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Official copy of register of title

Title number SYK676449

Edition date 21.12.2020

- This official copy shows the entries on the register of title on 22 APR 2022 at 13:09:58.
- 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 22 Apr 2022.
- 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, Nottingham Office.

A: Property Register

This register describes the land and estate comprised in the title.

SOUTH YORKSHIRE : DONCASTER

- 1 (01.10.2019) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being 21 Auckland Road, Doncaster (DN2 4AF).
- 2 (01.10.2019) A Conveyance of the land in this title dated 1 October 1962 made between (1) Catherine Mary Paterson and Cyril Paxman Tiptaft and (2) Dennis Parramore and Sheila Parramore contains the following provision:-

"IT IS HEREBY AGREED AND DECLARED that the walls and fences on the South East side of the property hereby conveyed are mesne or party walls and fences and repairable as such"

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 (01.10.2019) PROPRIETOR: MODERNA DEVELOPMENTS LIMITED (Co. Regn. No. 12066564) of 17 Angerstein Road, Scunthorpe DN17 2LZ.
- 2 (01.10.2019) The price stated to have been paid on 16 September 2019 was £103,333.
- 3 (01.10.2019) 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 written consent signed by the proprietor for the time being of the Charge dated 16 September 2019 in favour of Guy John Louis Binns referred to in the Charges Register.

C: Charges Register

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

- 1 (01.10.2019) REGISTERED CHARGE dated 16 September 2019.
- 2 (01.10.2019) Proprietor: GUY JOHN LOUIS BINNS of Flat 1, 29 Palace Gate, London W8 5LY.
- 3 (01.10.2019) The priorities of the charges dated 16 September 2019 in favour of The Bridging Group Limited and 16 September 2019 in favour of Guy John Louis Binns referred to above have been altered by a Deed dated 16 September 2019.
- 4 (24.02.2020) By a Conveyance dated 29 July 1907 made between (1) Peter Bancroft Coward and Joseph Hardy and (2) Robert William Nicholson and others the land in this title together with other land was conveyed subject to the following:-

"the said recited Indentures of 19 May 1899 and 25 March 1903."

No further particulars of the Indentures referred to were supplied on first registration.

End of register