

## Title information document

This document has been issued following a change to the register. It has been supplied for information only. It should not be sent to Land Registry in connection with any subsequent application.

Attached is an official copy of the register and of the title plan showing the entries subsisting following the recent completion of the application to change the register.

Please note: The attached official copy shows the state of the individual register of title as at the date and time stated on it.

If in future you wish to apply for an official copy of the register or the title plan, please apply using form OC1 (available from our website, any Land Registry local office and law stationers). A fee is payable for each copy issued.

If you have any queries, or you require this correspondence in an alternative format, please contact us at the address shown, quoting the title number shown on the top of the official copy.

Land Registry  
Durham Office  
Southfield House  
Southfield Way  
Durham DH1 5TR

DX 60200 Durham 3

Tel 0191 301 3500  
Fax 0191 301 0020  
durham.office  
@landregistry.gsi.gov.uk

[www.landregistry.gov.uk](http://www.landregistry.gov.uk)

### **Important information about the address for service**

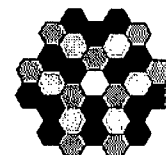
If we need to write to an owner, chargee or other party who has an interest noted on the register, we will write to them at the address shown on the register. We will also use this address if we need to issue any formal notice to an owner or other party as a result of an application being made. Notices are often sent as a measure to safeguard against fraud. It is important that this address is correct and up to date. If it is not you may not receive our letter or notice and could suffer a loss as a result.

You can have up to three addresses for service noted on the register. At least one of these must be a postal address, whether or not in the United Kingdom; the other two may be a DX address, a UK or overseas postal address or an email address.

Please let us know at once of any changes to an address for

service.

**Public Guide 2 – *Keeping your address for service up to date*** explains how to do this. You can view or download copies of this guide from our website at [www.landregistry.gov.uk](http://www.landregistry.gov.uk) in English and Welsh or obtain a copy of it free of charge from any Customer Support – telephone 0844 892 1111 (0844 892 1122 for a Welsh-speaking service) from Monday to Friday between 8am and 6pm.



## Official copy of register of title

Title number DU331061

Edition date 23.12.2011

- This official copy shows the entries in the register of title on 29 December 2011 at 11:06:02.
- 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 29 December 2011.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- For information about the register of title see Land Registry website [www.landregistry.gov.uk](http://www.landregistry.gov.uk) or Land Registry Public Guide 1 - *A guide to the information we keep and how you can obtain it*.
- This title is dealt with by Land Registry Durham Office.

### A: Property register

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

#### COUNTY DURHAM

- 1 (21.01.1992) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Land lying to the south of North Roddymoor Farm, Institute Terrace, Billy Row, Crook.
- 2 There are excluded from this registration the mines and minerals excepted by the Conveyance dated 2 April 1964 referred to in the Charges Register.
- 3 (23.12.2011) The land has the benefit of the rights granted by but is subject to the rights reserved by a Transfer of the land in this title dated 30 November 2011 made between (1) Thomas Alan Race and Anne Race and (2) Thomas Alan Race and James Benjamin Race.

*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 absolute

- 1 (23.12.2011) PROPRIETOR: THOMAS ALAN RACE of Hawthorne House, North Roddymoor Farm, Institute Terrace, Billy Row, Crook, County Durham DL15 9TB and JAMES BENJAMIN RACE of Hawthorne House, North Roddymoor Farm, Institute Terrace, Billy Row, Crook, County Durham DL15 9TB as trustees of Evergreen Contracted Out Pension Scheme.
- 2 (23.12.2011) The price stated to have been paid on 30 November 2011 was £73,000.

## B: Proprietorship register continued

- 3 (23.12.2011) RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.

## 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 2 April 1964 made between (1) The National Coal Board and (2) John Robert Robinson and others contains restrictive covenants.

*NOTE: Original filed under DU184992.*

- 2 The land is subject to the rights reserved by the Conveyance dated 2 April 1964 referred to above.

