

Title number WK448237

A: Property Register continued

registered land.

-NOTE: Copy filed under WK498428.

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 (10.02.2009) PROPRIETOR: NUNEATON AND BEDWORTH BOROUGH COUNCIL of Town Hall, Coton Road, Nuneaton, Warwickshire CV11 5AA and of DX16458, Nuneaton.
- 2 (10.02.2009) The Conveyance to the proprietor contains a covenant to observe and perform the covenants in the Conveyance dated 12 July 1938 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 (10.02.2009) The land is subject to rights to use the drains, water, soil, gas and electricity or other services, rainwater gutters and other conducting media therein and ancillary rights of entry.
- 2 (10.02.2009) A Conveyance of the land tinted pink on the title plan and other land dated 31 December 1935 made between (1) Sir Francis Alexander Newdigate Newdegate (Vendor) (2) Joseph Clive Piggott and others (Trustees) and (3) The Mayor Alderman and Burgesses of the Borough of Nuneaton (Corporation) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 3 (10.02.2009) By the Conveyance dated 31 December 1935 referred to above the land tinted pink on the title plan was conveyed subject as follows:-

"subject nevertheless to a Deed of Grant dated the Twenty eighth day of November One thousand nine hundred and Thirty four and made between the Vendor of the one part and Frederick James Deeming and Caroline Helena Deeming of the other part"

NOTE: No further particulars of the Deed dated 28 November 1934 were supplied on first registration.

- 4 (10.02.2009) A Conveyance of the land tinted yellow on the title plan and other land dated 19 May 1937 made between (1) Sir William Francis Stratford Dugdale (Grantor) (2) Stanley Bros. Limited and (3) The Mayor Alderman and Burgesses of the Borough of Nuneaton (Corporation) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 5 (10.02.2009) A Conveyance of the land tinted blue on the title plan and other land dated 12 July 1938 made between (1) Nuneaton Property Company Limited and (2) Constance Pallett contains restrictive covenants.

-NOTE: Original filed under WK263979.

- 6 (10.02.2009) The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto.
- 7 (21.04.2016) A Deed dated 19 April 2016 made between (1) Nuneaton and Bedworth Borough Council and (2) Christine Geddes and Mark Stock rectified the terms of the lease dated 1 July 2014 referred to in the schedule of leases hereto.

-NOTE:-Copy Deed filed under WK240320.

Title number WK448237

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 31 December 1935 referred to in the Charges Register:-

"The Corporation hereby COVENANT with the Vendor with the intent and so as to bind the property hereby conveyed into whosoever hands the same may come for the benefit of the Arbury Estate in the County of Warwick (of which the Vendor is the estate owner) or the part thereof for the time being remaining unsold in manner following that is to say:-

(i) THAT the Corporation will not do or permit or suffer to be done in or upon the property hereby conveyed or in any building for the time being standing thereon any act or thing which may be or grow to be a nuisance or annoyance or injurious to the Vendor or his successors in title or other the owners or occupiers for the time being of the Arbury Estate or the part thereof for the time being remaining unsold.

(ii) THAT the Corporation will forthwith at their own expense and to the satisfaction of the Vendor or his agent for the time being fence off the land hereby conveyed from the adjoining land of the Vendor if and so far as the same is not now fenced off and will at all times hereafter maintain to the like satisfaction all fences between the land hereby conveyed and the said adjoining land of the Vendor."

- 2 The following are details of the covenants contained in the Conveyance dated 19 May 1937 referred to in the Charges Register:-

"(1) FOR the benefit and protection of the adjoining land of the Grantor and so as to bind the land hereby conveyed into whosoever ownership the same shall come but not so as to render the Corporation liable for any breach of this covenant committed after the Corporation shall have parted with all interest in the property hereby conveyed the Corporation hereby covenant with the Grantor (A) that no part of the land hereby conveyed shall at any time hereafter without the consent of the Minister of Health be used for any purpose other than that of either a public pleasure ground or other similar purpose or for the making of a new street and works incident thereto (B) that such public pleasure ground shall not be used in such a manner as to be a nuisance to the adjoining land of the Grantor."

Schedule of notices of leases

- | | | | | |
|---|------------|--|--|----------|
| 1 | 10.02.2009 | Land adjacent to the Jubilee Sports Centre | 28.11.2006
5 years from
28.11.2006 | |
| 2 | 13.08.2015 | allotments edged and numbered 1 in blue | 01.07.2014
from 1.7.2014
to 1.7.2039 | WK479742 |

NOTE 1: The lease comprises also other land.

NOTE 2: See entry in the Charges Register relating to a Deed of Rectification dated 19 April 2016.

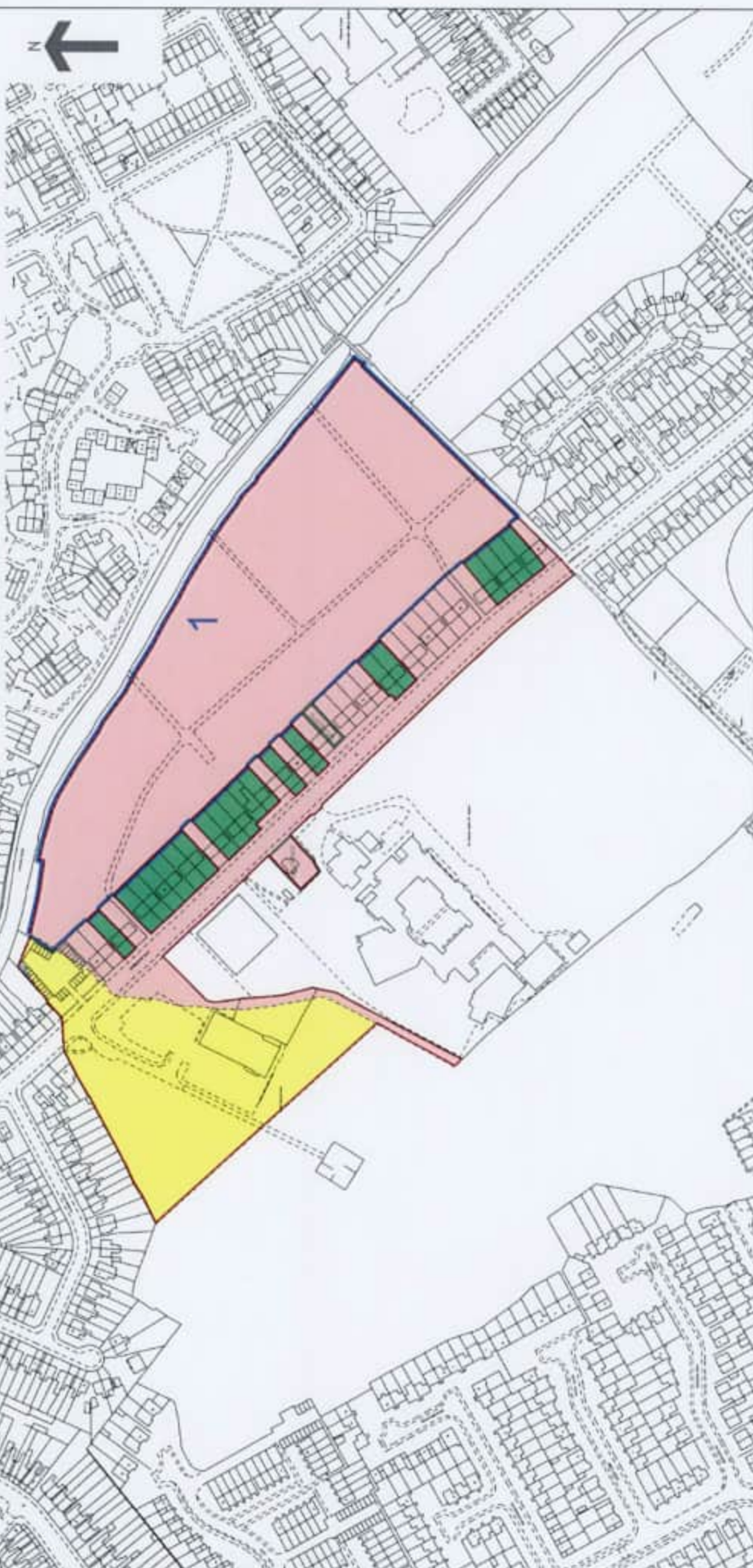
End of register



HM Land Registry
 Current title plan

Title number **WK448237**
 Ordnance Survey map reference **SP3591SW**
 Scale **1:2500** reduced from **1:1250**
 Administrative area **Warwickshire : Nuneaton and Bedworth**

The land tinted green is not included in this title.



This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 09 July 2018 at 15:01:22. 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, Gloucester Office.



Official copy of register of title

Title number WK342561

Edition date 20.10.2009

This official copy shows the entries on the register of title on 28 FEB 2019 at 12:37:07.

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 28 Feb 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, Gloucester Office.

A: Property Register

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

WARWICKSHIRE : NUNEATON AND BEDWORTH

- 1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land lying to the east of Westbury Road, Nuneaton.
- 2 A Conveyance of the land edged yellow on the filed plan and other land dated 29 October 1965 made between (1) British Railways Board (the Board) and (2) Stanley Bros. Limited (Company) contains the following agreement and declaration:-

"IT IS HEREBY AGREED AND DECLARED that (a) there are not included in sale (i) any mines or minerals under the property except in so far as the same were expressly conveyed to the London and North Western Railway Company on the acquisition of the property for the purposes of a railway and are not now vested in the National Coal Board."

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 (08.06.1992) PROPRIETOR: NUNEATON AND BEDWORTH BOROUGH COUNCIL of Council House, Town Hall, Nuneaton, Warks, CV11 5AA and of DX16458, Nuneaton.

C: Charges Register

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

- 1 The land is subject to rights of drainage and rights in respect of water gas electricity and other supply services.
- 2 The parts of the land respectively affected thereby are subject to rights to erect up to the boundaries thereof, rights of support, rights

Title number WK342561

C: Charges Register continued

for eaves, roofs, chimneys, verges, gutters, windows, downspouts, flues and foundations to overhang or underlie, rights to tie into walls and rights of entry for repair and maintenance in respect of dwellinghouses erected on or near the boundaries of adjoining land.

- 3 The parts of the land affected thereby are subject to the following rights granted by a Deed dated 8 November 1989 made between (1) McLean Homes (Midland) Limited (Grantor) and (2) The East Midlands Electricity Board (Grantee):-

"The Grantor as Beneficial Owner hereby grants unto the Grantee FULL RIGHT AND LIBERTY (i) to enter upon break upon and excavate under the Grantor's premises in the position indicated on the plan annexed hereto (hereinafter called "the underground cable land") and to lay place use inspect repair maintain renew replace remove or render unusable electric lines within the meaning of Section 32 of the Electric Lighting Act 1882 therein and thereunder provided that such electric lines shall be laid at a minimum depth of 900 mm from the surface of the Grantor's premises and marker posts to indicate the position of the lines shall be inserted upon completion (ii) to enter upon land of the Grantor adjoining the route of the electric lines as may be necessary for any of the purposes aforesaid and (iii) to enjoy the benefit of support for the electric lines from the subjacent and adjacent land of the Grantor TO HOLD the same unto the Grantee in fee simple as appurtenant to its statutory electricity undertaking".

NOTE: The position of the cable land referred to is shown by a mauve broken line on the filed plan.

- 4 The Deed dated 8 November 1989 referred to above contains covenants details of which are set out in the Schedule of restrictive covenants hereto.
- 5 (08.06.1992) A Transfer of the land in this title dated 3 June 1992 made between (1) McLean Homes Midland Limited (Transferors) and (2) Nuneaton and Bedworth Borough Council (Transferees) contains covenants details of which are set out in the schedule of restrictive covenants hereto.

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Deed dated 8 November 1989 referred to in the Charges Register:-

"THE GRANTOR hereby covenants with the Grantee with the intent and so as to bind the underground cable land into whosoever hands the same may come and for the benefit and protection of the said electric lines and the Grantee's statutory electricity undertaking as follows:-

(a) Not to erect or place any part of any dwellinghouse building structure or other erection or plant or materials on over or within one metre on either side of the route of the said electric lines

(b) Not to do or cause or permit to be done on the underground cable land anything calculated or likely to cause damage or injury to the said electric lines and to take all reasonable precautions to prevent such damage or injury".

NOTE: The position of the cable land referred to is shown by a mauve broken line on the filed plan.

- 2 The following are details of the covenants contained in the Transfer dated 3 June 1992 referred to in the Charges Register:-

"The Transferees hereby covenant with the Transferors so as to benefit the remainder of the land comprised in the above title or any part or parts thereof and so far as to bind the land hereby transferred into whosoever hands the same may come but not so as to render the Transferees personally liable in damages for any breach of a restrictive covenant after he/they shall have parted with all interest in the land hereby transferred that the Transferee will not use the land hereby transferred for any purposes other than open space, public

Title number WK342561

Schedule of restrictive covenants continued

recreation or land drainage and will not erect any buildings on it other than as may be reasonably ancillary to those uses.

