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# Official copy of register of title

Title number CU296299

Edition date 11.07.2016

This official copy shows the entries on the register of title on 28 JUN 2018 at 10:25:16.

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 28 Jun 2018.

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.

CUMBRIA : EDEN

1 (11.07.2016) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being 2, Grove Cottages, Garrigill Road, Alston (CA9 3UD).

2 (11.07.2016) The mines and minerals are excepted.

3 (11.07.2016) The land was formerly leasehold under a Lease dated made on or about the 9 September 1621 for a term of 1000 years.

A Deed dated 16 July 1965 under the hand of Bert James declared that the term was enlarged into a fee simple. The registered title is accordingly subject to such of the matters specified in the deed as affect it.

4 (11.07.2016) The land has the benefit of any legal easements granted by a Assignment of the land in this title dated 20 May 1946 made between (1) Thomas Henry Forster and Ellen Forster and (2) Hannah Jane Reed.

NOTE 1: The rights granted by clause 3 and 4 of the Assignment are granted over land demised by a lease for 1000 years dated on or about 9 September 1621 and are only included in this registration for the term of the said lease.

-NOTE:-Copy filed.

5 (11.07.2016) The land has the benefit of any legal easements granted by a Deed dated 6 August 1973 made between (1) William Henry Elener and (2) Marjorie Amelia Hunt.

-NOTE: Copy 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 qualified

## B: Proprietorship Register continued

- 1 (11.07.2016) QUALIFICATION: As neither the Lease dated 9 September 1621 referred to in the Property Register nor full evidence of its contents was produced on first registration it is possible that the term was not capable of being enlarged. There are excepted from the effect of registration all estate rights and interests vested in any other person or persons if and so far as the enlargement was ineffective.
- 2 (11.07.2016) PROPRIETOR: ALAN ANDREW HAIN and ELIZABETH LOUISE HAIN of 2 Grove Cottages, Garrigill Road, Alston CA9 3UD.
- 3 (11.07.2016) The price stated to have been paid on 24 June 2016 was £47,000.
- 4 (11.07.2016) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 24 June 2016 in favour of Santander UK PLC referred to in the Charges Register.

## C: Charges Register

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

- 1 (11.07.2016) REGISTERED CHARGE dated 24 June 2016.
- 2 (11.07.2016) Proprietor: SANTANDER UK PLC (Co. Regn. No. 2294747) of Deeds Services, 101 Midsummer Boulevard, Milton Keynes MK9 1AA.

End of register