Title Number : DY153152

This title is dealt with by HM Land Registry, Nottingham Office.

The following extract contains information taken from the register of the above title number. A full copy of the register accompanies this document and you should read that in order to be sure that these brief details are complete.

Neither this extract nor the full copy is an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy.

This extract shows information current on 13 MAR 2022 at 13:23:17 and so does not take account of any application made after that time even if pending in HM Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: DY153152
Address of Property	: 72 Belper Lane, Belper (DE56 2UQ)
Price Stated	: £310,000
Registered Owner(s)	: NICOLE ROWENA LOMAS and JONATHAN WILLIAM STAMFORD of 72 Belper Lane, Belper, DE56 2UQ.
Lender(s)	: Nationwide Building Society

Title number DY153152

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 13 MAR 2022 at 13:23:17. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

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A: Property Register

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

DERBYSHIRE : AMBER VALLEY

1 (01.04.1987) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 72 Belper Lane, Belper (DE56 2UQ).

2 The land has the benefit of the following rights granted by the Conveyance dated 24 February 1987 referred to in the Charges Register:-

"TOGETHER WITH a right of way for the Purchaser and his successors in title in common with the Vendor and his successors in title and all other persons authorised by him or them at all times but on foot only and with or without barrows over and along the pathway coloured blue on the said plan annexed hereto as a means of access to and egress from the property hereby conveyed from and to Belper Lane Belper aforesaid the Purchaser or such other person or persons exercising such right as aforesaid paying a proportionate part according to user of the cost of keeping the said passageway in good repair order and condition."

NOTE: The pathway coloured blue above referred to is tinted brown on the filed plan.

3 The Conveyance dated 24 February 1987 referred to above contains the following provision:-

"IT IS HEREBY AGREED AND DECLARED as follows:-

a. That the house walls dividing the property hereby conveyed from the adjoining dwellinghouse formerly of the Vendor and being number 74 Belper Lane Belper aforesaid are party walls and shall be maintained accordingly and all sewers drains gutters rain water pipes and all other easements or quasi-easements used or enjoyed in connection with the property hereby conveyed in common with the adjoining dwellinghouses now or formerly of the Vendor shall continue to be so used and enjoyed and shall be maintained as party property

b. The Purchaser shall not by reason of this Conveyance be or become entitled to any right of way (except as hereinbefore expressly provided) or to any right of light air or other easement over any adjoining or neighbouring property now or formerly belonging to the Vendor so as to interfere with the use or enjoyment thereof for building or any other purpose"

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 (13.12.2021) PROPRIETOR: NICOLE ROWENA LOMAS and JONATHAN WILLIAM STAMFORD of 72 Belper Lane, Belper, DE56 2UQ.

2 (13.12.2021) The price stated to have been paid on 5 November 2021 was

B: Proprietorship Register continued

£310,000.

3 (13.12.2021) 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.

4 (13.12.2021) 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.

C: Charges Register

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

1 A Conveyance of the land in this title dated 24 February 1987 made between (1) John Herbert Strutt (Vendor) and (2) Andrew Tarr (Purchaser) contains the following covenants:-

"THE Purchaser HEREBY COVENANTS with the Vendor as follows:-

a. That he will forever hereafter maintain and keep and repair the boundary walls or fences of the property hereby conveyed where marked with a "T" inwards on the said plan annexed hereto

b. That he will forthwith close up the gateway in the rear boundary wall of the property hereby conveyed where it abutts the private roadway leading Belper Lane to Mount Pleasant Farm Belper aforesaid so as to prevent any access on to the said private roadway

c. That no act or thing shall be done or permitted in on or upon the property hereby conveyed which shall be or become a nuisance or annoyance to the Vendor or the owner or occupier of any adjoining or neighbouring property now or formerly of the Vendor"

2 (13.12.2021) REGISTERED CHARGE dated 5 November 2021.

