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Official copy of register of title

Title number WM257211

Edition date 29.07.2019

- This official copy shows the entries on the register of title on 03 MAY 2023 at 14:59:47.
- 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 03 May 2023.
- 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. 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.

WEST MIDLANDS : BIRMINGHAM

- 1 (18.08.1982) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being Flat 42, Arnside Court, North Park Road, Birmingham and Garage 42 (B23 7YG).

NOTE 1: As to the part tinted blue on the filed plan only the first floor is included in the title.

NOTE 2: The soil under the garage and the air space thereover are excluded from the title.

- 2 (18.08.1982) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:

Date : 30 July 1982
 Term : 999 years from 1 April 1982
 Rent : A peppercorn
 Parties : (1) Brookvale Village Co-Ownership Housing Society Limited

(2) Thomas Harold Halliday and Dorothy Martha Halliday

- 3 There are excepted from the effect of registration all estates, rights, interests, powers and remedies arising upon, or by reason of, any dealing made in breach of the prohibition or restriction against dealings therewith inter vivos contained in the Lease.
- 4 Unless otherwise mentioned the title includes any legal easements granted by the registered lease(s) but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.
- 5 (18.06.2007) 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 (29.07.2019) PROPRIETOR: STEVEN BAUGH and KATE LOUISE BAUGH of 37 Forest Hill Road, Birmingham B26 3TB.
- 2 (29.07.2019) The price stated to have been paid on 28 June 2019 was £97,500.
- 3 (29.07.2019) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a certificate signed by a conveyancer that the conveyancer is satisfied that the person who executed the document submitted for registration as disponor is the same person as the proprietor.

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 28 September 1912 made between (1) Wyrley Edwin George Wyrley Birch (Vendor) (2) Marianne Catherine Cabrera Countess De Morella and (3) Wilfred Harcourt Newey (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 A Conveyance of the land in this title and other land dated 30 March 1967 made between (1) Witton & District Allotments Limited (Vendor) and (2) Templefield (Cost Rent) Housing Society Limited (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 3 The land is subject to rights of drainage and rights in respect of water gas electricity oil and other services.

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 28 September 1912 referred to in the Charges Register:-

AND the Purchaser for himself his heirs executors administrators and assigns hereby COVENANTS with the Vendor his heirs and assigns to the intent and so as to bind the hereditaments hereby conveyed and the successive owners thereof from time to time and their respective estates but not so as to bind personally the Purchaser or any such owner or his estate in respect of anything done or omitted after he or they shall have disposed of the fee simple of the said premises in manner following that is to say:-

1. THAT no hoarding shall be erected on the said land for advertisements not relating to the selling or letting of the property or any part thereof.

2. NOT to use the said land hereby conveyed or any buildings to be erected thereon as or for a Slaughter House or for the trade or business of a Melter of Tallow Tallow Chander Soap Maker Bone Manure Manufacturer Fell Monger Dyer or any other evil smelling trade or business or for the erections of heavy stamping works.
- 2 The following are details of the covenants contained in the Conveyance dated 30 March 1967 referred to in the Charges Register:-

"THE Purchaser for itself and its successors in title owner or owners for the time being of the red land and each and every part thereof and with intent to bind the same into whosoever hands the same may come for the benefit and protection of the blue land and each and every part thereof covenants with the Vendor that the Purchaser and its successors in title will at all times hereafter duly observe and perform the restrictive and other covenants set out hereunder

Schedule of restrictive covenants continued

Not to do or suffer to be done on or about the land hereby conveyed or any part thereof or in or about any building erected or to be erected thereon anything which may be or become a damage nuisance disturbance or annoyance to the Vendor or the owner or occupier for the time being of any part or parts of the land edged blue and the land hatched blue."

NOTE: The blue land referred to adjoins the south west boundary of North Park Road and the land hatched blue comprises 311 to 377 (odd numbers) Brookvale Road and the passage way at the back.

End of register