The Transferee (with the object and intention of affording to the Transferor a full and sufficient indemnity only) hereby covenants with the Transferor that it and the persons deriving title under it will at all times hereafter observe and perform the covenants contained in the Charges Register of the title above mentioned so far as they relate to or affect the land hereby transferred and are still subsisting and capable of taking effect and will indemnify and keep indemnified the Transferor and its estate and effects from and against all actions claims costs liabilities and demands in respect of any future breach non-observance or non-performance thereof so far as aforesaid"

End of register

H.M. LAND REGISTRY		TITLE NUMBER	
		WK 342561	
ORDNANCE SURVEY PLAN REFERENCE	SP3491	SECTION AA	Scale 1/1250
COUNTY WARWICKSHIRE	NUNEATON AND BEDWORTH DISTRICT		© Crown Copyright



This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 20 September 2018 at 14:51:51. 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, Gloucester Office.



Official copy of register of title

Title number WK355952

Edition date 20.10.2009

This official copy shows the entries on the register of title on 28 FEB 2019 at 12:36:12.

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 28 Feb 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, Gloucester Office.

A: Property Register

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

WARWICKSHIRE : NUNEATON AND BEDWORTH

1 (29.01.1988) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Land lying to the North of Herbert Street, Nuneaton.

2 (29.01.1988) The mines and minerals under the land tinted pink on the filed plan other than clays marls earth loam sand and other like materials together with ancillary rights of working are excepted.

3 The Conveyance dated 29 October 1965 referred to in the Charges Register contains the following provision:-

"IT IS HEREBY AGREED AND DECLARED that (a) there are not included in the sale (i) any mines or minerals under the property except in so far as the same were expressly conveyed to the London and North Western Railway Company on the acquisition of the property for the purpose of a railway and are not now vested in the National Coal Board (ii) any easement or right of light air or support or other easement or right which would restrict or interfere with the free use by the Board or any person deriving title under them for building or any other purpose of any adjoining or neighbouring land of the Board (whether intended to be retained or to be sold by it)."

4 (16.11.1994) The land has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 8 November 1994 referred to in the Charges Register.

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 (16.11.1994) PROPRIETOR: NUNEATON AND BEDWORTH BOROUGH COUNCIL of Town Hall, Coton Road, Nuneaton, Warks. CV11 5AA and of DX16458, Nuneaton.

Title number WK355952

C: Charges Register

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

- 1 (29.01.1988) The land in this title is subject to the following rights granted by a Deed of Easement dated 25 September 1973 made between (1) Downry Building Company Limited (First Grantor) (2) Stanley Brothers Limited (Second Grantor) and (3) Bovis Homes Investments Limited (Company):-

"The second Grantor as Beneficial Owner hereby transfers and grants unto the Company and its successors in title or other the owner or owners or occupiers of the land included or to be included in Title Number WK149671.

(a) The right to enter upon the yellow land for the purpose of connecting into the existing storm water sewer at the point marked B on the said plan.

(b) Full right and liberty to pass water and spoil through the existing storm water sewer the course of which is indicated by a blue line between points B and C on the said plan.

It is hereby agreed and declared that the siting of the easements hereby granted shall be ascertained and exercise thereof shall commence or on before the expiration of Eighty years from the date hereof."

NOTE: The blue line referred to is indicated by a broken blue line on the filed plan so far as it affects the land in this title.

- 2 (02.07.1991) An Agreement dated 24 June 1991 made between (1) Stanley Bros Limited (2) Nuneaton and Bedworth Borough Council and (3) Red Bank Manufacturing Co Limited contains provisions for the Transfer of the Brown Land being the public park land as defined therein to the Council. The said agreement also contains covenants relating to the development of the land in this title.

-NOTE: Copy filed under WK28193.

- 3 A Conveyance of the land tinted yellow on the filed plan and other land dated 29 October 1965 made between (1) British Railways Board (the Board) and (2) Stanley Bros Limited (Company) contains covenants details of which are set out in the schedule of restrictive covenants hereto.

- 4 The land tinted yellow on the filed plan is subject to the rights granted by the Deed of Easement dated 25 September 1973 referred to above.

- 5 (27.11.1992) A Deed dated 20 November 1992 made between (1) Bellway Homes Limited and (2) Nuneaton and Bedworth Borough Council contains provisions for the Transfer of the Brown land being the public park land as defined therein to the council.

The said Deed also contains covenants relating to the development of the land in this title.

-NOTE: Copy filed.

- 6 (16.12.1992) The land is subject to rights of drainage and rights in respect of water gas electricity and other services.

- 7 (03.05.1994) The parts of the land affected thereby are subject to the following rights granted by a Deed dated 15 April 1994 made between (1) Bellway Homes Limited (Grantor) and (2) East Midlands Electricity Plc (Grantee):-

"FULL RIGHT AND LIBERTY (i) to enter upon break open and excavate under the Grantors Premises in the position indicated on the plan annexed hereto (hereinafter called "the underground cable land") and to lay place use inspect repair maintain renew replace remove or render unusable electric lines within the meaning of Section 64 of the Electricity Act 1989 therein and thereunder (ii) to enter upon land of the Grantor adjoining the route of the electric lines as may be necessary for any of the purposes aforesaid and (iii) to enjoy the benefit of support for the electric lines from the subjacent and

Title number WK355952

C: Charges Register continued

adjacent land of the Grantor TO HOLD the same unto the Grantee in fee simple as appurtenant to its statutory electricity undertaking."

The said Deed also contains the following covenants by the Grantor:-

"THE GRANTOR hereby covenants with the Grantee with the intent and so as to bind the underground cable land into whosoever hands the same may come and for the benefit and protection of the said electric lines and the Grantees statutory electricity undertaking as follows:

(a) Not to erect or place any part of any dwellinghouse building structure or other erection or plant or materials on over or within one metre on either side of the route of the said electric lines.

(b) Not to alter by any activity whatsoever the level of the underground cable land which shall remain at the level as exists at the date hereof.

(c) Not to do or cause or permit to be done on the underground cable land anything calculated or likely to cause damage or injury to the said electric lines and to take all reasonable precautions to prevent such damage or injury."

NOTE: The underground cable land referred to is shown by a brown broken line on the filed plan.

- 8 (16.11.1994) A Transfer of the land in this title dated 8 November 1994 made between (1) Bellway Homes Limited and (2) Nuneaton and Bedworth Borough Council contains restrictive covenants.

-NOTE: Original filed.

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 29 October 1965 referred to in the Charges Register:-

"FOR the benefit and protection of such part of the adjoining or neighbouring property of the Board as is capable of being benefited or protected and with intent to bind so far as legally may be itself and its successors in title owners for the time being of the property or any part thereof into whosoever hands the same may come the Company hereby covenants with the Board as follows:-

.....
..

(2) To keep trimmed the herbage on the embankments forming parts of the property and supporting the adjoining public road

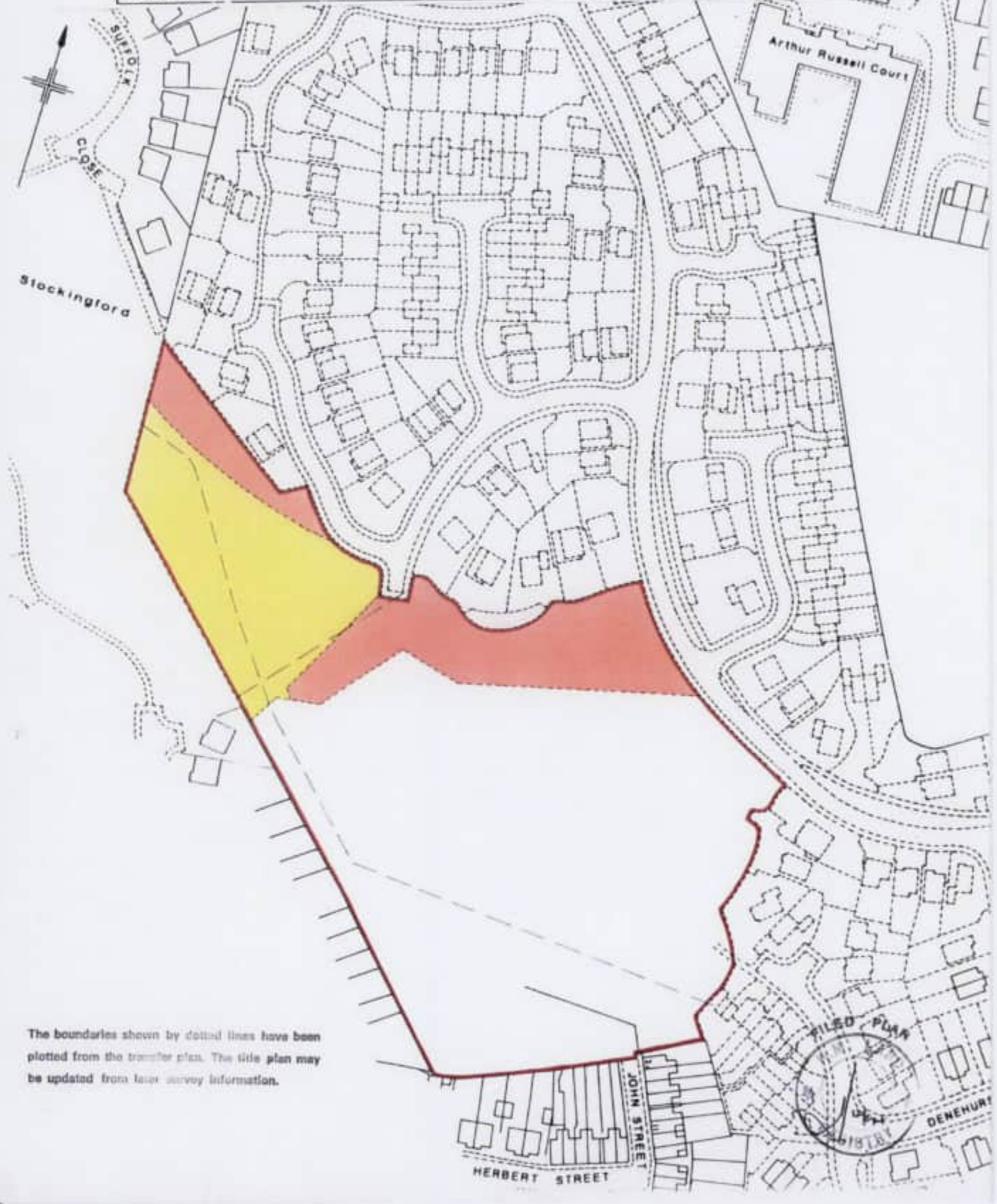
(3) Not to do or permit to be done upon the property or any part thereof anything which may damage or otherwise affect the safety or stability of the said Bridge or the abutments wing walls foundations or footings thereof or the embankment supporting the adjoining public road or any embankments which may be formed upon the property as hereinafter mentioned

(4) Not to do or permit to be done upon the property or any part thereof anything which will or any increase the cost of the exercise by the Board of all or any of the rights in this Conveyance reserved to them

(5) That in case of default by the Company in maintaining the said accommodation works and fences pursuant to the covenants hereinbefore contained to repay to the Board on demand the cost incurred by the Board in carrying out any necessary maintenance to the said accommodation works and fences."

End of register

LMT H.M. LAND REGISTRY		TITLE NUMBER WK 355952	
ORDNANCE SURVEY PLAN REFERENCE	SP 3491 AE		Scale 1/1250
COUNTY WARWICKSHIRE	DISTRICT NUNEATON AND BEDWORTH	© Crown Copyright	



The boundaries shown by dotted lines have been plotted from the transfer plan. This title plan may be updated from later survey information.

FILED PLAN
20 SEP 2018
14:51:18
HM LAND REGISTRY

This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 20 September 2018 at 14:51:18. 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.

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Official copy of register of title

Title number WK447355

Edition date 29.02.2016

This official copy shows the entries on the register of title on 28 FEB 2019 at 12:38:09.

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 28 Feb 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, Gloucester Office.

A: Property Register

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

WARWICKSHIRE : NUNEATON AND BEDWORTH

- 1 (06.01.2009) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Land at Recreation Ground, Tomkinson Road, Nuneaton.
- 2 (06.01.2009) By transfers of adjoining or neighbouring land pursuant to Chapter 1 of Part 1 of the Housing Act 1980 or Part V of the Housing Act 1985 the land in this title has the benefit of and is subject to the easements and other rights prescribed by paragraph 2 of Schedule 2 of the Housing Act 1980 or Schedule 6 of the Housing Act 1985.
- 3 (06.01.2009) Where adjoining or neighbouring land includes joint accessways and pathways, the land in this title has the benefit of the rights of way reserved thereover.
- 4 (29.02.2016) The land edged and numbered in green on the title plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.
- 5 (29.02.2016) The transfers of those parts edged and numbered in green on the title plan which were made pursuant to Part V of the Housing Act 1985 took effect with the benefit of and subject to the easements and other rights prescribed by paragraph 2 of Schedule 6 of that Act.
- 6 (29.02.2016) Where transfers of the parts edged and numbered in green on the title plan include footpaths rights of way on foot only are reserved thereover.

