

Title Number : TY470424

This title is dealt with by HM Land Registry, Durham Office.

The following extract contains information taken from the register of the above title number. A full copy of the register accompanies this document and you should read that in order to be sure that these brief details are complete.

Neither this extract nor the full copy is an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy.

This extract shows information current on 15 JUL 2021 at 11:12:30 and so does not take account of any application made after that time even if pending in HM Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: TY470424
Address of Property	: Apartment 102, Hanover Mill, Hanover Street, Newcastle Upon Tyne (NE1 3AD)
Price Stated	: £199,000
Registered Owner(s)	: KEITH STANLEY HILL of 25 Water Lane, Ilford, Greater London IG3 9HE.
Lender(s)	: Topaz Finance Limited

Title number TY470424

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 15 JUL 2021 at 11:12:30. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

This copy is not an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the HM Land Registry web site explains how to do this.

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.

TYNE AND WEAR : NEWCASTLE UPON TYNE

- 1 (14.05.2008) The Leasehold land shown edged with red on the plan of the above title filed at the Registry and being Apartment 102, Hanover Mill, Hanover Street, Newcastle Upon Tyne (NE1 3AD).

NOTE: Only the fourth floor flat is included in the title.

- 2 (14.05.2008) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : 26 March 2008
Term : 125 years from 27 November 2006
Parties : (1) Bowsfield Investments Limited
(2) Mandale Residential Management Company Limited
(3) Keith Stanley Hill
- 3 (14.05.2008) 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 (14.05.2008) The registered lease dated 26 March 2008 grants the exclusive use of the car parking space tinted brown (level 1) on the title plan.
- 5 (14.05.2008) The title includes any legal easements referred to in clause LR11.1 of the registered lease but is subject to any rights that are granted or reserved by the lease and affect the registered land.
- 6 (14.05.2008) The landlord's title is registered.

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 (14.05.2008) PROPRIETOR: KEITH STANLEY HILL of 25 Water Lane, Ilford, Greater London IG3 9HE.
- 2 (14.05.2008) The price, other than rents, stated to have been paid on the grant of the lease was £199,000.
- 3 (14.05.2008) 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 26 March 2008 in favour of Topaz Finance Limited referred to in the Charges Register.

Title number TY470424

B: Proprietorship Register continued

- 4 (18.01.2012) RESTRICTION: No disposition of the registered estate (other than a charge) by the proprietor of the registered estate is to be registered without a certificate signed by Triplerose Ltd of Avon House, 2 Timberwharf Road, London N16 6DB that the provisions of clauses 1-5, 32.3 and 43 of schedule 4 of the registered lease have been complied with.

C: Charges Register

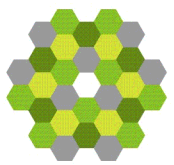
This register contains any charges and other matters that affect the land.

- 1 (14.05.2008) REGISTERED CHARGE dated 26 March 2008.
- 2 (22.02.2018) Proprietor: TOPAZ FINANCE LIMITED (Co. Regn. No. 5946900) of P.O. Box 112, Skipton BD23 9FB, trading as Rosinca Mortgages.
- 3 (14.05.2008) The proprietor of the Charge dated 26 March 2008 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.

