



PELAW COMMUNITY BOWLING CLUB
C/O MR G.R. DUNKLEY
48 SULLIVAN WALK
HEBBURN
TYNE & WEAR
NE31 1YN

Delivered by



Date
4 December 2023

Your ref
NONE

Our ref
RCS/TY589348

Completion of registration

Title number	TY589348
Property	Pelaw Community Bowls Club, Cowpath Gardens, Gateshead (NE10 0RL)
Registered proprietor	Pelaw Community Bowling Club

Your application lodged on 8 December 2021 has been completed. An official copy of the register is enclosed together with an official copy of the title plan.

The official copy shows the entries in the individual register of title as at the date and time stated on it. You do not need to reply unless you think a mistake has been made in completing your application.

If you lodged Original Deeds and documents with your application, we are returning these, except for any destroyed in accordance with Rule 203 of the Land Registration Rules 2003.

If you lodged a Copy Deeds application accompanied by a Conveyancer's Certificate, there are no documents to return.

Subject to the rights of any mortgagee that wishes to hold them, the estate owners are entitled to possession of the pre-registration deeds, and they ought not to be destroyed without their authority.

There are several reasons why a customer may want to keep pre-registration deeds:

- they often contain information that would not appear on the land register. For example, details of trusts, wayleaves, licences, short leases, correspondence and old searches
- they may assist in future if the title comes into question or on alteration applications
- recent court decisions have stated that only the deeds can establish the exact line of a boundary on a property registered with general boundaries.

An owner's property is probably their most valuable asset so it's important to protect it from the risk of fraud. Please read our property fraud advice at www.gov.uk/protect-land-property-from-fraud

Important information about the address for service

If we need to write to an owner, a mortgage lender or other party who has an interest noted in the register, we will write to them at their address shown in 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 safeguard against fraud so it is important that this address is correct and up-to-date. If it is not, the property owner or other party may not receive our letter or notice and could suffer a loss as a result.

HM Land Registry
Wales Office
PO Box 75
Gloucester
GL14 9BD

DX 321601 Gloucester 33

Tel 0300 006 0411

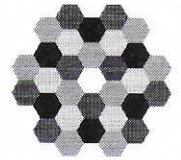
www.gov.uk/land-registry

Up to three addresses for service can be entered in the register. At least one of these must be a postal address, but this does not have to be 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.

For information on how a property owner can apply to change their contact details or add an address, please see www.gov.uk/government/publications/updating-registered-owners-contact-address on GOV.UK (or search for "COG1") or contact HM Land Registry Customer Support (0300 006 0411) (0300 006 0422 for Welsh speakers service) from Monday to Friday between 8am and 6pm.

If you require this correspondence in an alternative format, please let us know.



Official copy of register of title

Title number TY589348

Edition date 08.12.2021

- This official copy shows the entries in the register of title on 4 December 2023 at 11:18:21.
- 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 4 December 2023.
- 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 www.gov.uk/land-registry.
- 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 : GATESHEAD

- 1 (08.12.2021) 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 Pelaw Community Bowls Club, Cowpath Gardens, Gateshead (NE10 0RL).
- 2 (08.12.2021) The mines and minerals together with ancillary powers of working are excepted with provision for compensation in the event of damage caused thereby.
- 3 (08.12.2021) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : 6 December 2019
Term : 35 years commencing on 6 December 2019 and expiring at midnight on 5 December 2054
Parties : (1) The Borough Council Of Gateshead
(2) Gordon McAllister, John Sutherland and Geoffrey Robert Dunkley
- 4 (08.12.2021) The Lease prohibits or restricts alienation.
- 5 (08.12.2021) 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 (08.12.2021) PROPRIETOR: GORDON MCALLISTER, JOHN SUTHERLAND and GEOFFREY ROBERT DUNKLEY of Pelaw Community Bowling Club, Cowpath Gardens, Gateshead NE10 0RL the trustees of the Charity known as Pelaw Community Bowling Club.
- 2 (08.12.2021) 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.
- 3 (08.12.2021) RESTRICTION: No disposition by the proprietor of the registered estate to which section 117-121 or section 124 of the Charities Act 2011 applies is to be registered unless the instrument contains a certificate complying with section 122(3) or section 125(2) of that Act as appropriate.

C: Charges register

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

- 1 (08.12.2021) An Agreement dated 14 September 1966 made between (1) The Urban District Council of Felling and (2) The North Eastern Electricity Board relates to the use, maintenance, repair, renewal and removal of an electricity supply system.