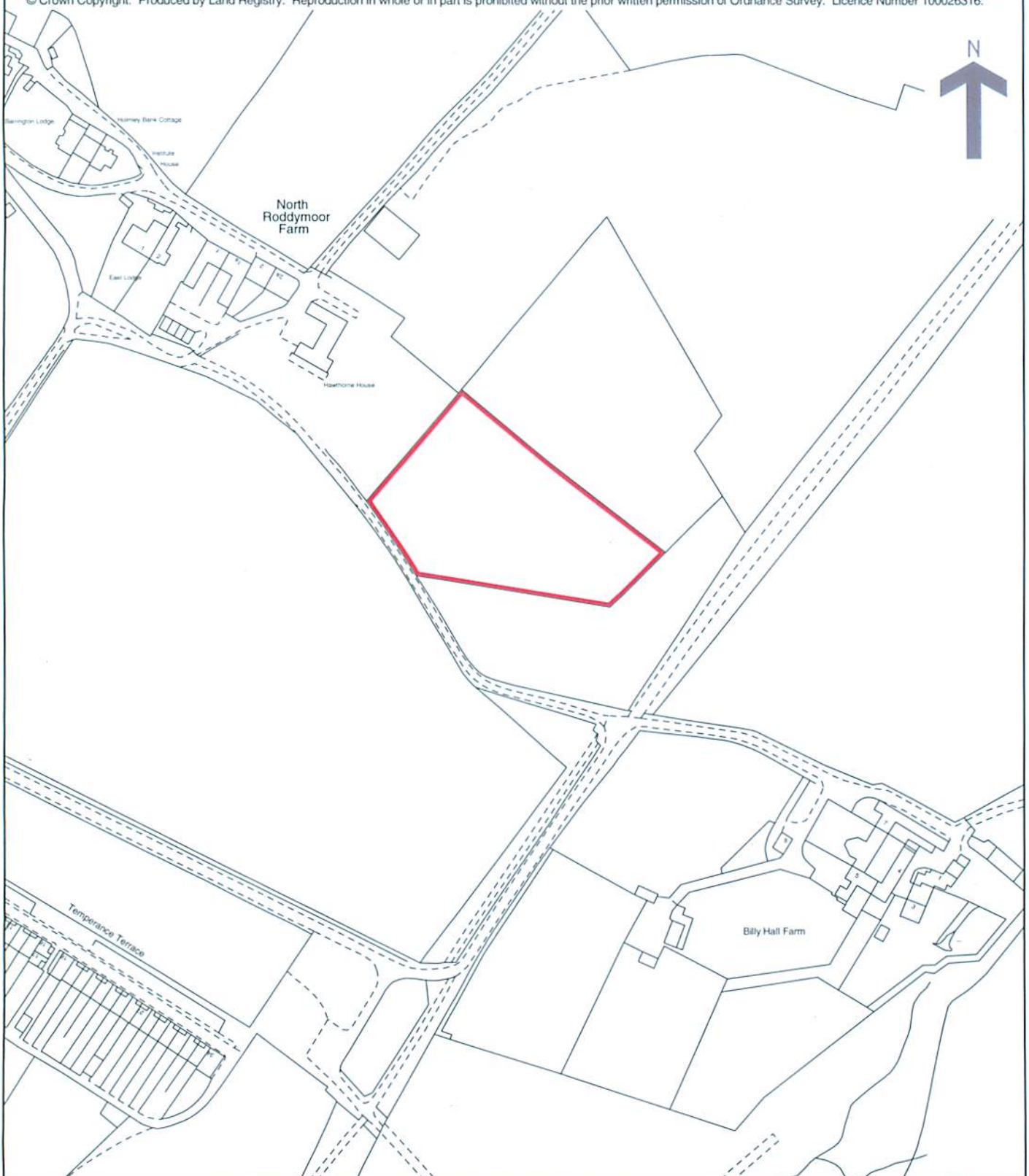
End of register

Land Registry  
Official copy of  
title plan

Title number **DU331061**  
Ordnance Survey map reference **NZ1636NE**  
Scale **1:2500**  
Administrative area **County Durham**



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**This official copy issued on 29 December 2011 shows the state of this title plan on 29 December 2011 at 11:06:02. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002).**

This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. See Land Registry Public Guide 19 - Title Plans and Boundaries.

**This title is dealt with by Land Registry, Durham Office.**

# Land Registry Release of part of the land from a registered charge

# DS3

This form should be accompanied by Form AP1.

If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form.

Insert address including postcode (if any) or other description of the property, for example 'land adjoining 2 Acacia Avenue'.

Place 'X' in the appropriate box and complete the statement.

For example 'edged red'.

For example 'edged and numbered 1 in blue'.

Complete as appropriate where the lender is a company.