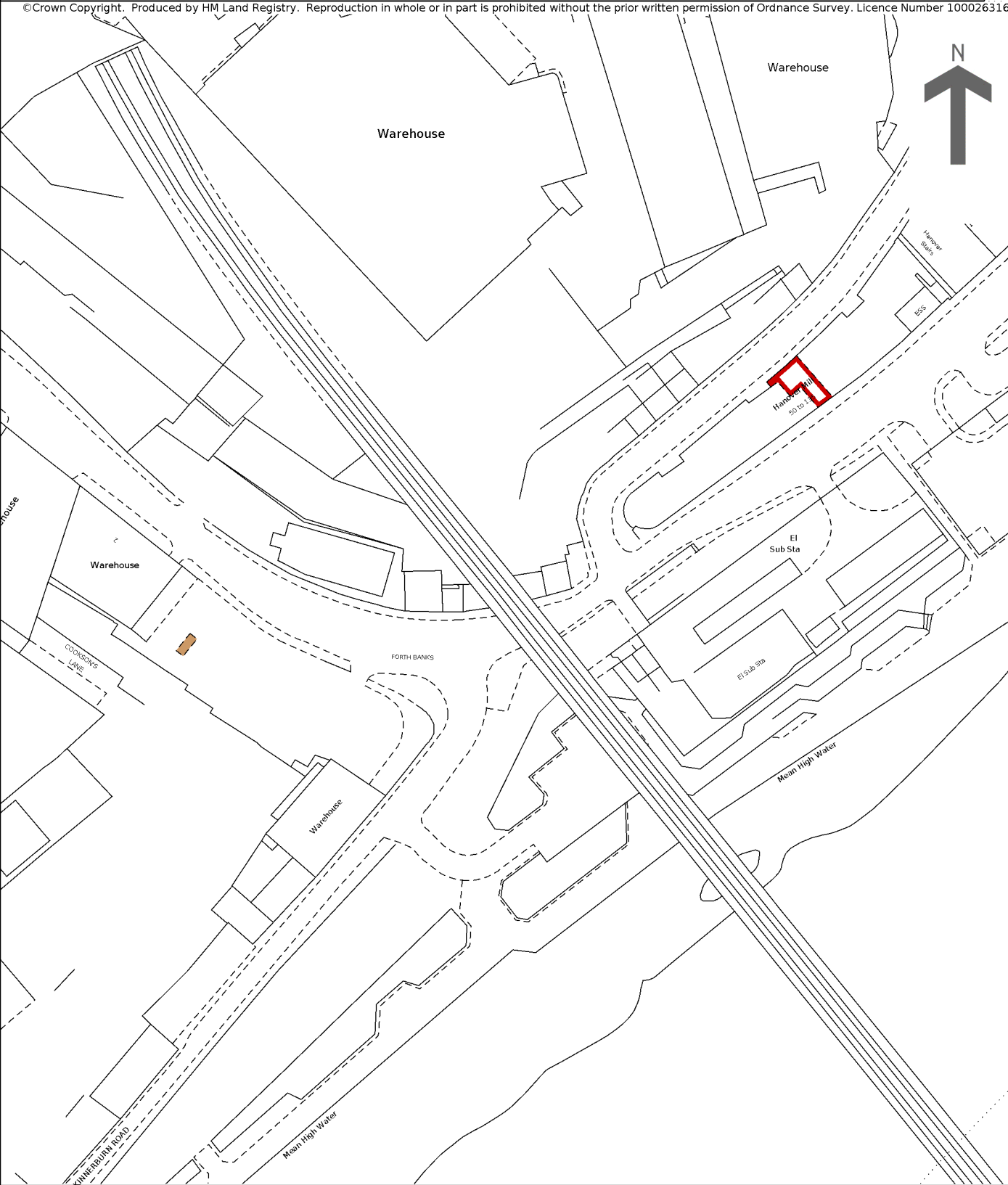
End of register

HM Land Registry Current title plan

Title number **TY470424**
Ordnance Survey map reference **NZ2463NE**
Scale **1:1250**
Administrative area **Tyne and Wear :**
Newcastle upon Tyne



© Crown Copyright. Produced by HM Land Registry. Reproduction in whole or in part is prohibited without the prior written permission of Ordnance Survey. Licence Number 100026316



This is a copy of the title plan on 15 JUL 2021 at 11:12:30. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

This copy is not an 'Official Copy' of the title plan. An official copy of the title plan is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the HM Land Registry web site explains how to do this.

HM Land Registry endeavours to maintain high quality and scale accuracy of title plan images. The quality and accuracy of any print will depend on your printer, your computer and its print settings. 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.

This title is dealt with by HM Land Registry, Durham Office.