Official copy of register of title

Title number SYK689210 | Edition date 15.04.2021

- This official copy shows the entries on the register of title on 05 Oct 2021 at 18:00:01.
- 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 05 Oct 2021.
- 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. Except as mentioned below, the title includes any legal easements granted by the registered lease but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

SOUTH YORKSHIRE : SHEFFIELD

1 (15.04.2021) The Leasehold land demised by the lease referred to below which lies within the area shown edged with red on the plan of the above Title filed at the Registry and being Apartment G43, Nurtur House, 70 Allen Street, Sheffield (S3 7TA).

NOTE: The apartment is on the ground floor.

2 (15.04.2021) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : 21 December 2020
Term : 250 years commencing on and including 21 December 2020
Parties : (1) Fraser Morgan (Allen Street) Limited
(2) Nurtur Student Living Ltd
(3) Londonist DMC Ltd

3 (15.04.2021) The Lease prohibits or restricts alienation.

4 (15.04.2021) The title includes any legal easements referred to in clause LR11.1 of the registered lease but is subject to any rights that are granted or reserved by the lease and affect the registered land.

5 (15.04.2021) The landlord's title is registered.

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 (15.04.2021) PROPRIETOR: LONDONIST DMC LTD (Co. Regn. No. 08392889) of Apartment G43, Nurtur House, 70 Allen Street, Sheffield S3 7TA.

B: Proprietorship Register continued

2 (15.04.2021) The price, other than rents, stated to have been paid on the grant of the lease was £75,000.

3 (15.04.2021) RESTRICTION: No disposition of the registered estate (other than a charge) 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 certificate signed by Nurtur Student Living Ltd (Co Regn No 11652544) of Lauren House, 37a Wakefield Road, Tandem, Huddersfield HD5 0AN or their conveyancer that the provisions of paragraph 8(b), 9(b) and 9(c) of the third schedule of the registered lease have been complied with or that they do not apply to the disposition.

C: Charges Register

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

1 (15.04.2021) UNILATERAL NOTICE affecting flat 43 in respect of an agreement for sale dated 19 August 2019 made between (1) Fraser Morgan (Allen Street) Limited and (2) Londonist DMC Ltd (Co Regn No 08392889).

NOTE: Copy filed under SYK506661.

2 (15.04.2021) BENEFICIARY: Londonist DMC Ltd of 5 Great James Street, London WC1N 3DB and asim@londonist.co.uk.

End of register