Insert any agreed provisions as to rights granted or other matters.

|   |  |
|---|--|
| 1 | Title number(s) of the property: DU184992  |
| 2 | <p>Property released from the charge: Land to the east of HAWTHORNE HOUSE (Land at) North Roddymoor Farm, Institute Terrace, Billy Row DL15 9TB</p> <p>The property is identified</p> <p><input checked="" type="checkbox"/> on the attached plan and shown: edged red</p> <p><input type="checkbox"/> on the title plan(s) of the above title(s) and shown:</p> |
| 3 | Date: 30 NOVEMBER 2011   |
| 4 | Date of charge: 14 March 2005  |
| 5 | <p>Lender: SANTANDER UK PLC</p> <p><u>For UK incorporated companies/LLPs</u><br/>Registered number of company or limited liability partnership including any prefix: 2294747</p> <p><u>For overseas companies</u><br/>(a) Territory of incorporation:</p> <p>(b) Registered number in the United Kingdom including any prefix:</p>                               |
| 6 | The lender acknowledges that the property identified in panel 2 is no longer charged as security for the payment of sums due under the charge  |
| 7 | Date of Land Registry facility letter, (if any): N/A   |
| 8 | Additional provisions  |

The lender must execute this transfer as a deed using the space opposite. If there is more than one lender, all must execute. Forms of execution are given in Schedule 9 to the Land Registration Rules 2003.

Alternatively the lender may sign in accordance with the facility letter referred to in panel 7.

9 Execution

Executed as a deed by SANTANDER UK PLC:

NAME:   
SERVICE ASSISTANT  
DEEDS SERVICES  
By Authority of the Board of Directors  
Santander UK plc

**WARNING**

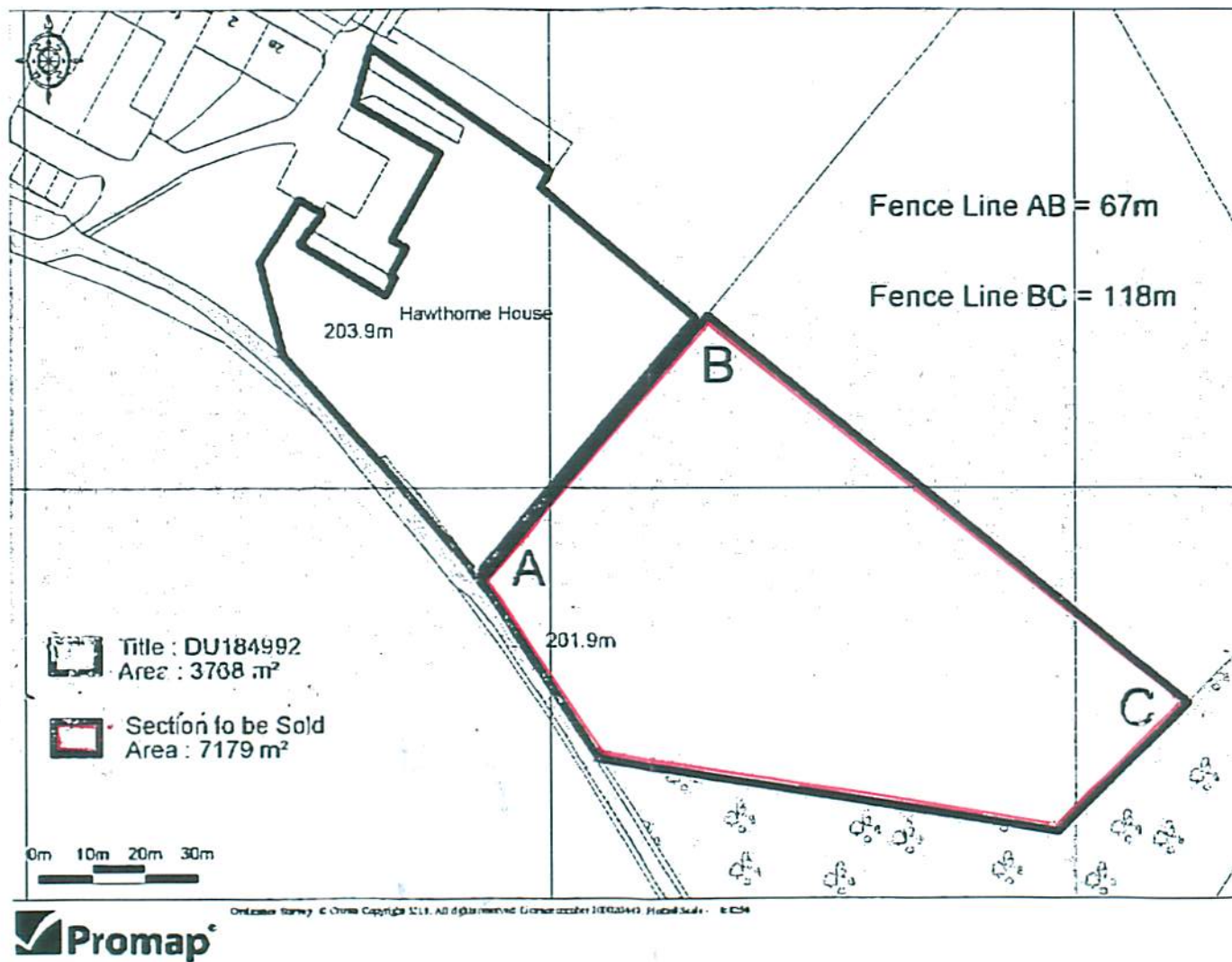
If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