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 (06.01.2009) PROPRIETOR: NUNEATON AND BEDWORTH BOROUGH COUNCIL of Town Hall, Coton Road, Nuneaton, Warwickshire CV11 5AA and of DX16458, Nuneaton.

Title number WK447355

C: Charges Register

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

- 1 (06.01.2009) The land is subject to rights to use the drains, water, soil, gas and electricity or other services, rainwater gutters and other conducting media therein and ancillary rights of entry.
- 2 (06.01.2009) The parts of the land affected thereby are subject to rights of way over any joint accessways included therein.
- 3 (06.01.2009) The footpaths are subject to rights of way on foot only.
- 4 (06.01.2009) The garage forecourts are subject to rights of way.
- 5 (29.02.2016) The land is subject to rights of drainage and rights in respect of water, gas and electricity supply services granted by transfers of the parts edged and numbered green on the title plan.
- 6 (29.02.2016) The footpaths are subject to rights of way on foot only granted by transfers of the parts edged and numbered green on the title plan.

End of register

HM Land Registry
Current title plan

Title number **WK447355**
Ordnance Survey map reference **SP3491NE**
Scale **1:1250**
Administrative area **Warwickshire : Nuneaton and Bedworth**



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This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 20 September 2018 at 14:52:27. 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, Gloucester Office.



Official copy of register of title

Title number WK130458

Edition date 20.10.2009

This official copy shows the entries on the register of title on 28 FEB 2019 at 12:38:58.

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 28 Feb 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, Gloucester Office.

A: Property Register

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

WARWICKSHIRE : NUNEATON AND BEDWORTH

- 1 (06.02.1970) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land lying to the North East of Haunchwood Road.

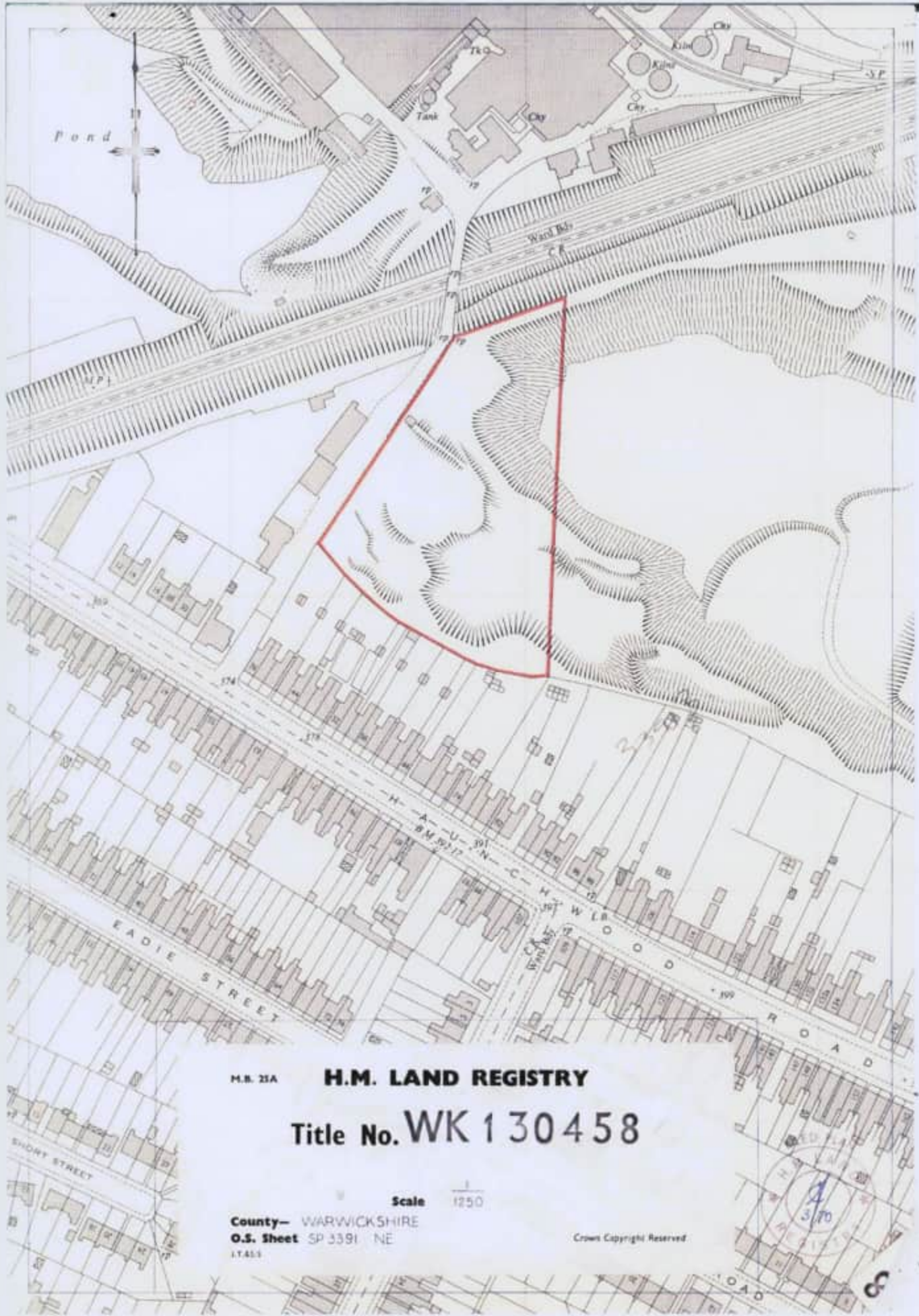
B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (06.02.1970) PROPRIETOR: NUNEATON AND BEDWORTH BOROUGH COUNCIL of The Council House, Nuneaton, Warwickshire and of DX16458, Nuneaton.
- 2 (06.02.1970) RESTRICTION:-Except under an Order of the Registrar no disposition by the proprietor of the land is to be registered unless made in accordance with the Nuneaton Corporation Act 1955 or some other Act or authority.

End of register



M.B. 25A

H.M. LAND REGISTRY

Title No. WK 130458

Scale 1/1250

County - WARWICKSHIRE

O.S. Sheet SP 3391 NE

1:7453

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3/70

This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 20 September 2018 at 14:53:12. 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, Gloucester Office.

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Official copy of register of title

Title number WK447033

Edition date 20.10.2009

This official copy shows the entries on the register of title on 28 FEB 2019 at 12:49:53.

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 28 Feb 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, Gloucester Office.

A: Property Register

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

WARWICKSHIRE : NUNEATON AND BEDWORTH

- 1 (15.12.2008) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Land at Whittleford Park, Haunchwood Road, Nuneaton.

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 (15.12.2008) PROPRIETOR: NUNEATON AND BEDWORTH BOROUGH COUNCIL of Town Hall, Coton Road, Nuneaton, Warwickshire CV11 5AA and of DX16458, Nuneaton.

C: Charges Register

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

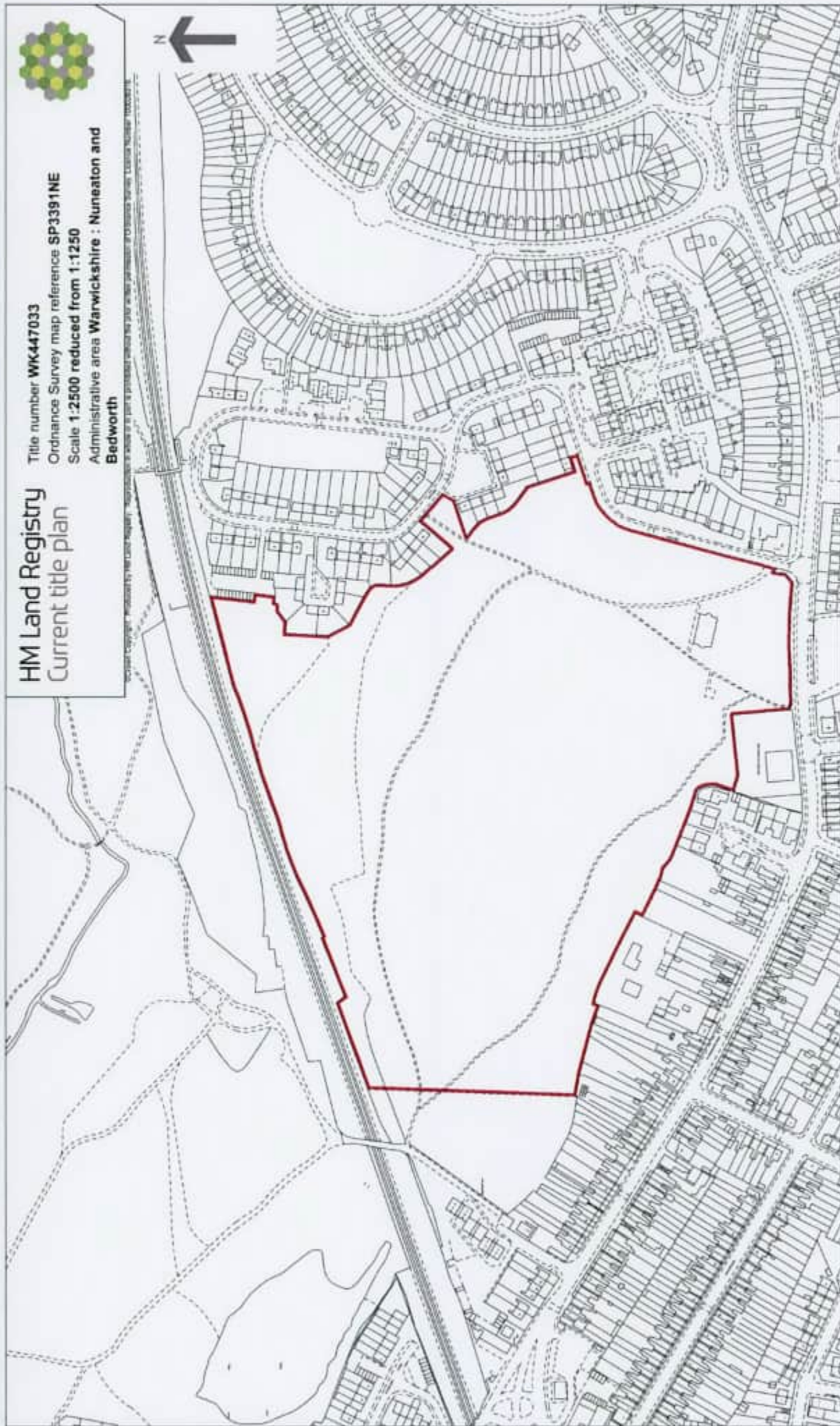
- 1 (15.12.2008) The land is subject to rights to use the drains, water, soil, gas and electricity or other services, rainwater gutters and other conducting media therein and ancillary rights of entry.

End of register



HM Land Registry
Current title plan

Title number **WK447033**
 Ordnance Survey map reference **SP3391NE**
 Scale **1:2500** reduced from **1:1250**
 Administrative area **Warwickshire : Nuneaton and Bedworth**



This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 20 September 2015 at 14:53:50. 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, Gloucester Office.



Official copy of register of title

Title number WK448160

Edition date 20.10.2009

This official copy shows the entries on the register of title on 28 FEB 2019 at 12:39:52.

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 28 Feb 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, Gloucester Office.

A: Property Register

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

WARWICKSHIRE : NUNEATON AND BEDWORTH

- 1 (05.02.2009) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Land on the south side of Marston Lane, Nuneaton.

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 (05.02.2009) PROPRIETOR: NUNEATON AND BEDWORTH BOROUGH COUNCIL of Town Hall, Coton Road, Nuneaton, Warks CV11 5AA and of DX16458, Nuneaton.

End of register

HM Land Registry Current title plan

Title number **WK448160**
Ordnance Survey map reference **SP3587NE**
Scale **1:1250**
Administrative area **Warwickshire : Nuneaton and
Bedworth**



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This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 20 September 2018 at 14:54:21. 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, Gloucester Office.



Official copy of register of title

Title number WK448256

Edition date 06.03.2013

This official copy shows the entries on the register of title on 28 FEB 2019 at 12:40:41.

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 28 Feb 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, Gloucester Office.

A: Property Register

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

WARWICKSHIRE : NUNEATON AND BEDWORTH

- 1 (10.02.2009) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Land on the north side of Marston Lane, Bedworth.
- 2 (06.03.2013) The land edged and numbered in green on the title plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.

