

Title Number : TY470513

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.

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This extract shows information current on 15 JUL 2021 at 11:29:24 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	: TY470513
Address of Property	: Apartment 2, 2 Elms West, Sunderland (SR2 7BY)
Price Stated	: £125,000
Registered Owner(s)	: KEITH STANLEY HILL and HING HILL of 22 Water Lane, Ilford, Essex IG3 9HE.
Lender(s)	: Bank of Ireland (UK) PLC

Title number TY470513

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 11:29:24. 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.

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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 : SUNDERLAND

- 1 (16.05.2008) The Leasehold land shown edged with red on the plan of the above title filed at the Registry and being Apartment 2, 2 Elms West, Sunderland (SR2 7BY).

NOTE: Only the ground floor is included in the title.

- 2 (16.05.2008) The freehold estate was formerly copyhold of the Manor of Houghton and the rights saved to the lord by the 12th Schedule of the Law of Property Act 1922 are excepted from the registration.
- 3 (16.05.2008) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : 14 March 2008
Term : 125 years from 1 December 2007
Parties : (1) John Alexander Bell Muir and Vivienne Margaret Muir
(2) Keith Stanley Hill and Hing Hill
- 4 (16.05.2008) 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.
- 5 (16.05.2008) 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 (16.05.2008) 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 (16.05.2008) PROPRIETOR: KEITH STANLEY HILL and HING HILL of 22 Water Lane, Ilford, Essex IG3 9HE.
- 2 (16.05.2008) The price, other than rents, stated to have been paid on the grant of the lease was £125,000.
- 3 (16.05.2008) 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 is to be registered without a certificate signed by the proprietor for the time being of the estate registered under title number TY107181 that the provisions of paragraph 26.2 of Schedule 7 of the registered lease have been complied with.

B: Proprietorship Register continued

- 4 (16.07.2008) RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.

C: Charges Register

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

- 1 (16.05.2008) The land is subject to a perpetual yearly rentcharge of £198 created by a Deed affecting the freehold estate dated 3 December 1875 made between (1) The Reverend Edward Ker Gray and Edmund Carlyon (2) Elizabeth Gray Mowbray (3) George Andrew Middlemiss and (4) George Middlemiss.

The said Deed also contains covenants.

NOTE 1:-By the Conveyance dated 30 January 1881 referred to below this rentcharge was informally apportioned as to £2.10s.0d. to the land in this title.

-NOTE 2:-Copy Filed under DU4619.

- 2 (16.05.2008) The rentcharge of £198 created by the Conveyance dated 3 December 1875 referred to above and the positive covenants associated therewith have been extinguished in respect of £2.10s.0d. the part thereof apportioned to the land in this title by an order dated 3 February 1977 of the Secretary of State for the Environment.
- 3 (16.05.2008) The rentcharge of £5.10s.0d. created by the Conveyance dated 30 January 1881 referred to above and the positive covenants associated therewith have been extinguished.
- 4 (16.05.2008) The land in this title is subject to a perpetual yearly rentcharge of £5.10s.0d created by a Conveyance dated 30 January 1881 made between (1) George Andrew Middlemiss (2) George Middlemiss and (3) John Rutter.

The said Deed also contains covenants.

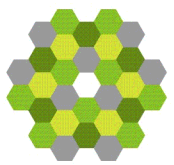
NOTE: Copy Filed.

- 5 (16.05.2008) REGISTERED CHARGE dated 14 March 2008.
- 6 (19.11.2010) Proprietor: BANK OF IRELAND (UK) PLC (Co. Regn. No. 7022885) of P.O. Box 3191, One Temple Quay, Bristol BS1 9HY.