NOTE: Copy filed under TY423058.

End of register

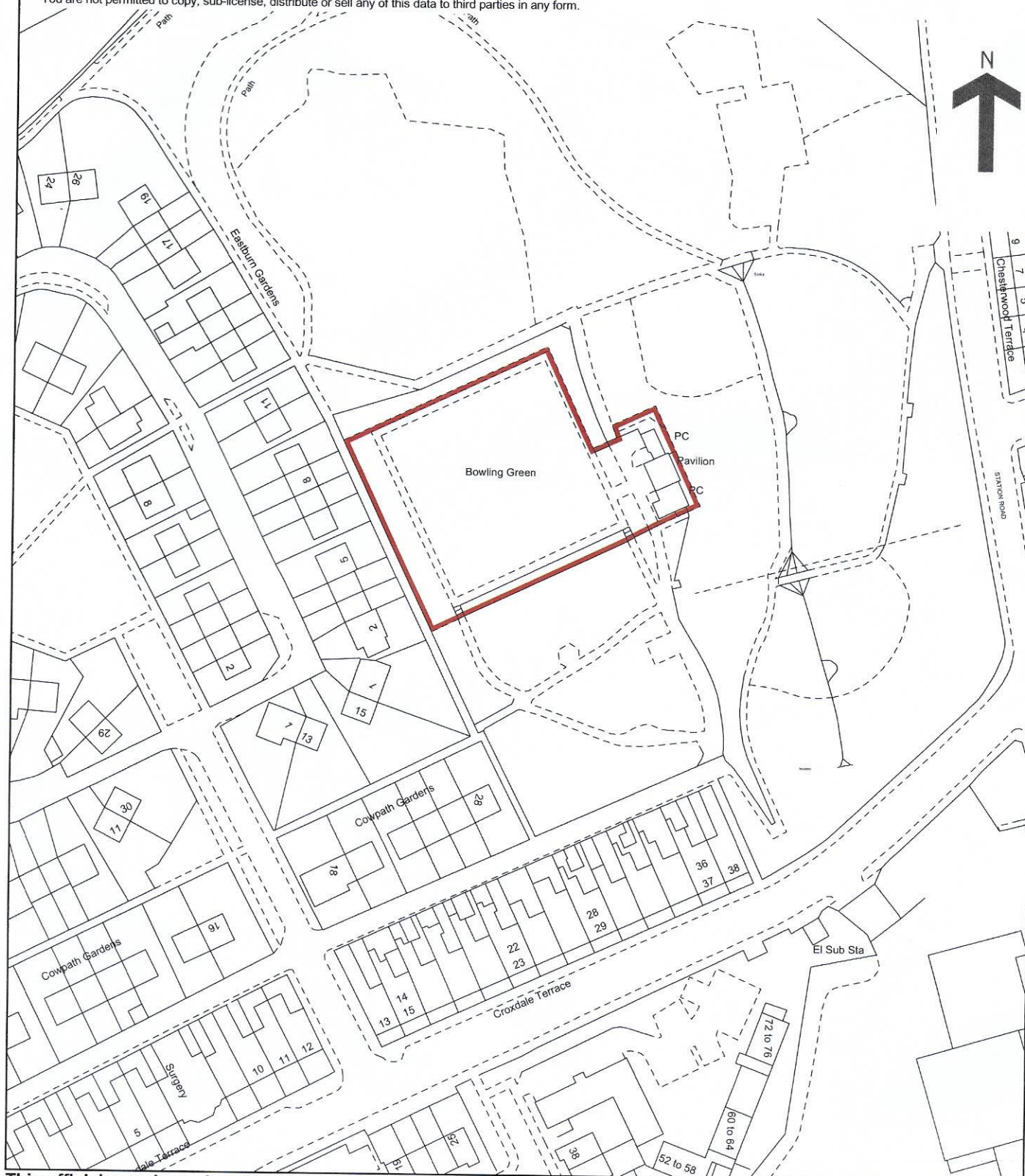
HM Land Registry

Official copy of title plan

Title number **TY589348**
Ordnance Survey map reference **NZ2962SE**
Scale **1:1250**
Administrative area **Tyne and Wear: Gateshead**



© Crown copyright and database rights 2023 Ordnance Survey 100026316.
You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form.



This official copy issued on 4 December 2023 shows the state of this title plan on 4 December 2023 at 11:18:21.

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.

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