn Hotel Tavern Beerhouse or Off-Licence or for the sale of intoxicating liquors nor for the trade or business of a Tobacconist Newsagent Bookseller or Librarian.

(e) Not to erect any house shop or bungalow on any part of the land conveyed and coloured Pink on the attached thereto of less value in materials and labour than £450 estimated at the lowest current prices.

NOTE: No T marks were shown on the plan produced on first registration.

End of register