

Title Number : NT168937

This title is dealt with by HM Land Registry, Nottingham 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 25 SEP 2019 at 11:12:54 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	: NT168937
Address of Property	: 11 Palmer Crescent, Carlton (NG4 1ER)
Price Stated	: Not Available
Registered Owner(s)	: CHRISTOPHER PAUL LEVER and NICOLA ANN LEVER of 11 Palmer Crescent, Carlton, Nottingham NG4 1ER.
Lender(s)	: Lloyds Bank PLC

Title number NT168937

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 25 SEP 2019 at 11:12:54. 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.

NOTTINGHAMSHIRE : GEDLING

- 1 (19.11.1981) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 11 Palmer Crescent, Carlton (NG4 1ER).
- 2 The mines and minerals are excepted.
- 3 The land has the benefit of the following rights granted by but is subject to the following rights reserved by the Conveyance dated 22 October 1958 referred to in the Charges Register:-

"TOGETHER WITH (so far as the Vendor has power to grant the same) the right for the Purchasers and their successors in title and all persons authorised by them to use (in common with the Vendor and all others having the like right) the full extent in length and width of the said road and the other roads on the Vendor's Southcliffe Road Estate and the causeways thereto as and for horse carriage motor drift and footways at all times and for all other accustomed purposes and also to connect to and use any sewers and drains gas and water pipes and electricity wires and cables which are now or may at any time hereafter be laid down therein and thereunder RESERVING unto the Vendor and his successors in title and all others having the like right similar rights of user (in common with the Purchasers and their successors in title) of the moiety of the said road included in the property hereby conveyed and the sewers and drains gas and water pipes and electricity wires and cables which are now or may at any time hereafter be laid down therein and thereunder AND TOGETHER ALSO with (by way of Conveyance and not of exception or reservation) the right for the Purchasers and their successors in title the owner or owners for the time being of the property hereby conveyed to use the sewers and drains intended for use by the property hereby conveyed (in common with other properties) as shown on the said plan Subject nevertheless to the Purchasers and their successors in title paying from time to time a proportionate part of the cost of cleansing repairing and renewing the said sewers and drains RESERVING nevertheless unto the Vendor and his successors in title or other the owner or owners for the time being of the adjoining pieces of land on the South-Westerly side of the property hereby conveyed the right at all times hereafter to use the sewers and drains running through or under the piece of land hereby conveyed Subject nevertheless to the payment from time to time by such owner or owners of a proportionate part of the cost and expense of cleansing repairing and renewing such sewers and drains AND TOGETHER ALSO with (by way of Conveyance and not of exception or reservation) the right for the Purchasers and their successors in title the owner or owners for the time being of the property hereby conveyed to affix and use an eaves spouting to the dwellinghouse hereby conveyed so as to overhang by not more than Eighteen inches the said adjoining piece of land on the North-Easterly side of the property hereby conveyed and also the right for the Purchasers and their successors in title to enter upon the said adjoining land for the purpose of cleansing renewing painting and repairing any such eaves spouting and for inspecting and repairing the fabric of any dwellinghouse erected on the land hereby conveyed Subject nevertheless to the Purchasers and their successors in title making good any damage which may be occasioned to the said adjoining property by the exercise of the aforesaid rights RESERVING unto the Vendor and his successors in title the owner or owners for the time being of the adjoining piece of land on the South Westerly side of the property

A: Property Register continued

hereby conveyed the right to affix and use an eaves spouting to any dwellinghouse now or hereafter to be erected on the said adjoining land so as to overhang by not more than Eighteen inches the property hereby conveyed and also the right for the Vendor and his successors in title owner or owners as aforesaid to enter on the property hereby conveyed for the purpose of cleansing renewing painting and repairing such eaves spouting and for inspecting and repairing the fabric of any dwellinghouse erected upon the said adjoining land Subject nevertheless to the persons exercising such right making good any damage which may be occasioned to the property hereby conveyed by the exercise of the reserved rights."

NOTE: No part of Palmer Crescent being the said road referred to is included in this title.