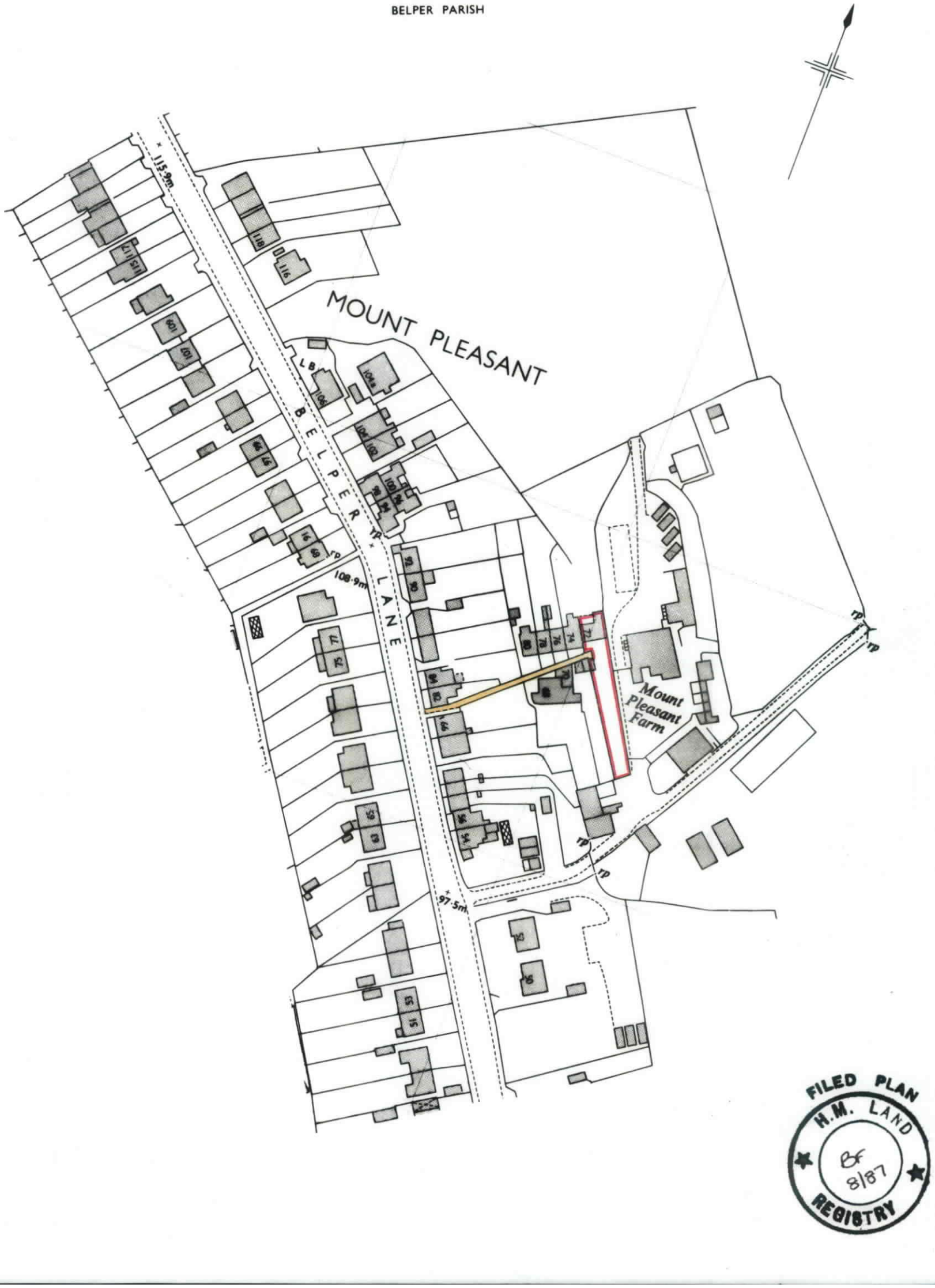
3 (13.12.2021) Proprietor: NATIONWIDE BUILDING SOCIETY of Nationwide House, Pipers Way, Swindon L SN38 1NW.

End of register

H.M. LAND REGISTRY

TITLE NUMBER			
DY 153152			
ORDNANCE SURVEY PLAN REFERENCE	SK 3448	SECTION D	Scale 1/1250
COUNTY DERBYSHIRE	DISTRICT AMBER VALLEY		© Crown copyright 1978

BELPER PARISH



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