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 (10.02.2009) PROPRIETOR: Nuneaton and Bedworth Borough Council of Town Hall, Coton Road, Nuneaton, Warwickshire CV11 5AA and of DX16458, Nuneaton.

C: Charges Register

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

- 1 (10.02.2009) A Conveyance of the land tinted pink on the title plan and other land dated 21 March 1947 made between (1) The Reverend Frederick Nelson Didsbury (Vendor) (2) The Ecclesiastical Commissioners for England (the Commissioners) (3) The Martyrs' Memorial and Church of England Trust (the Patrons) and (4) The Bedworth Urban District Council (the Council) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 (10.02.2009) By the Conveyance dated 21 March 1947 referred to above the land tinted pink on the title plan was conveyed subject as follows:-

Title number WK448256

C: Charges Register continued

"subject to the rights of the Coal Commission under the provisions of the coal Acts 1938 to 1943 and The Coal Industry Nationalization Act 1946 and also subject to all rights of way and water and other easements (if any) affecting the same"

- 3 (10.02.2009) A Conveyance of the land tinted blue on the title plan and other land dated 21 March 1947 made between (1) The Reverend Frederick Nelson Didsbury (Vendor) (2) The Ecclesiastical Commissioners for England (the Commissioners) (3) The Martyrs' Memorial and Church of England Trust (the patrons) and (4) The Bedworth Urban District Council (the council) contains covenants identical with those contained in the Conveyance dated 21 March 1947 referred to above.
- 4 (10.02.2009) By the Conveyance dated 21 March 1947 referred to above the land tinted blue on the title plan was conveyed subject in identical terms to those contained in the Conveyance of the land tinted pink on the title plan and other land referred to above.
- 5 (06.03.2013) The land is subject to the rights granted by a Transfer of the land edged and numbered WK467719 in green on the title plan dated 22 February 2013 made between (1) Nuneaton and Bedworth Borough Council and (2) Johann Nickson and Patricia Nickson.

-NOTE: Copy filed under WK467719.

Schedule of restrictive covenants

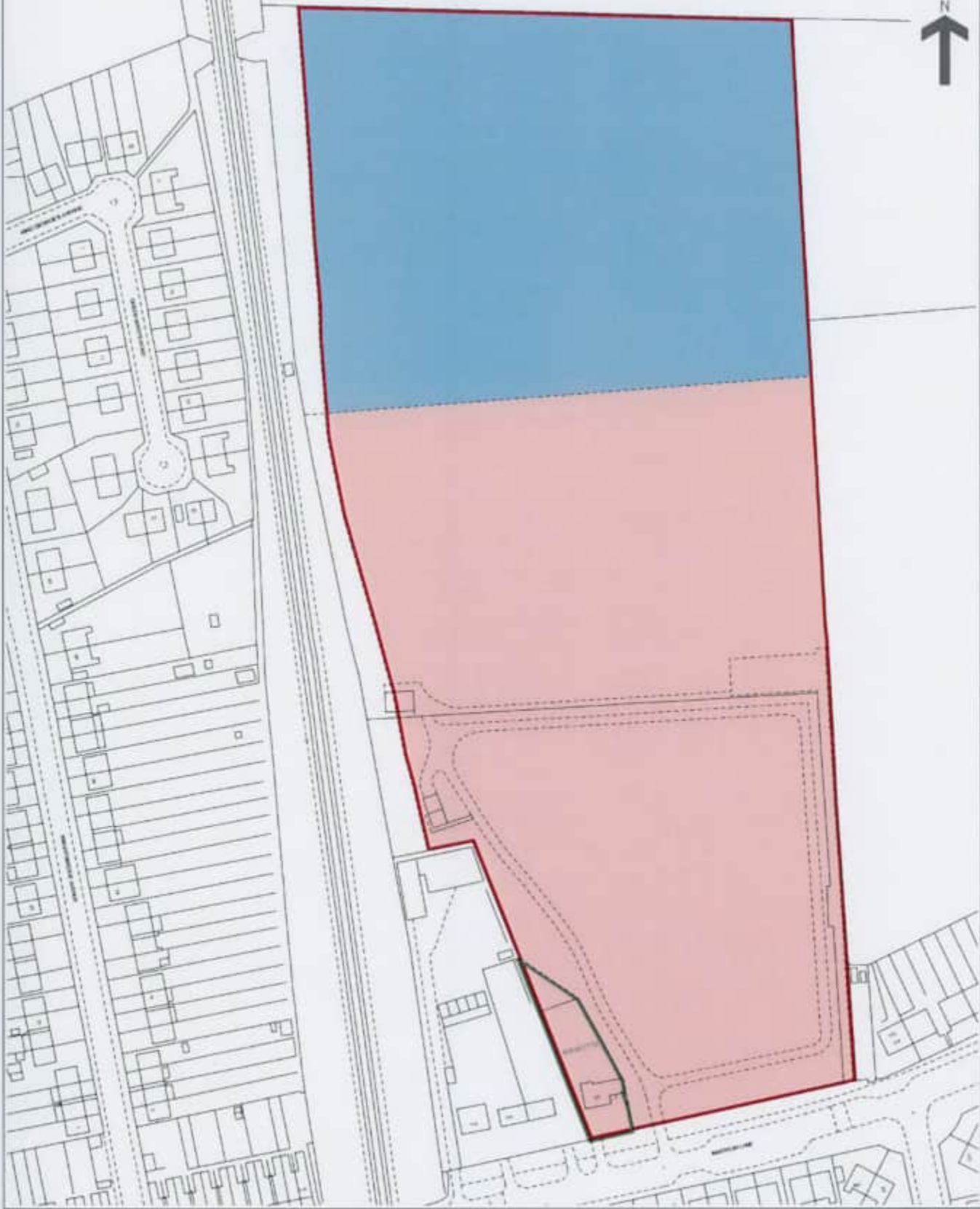
- 1 The following are details of the covenants contained in the Conveyance dated 21 March 1947 referred to in the Charges Register:-

"AND the Council to the intent that the covenants hereinafter contained shall bind the said hereditaments hereinbefore expressed to be hereby conveyed into whosoever hands the same may come for the benefit and protection of the adjoining and neighbouring lands of the Vendor or any part or parts thereof hereby for itself and its successors in title covenants with the Vendor and also by way of separate covenant with the Commissioners that the Council and its successors in title will not do or permit to be done in or upon the land hereby conveyed or any part thereof any act deed or thing or matter that may be or become a nuisance damage annoyance or disturbance to the Vendor or to the owners or occupiers of the neighbouring glebe lands or to the Minister for the time being conducting or the congregation attending Divine Worship in the Parish Church of Bedworth or the Churchyard surrounding the same."

End of register



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



Official copy of register of title

Title number WK246825

Edition date 20.10.2009

This official copy shows the entries on the register of title on 28 FEB 2019 at 12:43:13.

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 28 Feb 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, Gloucester Office.

A: Property Register

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

WARWICKSHIRE : NUNEATON AND BEDWORTH

- 1 (13.03.1978) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Zion Chapel, High Street, Bedworth.

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 (13.03.1978) PROPRIETOR: NUNEATON AND BEDWORTH BOROUGH COUNCIL of Council House, Coton Road, Nuneaton, Warks CV11 5AA and of DX16458, Nuneaton.

C: Charges Register

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

- 1 A Conveyance of the land tinted blue on the filed plan and other land dated 11 December 1848 made between (1) George Whieldon and (2) George Thomas Congreve and others contains the following covenants:-

"The said parties hereto of the second part for themselves their heirs and assigns hereby covenant and each of them for himself his heirs and assigns hereby covenants jointly and severally with the said George Whieldon his heirs and assigns that the said piece or parcel of land or ground intended to be hereby released shall not at any time or times hereafter be used or occupied for any other purpose whatsoever than as a Burial Ground to the said Chapel or Meeting House and as a Road thereto and that no Building whatever except a Wall shall at any time hereafter be erected upon the said piece or parcel of land intended to be hereby released or any part thereof and that they the covenanting parties or some or one of them will make and construct the several drains gutters and Culvert marked upon the said Plan (such Culvert not

Title number WK246825

C: Charges Register continued

being of less diameter than twelve inches) and will at all times hereafter keep the said Culvert in proper repair and will cleanse the same as often as occasion shall require it being expressly understood that the said George Whieldon his heirs and assigns will at all times hereafter keep the several Drains and gutters running through or over the hereditaments belonging to him in good repair and thoroughly cleansed."

NOTE: The Culvert referred to is shown by a blue broken line on the filed plan.

- 2 The land is subject to the following rights granted by a Transfer of land lying to the north dated 29 March 1985 made between (1) The Warwickshire County Council and (2) Nuneaton and Bedworth Borough Council:-

"The red land is hereby transferred together with the following rights as appurtenant thereto:-

The right for the County Council and its successors in title to the free and uninterrupted passage and running of water soil gas and electricity from and to the red land and any buildings now or hereafter to be erected thereon through the sewers drains and watercourses gas and electricity pipes cables and wires or any other media now laid or at any time hereafter during the period of 21 years from the date hereof to be laid in or under the adjoining or neighbouring land of the Borough Council and also the right to lay and construct new sewers drains gas and water pipes and other pipes and electrical conduits thereunder in the approximate positions shown on Plans Nos. 2 and 3 annexed hereto and to use the same when laid together with all necessary rights of entry and any other easements rights and privileges proper for laying making connections cleansing repairing and renewing the same doing as little damage as possible to the land entered upon and making good the surface without unnecessary delay at the expense of the County Council or its successors in title and making compensation for any damage done or occasioned by the exercise of this power and paying according to use a fair proportion of the expense of maintaining repairing and renewing the said sewers drains watercourses pipes cables and wires or any other media."

-NOTE: Copy plans filed under WK290066.

- 3 The land is subject to the rights granted by a Deed dated 13 July 1994 made between (1) The Warwickshire County Council and (2) Nuneaton and Bedworth Borough Council. By the said Deed part of the right of way reserved by the Transfer dated 29 March 1985 referred to above was released as therein mentioned.

-NOTE: Original filed under WK126696.

- 4 (09.12.2005) The parts of the land affected thereby are subject to the rights granted by a Deed dated 13 September 2005 made between (1) Nuneaton and Bedworth Borough Council and (2) Central Networks East Plc.

The said Deed also contains restrictive covenants by the grantor.

-NOTE: Copy filed under WK126696.

End of register

H.M. LAND REGISTRY		TITLE NUMBER		
		WK 246825		
ORDNANCE SURVEY PLAN REFERENCE	COUNTY	SHEET	NATIONAL GRID	SECTION
	WARWICKSHIRE		SP 3586	F
Scale: 1/1250	NUNEATON DISTRICT		© Crown Copyright 1969.	



This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 18 October 2018 at 16:18:49. 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, Gloucester Office.



Official copy of register of title

Title number WK448601

Edition date 21.10.2009

This official copy shows the entries on the register of title on 28 FEB 2019 at 12:42:29.

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 28 Feb 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, Gloucester Office.

A: Property Register

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

WARWICKSHIRE : NUNEATON AND BEDWORTH

- 1 (24.02.2009) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being land on the north-west side of Rye Piece Ringway, Bedworth.

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 (24.02.2009) PROPRIETOR: NUNEATON AND BEDWORTH BOROUGH COUNCIL of Town Hall, Coton Road, Nuneaton, Warwickshire CV11 5AA and of DX16458, Nuneaton.

