

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 TY327825

Edition date 26.10.2017

- This official copy shows the entries on the register of title on 11 FEB 2022 at 12:14:29.
- 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 11 Feb 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, Durham Office.

A: Property Register

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

TYNE AND WEAR : SUNDERLAND

- 1 (24.01.1997) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Pallion Health Centre, Hylton Road, Sunderland (SR4 7XF).
- 2 (24.01.1997) The land in this title has the benefit of the following rights reserved by but is subject to the following rights granted by a Transfer of the land comprising Sunderland District General Hospital dated 17 June 1996 made between (1) The Secretary of State for Health and (2) The City Hospitals Sunderland National Health Service Trust:-

TOGETHER WITH the rights referred to in Part One of the First Schedule hereto EXCEPT and RESERVED to the Secretary of State the matters referred to in the Second Schedule hereto ...

THE FIRST SCHEDULE

PART ONE

Rights

1. The right to the free passage and running of water soil gas and electricity and other services through the drains channels sewers pipes, wires, cables, watercourses gutters and other conducting media including ancillary equipment and construction works ('the Service Installations') now or within the period of eighty years from the date hereof laid or constructed on under or through or which belong to the Retained Land and which serve the Property subject to payment of a fair proportion of the cost incurred in cleaning maintaining repairing and renewing those used in common

2. The right to enter after giving reasonable notice at all reasonable times (except in the case of emergency) upon the Retained Land so far as may be necessary for the purposes of inspecting cleaning maintaining repairing and renewing any Service Installations serving the Property and buildings walls fences and other boundary structures of the Property now or within eighty years from the date hereof laid or constructed and to carry out those works causing as little damage as possible and making good to the reasonable satisfaction of the Secretary of State any damage caused

A: Property Register continued

3. The right for the Trust and all persons authorised by the Trust to pass and repass on foot at all times and for all purposes through the gateway marked X on the Plan and over and along the footpath leading to the public highway known as Hylton Road at the point marked Y PROVIDED ALWAYS that there is reserved to the Secretary of State the right to alter the position of such footpath so far as the alteration does not materially prejudice the Trust's access to the said Hylton Road

THE SECOND SCHEDULE

Exceptions and Reservations

1. The right to the free passage and running of water soil gas and electricity and other services through the drains channels sewers pipes, wires, cables, watercourses and gutters and other conducting media including ancillary equipment and construction works ('the Service Installations') now or within the period of eighty years from the date hereof laid or constructed on under or through or which belong to the Property and which serve the Retained Land subject to payment of a fair proportion of the cost incurred in cleaning maintaining repairing and renewing those used in common

2. The right to enter after giving reasonable notice at all reasonable times (except in the case of emergency) upon the Property so far as may be necessary for the purposes of inspecting cleaning maintaining repairing and renewing any Service Installations serving the Retained Land and buildings walls fences and other boundary structures of the Retained Land now or within eighty years from the date hereof laid or constructed and to carry out those works causing as little damage as possible and making good to the reasonable satisfaction of the Trust any damage caused

3. The right for the Secretary of State and all persons authorised by the Secretary of State to pass and repass on foot at all times for all purposes through the gateway marked X on the Plan and over and along the footpath leading to the public highway known as Kayll Road at the point marked Z PROVIDED ALWAYS that there is reserved to the Trust the right to alter the position of such footpath so far as the alteration does not materially prejudice the Secretary of State's access to the said Kayll Road".

NOTE: Copy plan filed.

- 3 (15.02.2012) The land has the benefit of the rights granted by the Deed dated 10 February 2012 referred to in the Charges Register.

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 (15.05.2013) PROPRIETOR: NHS PROPERTY SERVICES LIMITED (Co. Regn. No. 7888110) of 99 Gresham Street, London EC2V 7NG.

C: Charges Register

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

- 1 (17.11.2011) UNILATERAL NOTICE affecting The Pharmacy, Pallion Health Centre in respect of an Agreement for Lease dated 4 April 2011 made between (1) Sunderland Teaching Primary Care Trust and (2) L Rowland & Company (Retail) Limited.

NOTE: Copy filed.

- 2 (17.11.2011) BENEFICIARY: L Rowland & Company (Retail) Limited (Co. Regn. No. 02288928) of Rivington Road, Whitehouse Industrial Estate,

C: Charges Register continued

Preston Brook, Runcorn, Cheshire WA7 3DJ.

- 3 (15.02.2012) A Deed of Grant dated 10 February 2012 made between (1) City Hospitals Sunderland National Health Service Foundation Trust and (2) Sunderland Teaching Primary Care Trust contains restrictive covenants.

NOTE: Copy filed.

- 4 (08.08.2012) The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto.
The leases grant and reserve easements as therein mentioned.
- 5 (05.05.2017) UNILATERAL NOTICE in respect of manorial rights to mines and minerals as former Lord of the Manor.
- 6 (05.05.2017) BENEFICIARY: Church Commissioners for England of Church House, Great Smith Street, London SW1P 3AZ and DX 148403 Westminster 5.

Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	08.08.2012 edged and numbered 1 in blue (part of)	The Pharmacy	13.01.2012 20 years from and including 29/09/2011	TY504288
2	25.07.2017 edged and numbered 1 in blue (part of)	Ground Floor Premises, Pallion Health Centre	23.06.2017 Beginning on 01.10.2016 and ending on and including 30.09.2027	TY548266

End of register