



Title register for:

1 Milton Grove, Shotton Colliery, Durham, DH6 2RD (Freehold)

Title number: DU219279

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Register summary

Title number DU219279

Registered owners Zeeshan Adeel Choudry
1 Milton Grove, Shotton Colliery, Durham, County Durham DH6 2RD

Last sold for £54,500 on 20 May 2011

A: Property Register

This register describes the land and estates comprised in this title.

Entry number	Entry date	
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1	1998-03-12	COUNTY DURHAM
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The Freehold land shown edged with red on the

plan of the above Title filed at the Registry and being 1 Milton Grove, Shotton Colliery, Durham (DH6 2RD).

2 1998-03-12 There are excluded from this registration the mines and minerals excepted by the Conveyance dated 17 March 1971 referred to in the Charges Register in the following terms and the land is also subject to the following rights reserved thereby:-

"EXCEPT AND RESERVING to the Vendors all the interests rights powers and easements which are together specified in the Second Schedule to this Conveyance TO HOLD the said land except and reserved as aforesaid unto the Purchaser in fee simple SUBJECT to the matters set out in the Third Schedule to this Conveyance

THE SECOND SCHEDULE

Exceptions and Reservations

1. ALL interest of the Vendors in any mines beds and seams of coal and other minerals in or under the said land TOGETHER WITH all necessary rights powers and easements for searching for winning working getting and carrying away by underground operations only the said coal or other minerals and any other coal or other minerals in which the Vendors have any interest including the right to drive occupy and use roadways and other works in the strata under or adjacent to the said land and the right to let down the surface of the said land and any building structure or works now or hereafter erected constructed placed or laid on or in the said land and except as provided by the Coal Mining (Subsidence) Act 1957 the Vendors shall not be liable to make good or pay compensation for any damage or loss whatsoever caused directly or indirectly by any mining operations under or adjacent to the said land carried out by the Vendors

or by any other person whether before or on or after the date of this Conveyance

2. FULL and free right and liberty for the Vendors or for any person authorised by them to enter on the said land during and for the purpose of inspecting the erection construction placing laying renewal enlargement or alteration of or to the buildings structures and works referred to in the Fourth Schedule to this Conveyance to ensure that the requirements of the Vendors referred to in the said Fourth Schedule are being complied with

THE THIRD SCHEDULE

Subjections

1. All interests of the owner in all mines and minerals under the said land as are not vested in the Vendors TOGETHER WITH all rights powers and easements exercisable over or in relation to the said land by the owner (not being the Vendors) of such subjacent or any adjacent mines and minerals

2. The performance and observance by the Purchaser of the covenant contained in Clause 2 of this Conveyance

3. The rights of the Purchaser in respect of the sewer and manhole in the approximate positions shown by the brown line and brown circle respectively on the said plan

4. The rights of the tenants in respect of the garages and allotments on the said land and with the benefit thereof."

NOTE: The brown line and brown circle referred to do not affect the land in this title.

in the Charges Register was made pursuant to Part V of the Housing Act 1985 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 6 of the said Act.

4	1998-03-12	The Conveyance dated 26 January 1998 referred to above contains a provision as to boundary structures.
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B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Class of Title: Title absolute

Entry number	Entry date	
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1	2011-06-03	PROPRIETOR: ZEESHAN ADEEL CHOUDRY of 1 Milton Grove, Shotton Colliery, Durham, County Durham DH6 2RD.
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2	2011-06-03	The price stated to have been paid on 20 May 2011 was £54,500.
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C: Charges Register

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

Class of Title: Title absolute

Entry number	Entry date	
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1	1998-03-12	A Conveyance of the land in this title and other land dated 17 March 1971 made between (1) The National Coal Board and (2) The Rural District Council of Easington contains the following
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covenants:-

"THE Purchaser to the intent and so as to bind (so far as practicable) the said land and any part or parts thereof respectively into whosoever hands the same may come and to benefit and protect any mines and minerals in which the Vendors have any interest and which provide subjacent or lateral support for the said land or any part or parts thereof respectively and any adjoining or neighbouring land belonging to the Vendors and every part thereof or any part or parts thereof which is or are capable of being benefited hereby covenants with the Vendors that the Purchaser will at all times hereafter perform and observe the restrictions and stipulations contained in the Fourth Schedule to this Conveyance

THE FOURTH SCHEDULE

Restrictions and Stipulations

No building structure or works shall at any time be erected constructed placed or laid on or in the said land or any part or parts thereof and no renewal or enlargement of or alteration to any building structure or works for the time being on or in the said land shall at any time be carried out except in accordance with plans and specifications previously approved in writing by the Vendors but such approval shall not be withheld unless the method of erecting constructing placing laying renewing enlarging or altering such building structure or works or unless the materials to be used in connection therewith do not conform respectively to the reasonable requirements of the Vendors for minimising damage caused by subsidence PROVIDED that if any dispute shall arise between the Vendors and the Purchaser or any successor in title of the Purchaser as to whether such approval as aforesaid has been

properly withheld such dispute shall in default of agreement be referred to the arbitration of a single arbitrator appointed by the parties hereto or their successors in title or in default of agreement on such appointment of two arbitrators one to be appointed by each of the parties hereto or their successors in title subject to and in accordance with the provisions of the Arbitration Act 1950 or any statutory modification or re-enactment thereof for the time being in force."

2 1998-03-12 A Conveyance of the land in this title dated 26 January 1998 made between (1) Easington District Council and (2) Lee Phillips and Wendy Margaret Phillips contains restrictive covenants.

NOTE: Original filed.