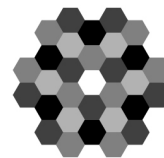


The electronic official copy of the register follows this message.

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 CE106388

Edition date 28.11.2008

- This official copy shows the entries on the register of title on 07 AUG 2020 at 14:51:51.
- 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 07 Aug 2020.
- 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. Except as mentioned below, the title includes any legal easements granted by the registered lease but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

STOCKTON-ON-TEES

- 1 (23.08.1989) The Leasehold land shown edged with red on the plan of the above title filed at the Registry and being 24 Carmel Gardens, Stockton-On-Tees (TS20 2TD).

NOTE: Only the first and second floor flat is included in the title.
- 2 (23.08.1989) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : 23 March 1989
Term : 125 years from 25 December 1984
Rent : £25 rising to £125
Parties : (1) Crosslarch Limited
(2) Carmel Gardens Management Limited
(3) Tonya Anne Robson
- 3 There are excepted from the effect of registration all estates, rights, interests, powers and remedies arising upon, or by reason of, any dealing made in breach of the prohibition or restriction against dealings therewith inter vivos contained in the Lease.
- 4 Lessor's title registered under CE69969.
- 5 Unless otherwise mentioned the title includes any legal easements granted by the registered lease(s) but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

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

B: Proprietorship Register continued

- 1 (28.11.2008) PROPRIETOR: HILARY MAGNALL of Coddenham Hall Farm, High Street, Coddenham, Ipswich, Suffolk IP6 9QY.
- 2 (28.11.2008) The price stated to have been paid on 21 October 2008 was £68,500.
- 3 (28.11.2008) 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 21 October 2008 in favour of Bank of Scotland PLC referred to in the Charges Register.

C: Charges Register

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

- 1 The land is subject to such restrictive covenants as may have been imposed thereon before 26 May 1960 and are still subsisting and capable of being enforced.
- 2 A Conveyance of the freehold estate in the land in this title and other land dated 26 May 1960 made between (1) Thomas Birke and (2) Premier Dwellings (Cleveland) Limited contains the following covenants:-

"1. THAT no building shall be erected on the said land which shall not be in accordance with plans and elevations which shall have been approved in writing by the Vendor

2. THAT no trade or business shall be carried on upon the said land or any part thereof and no act or thing shall be done or suffered thereon which should be a nuisance or annoyance to the owners or occupiers of adjacent land

3. TO use the land hereby conveyed for the erection of private dwellinghouses and bungalows only

4. NOT to erect on that portion of the land hereby conveyed fronting into South Road aforesaid any property other than bungalows"

NOTE: No copy of the covenant to observe the said restrictions and stipulations was supplied on first registration.
- 3 By a Deed of Release dated 24 December 1964 made between (1) Ellis Essen and Elsie May Essen (Dominant Owners) and (2) Premier Dwellings (Cleveland) Limited (Servient Owner) the said covenants were expressed to be released as follows:-

"the Dominant Owners as Beneficial Owners hereby release unto the Servient Owner ALL THAT the benefit of the said restrictions and stipulations to the intent that the same shall be extinguished so far only as concerns the construction of the said five blocks of residential flats before referred to but to the intent that the said restrictions and stipulations shall remain in full force and effect and shall continue to subsist for the benefit of the Dominant Tenement and so as to bind the Servient Tenement except in so far as the said five blocks of residential flats are concerned"

NOTE 1: The restrictions and stipulations referred to are those set out in the Conveyance dated 26 May 1960 referred to above

NOTE 2: The said five blocks of residential flats referred to are those now constructed on the land conveyed by the Conveyance dated 26 May 1960 referred to above.
- 4 (28.11.2008) REGISTERED CHARGE dated 21 October 2008.
- 5 (28.11.2008) Proprietor: BANK OF SCOTLAND PLC (Scot. Co. Regn. No. SC327000) of Birmingham Midshires Division, Pendeford Business Park, Wobaston Road, Wolverhampton WV9 5HZ.

End of register