Failure to complete this form with proper care may result in a loss of protection under the Land Registration Act 2002 if, as a result, a mistake is made in the register.

Under section 66 of the Land Registration Act 2002 most documents (including this form) kept by the registrar relating to an application to the registrar or referred to in the register are open to public inspection and copying. If you believe a document contains prejudicial information, you may apply for that part of the document to be made exempt using Form EX1, under rule 136 of the Land Registration Rules 2003.

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*K. Fisher*





# Land Registry

## Transfer of part of registered title(s)

# TP1

If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form.

Leave blank if not yet registered.

When application for registration is made these title number(s) should be entered in panel 2 of Form AP1.

Insert address, including postcode (if any), or other description of the property transferred. Any physical exclusions, such as mines and minerals, should be defined.

Place 'X' in the appropriate box and complete the statement.

For example 'edged red'.

For example 'edged and numbered 1 in blue'.

Any plan lodged must be signed by the transferor.

Give full name(s).

Complete as appropriate where the transferor is a company.

Give full name(s).

Complete as appropriate where the transferee is a company. Also, for an overseas company, unless an arrangement with Land Registry exists, lodge either a certificate in Form 7 in Schedule 3 to the Land Registration Rules 2003 or a certified copy of the constitution in English or Welsh, or other evidence permitted by rule 183 of the Land Registration Rules 2003.

|   |   |
|---|---|
| 1 | Title number(s) out of which the property is transferred:<br>DU184992   |
| 2 | Other title number(s) against which matters contained in this transfer are to be registered or noted, if any: N/A   |
| 3 | <p>Property:</p> <p>Land to the east of HAWTHORNE HOUSE (Land at) North Roddymoor Farm, Institute Terrace, Billy Row Crook, County Durham DL15 9TB</p> <p>The property is identified</p> <p><input checked="" type="checkbox"/> on the attached plan and shown: edged red</p> <p><input type="checkbox"/> on the title plan(s) of the above titles and shown:</p>   |
| 4 | Date: 30 November 2011  |
| 5 | <p>Transferor: THOMAS ALAN RACE and ANNE RACE</p> <p><u>For UK incorporated companies/LLPs</u><br/>Registered number of company or limited liability partnership including any prefix:</p> <p><u>For overseas companies</u><br/>(a) Territory of incorporation:</p> <p>(b) Registered number in England and Wales including any prefix:</p>   |
| 6 | <p>Transferee for entry in the register: THOMAS ALAN RACE and JAMES BENJAMIN RACE both as trustees of EVERGREEN CONTRACTED OUT PENSION SCHEME</p> <p><u>For UK incorporated companies/LLPs</u><br/>Registered number of company or limited liability partnership including any prefix:</p> <p><u>For overseas companies</u><br/>(a) Territory of incorporation:</p> <p>(b) Registered number in England and Wales including any prefix:</p> |

Each transferee may give up to three addresses for service, one of which must be a postal address whether or not in the UK (including the postcode, if any). The others can be any combination of a postal address, a UK DX box number or an electronic address.

Place 'X' in the appropriate box. State the currency unit if other than sterling. If none of the boxes apply, insert an appropriate memorandum in panel 12.

Place 'X' in any box that applies.

Add any modifications.

Where the transferee is more than one person, place 'X' in the appropriate box.

Complete as necessary.

