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Official copy of register of title

Title number TY553945

Edition date 02.01.2024

- This official copy shows the entries on the register of title on 29 OCT 2024 at 11:28:02.
- 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 29 Oct 2024.
- 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, Durham Office.

A: Property Register

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

TYNE AND WEAR : SUNDERLAND

- 1 (29.04.2014) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being 11 Albion Close, Houghton Le Spring (DH4 4ZL).
- 2 (29.04.2014) The mines and minerals together with ancillary powers of working are excepted with provision for compensation in the event of damage caused thereby.
- 3 (16.02.2018) The land has the benefit of any legal easements granted by the Transfer dated 9 February 2018 referred to in the Charges Register but is subject to any rights that are reserved by the said deed and affect the registered land.
- 4 (16.02.2018) The Transfer dated 9 February 2018 referred to in the Charges Register contains a provision as to light or air and boundary structures and a provision excluding the operation of section 62 of the Law of Property Act 1925 as therein mentioned.

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 (18.05.2023) PROPRIETOR: ADAM JAMES HOLT and JADE HAY HOLT of 11 Albion Close, Houghton Le Spring DH4 4ZL.
- 2 (16.02.2018) The price stated to have been paid on 9 February 2018 was £160,000.
- 3 (16.02.2018) RESTRICTION: No disposition of the registered estate (other than a charge) by the proprietor of the registered estate, or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a certificate signed by Scholars Gate (Sunderland) Management Company Limited (Co. Regn. No. 10195076) of 2 Centro Place, Pride Park, Derby DE24 8RF that the provisions of clauses 5.1 to 5.3 and 5.7 of the Transfer dated 9 February 2018 referred to in the Charges Register have

B: Proprietorship Register continued

been complied with.

- 4 (18.05.2023) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 2 May 2023 in favour of National Westminster Bank PLC referred to in the Charges Register.

C: Charges Register

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

- 1 (29.04.2014) An Agreement dated 19 July 1954 made between (1) The National Coal Board and (2) North-Eastern Electricity Board relates to overhead and underground electric lines.

NOTE:-Copy filed under TY518163.

- 2 (29.04.2014) A Conveyance of the freehold estate in the land in this title and other land dated 25 August 1965 made between (1) The National Coal Board and (2) The County Council of Durham contains covenants.

NOTE 1 :- No further details of the Tenancy Agreement dated 20 July 1951 or the Mining Lease dated 29 July 1920 referred to were supplied on first registration.

NOTE 2 :- Copy filed under TY518163.

- 3 (29.04.2014) The land is subject to the rights excepted and reserved by the Conveyance dated 25 August 1965 referred to above.

- 4 (16.02.2016) By a Transfer of other land dated 29 January 2016 made between (1) Church Commissioners for England (Transferor) and (2) City of Sunderland College (Transferee) the covenants contained in the Transfer dated 25 August 1965 referred to above were expressed to be released. The following are details of the terms of release:-

"In so far as and to the extent that the Transferor has the power to do so only (and for the avoidance of doubt the Transferor makes no claim to have any such power) the Transferor hereby releases the Transferee and the Transferee's Property (and each and every part thereof) from the covenants contained in the Fourth Schedule of the Conveyance dated 25 August 1965 and made between (1) The National Coal Board and (2) The County Council of Durham"

- 5 (19.01.2017) The land is subject to any rights that are granted by a Deed dated 16 December 2016 made between (1) Miller Homes Limited and (2) The Electricity Network Company Limited and affect the registered land.

The said Deed also contains restrictive covenants by the grantor.

NOTE:-Copy filed under TY518163.

- 6 (19.01.2017) The land is subject to any rights that are granted by a Deed dated 21 December 2016 made between (1) Miller Homes Limited and (2) GTC Pipelines Limited and affect the registered land.

The said Deed also contains restrictive covenants by the grantor.

NOTE:-Copy filed under TY518163.

- 7 (16.02.2018) A Transfer of the land in this title dated 9 February 2018 made between (1) Miller Homes Limited and (2) Adam James Holt contains a grant of rentcharges as therein mentioned.

The said Deed also contains covenants.

NOTE: Copy filed.

- 8 (16.02.2018) The Transfer dated referred to above contains a covenant and a provision as to the grant of rights in the events therein mentioned.

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C: Charges Register continued

9 (18.05.2023) REGISTERED CHARGE dated 2 May 2023.

10 (18.05.2023) Proprietor: NATIONAL WESTMINSTER BANK PLC (Co. Regn. No. 929027) of Mortgage Centre, P.O. Box 123, Greenock PA15 1EF.

End of register