

The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.



Official copy of register of title

Title number SYK66534

Edition date 21.12.2020

- This official copy shows the entries on the register of title on 22 APR 2022 at 13:13:53.
- 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 (17.01.1978) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 25 Auckland Road, Doncaster (DN2 4AF).
- 2 A Conveyance of the land in this title dated 29 November 1907 made between (1) James Totty (2) Ernest John Dowson and (3) James Eagles contains the following provision:-

"SUBJECT to the walls on the South East and North West sides of the said hereditaments hereby conveyed between the points marked A and B and C and D on the said plan being at all times hereafter considered party walls and repairable as such by the respective owners thereof at their joint expense"

NOTE: Copy plan filed.

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) 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.
- 4 (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

B: Proprietorship Register continued

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 A Conveyance of the land in this title and other land dated 3 December 1895 made between (1) Alexander Henry Browne and Alexander Browne and (2) Charles Flowitt contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 (01.10.2019) REGISTERED CHARGE dated 16 September 2019.
- 3 (01.10.2019) Proprietor: GUY JOHN LOUIS BINNS of Flat 1, 29 Palace Gate, London W8 5LY.

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 3 December 1895 referred to in the Charges Register:-

COVENANT by the said Charles Flowitt with the said Alexander Henry Browne and Alexander Browne and as separate covenants with each of them and with other the person or persons from time to time entitled to the remainder of their Doncaster Estates or any part thereof to the intent that the burthen of such covenants might run with the purchased premises and the benefit thereof with the remainder of the said Estates and every part thereof that he the said Charles Flowitt his heirs or assigns would at all times thereafter observe and perform the stipulations and regulations in relation to the said plots of land thereby assured which were contained in the First Schedule thereto

THE FIRST SCHEDULE THEREIN ABOVE REFERRED TO

1. The main walls of any buildings to be erected on the said plots of land should not be built nearer Auckland or Beckett Roads than the building line shewn upon the said plan and indicated by dotted red lines but the bay windows might extend two feet six inches beyond such building lines but not more A space of ten feet along the South West boundaries of Plots and C respectively should be for ever unbuilt upon as shewn upon the said plan it being intended that the houses to be built on the said 3 plots of land and on the two intervening plots then agreed to be sold to Henry Flowitt should form 3 terraces of ten ten and eleven houses respectively with an open space of 20 feet between each terrace.

2. No more than five houses with suitable stabling and outbuildings thereto should be built upon each of the said plots of land as shewn on the said plan and each house should be of a prime cost inclusive of the costs of the land boundary walls and fences and outbuildings of not less than £450 All such houses and buildings should be erected in accordance with the plans sections and elevations signed by Mr. Benjamin Shaw Blundell on behalf of the said Alexander Henry Browne and Alexander Brown and by the said Charles Flowitt and no deviation therefrom of any kind whatsoever should be made

3. No house to be erected on the said plots of land should be used otherwise than as a private dwellinghouse No building to be erected on any part of the said plots of land should be at any time used as a Public Livery Stable or for any trade or business purpose whatsoever or for any purpose or in any manner which might be a source of nuisance or injury to the said Alexander Henry Browne and Alexander Browne or the owners or occupiers of any adjoining or neighbouring property then or late belonging to them

4. No sand gravel or other material should be dug or gotten out or from the said plots of land nor should any excavation be made therein except such as might be necessary in order to form and lay the

Schedule of restrictive covenants continued

foundations and cellars of the dwellinghouses and buildings referred to.

5. The said Charles Flowitt should bear and pay his proportionate part of the expense of repairing and keeping in repair the said Auckland Road and the sewers therein until the same should have been taken by the Parish or other Local Authorities the amount of such proportionate part to be ascertained by Mr. Benjamin Shaw Blundell or other the Surveyor for the time being of the said Alexander Henry Browne and Alexander Browne and should also bear his proportionate part of the expense of making and repairing and keeping in repair the said strip of land to be used as a Back Road the amount of such proportionate part to be ascertained as aforesaid

6. The said Charles Flowitt should within 24 months from the 8th day of October 1895 and to the satisfaction of the said Mr. Benjamin Shaw Blundell or other the Surveyor for the time being of the said Alexander Henry Brown and Alexander Browne erect and for ever thereafter maintain on the frontage of the said plots of land to the said Auckland and Beckett Roads respectively and also on the North East sides of Plots A and C from the frontage line to the building line a dwarf brick or stone wall or iron palisade fencing not exceeding 4 feet 6 inches in height above the road level and should within 24 months from the said 8th day of October 1895 erect and for ever thereafter maintain a good and sufficient brick or stone wall not less than five feet or more than 8 feet in height along the remainder of the North East sides of Plots A and C and along the south East sides of the said 3 plots.

NOTE: Copy plan filed.

End of register