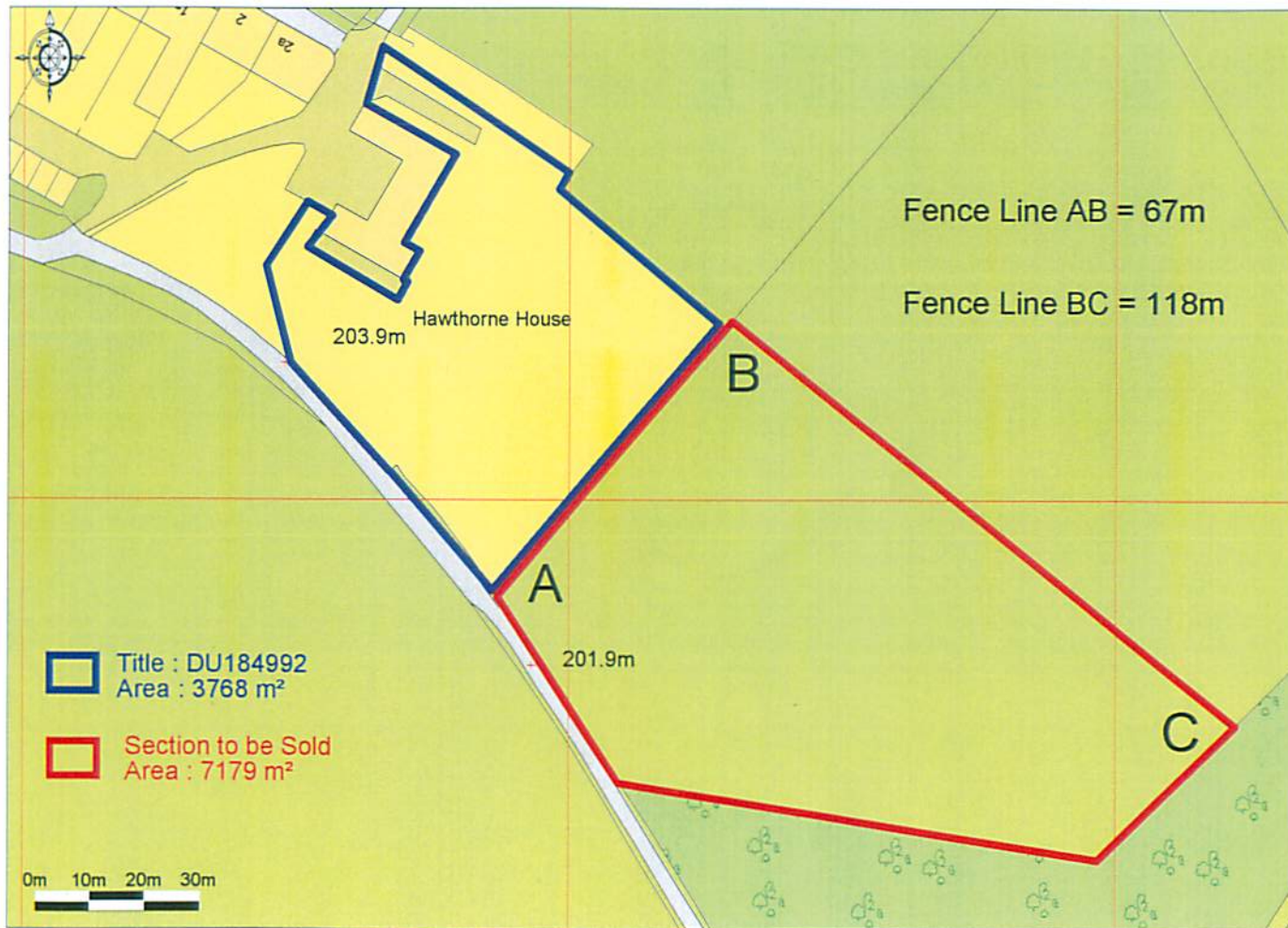
Use this panel for:

- definitions of terms not defined above
- rights granted or reserved
- restrictive covenants
- other covenants
- agreements and declarations
- any required or permitted statements
- other agreed provisions.

The prescribed subheadings may be added to, amended, repositioned or omitted.