C: Charges Register

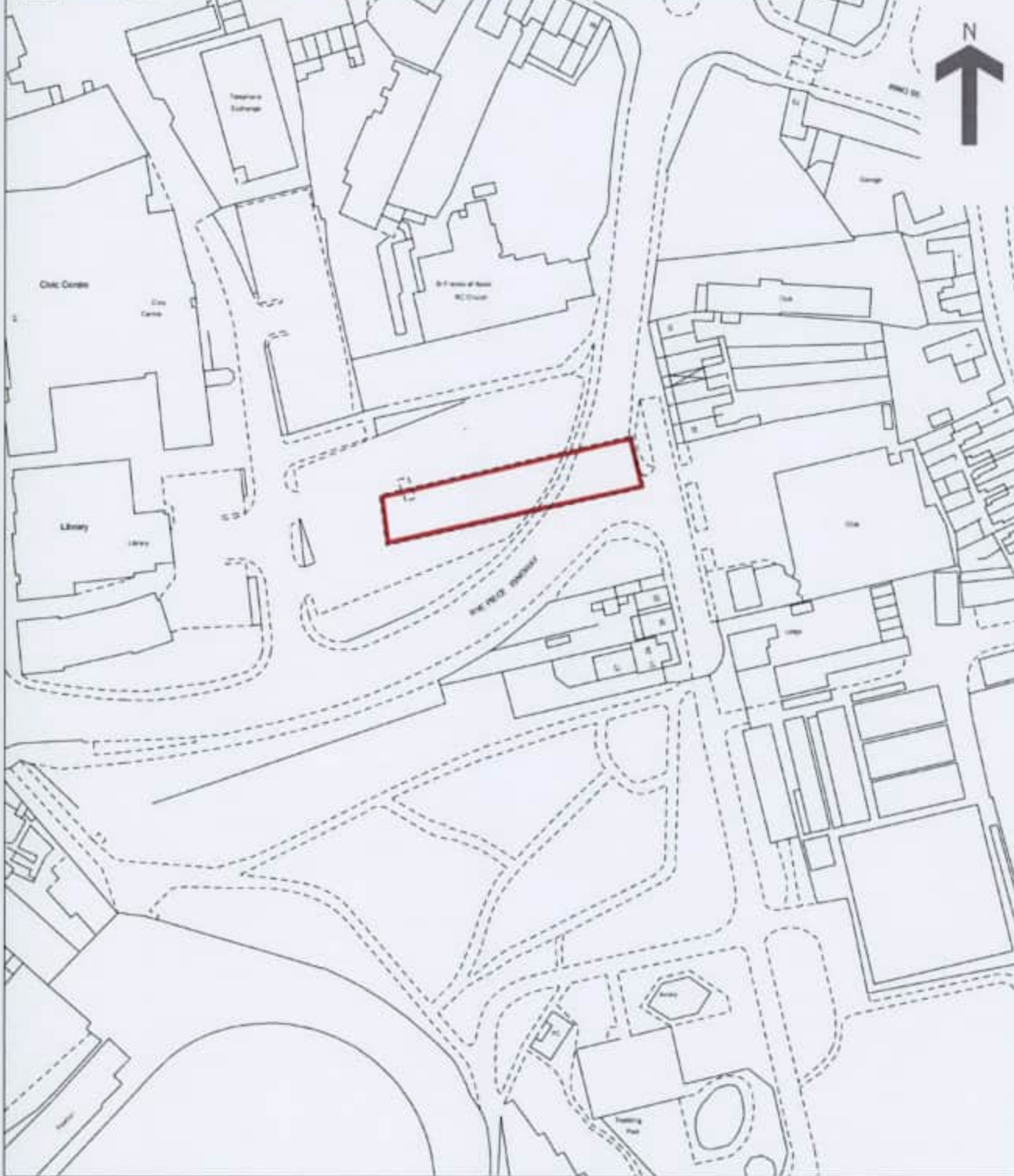
This register contains any charges and other matters that affect the land.

- 1 (24.02.2009) The land is subject to rights to use the drains, water, soil, gas and electricity or other services, rainwater gutters and other conducting media therein and ancillary rights of entry.

End of register



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This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 18 October 2018 at 15:52:14. 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, Gloucester Office.



Official copy of register of title

Title number WK448876

Edition date 07.06.2017

This official copy shows the entries on the register of title on 28 FEB 2019 at 12:41:50.

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 28 Feb 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, Gloucester Office.

A: Property Register

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

WARWICKSHIRE : NUNEATON AND BEDWORTH

- 1 (09.03.2009) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Land lying to the east of High Street, Bedworth.

NOTE: The land tinted green on the title plan is not included in the title.

- 2 (09.03.2009) The parts of the land affected thereby have the benefit of but are subject to such rights of way, water, sewerage and all other rights and easements or quasi easements (if any) as mentioned in the following Conveyances:-

1. A Conveyance dated 30 January 1960 made between (1) Riley Senior and (2) Bedworth Urban District Council.

2. A Conveyance dated 30 January 1960 made between (1) Cyril Smith and Dorothy Smith and (2) Bedworth Urban District Council.

3. A Conveyance dated 29 November 1960 made between (1) Beatrice Mary Twigger and Bedworth Urban District Council.

4. A Conveyance dated 18 June 1960 made between (1) Arthur Thomas Bucknall and (2) Bedworth Urban District Council.

5. A Conveyance dated 3 July 1961 made between (1) Gladys Violet Stinson and (2) Bedworth Urban District Council.

6. A Conveyance dated 9 June 1962 made between (1) Alfred Randle and others and (2) Bedworth Urban District Council.

-Note Copy Conveyances filed.

- 3 (09.03.2009) The land tinted pink on the title plan has the benefit of the rights granted by but is subject to the rights reserved by a Conveyance thereof and other land dated 27 May 1958 made between (1) Norman Frederick Richards and Robert Arnold Smith and (2) Bedworth Urban District Council.

-NOTE:-Copy filed.

Title number WK448876

A: Property Register continued

- 4 (07.06.2017) The land edged and numbered in green on the title plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.

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 (09.03.2009) PROPRIETOR: NUNEATON AND BEDWORTH BOROUGH COUNCIL of Town Hall, Coton Road, Nuneaton, Warwickshire CV11 5AA and of DX16458, Nuneaton.

C: Charges Register

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

- 1 (09.03.2009) The parts of the land affected thereby are subject to the following rights granted by a Deed of Exchange dated 29 March 1985 made between (1) The Warwickshire County Council and (2) Nuneaton and Bedworth Borough Council:-

"The red land is hereby transferred together with the following rights as appurtenant thereto:-

(i) A right of way for the County Council and its successors in title (in common with the Borough Council and its successors in title and all others entitled to a similar right) at all times for all purposes over and along the land coloured brown on Plan Nos 1 and 2 annexed hereto and (to avoid doubt pending adoption for or on behalf of the highway authority) for all purposes on foot only over and along the land shown coloured brown and hatched black on Plan No. 1 annexed hereto

(ii) The right for the County Council and its successors in title to the free and uninterrupted passage and running of water soil gas and electricity from and to the red land and any buildings now or hereafter to be erected thereon through the sewers drains and watercourses gas and electricity pipes cables and wires or any other media now laid or at any time hereafter during the period of 21 years from the date hereof to be laid in or under the adjoining or neighbouring land of the Borough Council and also the right to lay and construct new sewers drains gas and water pipes and other pipes and electrical conduits thereunder in the approximate positions shown on Plans Nos 2 and 3 annexed hereto and to use the same when laid together with all necessary rights of entry and any other easements rights and privileges proper for laying making connections cleansing repairing and renewing the same doing as little damage as possible to the land entered upon and making good the surface without unnecessary delay at the expense of the County Council or its successors in title and making compensation for any damage done or occasioned by the exercise of this power and paying according to use a fair proportion of the expense of maintaining repairing and renewing the said sewers drains watercourses pipes cables and wires or any other media

~NOTE: Copy plans filed under WK290066.

- 2 (09.03.2009) The parts of the land affected thereby are subject to the rights granted by a Deed dated 13 September 2005 made between (1) Nuneaton and Bedworth Borough Council and (2) Central Networks East Plc.

The said Deed also contains restrictive covenants by the grantor.

~NOTE:-Copy filed under WK126696.

Title number WK448876

End of register



Official copy of register of title

Title number WK448511

Edition date 21.10.2009

This official copy shows the entries on the register of title on 28 FEB 2019 at 12:54:33.

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 28 Feb 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, Gloucester Office.

A: Property Register

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

WARWICKSHIRE : NUNEATON AND BEDWORTH

- 1 (20.02.2009) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Land on the east side of Park Road, Bedworth.

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 (20.02.2009) PROPRIETOR: NUNEATON AND BEDWORTH BOROUGH COUNCIL of Town Hall, Coton Road, Nuneaton, Warwickshire CV11 5AA and of DX16458, Nuneaton.

End of register

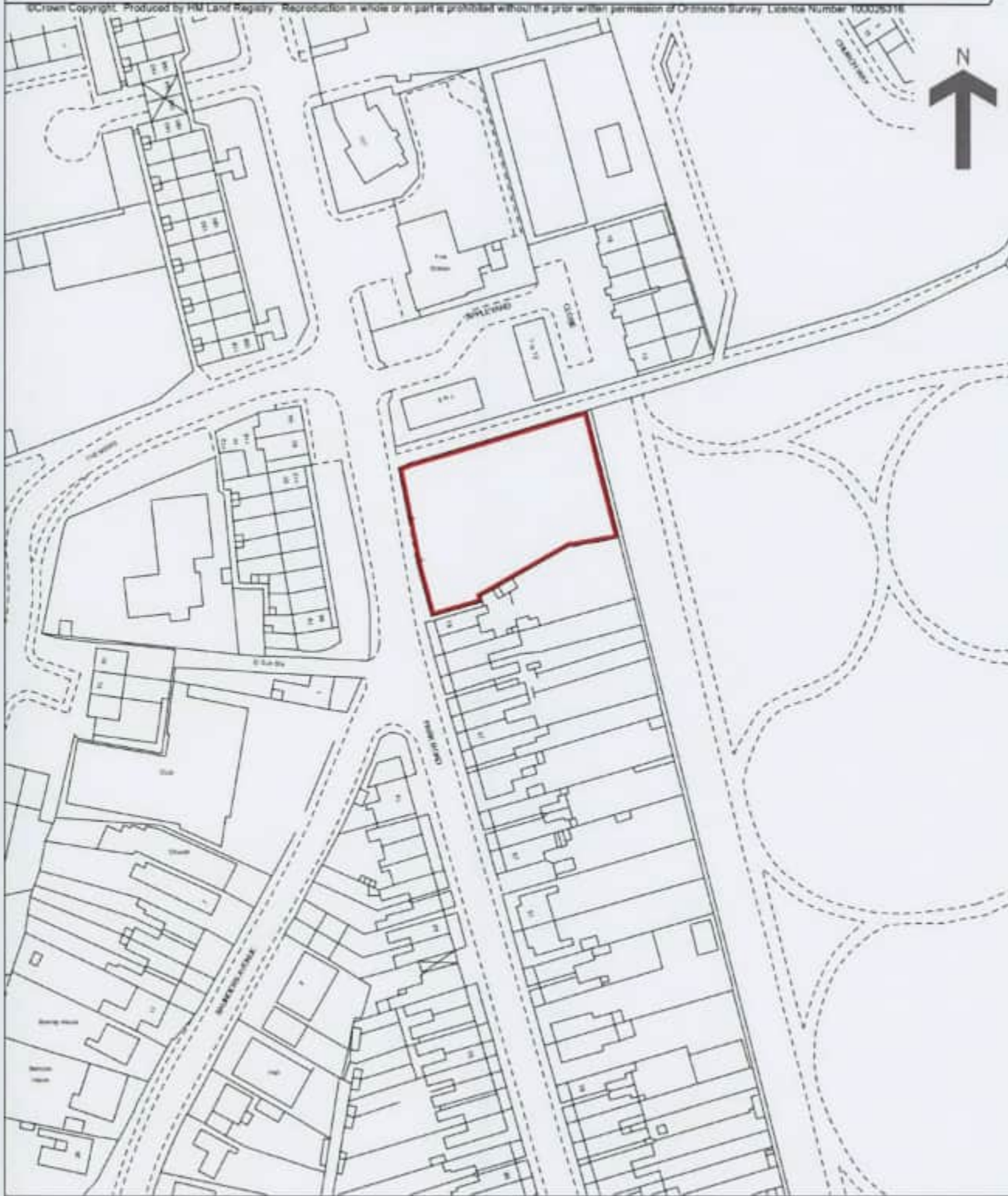
HM Land Registry Current title plan

Title number **WK448511**
Ordnance Survey map reference **SP3586NE**
Scale **1:1250**
Administrative area **Warwickshire : Nuneaton and
Bedworth**



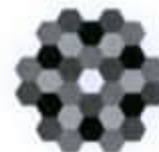
354

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This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 18 October 2018 at 15:53:41. 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, Gloucester Office.



Official copy of register of title

Title number WK448624

Edition date 24.03.2017

This official copy shows the entries on the register of title on 28 FEB 2019 at 12:55:40.

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 28 Feb 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, Gloucester Office.

A: Property Register

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

WARWICKSHIRE : NUNEATON AND BEDWORTH

- 1 (25.02.2009) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being land to the south of Barnacle Lane, Bulkington, Bedworth (CV12 9RJ).
- 2 (25.02.2009) By transfers of adjoining or neighbouring land pursuant to Chapter 1 of Part 1 of the Housing Act 1980 or Part V of the Housing Act 1985 the land in this title has the benefit of and is subject to the easements and other rights prescribed by paragraph 2 of Schedule 2 of the Housing Act 1980 or Schedule 6 of the Housing Act 1985.

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 (25.02.2009) PROPRIETOR: NUNEATON AND BEDWORTH BOROUGH COUNCIL of Town Hall, Coton Road, Nuneaton, Warwickshire CV11 5AA and of DX16458, Nuneaton.

