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Official copy of register of title

Title number TY247342

Edition date 24.04.2019

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- Issued on 03 Jan 2020.
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- 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 : SUNDERLAND

- 1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 7-12, 14-25, 29-38 Manston Close 5, 6, 9-12, 14-23, 28-33 Morval Close, Sunderland.

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 (12.04.1995) PROPRIETOR: BUSHCHARM LIMITED (Co. Regn. No. 2144595) care of Mills & Reeve LLP, Botanic House, 100 Hills Road, Cambridge CB2 1PH.
- 2 (12.04.1995) 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.

- 1 The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto.
The leases grant and reserve easements as therein mentioned.
- 2 The parts of the land affected thereby are subject to the following rights granted by a Lease dated 30 December 1975 of an Electric Sub-station Site made between (1) William Leech (Builders) Limited (Lessor) and (2) The North Eastern Electricity Board referred to in the Schedule of Leases annexed:-

TOGETHER with a full and free right of way over and along (a) the streets roads footpaths and ways made or within twenty one years from the date hereof to be made on the said Estate of the Lessor and giving access to the demised premises from the present public highway until

C: Charges Register continued

such time as the same are taken over and adopted by the Local Authority and (b) the said land shown coloured brown on the said plan AND TOGETHER FURTHER with full rights and liberty to lay maintain repair renew use or remove electric cables in and under the said land shown coloured brown on the said plan and also in and under the streets roads footpaths and ways now made or within twenty one years from the date hereof to be made on the Estate of the Lessor until such time as aforesaid subject to the liability of the Board to restore the surface of the said land coloured brown on the said plan and the said streets roads footpaths and ways to make good all damage occasioned by the exercise of such rights

NOTE: The land coloured brown referred to is edged blue on the filed plan so far as it affects the land in this title.

- 3 Transfer (to which William Leech (Builders) Limited is a party and therein named "Lessor") of the leasehold interest in several sites and maisonettes comprised in Leases of other parts of the estate contain (when read in conjunction with the said Leases) restrictive and other covenants. The freehold estate in the land in this title is also subject to the rights and easements granted by those Transfers.

"The covenant and grant contained in the said Transfers are in the following terms:-

3. THE Lessor and the Transferor hereby grant unto the Transferee the rights and easements specified in the First Schedule and the Fifth Schedule to the Lease

4. THE LESSORS for itself and its successors in title covenants with the Transferee and his successors in title to the land hereby transferred that it will at all times hereafter duly observe and perform and be bound by the covenants on its part to be observed and performed contained in the Lease"

Schedule of notices of leases

| | | | | |
|----|---|---|---|---------|
| 1 | 09.04.1979 1 (part of) 2 and 3 | 19 Manston Close (Ground floor flat) Garden Ground and Garage | 16.11.1976 99 years from 1.3.1970 | TY35216 |
| 2 | 09.04.1979 1 (remainder of) 4 and 5 | 18 Manston Close (First Floor Flat) Garden Ground and Garage | 30.12.1976 99 years from 1.3.1970 | TY36629 |
| 3 | 09.04.1979 6 (remainder of) 9 and 10 | 20 Manston Close (First Floor Flat) Garden Ground and Garage | 21.01.1977 99 years from 1.3.1970 | TY37535 |
| 4 | 09.04.1979 16 (Part of) 17 and 18 | 25 Manston Close (Ground Floor Flat) Garden Ground and Garage | 03.11.1976 99 years from 1.3.1970 | TY34334 |
| 5 | 09.04.1979 16 (remainder of) 19 and 29 | 24 Manston Close (First Floor Flat) Garden Ground and Garage | 02.11.1976 99 years from 1.3.1970 | TY34331 |
| 6 | 09.04.1979 24 (remainder of) 27 and 28 | 29 Manston Close (First Floor Flat) Garden Ground and Garage | 20.01.1977 99 years from 1.3.1970 | TY37536 |
| 7 | 09.04.1979 29 (remainder of) 32 and 167 | 31 Manston Close (First Floor Flat) Garden Ground and Garage | 28.02.1977 99 years from 1.3.1970 | TY41237 |
| 8 | 09.04.1979 53 (part of) 54 and 55 | 8 Manston Close Garden Ground and Garage | 11.05.1977 99 years from 1.3.1970 | TY41729 |
| 9 | 09.04.1979 53 (remainder of) 56 and 166 | 7 Manston Close (First Floor Flat) Garden Ground and Garage | 23.02.1977 99 years from 1.3.1970 | TY38516 |
| 10 | 09.04.1979 | 10 Manston Close (Ground | 06.04.1977 | TY40497 |

