



Title register for:

43 Townhead Street, Sheffield (S1 2EB) (Freehold)

Title number: SYK278407

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Register summary

Title number	SYK278407
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Registered owners	Paul Charles Singleton 475 Whirlowdale Road, Sheffield S11 9NH Susan Lucy Singleton 475 Whirlowdale Road, Sheffield S11 9NH
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Last sold for	£381,875 on 31 January 2005
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A: Property Register

This register describes the land and estates comprised in this title.

Entry number	Entry date
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1	1978-01-19	SOUTH YORKSHIRE : SHEFFIELD
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The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 43 Townhead Street, Sheffield (S1 2EB).

- 2 An Agreement underseal dated 28 December 1938 made between (1) Kennings Estates Limited and (2) Joseph Thompson (Sheffield) Limited relates to the access of light and air.

NOTE: Copy filed under SYK66811.

- 3 The land has the benefit of the following rights granted by but is subject to the following rights reserved by the Transfer dated 31 July 1989 referred to in the Charges Register:-

"Together with and subject as provided in the Schedule

PART ONE - RIGHTS GRANTED

(1) A right of support and shelter afforded by the Adjoining Premises

(2) A right to keep and use the eaves and gutters downpipes foundations and any similar structures incidental to the user of the property hereby transferred and which overhang or protrude the Adjoining Premises

PART TWO - RIGHTS EXCEPTED AND RESERVED

(1) A right of support and shelter for such Adjoining Premises by the property hereby transferred and (ii) a right to keep and use the eaves gutters downpipes foundations and other similar structures incidental to the Adjoining Premises which overhang or protrude beneath the property hereby transferred"

4	<p>The Transfer dated 31 July 1989 referred to above contains the following provision:-</p> <p>"IT IS HEREBY AGREED AND DECLARED that all walls flues ducts or other matters or things used in common with the property hereby transferred and the Adjoining Premises shall be party structures matters or things and maintainable by the respective owners at their joint expense"</p>
5	<p>The land in this title has the benefit for the term of 990 years from 1 July 1989 made between (1) Hosmet Limited and (2) Pace Computer Services Limited at the rent of £1.00 and a service charge.</p> <p>NOTE: Copy filed.</p>

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Class of Title: Title absolute

Entry number	Entry date	
1	2023-05-22	PROPRIETOR: PAUL CHARLES SINGLETON and SUSAN LUCY SINGLETON of 475 Whirlowdale Road, Sheffield S11 9NH the trustees of The Singleton Family SSAS.
2	2005-04-18	The price stated to have been paid on 31 January 2005 was £381,875.
3	2005-04-18	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	2023-05-22	The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the property and charges registers and of indemnity in respect thereof.
5	2023-05-22	The Transfer to the proprietor contains a covenant to observe and perform the covenants by the landlord contained in the lease referred to in the Schedule of Notices of Leases and of indemnity in respect thereof.

C: Charges Register

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

Class of Title: Title absolute

Entry number	Entry date
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1	<p>A Transfer of the land in this title dated 31 July 1989 made between (1) Gabix Limited (Transferor) and (2) Pace Computer Services Limited (Transferee) contains the following covenants:-</p> <p>"The Transferee(s) hereby covenant(s) with the Transferor(s) so as to benefit the land edged with blue on the plan bound up within or any part or parts thereof and so far as to bind the land hereby transferred into whosoever hands the same may come but not so as to render the Transferee(s) personally liable in damages for any breach of a restrictive covenant after he/they shall have parted with all interest in the land hereby transferred as follows:</p> <ol style="list-style-type: none"> 1. That the Transferee shall not permit the property hereby transferred to fall into disrepair 2. That the Transferee shall not enter into a further transfer of the property hereby transferred without
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ensuring the simultaneous transfer or assignment to the new transferee of the lease of easements of even date and made between Hosmet Limited of the one part and the Transferees of the other part

3. That the Transferee shall not further transfer the property hereby transferred without ensuring that the entire shareholding held by the Transferee in the management company known as Hosmet Limited by the Transferred to the new Transferee and that the Transfer nominee Director resigns from the Board of Hosmet Limited and proposes the nominee of the new Transferee to fill the vacancy

4. The Transferee shall apply to the local Rating authority for the car parking spaces demised in the aforesaid lease of easements and shown on the attached plan edged green to be included in the Rating assessment of the property hereby transferred".

NOTE: The land edged blue adjoins the South Western and South Eastern boundaries.

2	2007-03-12	The land is subject to the lease set out in the schedule of leases hereto.
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3	Registration Date : 05.12.2016 Property Description : 43 Townhead Street Date of Lease : 28.11.2016 Term : a term of years beginning on, and including 1 December 2016 and ending on and including 30 November 2026 Lessee's Title : SYK645153
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