C: Charges Register

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

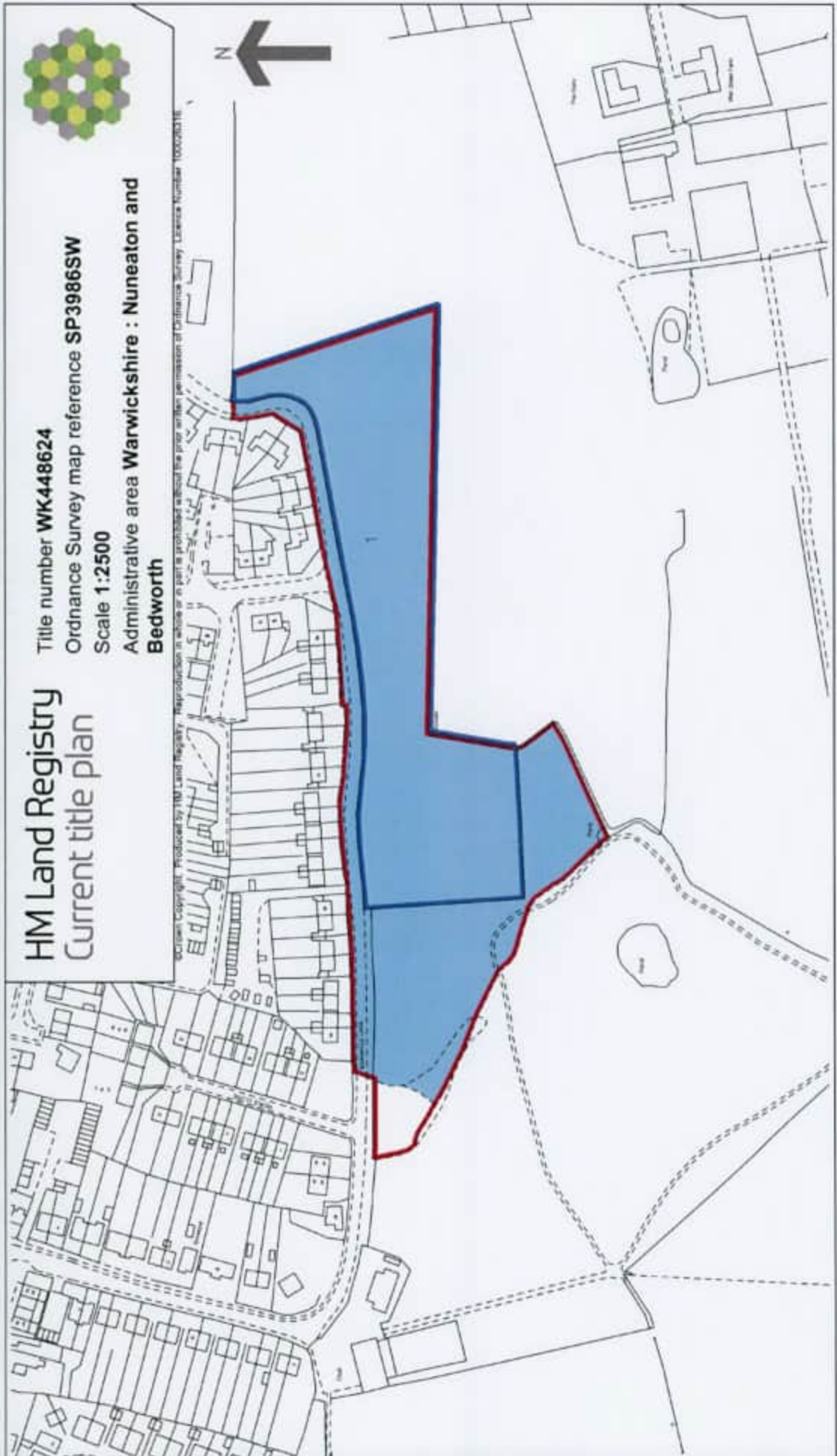
- 1 (25.02.2009) The land is subject to rights to use the drains, water, soil, gas and electricity or other services, rainwater gutters and other conducting media therein and ancillary rights of entry.
- 2 (25.02.2009) The footpaths are subject to rights of way on foot only.
- 3 (25.02.2009) The land is subject to the rights granted by a Conveyance of the land tinted blue on the title plan and other land dated 4 July 1947 made between (1) Emma Frankton Farndon and (2) The Urban District Council of Bedworth.

HM Land Registry Current title plan

Title number **WK448624**
Ordnance Survey map reference **SP3986SW**
Scale **1:2500**
Administrative area **Warwickshire : Nuneaton and Bedworth**



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This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 20 September 2018 at 14:56:20. 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, Gloucester Office.



Official copy of register of title

Title number WK448611

Edition date 21.10.2009

This official copy shows the entries on the register of title on 28 FEB 2019 at 12:56:27.

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 28 Feb 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, Gloucester Office.

A: Property Register

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

WARWICKSHIRE : NUNEATON AND BEDWORTH

- 1 (25.02.2009) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being land at Barnacle Lane, Bulkington, Bedworth (CV12 9RJ).
- 2 (25.02.2009) By transfers of adjoining or neighbouring land pursuant to Chapter 1 of Part 1 of the Housing Act 1980 or Part V of the Housing Act 1985 the land in this title has the benefit of and is subject to the easements and other rights prescribed by paragraph 2 of Schedule 2 of the Housing Act 1980 or Schedule 6 of the Housing Act 1985.

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

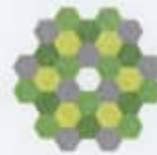
- 1 (25.02.2009) PROPRIETOR: NUNEATON AND BEDWORTH BOROUGH COUNCIL of Town Hall, Coton Road, Nuneaton, Warwickshire CV11 5AA and of DX16458, Nuneaton.

C: Charges Register

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

- 1 (25.02.2009) The land is subject to rights to use the drains, water, soil, gas and electricity or other services, rainwater gutters and other conducting media therein and ancillary rights of entry.
- 2 (25.02.2009) The footpaths are subject to rights of way on foot only.

End of register



This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 20 September 2018 at 14:55:48. 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, Gloucester Office.



Official copy of register of title

Title number WK448510

Edition date 21.10.2009

This official copy shows the entries on the register of title on 28 FEB 2019 at 12:57:11.

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 28 Feb 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, Gloucester Office.

A: Property Register

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

WARWICKSHIRE : NUNEATON AND BEDWORTH

- 1 (20.02.2009) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being land at Eustace Road, Bulkington, Bedworth (CV12 9RG).
- 2 (20.02.2009) By transfers of adjoining or neighbouring land pursuant to Chapter 1 of Part 1 of the Housing Act 1980 or Part V of the Housing Act 1985 the land in this title has the benefit of and is subject to the easements and other rights prescribed by paragraph 2 of Schedule 2 of the Housing Act 1980 or Schedule 6 of the Housing Act 1985.

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 (20.02.2009) PROPRIETOR: NUNEATON AND BEDWORTH BOROUGH COUNCIL of Town Hall, Coton Road, Nuneaton, Warwickshire CV11 5AA and of DX16458, Nuneaton.

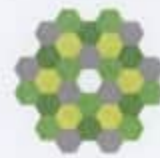
C: Charges Register

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

- 1 (20.02.2009) The land is subject to rights to use the drains, water, soil, gas and electricity or other services, rainwater gutters and other conducting media therein and ancillary rights of entry.
- 2 (20.02.2009) The parts of the land affected thereby are subject to rights of way over any joint accessways included therein.
- 3 (20.02.2009) The footpaths are subject to rights of way on foot only.

HM Land Registry Current title plan

Title number **WK448510**
Ordnance Survey map reference **SP3986SE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Warwickshire : Nuneaton and
Bedworth**



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This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 20 September 2018 at 14:56:52. 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, Gloucester Office.



Official copy of register of title

Title number WK448500

Edition date 21.10.2009

This official copy shows the entries on the register of title on 28 FEB 2019 at 12:58:28.

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The date at the beginning of an entry is the date on which the entry was made in the register.

Issued on 28 Feb 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, Gloucester Office.

A: Property Register

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

WARWICKSHIRE : NUNEATON AND BEDWORTH

- 1 (19.02.2009) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being land at Brewer Road, Bulkington, Bedworth.
- 2 (19.02.2009) By transfers of adjoining or neighbouring land pursuant to Chapter 1 of Part 1 of the Housing Act 1980 or Part V of the Housing Act 1985 the land in this title has the benefit of and is subject to the easements and other rights prescribed by paragraph 2 of Schedule 2 of the Housing Act 1980 or Schedule 6 of the Housing Act 1985.

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 (19.02.2009) PROPRIETOR: NUNEATON AND BEDWORTH BOROUGH COUNCIL of Town Hall, Coton Road, Nuneaton, Warwickshire CV11 5AA and of DX16458, Nuneaton.

C: Charges Register

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

- 1 (19.02.2009) The land is subject to rights to use the drains, water, soil, gas and electricity or other services, rainwater gutters and other conducting media therein and ancillary rights of entry.
- 2 (19.02.2009) The footpaths are subject to rights of way on foot only.

End of register

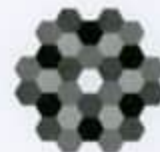
HM Land Registry Current title plan

Title number **WK448500**
Ordnance Survey map reference **SP3986SE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Warwickshire : Nuneaton and
Bedworth**



This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 20 September 2018 at 14:57:20. 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, Gloucester Office.



Official copy of register of title

Title number WK449849

Edition date 22.10.2009

This official copy shows the entries on the register of title on 28 FEB 2019 at 13:00:24.

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 28 Feb 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, Gloucester Office.

A: Property Register

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

WARWICKSHIRE : NUNEATON AND BEDWORTH

- 1 (21.04.2009) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being recreation ground, Bedworth Road, Bulkington, Bedworth (CV12 9PZ).
- 2 (21.04.2009) The land has the benefit of the rights granted by but is subject to the rights reserved by the Conveyance dated 24 December 1923 referred to in the Charges Register.

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 (21.04.2009) PROPRIETOR: NUNEATON AND BEDWORTH BOROUGH COUNCIL of Town Hall, Coton Road, Nuneaton, Warwickshire CV11 5AA and of DX16458, Nuneaton.

C: Charges Register

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

- 1 (21.04.2009) A Conveyance of the land in this title and other land dated 24 December 1923 made between (1) Richard Nathaniel Woodward and (2) The Urban District Council Of Bulkington contains restrictive covenants.

-NOTE: Copy filed.

End of register

HM Land Registry Current title plan

Title number **WK449849**
Ordnance Survey map reference **SP3886NE**
Scale **1:2500**
Administrative area **Warwickshire : Nuneaton and
Bedworth**



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This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 20 September 2018 at 14:57:51. 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, Gloucester Office.



Official copy of register of title

Title number WK439320

Edition date 10.01.2012

This official copy shows the entries on the register of title on 28 FEB 2019 at 13:01:16.

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 28 Feb 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, Gloucester Office.

A: Property Register

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

WARWICKSHIRE : NUNEATON AND BEDWORTH

- 1 (14.11.2007) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Land on the south west side of Queen Elizabeth Road, Nuneaton.
- 2 (14.11.2007) The mines and minerals together with ancillary powers of working are excepted with provision for compensation in the event of damage caused thereby.

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 (14.11.2007) PROPRIETOR: Nuneaton and Bedworth Borough Council of Town Hall, Coton Road, Nuneaton, Warwickshire CV11 5AA and of DX16458, Nuneaton.
- 2 (10.01.2012) RESTRICTION: No disposition of the part of the registered estate shown tinted pink on the title plan 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 (10.01.2012) RESTRICTION: No disposition of the part of the registered estate shown tinted pink on the title plan by the proprietor of the registered estate to which section 36 or section 38 of the Charities Act 1993 applies is to be registered unless the instrument contains a certificate complying with section 37(2) or section 39(2) of that Act as appropriate.

C: Charges Register

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

Title number WK439320

- 1 (14.11.2007) Any parts of the land affected thereby are subject to the rights granted by a Deed of Grant dated 23 January 1967 made between (1) The Mayor Aldermen and Burgesses of the Borough of Nuneaton and (2) West Midlands Gas Board to lay an eight inch high pressure gas main.

NOTE: No further particulars of the above deed were supplied on First Registration.

- 2 (14.11.2007) The land is subject to the rights granted by a Deed of Grant dated 18 June 2007 made between (1) Nuneaton and Bedworth Borough Council and (2) Severn Trent Water Limited.

The said Deed also contains restrictive covenants by the grantor.

-NOTE: Copy filed.

- 3 (14.11.2011) An Agreement dated 10 November 2011 made between (1) Warwickshire County Council (2) Nuneaton and Bedworth Borough Council (3) BDW Trading Limited and (4) National House Building Council relates to the construction maintenance and adoption of estate roads.

The said Deed also contains restrictive conditions.

-NOTE: Copy filed under WK447606.