Schedule of notices of leases continued

| | | | | |
|----|--|---|---|---------|
| | 58 (part of) 59 and 60 | Floor Flat) Garden Ground and Garage | 99 years from 1.3.1970 | |
| 11 | 09.04.1979 58 (remainder of) 61 and 62 | 9 Manston Close (First Floor Flat) Garden Ground and Garage | 01.03.1970 99 years from 01.03.1970 | TY39986 |
| 12 | 09.04.1979 63 (part of) 64 and 65 | 12 Manston Close (Ground Floor Flat) Garden Ground and Garage | 23.02.1977 99 years from 1.3.1970 | TY38597 |
| 13 | 09.04.1979 63 (remainder of) 66 and 67 | 11 Manston Close (First Floor Flat) Garden Ground and Garage | 15.04.1977 99 years from 1.3.1970 | TY40572 |
| 14 | 09.04.1979 68 (part of) 69 and 70 | 15 Manston Close (Ground Floor Flat) Garden Ground and Garage | 30.08.1977 99 years from 1.3.1970 | TY45937 |
| 15 | 09.04.1979 68 (remainder of) 71 and 72 | 14 Manston Close (First Floor Flat) Garden Ground and Garage | 22.02.1977 99 years from 1.3.1970 | TY38762 |
| 16 | 09.04.1979 73 (remainder of) 76 and 77 | 16 Manston Close (First Floor Flat) Garden Ground and Garage | 24.02.1977 99 years from 1.3.1970 | TY38761 |
| 17 | 09.04.1979 84 (part of) 85 and 86 | 6 Morval Close (Ground Floor Flat) Garden Ground and Garage | 11.11.1976 99 years from 1.3.1970 | TY34986 |
| 18 | 09.04.1979 94 (part of) 95 and 96 | 10 Morval Close (Ground Floor Flat) Garden Ground and Garage | 25.11.1976 99 years from 1.3.1970 | TY35412 |
| 19 | 09.04.1979 97 (part of) 98 and 99 | 12 Morval Close (Ground Floor Flat) Garden Ground and Garage | 23.09.1976 99 years from 1.3.1970 | TY32696 |
| 20 | 09.04.1979 97 (remainder of) 100 and 101 | 11 Morval Close (First Floor Flat) Garden Ground and Garage | 11.10.1976 99 years from 1.3.1970 | TY33208 |
| 21 | 09.04.1979 102 (part of) 103 and 104 | 15 Morval Close (Ground Floor Flat) Garden Ground and Garage | 09.07.1976 99 years from 1.3.1970 | TY29463 |
| 22 | 09.04.1979 117 (part of) 118 and 119 | 21 Morval Close (Ground Floor Flat) Garden Ground and Garage | 19.07.1976 99 years from 1.3.1970 | TY30080 |
| 23 | 09.04.1979 117 (remainder of) 120 and 121 | 20 Morval Close (First Floor Flat) Garden Ground and Garage | 09.08.1976 99 years from 1.3.1970 | TY30637 |
| 24 | 09.04.1979 122 (part of) 123 and 124 | 23 Morval Close (Ground Floor Flat) Garden Ground and Garage | 23.07.1976 99 years from 1.3.1970 | TY29787 |
| 25 | 09.04.1979 122 (remainder of) 125 and 126 | 22 Morval Close (First Floor Flat) Garden Ground and Garage | 23.07.1976 99 years from 1.3.1970 | TY29786 |
| 26 | 09.04.1979 131 (part of) 132 and 133 | 29 Morval Close (Ground Floor Flat) Garden Ground and Garage | 06.09.1976 99 years from 1.3.1970 | TY33038 |
| 27 | 09.04.1979 131 (remainder of) 134 and 135 | 28 Morval Close (First Floor Flat) Garden Ground and Garage | 04.10.1976 99 years from 1.3.1970 | TY33011 |
| 28 | 09.04.1979 136 (part of) | 31 Morval Close (Ground Floor Flat) Garden Ground | 27.08.1976 99 years from | TY31478 |

