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Official copy of register of title

Title number SF64711

Edition date 13.05.2025

- This official copy shows the entries on the register of title on 10 JAN 2026 at 13:19:18.
- 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 10 Jan 2026.
- 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, Coventry Office.

A: Property Register

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

WEST MIDLANDS : DUDLEY

- 1 (01.03.1971) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 155 Cradley Road, Netherton, Dudley (DY2 9TF).
- 2 The Conveyance dated 27 May 1935 referred to in the Charges Register contains the following provision:-

DECLARATION that the Purchaser and persons deriving title under him should not be or become entitled to any right of light air drainage or other easement which would restrict interfere with or prejudicially affect the free user for building or other purposes by the Vendor or his successors in title of any adjoining or neighbouring lands forming part of the Vendor's estate.
- 3 The land has the benefit of the rights granted by but is subject as mentioned in a Conveyance of the land in this title dated 21 July 1936 made between (1) Eva May Smith (Vendor) and (2) William Henry Wallace Poulton (Purchaser) in the following terms:-

"TOGETHER with the benefit of and subject to all party walls fences support of walls water pipes spoutings rights of drainage and any other privileges or advantages in the nature of easements as are now enjoyed or suffered (or which but for the fact that the said premises hereby conveyed and the adjoining premises have belonged to the same owner would be enjoyed or suffered) by the owner or occupier for the time being of the said adjoining property."

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 (06.06.2017) PROPRIETOR: GARETH DAVID MORRIS of 155 Cradley Road, Dudley DY2 9TF.
- 2 (06.06.2017) The Transfer to the proprietor contains a covenant to

B: Proprietorship Register continued

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 and other land dated 27 May 1935 made between (1) The Right Honourable William Humble Eric Earl of Dudley (Vendor) (2) Constantine Evelyn Benson and Michael Hornby (Trustees) and (3) Leonard Smith (Purchaser) contains the following covenants:-

COVENANTS by Purchaser and his successors in title

(a) not to use the property thereby conveyed for any purpose other than the erection of a private dwellinghouse or dwellinghouses with suitable outbuildings without the approval of the Vendor

(b) not to use or permit to be used the said premises for any purpose or in any manner which might be or become an annoyance to the Vendor or his successors in title or the owners tenants or occupiers of any adjoining or neighbouring lands and premises

(c) not to erect any buildings on the said land until plans and elevations thereof have been submitted to and approved by the Vendor or his agent.

- 2 The land is subject to the following rights reserved by the Conveyance dated 27 May 1935 referred to above:-

EXCEPT AND RESERVED in fee simple out of that Conveyance to the Vendor and his successors in title full powers by any means whatsoever to get and carry away adjacent or other mines minerals stones and clay without being liable to leave support to the land and premises thereby conveyed or any buildings that might be then or thereafter might be erected thereon and without being liable for any damage whatsoever which might be so occasioned by all or any of the means aforesaid to the said premises thereby conveyed or to any buildings or other works or erections of any kind soever then or thereafter standing or being in or upon the said premises.

End of register