End of register

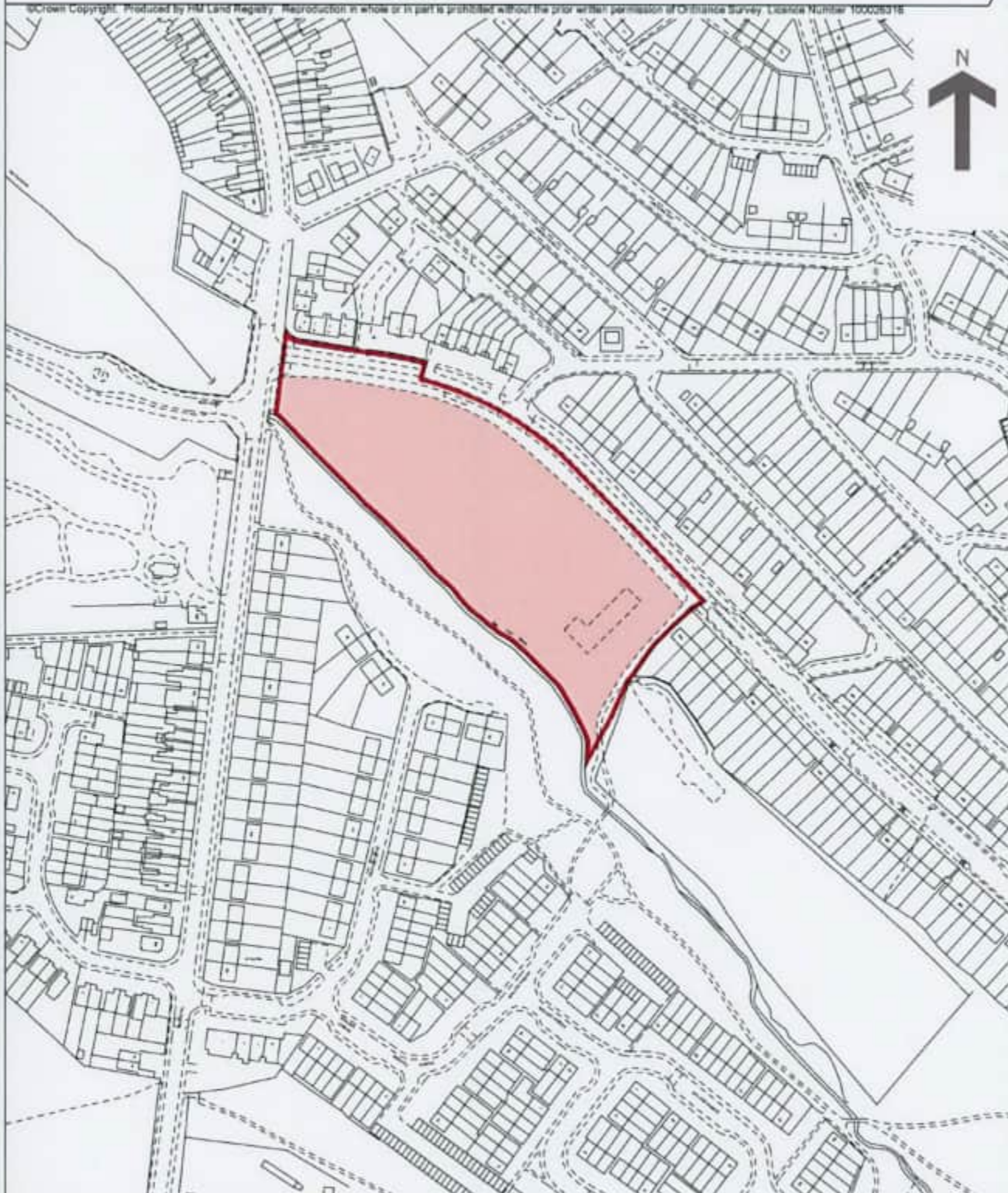
HM Land Registry Current title plan

Title number **WK439320**
Ordnance Survey map reference **SP3392NW**
Scale **1:2500 reduced from 1:1250**
Administrative area **Warwickshire : Nuneaton and
Bedworth**



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This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 20 September 2018 at 14:58:28. 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, Gloucester Office.

[page]



Official copy of register of title

Title number WK448197

Edition date 21.10.2009

This official copy shows the entries on the register of title on 28 FEB 2019 at 13:02:27.

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 28 Feb 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, Gloucester Office.

A: Property Register

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

WARWICKSHIRE : NUNEATON AND BEDWORTH

- 1 (06.02.2009) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Land on the south east side of Green Lane, Nuneaton.
- 2 (06.02.2009) As to the part tinted pink on the title plan the mines and minerals are excepted.
- 3 (06.02.2009) By transfers of adjoining or neighbouring land pursuant to Chapter 1 of Part 1 of the Housing Act 1980 or Part V of the Housing Act 1985 the land in this title has the benefit of and is subject to the easements and other rights prescribed by paragraph 2 of Schedule 2 of the Housing Act 1980 or Schedule 6 of the Housing Act 1985.

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 (06.02.2009) PROPRIETOR: NUNEATON AND BEDWORTH BOROUGH COUNCIL of Town Hall, Coton Road, Nuneaton, Warwickshire CV11 5AA and of DX16458, Nuneaton.

C: Charges Register

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

- 1 (06.02.2009) The land is subject to rights to use the drains, water, soil, gas and electricity or other services, rainwater gutters and other conducting media therein and ancillary rights of entry.
- 2 (06.02.2009) The land is subject to the rights contained in a Conveyance dated 17 March 1939 made between (1) Harry Watkins and Frederick Guy Beauchamp and (2) Nuneaton Corporation.

Title number WK448197

C: Charges Register continued

-NOTE: Copy filed under WK448015.

End of register

HM Land Registry
Current title plan

Title number **WK448197**
Ordnance Survey map reference **SP3393SE**
Scale **1:1250**
Administrative area **Warwickshire : Nuneaton and Bedworth**



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This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 20 September 2018 at 14:59:09. 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, Gloucester Office.



Official copy of register of title

Title number WK448093

Edition date 21.10.2009

This official copy shows the entries on the register of title on 28 FEB 2019 at 13:03:10.

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 28 Feb 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, Gloucester Office.

A: Property Register

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

WARWICKSHIRE : NUNEATON AND BEDWORTH

- 1 (03.02.2009) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Land lying on the east side of Ramsden Avenue, Nuneaton.
- 2 (03.02.2009) As to the part tinted pink on the title plan the mines and minerals are excepted.

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 (03.02.2009) PROPRIETOR: NUNEATON AND BEDWORTH BOROUGH COUNCIL of Town Hall, Coton Road, Nuneaton, Warwickshire CV11 5AA and of DX16458, Nuneaton.

C: Charges Register

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

- 1 (03.02.2009) The land is subject to rights to use the drains, water, soil, gas and electricity or other services, rainwater gutters and other conducting media therein and ancillary rights of entry.
- 2 (03.02.2009) The land is subject to the rights contained in a Conveyance dated 17 March 1939 made between (1) Harry Watkins and Frederick Guy Beauchamp and (2) Nuneaton Corporation.

-NOTE: Copy filed under WK448015.

End of register

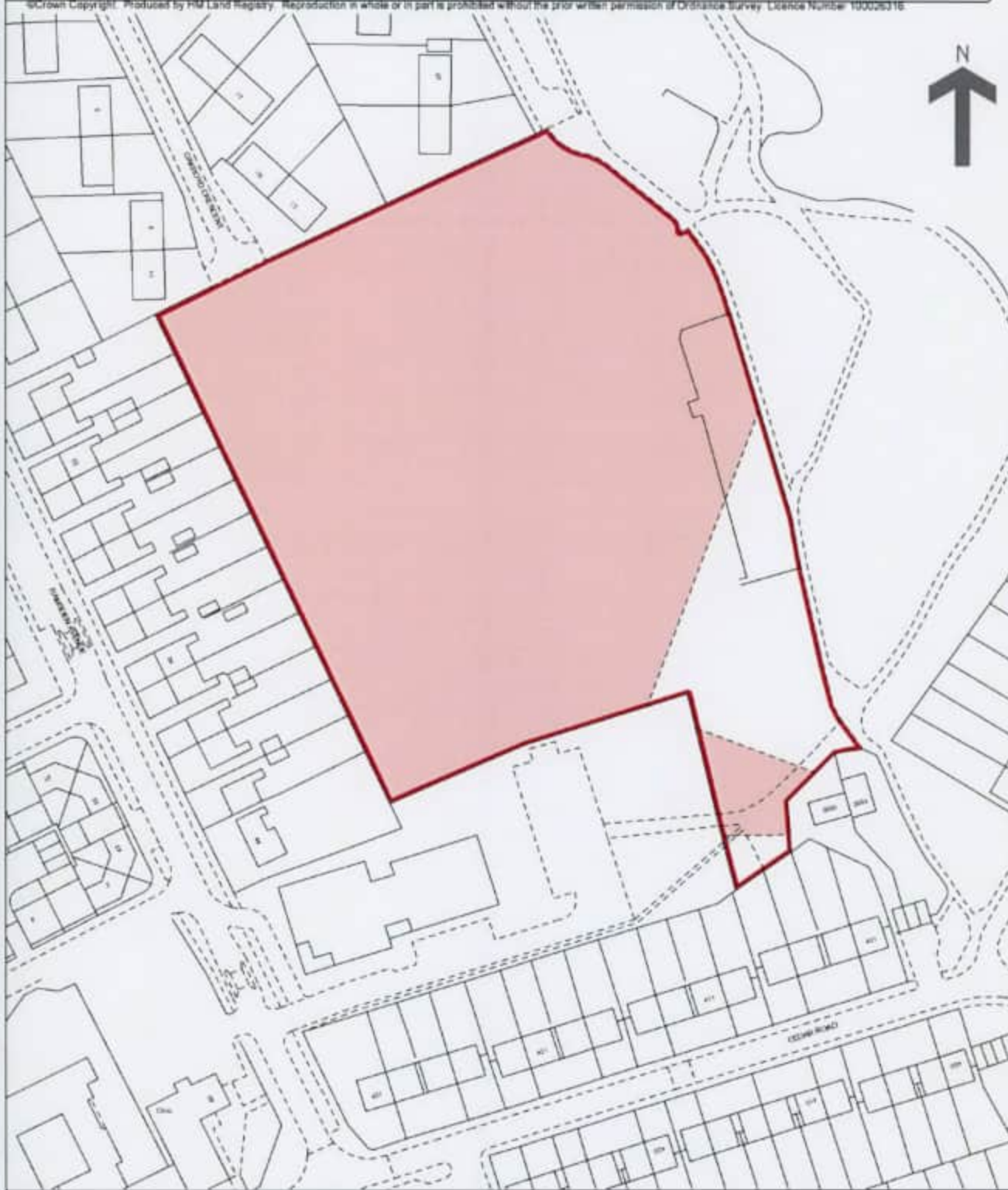
HM Land Registry Current title plan

Title number **WK448093**
Ordnance Survey map reference **SP3392NE**
Scale **1:1250**
Administrative area **Warwickshire : Nuneaton and
Bedworth**



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This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 20 September 2018 at 14:59:42. 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, Gloucester Office.



Official copy of register of title

Title number WK373679

Edition date 20.10.2009

This official copy shows the entries on the register of title on 28 FEB 2019 at 13:04:18.

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 28 Feb 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, Gloucester Office.

A: Property Register

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

WARWICKSHIRE : NUNEATON AND BEDWORTH

- 1 (05.03.1998) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land and buildings on the east side of Camp Hill Drive, Camp Hill, Nuneaton.
- 2 (05.03.1998) The mines and minerals together with ancillary powers of working are excepted with provision for compensation in the event of damage caused thereby.

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 (05.03.1998) PROPRIETOR: NUNEATON AND BEDWORTH BOROUGH COUNCIL of Town Hall, Coton Road, Nuneaton, Warks. CV11 5AA and of DX16458, Nuneaton.

C: Charges Register

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

- 1 (05.03.1998) By a Conveyance dated 9 June 1954 made between (1) The Mayor Aldermen and Burgesses of the Borough of Nuneaton and (2) The Warwickshire County Council the land tinted pink on the filed plan together with other land was conveyed subject as follows:-

"Subject as to the portion of the said pieces or parcels of land hatched red upon the said plan only to the covenants and conditions contained in a Deed of Gift dated the seventeenth day of June One thousand nine hundred and twenty-nine and made between Arthur Compton of the one part and Elsie Amelia Rowley of the other part (a copy whereof is set out in Part II of the First Schedule hereto) so far as such covenants and conditions relate to or affect the said portion of the pieces or parcels of land hereby conveyed

Title number WK373679

C: Charges Register continued

THE FIRST SCHEDULE before referred to:-

PART II

Copy Covenants and Conditions contained in the said Deed of Gift dated the 17th June 1929

"(2) The donee for herself and her successors in title hereby covenants with the Grantor that she will not allow or permit any caravan hut shed or structure adapted to the use of or used as a dwellinghouse or habitation or any booths shows or roundabouts to remain or to be erected on the premises and will not erect or permit to be erected thereon any furnace for making brass or any building to be used as a manufactory for making oil of vitriol aquafortis or for the purpose of carrying on the trade of a soap boiler cat gut spinner tallow chandler tallow melter or distiller and will not use exercise or carry on any trade or business which might be or become noisome offensive noisy or a nuisance to the Grantor or owners of adjoining land."

