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Official copy of register of title

Title number WM39419

Edition date 06.12.2012

- This official copy shows the entries on the register of title on 08 JUL 2026 at 17:25:20.
- 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 08 Jul 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 : COVENTRY

- 1 (09.09.1975) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 101 Kensington Road, Coventry (CV5 6GJ).

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 (27.11.2012) PROPRIETOR: RICHARD WILLIAM CLOSE of 21 Dasset Road, Bentley Heath, Solihull, West Midlands B93 8PE and of 101 Kensington Road, Earlsdon, Coventry CV5 6GJ.
- 2 (27.11.2012) The price stated to have been paid on 14 November 2012 was £130,000.

C: Charges Register

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

- 1 A Conveyance dated 1 August 1907 made between (1) John Gulson Burgess and others (2) John William Newcombe and (3) William Higgins contains restrictive stipulations details of which are set out in the schedule hereto.

NOTE: No copy of the covenants to observe the said restrictive stipulations was supplied on first registration.

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 1 August 1907 referred to in the Charges Register

Schedule of restrictive covenants continued

THE FIRST SCHEDULE before referred to Covenants by the Purchaser

- a. That no house or building should be erected unless fronting to Kensington Road aforesaid and set back to a building line 6 feet from such road except as therein mentioned and that the side division fence should consist of iron palisades not more than 4 feet 6 inches in height and the front fences should be erected in accordance with the covenants thereafter contained PROVIDED that the cost should not preclude the erection behind the said building line of any outbuildings intended and suitable for use in connection with any house or building that might have been erected upon the land hereby assured
- b. That no house should be erected on the land thereby assured having a less frontage than 12 feet 6 inches exclusive of any outside passage
- c. That no wall other than a dwarf wall as therein described should be erected abutting on Kensington Road aforesaid
- d. That no house erected thereon should be used for the sale of intoxicating liquors or for any noisy noxious or offensive business
- e. That the said William Higgins his heirs or assigns should at his or their own expense make and for ever after maintain as a back way or so much of the backway thereafter described as lay between the points marked "A" and "B" on the said plan and should also bear half the expense of making and maintaining as a back way so much of the backway shown on the said plan as lay between the points marked "B" and "C" thereon the said W.J.W Newcombe paying the other half but if any damage should be caused to the surface of the said backway or passage by the laying or repairing of drains and pipes thereunder after the surface should have been properly made then the person or persons causing such drainage should make good the same
- f. That the said William Higgins should pay a proportion of the expense of making rewiring and maintaining Kensington Road aforesaid until taken over by the Local Authority as therein mentioned
- g. That no caravan booth show roundabout etc., should be allowed upon any part of the said land and that the said John William Newcombe might lawfully enter to remove the same.

End of register