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Official copy of register of title

Title number TY94893

Edition date 11.12.2018

- This official copy shows the entries on the register of title on 06 MAR 2023 at 14:10:53.
- 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 06 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.

TYNE AND WEAR : SOUTH TYNESIDE

- 1 (29.09.1981) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 147 Hadrian Road, Jarrow (NE32 3RB).
- 2 The Conveyance dated 24 July 1937 referred to in the Charges Register contains the following exceptions and reservations.

EXCEPTING AND RESERVING unto the Commissioners out of the sale (subject to any lease tenancy or agreement as in the last preceding paragraph mentioned) all mines quarries and minerals whatsoever whether opened or unopened within or under the said land and the full benefit of the reversion expectant on every subsisting lease tenancy or agreement as aforesaid Together with full power for the Commissioners and their assigns and their lessees licensees grantees and other persons for the time being authorised by them with workmen and others from time to time and at all times hereafter (but so far as regards the said land by means of underground workings or operations only) to search for win work get and carry away the said mines quarries and minerals and any adjoining or other mines quarries and minerals and with full powers for those purposes to withdraw vertical and lateral support from the surface of the said land and from any buildings or works now or hereafter erected or constructed thereon notwithstanding any subsidence or other injury or damage that may be occasioned to the said land or any part thereof or to any buildings or works as aforesaid in or by the exercise of the aforesaid powers or any of them or by reason of any mining operations that have taken place prior to the date of these presents or other injury or damage or loss whatsoever arising whether directly or indirectly from any such past or future working or operations as aforesaid which may be sustained by the Purchasers or their successors in title and that without making any compensation whatever for so doing and so that the foregoing exception or reservation shall in the case of each and every now subsisting mineral lease tenancy or agreement as aforesaid operate and be construed as a release of such obligation (if any) as may be implied thereunder to leave vertical or lateral support for the surface of the said land or for any buildings or other things standing or being thereon And also so far as regards the same premises as a release of any covenant or agreement to pay compensation for any such injury damage to loss as hereinbefore mentioned AND ALSO EXCEPTING AND RESERVING to the Commissioners and their lessees and tenants of the adjoining lands the

A: Property Register continued

free passage of water and soil in or through the watercourses made in or under the said land or other drainage to be substituted therefor by the Purchasers.

- 3 The Transfer dated 7 September 1981 referred to in the Charges Register was made pursuant to Chapter 1 of Part 1 of the Housing Act 1980 and the land has the benefit of and is subject to such easements as are granted and reserved in the said Deed and the easements and rights specified in paragraph 2 of Schedule 2 of the said Act.
- 4 The Transfer dated 7 September 1981 referred to above contains a provision as to light or air.

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 (14.03.2018) PROPRIETOR: CAPSTONE FOX LTD (Co. Regn. No. 10912380) of 147 Hadrian Road, Jarrow NE32 3RB and of 38 Salkeld Gardens, Gateshead NE9 5ED.
- 2 (14.03.2018) The price stated to have been paid on 26 February 2018 was £70,000.
- 3 (14.03.2018) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.
- 4 (11.12.2018) 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 November 2018 in favour of The Mortgage Works (UK) PLC referred to in the Charges Register.

C: Charges Register

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

- 1 A Conveyance dated 24 July 1937 made between (1) The Ecclesiastical Commissioners for England (Commissioners) and (2) Jarrow Corporation (Purchasers) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 A Transfer of the land in this title dated 7 September 1981 made between (1) The Council of the Borough of South Tyneside and (2) Paul Thompson and Elizabeth Thompson contains restrictive covenants.
NOTE: Original filed.
- 3 (11.12.2018) REGISTERED CHARGE dated 26 November 2018.
- 4 (11.12.2018) Proprietor: THE MORTGAGE WORKS (UK) PLC (Co. Regn. No. 2222856) of Nationwide House, Pipers Way, Swindon SN38 1NW.

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 24 July 1937 referred to in the Charges Register:-

THE Purchasers to the intent that this covenant shall bind the said land into whosoever hands the same may come for the benefit of the adjoining or neighbouring lands belonging to the Commissioners hereby for the Purchasers and their successors in title covenant with the Commissioners in manner following that is to say:-

No part of the land nor any building erected thereon shall at any time

Schedule of restrictive covenants continued

be used for the sale of intoxicating liquors but the said land shall be used as to part as an extension to the cemetery shown on the said plan and as to the remainder as to part for housing purposes under the Housing Act 1936 as to part for playing fields and recreation grounds and as to the remainder for allotments subject that any part may be used for education purposes and for necessary public ways drains and sewers

That the Commissioners and their successors in title shall at all times hereafter have and enjoy full and free right and liberty without obtaining the consent of or making any compensation to the Purchasers or other the owner or owners occupier or occupiers for the time being of the said land or any part thereof to deal in any manner whatsoever with any of the land and hereditaments adjoining opposite or near to the said land and to erect and maintain or suffer to be erected or maintained on such adjoining or neighbouring lands and hereditaments any buildings whatsoever whether such buildings shall or shall not affect or diminish the light or air which may now or at any time or times hereafter be enjoyed for or in respect of the said land or any building or buildings for the time being thereon.

End of register