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Applications are pending in HM Land Registry, which have not been completed against this title.



Official copy of register of title

Title number DU373754

Edition date 21.05.2019

- This official copy shows the entries on the register of title on 02 DEC 2019 at 11:28:03.
- 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 27 Jan 2021.
- 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.

COUNTY DURHAM

- 1 The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Land lying to the east of Durham Road, Chilton, Ferryhill.
- 2 (02.07.2001) The land tinted pink on the title plan has the benefit of the following rights granted by but is subject to the following rights reserved by a Conveyance thereof and other land dated 30 November 1972 made between (1) Joseph Percival Hall and Thomas Walter Boyes (Vendors) and (2) William Mawston and Alfred Anthony Mawston (Purchasers):-

"SUBJECT to all rights of way light drainage or other privileges easements or quasi easements (if any) hitherto enjoyed against the property hereby conveyed by the owners or occupiers of the adjoining property but with the benefit of all such like rights privileges easements or quasi easements (if any) hitherto enjoyed by the owner or occupiers of the property hereby conveyed against such adjoining property"
- 3 (04.09.1995) There are excluded from this registration the mines and minerals excepted by a Transfer of the land tinted blue and yellow on the title plan and other land dated 25 August 1995 made between (1) British Coal Corporation (2) Alfred Anthony Mawston and (3) The Coal Authority and the land is also subject to the rights reserved thereby.

NOTE: Original filed under DU201750.
- 4 (04.09.1995) The Transfer dated 25 August 1995 referred to above contains a provision as to light or air.
- 5 (26.06.2017) The land has the benefit of any legal easements reserved by the Transfer dated 21 April 2017 referred to in the Charges Register but is subject to any rights that are granted by the said deed and affect the registered land.
- 6 (26.06.2017) The Transfer dated 21 April 2017 referred to above contains a provision as to boundary structures.
- 7 (02.05.2019) The land has the benefit of any legal easements granted by a Transfer of the land in this title dated 26 April 2019 made between (1) Jane Mawston, Katherine Jane Shepherd and Caroline Anne Mawston and (2) Avant Homes (England) Limited but is subject to any rights that are

A: Property Register continued

reserved by the said deed and affect the registered land.

NOTE: Copy filed.

- 8 (02.05.2019) The Transfer dated 26 April 2019 referred to above contains provisions as to boundary structures a provision relating to the creation and/or passing of easements.
- 9 (21.05.2019) The land edged and numbered in green on the title plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.
- 10 (21.05.2019) The land has the benefit of any legal easements reserved by transfers of land removed from the title shown edged and numbered in green on the title plan.
- 11 (21.05.2019) Where transfers of the parts edged and numbered in green on the title plan include a Shared Access rights of way on foot or with vehicles are reserved thereover.
- 12 (21.05.2019) Where transfers of the parts edged and numbered in green on the title plan include a Shared Footpath rights of way on foot are reserved thereover.
- 13 (21.05.2019) Where transfers of the parts edged and numbered in green on the title plan include a Bin Collection Point rights of way to place and remove bins are reserved thereover.
- 14 (21.05.2019) The land adjoining the parts tinted green on the title plan has the benefit of rights of entry for inspection, repair or renewal of such adjoining land reserved by transfers of the said parts tinted green on the title plan.
- 15 (17.10.2019) A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.

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 (02.05.2019) PROPRIETOR: AVANT HOMES (ENGLAND) LIMITED (Co. Regn. No. 01043597) of Avant House, 6 &, 9 Tallys End, Barlborough, Chesterfield S43 4WP.
- 2 (02.05.2019) The price stated to have been paid on 26 April 2019 was £2,125,000.
- 3 (02.05.2019) 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 certificate signed by a conveyancer that the provisions of paragraph 12.5.1.6 of the Transfer dated 26 April 2019 made between (1) Jane Mawston, Katherine Jane Shepherd and Caroline Anne Mawston and (2) Avant Homes (England) Limited have been complied with or that they do not apply to the disposition.

