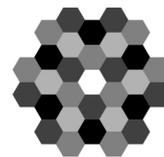


The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.



# Official copy of register of title

Title number WK147835

Edition date 14.01.2019

This official copy shows the entries on the register of title on 26 MAR 2019 at 11:36:01.

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 26 Mar 2019.

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 (16.11.1970) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 121 Hollyfast Road, Coundon, Coventry (CV6 2AE).
- 2 The land had the benefit of a right of way over the land tinted yellow on the filed plan paying a fair proportion of the expense of keeping the same in repair.
- 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 2 October 1936 made between (1) Herbert Clarence Weller and (2) Robert Thomas Shuff in the following terms:-  
  
"TOGETHER with but subject to all other rights of way water light drainage and all other rights or easements or quasi-easements as now used or enjoyed or intended so to be by or against the property hereby conveyed in conjunction with adjoining properties."
- 4 The Conveyance dated 2 October 1936 referred to above contains the following provision:-  
  
"It is hereby declared that the wall and fence on the East side of the property hereby conveyed is a party wall and fence to be repaired and maintained accordingly."

## 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 (23.05.2013) PROPRIETOR: NHS PROPERTY SERVICES LIMITED (Co. Regn. No. 7888110) of 99 Gresham Street, London EC2V 7NG.
- 2 (06.03.1998) The Transfer to the proprietor contains a covenant to 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 20 May 1936 made between (1) Sidney William Clift and Herbert Richard Twist and (2) Herbert Clarence Weller (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 The land tinted mauve on the filed plan is subject to rights of way.

### Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 20 May 1936 referred to in the Charges Register:-

COVENANT by Purchaser to observe and perform covenants restrictions and conditions set out in the First Schedule thereto.

THE FIRST SCHEDULE above referred to

(1) To maintain good and substantial walls or fences on all sides of land first and secondly therein described

(2) Not to erect upon the land thereby conveyed any messuage or buildings at a cost of less than £500 including the value of land upon which the messuage or buildings should be erected

(3) Not to carry on or permit to be carried on upon the said land or in any messuage to be thereon erected thereon any noisy noxious or offensive business trade process of manufacture whatsoever or uses or permit the said premises to be used for a public house Inn Tavern or beershop or otherwise for the sale of malt liquors or spirituous liquors or do or suffer to be done therein any act or thing whatsoever which might be an annoyance or disturbance to the Vendor or their successors in title or their lessees or tenants or other persons in the neighbourhood and not to use or permit the same to be used for any other purpose than that of a private dwellinghouse except for the profession of a Medical Practitioner or Dentist

(4) That every building erected on said land should be set back to a building line fixed by Coventry City Engineer and that no buildings or erections (except projections for bay windows as might be allowed by Vendors and the Local Authority and suitable fences or dwarf walls with posts and chains or palisades therein but such fence or dwarf walls with posts and chains or palisades thereon as aforesaid not to exceed the total height of 4 feet 6 inches from ground level) should be erected between said building line and frontage line.

NOTE 1: The land in this title falls within that secondly described. The front rear and north western boundaries of the land form parts of the boundaries of the said land

NOTE 2: No building line was shown on the copy plan supplied on first registration.

End of register