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Official copy of register of title

Title number CE2808

Edition date 28.03.2022

- This official copy shows the entries on the register of title on 01 MAR 2023 at 17:14:35.
- 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 01 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, Durham Office.

A: Property Register

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

STOCKTON-ON-TEES

- 1 (11.09.1974) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 11 The Groves, Stockton-On-Tees (TS18 3PU).
- 2 The land was formerly copyhold of the Manor of Stockton and the rights saved to the lord by the 12th Schedule of the Law of Property Act, 1922 are excepted from the registration.

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 (18.11.2020) PROPRIETOR: DELTA PROPERTIES AND INVESTMENTS LIMITED (Co. Regn. No. 12649164) of 35 Grosvenor Road, Stockton-On-Tees TS19 7AE and of 11 The Groves, Stockton-On-Tees TS18 3PU and of Room 204, Stockton Business Centre, 70-74 Brunswick Street, Stockton-On-Tees TS18 1DW.
- 2 (18.11.2020) The price stated to have been paid on 19 October 2020 was £45,000.
- 3 (25.01.2022) 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 15 December 2021 in favour of Fleet Mortgages Limited referred to in the Charges Register.
- 4 (28.03.2022) The proprietor's address for service has been changed.

C: Charges Register

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

Title number CE2808

- 1 A Conveyance of the land in this title and other land dated 15 April 1878 made between (1) Joseph Dodds and others and (2) George Fletcher and Thomas Braithwaite and (3) George Scott contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 (25.01.2022) REGISTERED CHARGE dated 15 December 2021.
- 3 (25.01.2022) Proprietor: FLEET MORTGAGES LIMITED (Co. Regn. No. 8663979) of 2nd Floor, Flagship House, Reading Road North, Fleet, Hampshire GU51 4WP.

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 15 April 1878 referred to in the Charges Register:-

COVENANT by the said George Scott his heirs executors administrators and assigns with the said Joseph Dodds his heirs and assigns and also as a separate covenant with the said George Fletcher Thomas Braithwaite their heirs and assigns that he the said George Scott his heirs and assigns will built upon the said parcels of ground hereby conveyed neat dwellinghouses only with suitable outbuildings and shall roof the same with good Welsh slates and such dwellinghouses shall range in a line and be built according to ground house and elevation plans to be approved of and signed by the said parties hereto of the Second part or their Agent before the commencement of any such erection and the elevation and line of such dwellinghouse shall not hereafter be altered and that no dwellinghouse or building then erected or hereafter to be erected upon the said pieces or parcels of ground hereby conveyed or any part thereof shall at any time be used as a manufactory shop public house or beer house or lodging house or for the sale or manufacture or sale of any intoxicating liquors or foreign wines without the consent in writing of the said Joseph Doods his heirs or assigns first had and obtained and that no noxious or offensive trade business or manufacture shall at any time hereafter be carried on upon the said purchased premises or any part thereof and also that he the said George Scott his heirs or assigns shall within three calendar months after being requested so to do by the said parties hereto of the Second part their heirs or assigns form make macadamise and pave to the extent the purchased premises abutting thereon and at all times hereafter keep in repair the abutting halves of all streets and will also form and make and kerb and at all times keep in repair for the extent aforesaid flagged footpaths of the width of seven feet in all abutting main streets with paved channels at the sides thereof and shall also construct and at all times hereafter keep in good repair and condition for the like extent main sewers in the said streets for the drainage of the said purchased premises and of other property belonging to the said parties hereto.

End of register