C: Charges Register

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

- 1 (04.09.1995) A Conveyance of the land tinted blue on the title plan and other land dated 15 November 1910 made between (1) Sir William Eden (Vendor) (2) The Honourable Ashley Morland Eden and others and (3) Pease and Partners Limited (Purchaser) contains the following covenants:-

"subject nevertheless to the covenants conditions and stipulations

C: Charges Register continued

contained in the First Schedule hereto AND the Purchasers hereby covenant with the Vendor that they the Purchasers their successors and assigns will observe and perform the said covenants conditions and stipulations

THE FIRST SCHEDULE above referred to

THE said close or parcel of land or any part thereof or any dwellinghouse or building to be erected thereon or on any part thereof shall not be used as and for a workmen's or other Club or as and for an Inn Beerhouse Tavern or House or place for the sale of intoxicating liquors or for the purpose of carrying on any noxious noisome or offensive trade or business but nothing in this clause shall prevent a building being used as a Calling Institute provided that no intoxicating liquor is kept or allowed to be sold or consumed therein

NO dog or dogs shall be kept on the said close or parcel of land or on any part thereof or in the dwellinghouse or erections to be erected thereon"

- 2 (04.09.1995) A Conveyance of the land tinted yellow on the title plan and other land dated 14 March 1922 made between (1) Sir Timothy Calvert Eden (Vendor) (2) Charles Thurston Fogg Elliott and others and (3) Pease and Partners Limited (Purchaser) contains the following covenants:-

"THE Purchasers hereby covenant with the Vendor and his successors in title and his and their executors administrators and assigns to observe the following conditions

THAT the said pieces or parcels of land or any part thereof or any dwellinghouse or building to be erected thereon or on any part thereof shall not be used as and for a Workmen's or other Club or as and for an Inn Beerhouse Tavern or House or place for the sale of intoxicating liquors for the purpose of carrying on any noxious noisome offensive trade or business but nothing in this clause shall prevent any building being used as a Colliery Institute provided that no intoxicating liquor is allowed to be sold therein"

- 3 (04.09.1995) The land tinted blue and yellow on the title plan is subject to the rights granted by a Deed dated 31 October 1994 made between (1) British Coal Corporation and (2) The Coal Authority.

The said Deed also contains restrictive covenants by the grantor.

NOTE: Copy filed under DU201750.

- 4 (04.09.1995) The land tinted blue and yellow on the title plan is subject to the rights granted by a Deed dated 30 December 1994 made between (1) British Coal Corporation and (2) Central and Northern Mining Limited.

The said Deed also contains restrictive covenants by the grantor.

NOTE: Copy filed under DU201750.

- 5 (26.06.2017) A Transfer of the land adjoining the western side of this title dated 21 April 2017 made between (1) Jane Mawston and others and (2) Avant Homes (England) Limited contains restrictive covenants by the transferor.

NOTE: Copy filed under DU362945.

- 6 (03.02.2014) UNILATERAL NOTICE in respect of a licence dated 1 January 2011 for the continuation of a borehole (known as Rushyford NE 25-3-22) and access to the same for a term of 10 years commencing 1 January 2011 and thereafter from year to year.

NOTE: Copy filed under DU245500.

- 7 (03.02.2014) BENEFICIARY: Environment Agency of Lateral, 8 City Walk, Leeds LS11 9AT and Horizon House, Deanery Road, Bristol BS1 5AH.

- 8 (21.05.2019) The roads and footpaths are subject to rights of way with

C: Charges Register continued

or without vehicles granted by transfers of the parts edged and numbered green on the title plan.

- 9 (21.05.2019) The land is subject to rights of drainage and rights in respect of water, gas and electricity supply services granted by transfers of the parts edged and numbered green on the title plan.
- 10 (21.05.2019) The Shared Accesses and Shared Footpaths are subject to rights of way granted by transfers of the parts edged and numbered green on the title plan.
- 11 (21.05.2019) The Bin Collection Points are subject to rights of entry to place and remove bins granted by transfers of the parts edged and numbered green on the title plan.
- 12 (21.05.2019) The parts of the land affected thereby are subject to rights relating to entry for the purposes of inspecting, repairing or renewing granted by Transfers of the parts edged and numbered in green on the title plan which include structures abutting on such parts.

End of register