Schedule of notices of leases continued

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|----|--|--|--|----------|
| | 137 and 138 | and Garage | 1.3.1970 | |
| 29 | 09.04.1979 136 (remainder of) 139 and 140 | 30 Morval Close (First Floor Flat) Garden Ground and Garage | 27.08.1976 99 years from 1.3.1970 | TY31715 |
| 30 | 09.04.1979 141 (part of) 142 and 143 | 33 Morval Close (Ground Floor Flat) Garden Ground and Garage | 27.09.1976 99 years from 1.3.1970 | TY31504 |
| 31 | 09.04.1979 94 (part of) 164 and 165 | 9 Morval Close (First Floor Flat) Garden Ground and Garage | 17.03.1977 99 years from 1.3.1970 | TY68939 |
| 32 | 23.10.2007 29 (reminder of) 32 and 167 | 31 Manston Close (first floor flat) Garden Ground and Garage | 06.09.2007 189 years from 1.10.1974 | TY464463 |
| 33 | 02.09.2008 38 (remainder of) 41 and 42 | 35 Manston Close (first floor flat) and Garage | 22.08.2008 99 years from 22.8.2008 | TY473326 |
| 34 | 13.11.2012 11 (Part of) 12 and 13 | 23 Manston Close (Ground Floor Flat) garden ground and garage | 31.08.2012 100 years from 31.8.2012 | TY506177 |
| 35 | 14.11.2012 107 (part of): 108: 109 | 17 Morval Close (Ground Floor Flat): Garden Ground: Garage | 25.10.2012 100 years from 25.10.2012 | TY506222 |
| 36 | 07.05.2013 112 (part of) 113 and 114 | 19 Morval Close (Ground floor flat) garden ground and garage | 06.02.2013 100 years from 6.2.2013 | TY509858 |
| 37 | 17.06.2013 43 (remainder of) 46 and 47 | 37 Manston Close (First Floor Flat) Garden Ground and Garage | 01.05.2013 189 years from 1.3.2013 | TY510796 |
| 38 | 24.06.2013 24 (part of) 25 and 26 | 30 Manston Close (ground floor flat) garden ground and garage | 11.03.2013 100 years from 11 March 2013 | TY510965 |
| 39 | 21.02.2014 6 (part of) 7 and 8 | 21 Manston Close (Ground Floor Flat) Garden Ground and Garage | 18.02.2014 189 years from 1.3.1970 | TY516712 |
| 40 | 24.06.2014 38 (part of) 39 and 40 | 36 Manston Close (ground floor flat) and garage | 06.06.2014 189 years from 1 March 1970 | TY519350 |
| 41 | 08.09.2014 112 (remainder of); 115; 116 | 18 Morval Close (First Floor Flat), garden ground and garage | 27.08.2014 189 years from 1.3.1970 | TY521173 |
| 42 | 26.10.2016 73 (part of) 74 and 75 | 17 Manston Close (Ground floor flat) Garden and Garage | 21.10.2016 189 years from and including 1.3.1970 | TY541278 |
| 43 | 30.03.2017 84 (remainder of) 87 and 88 | 5 Morval Close (First Floor Flat), Garden Ground, Garage | 03.03.2017 189 years from and including 1.3.1970 | TY545286 |
| 44 | 25.04.2017 11 (part of) 14 and 15 | 22 Manston Close (first floor flat) and garage and garden ground | 22.03.2017 100 years from and including 22.3.2017 | TY545924 |
| 45 | 09.11.2017 107 (part of), 110 and 111 | 16 Morval Close (first floor flat), garden ground and garage | 07.11.2017 189 years from and including 1.3.1970 | TY30656 |
| 46 | 14.05.2018 43 (part of) | 38 Manston Close (Ground Floor Flat) Garden Ground | 04.05.2018 189 years from | TY556138 |

Schedule of notices of leases continued

| | | | | |
|----|---|---|--|----------|
| | 44 and 45 | and Garage | and including 1.3.1970 | |
| 47 | 15.05.2018 29 (part of) 30 and 31 | 32 Manston Close (Ground Floor Flat) Garden Ground and Garage | 09.05.2018 189 Years form and including 1.3.1970 | TY556177 |
| 48 | 19.07.2018 102 (part of) 105 and 106 | 14 Morval Close (First Floor Flat) Garden Ground and Garage | 21.06.2018 189 years from and including 01.03.1970 | TY557922 |
| 49 | 12.10.2018 141 (part of), 144 and 145 | 32 Morval Close (first floor flat), garden ground and garage | 04.05.2018 100 years from and including 4 May 2018 | TY560262 |
| 50 | 24.04.2019 33 (part of) 36 and 37 | 33 Manston Close (First Floor Flat) Garden Ground and Garage | 01.08.2017 100 years from and including 1 August 2017 | TY565416 |

End of register