Any other land affected by rights granted or reserved or by restrictive covenants should be defined by reference to a plan.

|    |   |
|----|---|
| 7  | Transferee's intended address(es) for service for entry in the register: Hawthorn House, North Roddymoor Farm, Billy Row, Crook, County Durham DL15 9TB   |
| 8  | The transferor transfers the property to the transferee   |
| 9  | <p>Consideration</p> <p><input checked="" type="checkbox"/> The transferor has received from the transferee for the property the following sum (in words and figures): seventy-three thousand pounds (£73,000.00)</p> <p><input type="checkbox"/> The transfer is not for money or anything that has a monetary value</p> <p><input type="checkbox"/> Insert other receipt as appropriate:</p>  |
| 10 | <p>The transferor transfers with</p> <p><input checked="" type="checkbox"/> full title guarantee</p> <p><input type="checkbox"/> limited title guarantee</p>  |
| 11 | <p>Declaration of trust. The transferee is more than one person and</p> <p><input type="checkbox"/> they are to hold the property on trust for themselves as joint tenants</p> <p><input type="checkbox"/> they are to hold the property on trust for themselves as tenants in common in equal shares</p> <p><input type="checkbox"/> they are to hold the property on trust: as trustees of EVERGREEN CONTRACTED OUT PENSION SCHEME</p>  |
| 12 | <p>Additional provisions</p> <p>Pension Scheme</p> <p>Definitions</p> <p>"the Plan" the plan attached to this Transfer</p> <p>'the Property' means the land hereby transferred edged red on the plan</p> <p>'the Retained Land' means the land in title number DU184992 other than the Property shown edged blue on the Plan</p> <p>The Transferees are the trustees of EVERGREEN CONTRACTED OUT PENSION SCHEME ('the Pension Scheme'), which is an unincorporated Contracted-Out Occupational Pension Scheme. They are buying the property with money held on behalf of Pension Scheme and therefore hold the property for the beneficiaries of the Pension Scheme in accordance with its rules</p> <p>Powers of Transferee</p> <p>The powers of the Transferee in relation to the property are limited to those conferred by the document creating the trust of which the Transferee is trustee</p> |



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### Indemnity

To afford the Transferor a complete indemnity but for no other purpose, the Transferee covenants with the Transferor from now on

- (a) to observe and perform the covenants referred to in the entries on the register so far as they relate to the property and are capable of being enforced and
- (b) to indemnify the Transferor and the estate and effects of the Transferor against all costs claims and demands arising by reason of any default
- (c) to maintain the existing fence between points A & B B & C on the said plan

### Rights granted and reserved

The Transferee is not to become entitled to any right to light or air over any adjacent or neighbouring property which the Transferor now owns

The property is transferred with the benefit of the following rights and the Transferor reserves the following rights out of it:

### Appurtenant rights and exceptions and reservations

All of the following rights of:

- (a) Passage of water, gas or other piped fuel
- (b) Drainage or disposal of water, sewage, smoke or fumes
- (c) Use and maintenance of pipes, cables and other installations for those purposes and for electricity supply, telephone and radio and television transmissions

Any other land affected should be defined by reference to a plan and the title numbers referred to in panel 2.

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Include words of covenant.

### Restrictive covenants by the transferee

N/A

Include words of covenant.

Restrictive covenants by the transferor

N/A

Insert here any required or permitted  
statements, certificates or applications  
and any agreed declarations and so on.

Other

N/A

The transferor must execute this transfer as a deed using the space opposite. If there is more than one transferor, all must execute. Forms of execution are given in Schedule 9 to the Land Registration Rules 2003. If the transfer contains transferee's covenants or declarations or contains an application by the transferee (such as for a restriction), it must also be executed by the transferee.

### 13 Execution

Signed as a deed by  
THOMAS ALAN RACE  
in the presence of:

*T.A. Race*

Signature of witness:

*Mark Whales*

Name (in BLOCK CAPITALS): MARK WHALES

Address: 6 INSTITUTE TERRACE  
BILLY ROW  
CROOK  
CO. DURHAM, DL5 9TB.

Signed as a deed by  
ANNE RACE  
in the presence of:

*A. Race*

Signature of witness:

*Mark Whales*

Name (in BLOCK CAPITALS): MARK WHALES

Address: 6 INSTITUTE TERRACE  
BILLY ROW  
CROOK  
CO. DURHAM  
DL5 9TB.

Signed as a deed by  
JAMES BENJAMIN RACE  
in the presence of:

*J. Benjamin Race*

Signature of witness:

*Mark Whales*

Name (in BLOCK CAPITALS): MARK WHALES

Address: 6 INSTITUTE TERRACE  
BILLY ROW  
CROOK  
CO. DURHAM  
DL5 9TB.

#### WARNING

If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

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