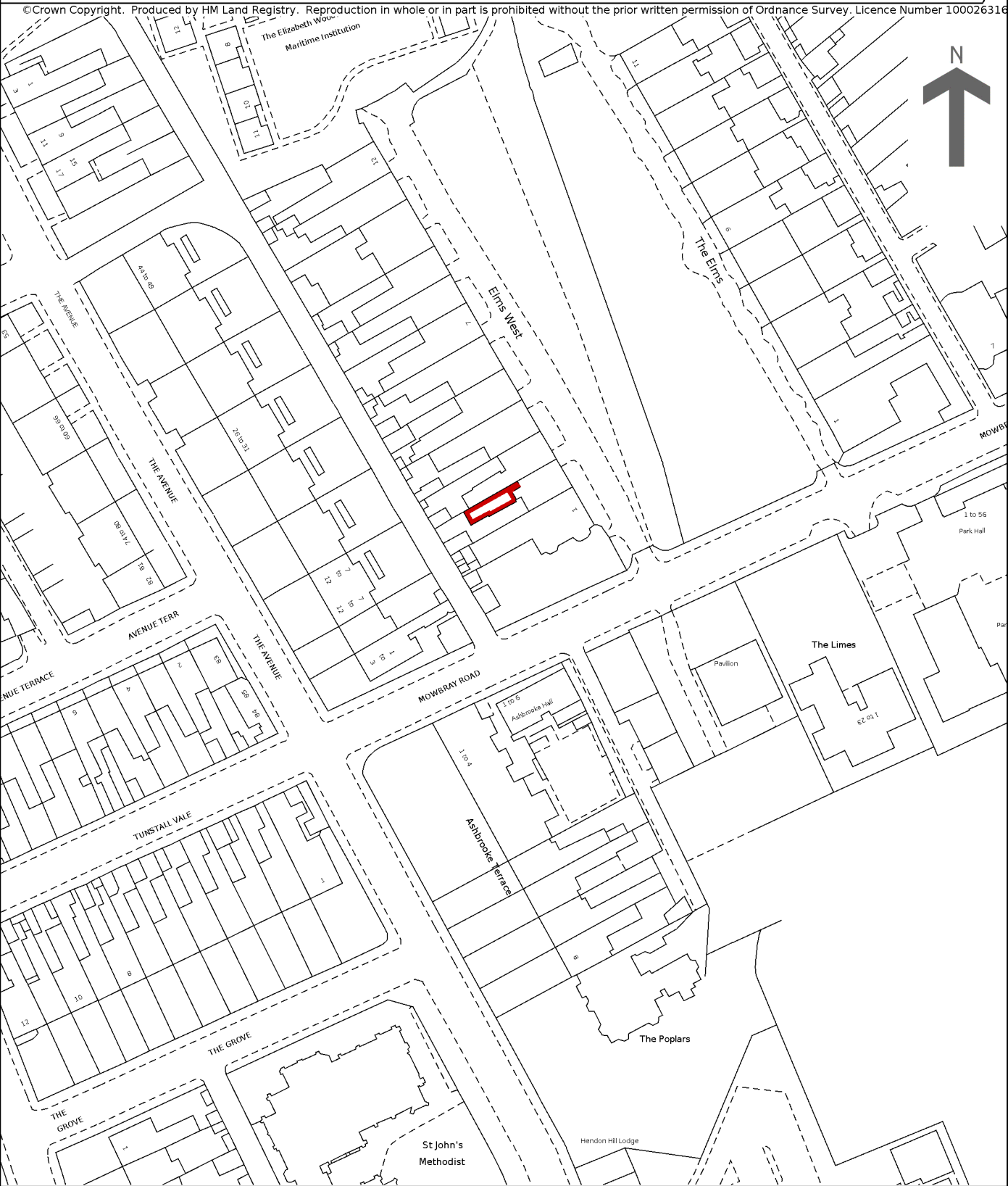
End of register

HM Land Registry Current title plan

Title number **TY470513**
Ordnance Survey map reference **NZ3956SE**
Scale **1:1250**
Administrative area **Tyne and Wear :**
Sunderland



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