- 4 The Conveyance dated 22 October 1958 referred to above contains the following provision:-

"IT IS HEREBY AGREED AND DECLARED as follows:-

(a) Any means of approach drainage eavesdrop support or other rights or privileges as now used or enjoyed by or over the property hereby conveyed over or by any adjoining or neighbouring property of the Vendor or his successors in title shall continue to be so used or enjoyed the owner or owners for the time being of the property so using or enjoying the same paying the whole (or a fair proportion as the case may be and in default of agreement to be decided by arbitration under the provisions of the Arbitration Act 1950) of the cost of repairing renewing and maintaining any things so used or enjoyed as aforesaid

(b) The Vendor and his successors in title and workmen shall have the right to enter on the property hereby conveyed with or without scaffolding and materials for the purpose of erecting a dwellinghouse or bungalow on any adjoining land and to connect to and use any drains or sewers and gas pipes and electricity wires and cables in or under the property hereby conveyed and also for the purpose of erecting and maintaining fences walls or other structures and any eaves spouting gutters gullies drains and sewers of any adjoining property the Vendor and his successors in title making good any damage occasioned by the exercise of such rights and paying a reasonable proportion of the cost of repairing renewing and maintaining any such matters used in common with the property hereby conveyed.

(c) The Purchasers shall not by virtue of this Conveyance be or become entitled to any right of light or air or other easement which would or might in any way prejudicially affect the free and unrestricted user by the Vendor or his successors in title of any adjoining or neighbouring property for building or other purposes."

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 (04.05.1993) PROPRIETOR: CHRISTOPHER PAUL LEVER and NICOLA ANN LEVER of 11 Palmer Crescent, Carlton, Nottingham NG4 1ER.
- 2 (04.05.1993) 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.

C: Charges Register

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

Title number NT168937

- 1 A Conveyance of the land in this title and other land dated 22 October 1958 made between (1) Frederick Palmer (vendor) and (2) Dennis Frederick Foulds and Joan Foulds (Purchasers) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 The land is subject to the following rights granted by a Transfer of the land adjoining the Southern boundary of the land in this title dated 16 January 1984 made between (1) Alan Stephen Brown and Susan Brown and (2) Colin Peat:-:-

"TOGETHER with the right for the Transferee and his successors in title to enter upon the land coloured pink on the said plan upon giving reasonable prior notice (except in case of emergency when as much notice shall be given as reasonably practical) with or without workmen and appliances for the purposes of maintaining or repairing renewing any portion of the boundary wall or fence shown marked with a 'T' inwards on the said plan the person exercising such right doing as little damage as possible and making good all damage occasioned thereby as soon as possible."

NOTE: The land coloured pink referred to is 11 Palmer Crescent. The 'T' marks referred to affect the Southern boundary of the land in this title.

- 3 (08.08.2007) REGISTERED CHARGE dated 6 August 2007.
- 4 (27.12.2007) Proprietor: LLOYDS BANK PLC (Co. Regn. No. 2065) of Registrations, Secured Assets, Barnett Way, Gloucester GL4 3RL.

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 22 October 1958 referred to in the Charges Register:-

"TO the intent that the burden thereof shall run with the land hereby conveyed and the benefit thereof shall run with the remainder of the Vendor's Southcliffe Road Estate the Purchasers HEREBY JOINTLY AND SEVERALLY COVENANT with the Vendor as follows:-

(a) Not to erect or permit to be erected upon the piece of land hereby conveyed or any part thereof any building except One detached private dwellinghouse or bungalow with suitable outoffices thereto the plans elevations and specifications of which (showing the situation nature and construction thereof) shall have been first submitted to and approved in writing by the Vendor or his Surveyor for the time being

(b) To observe the Building Line

(c) At all times hereafter to leave open unbuilt upon and unobstructed the moiety hereby conveyed of the said road

(d) Forever hereafter to maintain in good repair and condition good and sufficient walls or fences on the side of the piece of land hereby conveyed marked 'T' inwards on the said plan

(e) Not without the consent of the Vendor to use any buildings erected on the land hereby conveyed or any part thereof for any purpose other than that of a private dwellinghouse with appropriate outbuildings and in particular not to keep or permit to be kept thereon any pigs poultry or pigeons nor use or permit the said land or dwellinghouse to be used in such a way as to be or become a nuisance or annoyance to the Vendor or the persons deriving title under him."

NOTE: Inward T marks affect the South Western boundary of the land in this title.

End of register