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Official copy of register of title

Title number DU126577

Edition date 03.03.2022

- This official copy shows the entries on the register of title on 31 MAY 2024 at 13:39:08.
- 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 31 May 2024.
- 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 (09.03.1987) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 68 Fifth Street, Horden (SR8 4LA).
- 2 A Conveyance of the land in this title dated 26 January 1987 made between (1) The National Coal Board and (2) Brian Pedelty contains exceptions and reservations. This registration takes effect subject thereto and the mines and minerals so excepted are excluded from the registration.

NOTE 1: The yellow land referred to is adopted by the Local Authority

NOTE 2: Copy filed.
- 3 The Conveyance dated 26 January 1987 referred to above contains provisions as to light or air and boundary structures.

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 (03.03.2022) PROPRIETOR: PRISCILLA MARGARET EBORN of 35 Curtis Road, Hornchurch, RM11 3NS.
- 2 (03.03.2022) The price stated to have been paid on 7 February 2022 was £29,250.

C: Charges Register

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

- 1 A Conveyance dated 24 April 1908 made between (1) Rowland Burdon (Vendor) and (2) The Horden Collieries Limited (Company) contains the following covenants:-

C: Charges Register continued

"AND the Company do hereby for themselves their successors and assigns covenant with the Vendor his heirs and assigns that the company their successors and assigns will not at any time hereafter without the previous consent in writing of the Vendor his heirs or assigns use or permit to be used any part of the said hereditaments hereby conveyed or any erection or building thereon for the sale or manufacture of ale wine beer or spirits or of any intoxicating liquors or as a club or for any noisy noxious or offensive trade or business not connected with the raising and vending of coal and the manufacture of coke and bye-products and no nuisance shall be permitted upon the said hereditaments hereby conveyed AND ALSO (not affecting the property) AND ALSO that the Company their successors and assigns shall before erecting any houses upon the said hereditaments submit to the Vendor his heirs or assigns a block or estate plan showing the laying out of the said hereditaments for building purposes and no house or other buildings or erections shall be erected upon the said hereditaments except in accordance with a plan to be approved by the Vendor AND ALSO (not affecting the property) PROVIDED ALWAYS that the Company their successors or assigns shall not in respect of the said hereditaments hereby conveyed be entitled to any rights of way light or other easements over the adjoining hereditaments of the Vendor"

- 2 The land is subject to the following rights reserved by the Conveyance dated 24 April 1908 referred to above:-

"EXCEPT AND RESERVING unto the Vendor in fee simple and subject as regards all the said pieces of land except where otherwise hereinafter expressed as follows:-

the right for the purposes of draining any hereditaments (including houses and other erections) of the Vendor his heirs or assigns to make connections with and to run water and soil through any sewer drains or watercourses which may be upon any part of the said piece of land but so nevertheless that the powers by this exception reserved or granted to the Vendor his heirs and assigns shall only be so exercised as not to render any sewers drains or watercourses made by the Company their successors or assigns or the deposit ground for the sewerage or the settling tanks thereon in connection therewith unfit or unable to do what they were made to do for the Company their successors or assigns any question as to whether any exercise of the said powers will have such effect to be settled by the Arbitration of two Arbitrators (one to be appointed by the Vendor his heirs or assigns and the other by the Company their successors or assigns) or their Umpire"

End of register