NOTE 1: The land hatched red referred to is tinted pink on the filed plan so far as it affects the land in this title

NOTE 2: No further particulars of the Deed of Gift dated 17 June 1929 were supplied on first registration.

- 2 (05.03.1998) By a Conveyance dated 29 May 1956 made between (1) Albert Chidlow and (2) Warwickshire County Council the land tinted yellow on the filed plan together with other land was conveyed subject as follows:-

"Subject to the rights contained in a Deed of Grant dated the twenty-sixth day of August One thousand nine hundred and fifty made between the Vendor of the one part and Reuben John Lovell of the other part relating to the laying and maintaining of a drain in the position indicated by a blue line upon the plan drawn hereon a copy of which rights are set out in the Second Part of the Schedule hereto

THE SCHEDULE hereinbefore referred to:-

SECOND PART

COPY OF RIGHTS contained in the hereinbefore mentioned Deed of Grant dated the 26th August 1950.

"FULL right and liberty for the Grantee and his successors in title to lay a drain from the property of the Grantee under the land of the Grantor in the position and in accordance with the plan hereto annexed and to connect the same with the existing sewer shown on the said plan TOGETHER with the right at all reasonable times to enter upon the land of the Grantor for the purpose of laying such drain and making the necessary connections and also for the purpose of repairing and maintaining such drain and connections the Grantee making good at his own expense all damage or disturbance which may be caused at any time hereafter of the property of the Grantor."

-NOTE: Copy plan filed.

- 3 (05.03.1998) A Deed of Exchange dated 26 February 1998 made between (1) Nuneaton and Bedworth Borough Council and (2) The Warwickshire County Council contains the following covenants:-

"The Borough Council hereby covenants with the County Council as set out in the Sixth Schedule hereto

SIXTH SCHEDULE

For the benefit and protection of the County Council's Retained Land and with intent to bind so far as may be the Borough Council and its successors in title owner or owners for the time being of the County Council's Land or any part or parts thereof into whosoever hands the same may come the Borough Council hereby covenant with the County

Title number WK373679

C: Charges Register continued

Council not to use the County Council's Land other than as public open space."

NOTE 1: The County Council's Retained Land referred to is that edged blue on plan 2 to the Deed of Exchange

-NOTE 2: Copy plan filed.

- 4 (05.03.1998) The land is subject to the following rights reserved by the Deed of Exchange dated 26 February 1998 referred to above:-

"EXCEPTING AND RESERVING for the benefit of the County Council's Retained Land the right set out in the Fourth Schedule

FOURTH SCHEDULE

The right to enter upon the County Council's Land for the purposes of repairing maintaining or replacing any boundary structure to be erected along the northerly boundary of the County Council's Land between points A-B on Plan 2 and making good all damage caused by the exercise of such right PROVIDED ALWAYS that before exercising the right to enter and repair maintain or replace any boundary structure the County Council shall give to the Borough Council as least 14 days notice in writing of such intention to enter the County Council's Land."

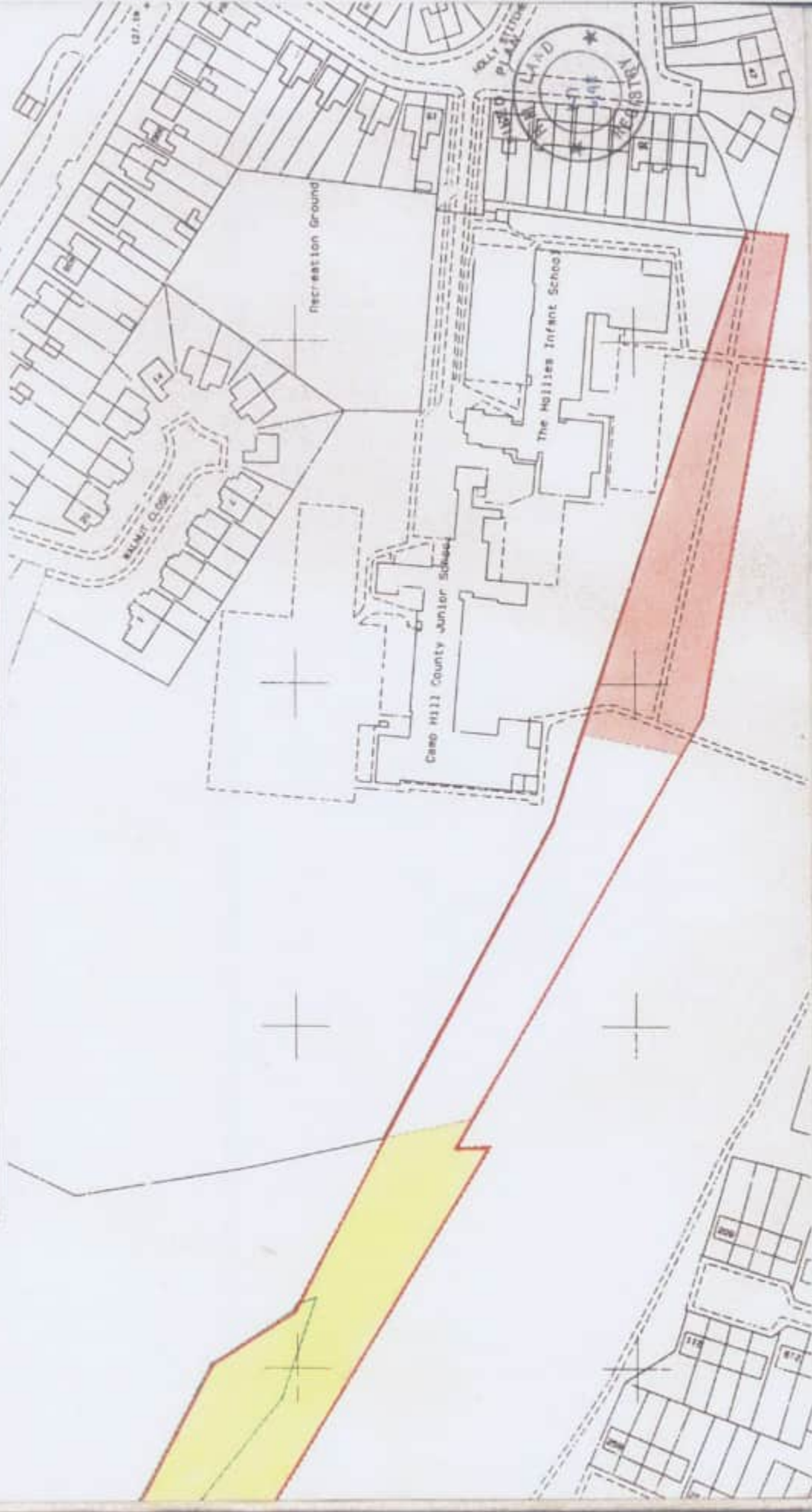
- 5 (05.03.1998) By the Deed of Exchange dated 26 February 1998 referred to above the land in this title was transferred subject as follows:

"SUBJECT TO The public foul sewer shown by a broken red line on Plan 2."

- 6 (08.10.2007) An Agreement dated 4 October 2007 made between (1) Nuneaton And Bedworth Borough Council (2) Pride In Camp Hill Limited (3) Lovell Partnerships Limited and (4) National House Building Council relates to the construction maintenance and adoption of an estate road.

End of register

H.M. LAND REGISTRY		TITLE NUMBER WK 373679	
ORDNANCE SURVEY PLAN REFERENCE	SP 3392 SP 3393 SP 3492	Scale 1:11310	© Crown Copyright
COUNTY WARWICKSHIRE	DISTRICT NUMEATON AND BEDWORTH		



This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 20 September 2018 at 15:00:52. 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, Gloucester Office.

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This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 20 September 2018 at 15:00:52. 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, Gloucester Office.



Official copy of register of title

Title number WK448013

Edition date 21.10.2009

This official copy shows the entries on the register of title on 28 FEB 2019 at 13:05:05.

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 28 Feb 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, Gloucester Office.

A: Property Register

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

WARWICKSHIRE : NUNEATON AND BEDWORTH

- 1 (30.01.2009) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being land at The Dingle, Queen Elizabeth Road, Nuneaton.
- 2 (30.01.2009) As to the land tinted mauve tinted yellow and tinted brown on the title plan the mines and minerals together with ancillary powers of working are excepted with provision for compensation in the event of damage caused thereby.
- 3 (30.01.2009) By transfers of adjoining or neighbouring land pursuant to Chapter 1 of Part 1 of the Housing Act 1980 or Part V of the Housing Act 1985 the land in this title has the benefit of and is subject to the easements and other rights prescribed by paragraph 2 of Schedule 2 of the Housing Act 1980 or Schedule 6 of the Housing Act 1985.

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 (30.01.2009) PROPRIETOR: NUNEATON AND BEDWORTH BOROUGH COUNCIL of Town Hall, Coton Road, Nuneaton, Warwickshire CV11 5AA and of DX16458, Nuneaton.
- 2 (30.01.2009) A Conveyance of the land tinted blue on the title plan dated 16 May 1952 made between (1) Albert Chidlow and (2) Nuneaton Corporation contains purchaser's personal covenants.

-NOTE: Copy filed.
- 3 (30.01.2009) The Conveyance of the land tinted pink and tinted mauve on the title plan and other land to the proprietor contains a covenant to observe and perform the covenants in the Conveyance dated 9 July 1925 referred to in the Charges Register and of indemnity in respect thereof.

Title number WK448013

C: Charges Register

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

- 1 (30.01.2009) The land is subject to rights to use the drains, water, soil, gas and electricity or other services, and other conducting media therein and ancillary rights of entry.
- 2 (30.01.2009) A Conveyance of the land tinted mauve on the title plan and other land dated 9 July 1925 made between (1) William Henry Green (Vendor) and (2) Arthur Compton (Purchaser) contains the following covenants:-

COVENANT by Purchaser for himself and his heirs executors administrators or assigns with the Vendor that he would not allow or permit any caravan hut shed or structure adapted to the use of or used as a dwellinghouse or habitation or any booths shows or roundabouts to remain or be erected on the premises and would not erect or permit to be erected thereon any furnace for making brass or any building to be used as a manufactory for making oil or vitriol aquafortis or for the purpose of carrying on the trade of a soap boiler catgut spinner tallow Chandler tallow melter or distiller and would not use exercise or carry on any trade or business which might be or become noisome offensive noisy or a nuisance to the Vendor or the owners of adjoining land.
- 3 (30.01.2009) A Conveyance of the land tinted brown on the title plan and other land dated 20 March 1933 made between (1) Harold Wilks (Vendor) and (2) George Oswald Page (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 4 (30.01.2009) The land tinted mauve and tinted pink on the title plan is subject to such easements, restrictive covenants and other matters, if any, as are contained in a Deed of Grant dated 1 February 1974 made between (1) Nuneaton Borough Council and (2) K. Phillips Limited but neither the original deed nor a certified copy or examined abstract thereof were produced on first registration.
- 5 (30.01.2009) The land is subject to the rights reserved by a Conveyance of the land tinted brown on the title plan dated 1 September 1953 made between (1) George William Cooper and others and (2) The Mayor Aldermen and Burgesses of the Borough of Nuneaton.

-NOTE: Copy filed.

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 20 March 1933 referred to in the Charges Register:-

AND the Purchaser with the object and intention and so as to bind the land thereby conveyed and every part thereof into the hands of whomsoever the same might come and to enure for the benefit of and to be enforceable by the owner or owners from time to time of the plots formerly forming part of the Tuttle Hill Building Estate already sold (formerly part of the piece of land comprised in the Mortgage) and to the further intent that every portion of the land thereby conveyed should be deemed to form part of a building estate thereby covenanted with the Vendor that he the Purchaser his successors in title and assigns would at all times thereafter observe and perform the covenants and conditions specified in the Schedule thereto.

THE SCHEDULE referred to

1. No fence erected upon the said land should be used as an advertising station or in such way as to be a nuisance or injury to adjoining or adjacent owners
2. No caravan hut shed or structure adapted to the use of or used as a dwellinghouse or habitation nor any booths shows or roundabouts should be erected or remain on any part of the said land nor should any part thereof be used for the purpose of building thereon any furnace for making brass or any building to be used as a manufactory for making oil or vitriol aquafortis or for the purpose of carrying on the trade of a

Title number WK448013

Schedule of restrictive covenants continued

soap boiler cat-gut spinner tallow chandler tallow melter or distiller
nor shall the Purchaser or the persons deriving title under him use
exercise or carry on any trade or business which might be or become
noisome offensive noisy or a nuisance to the owners of adjoining land.

No sand stone or other material should be sold off the land except so
far as was necessary for excavations for building.

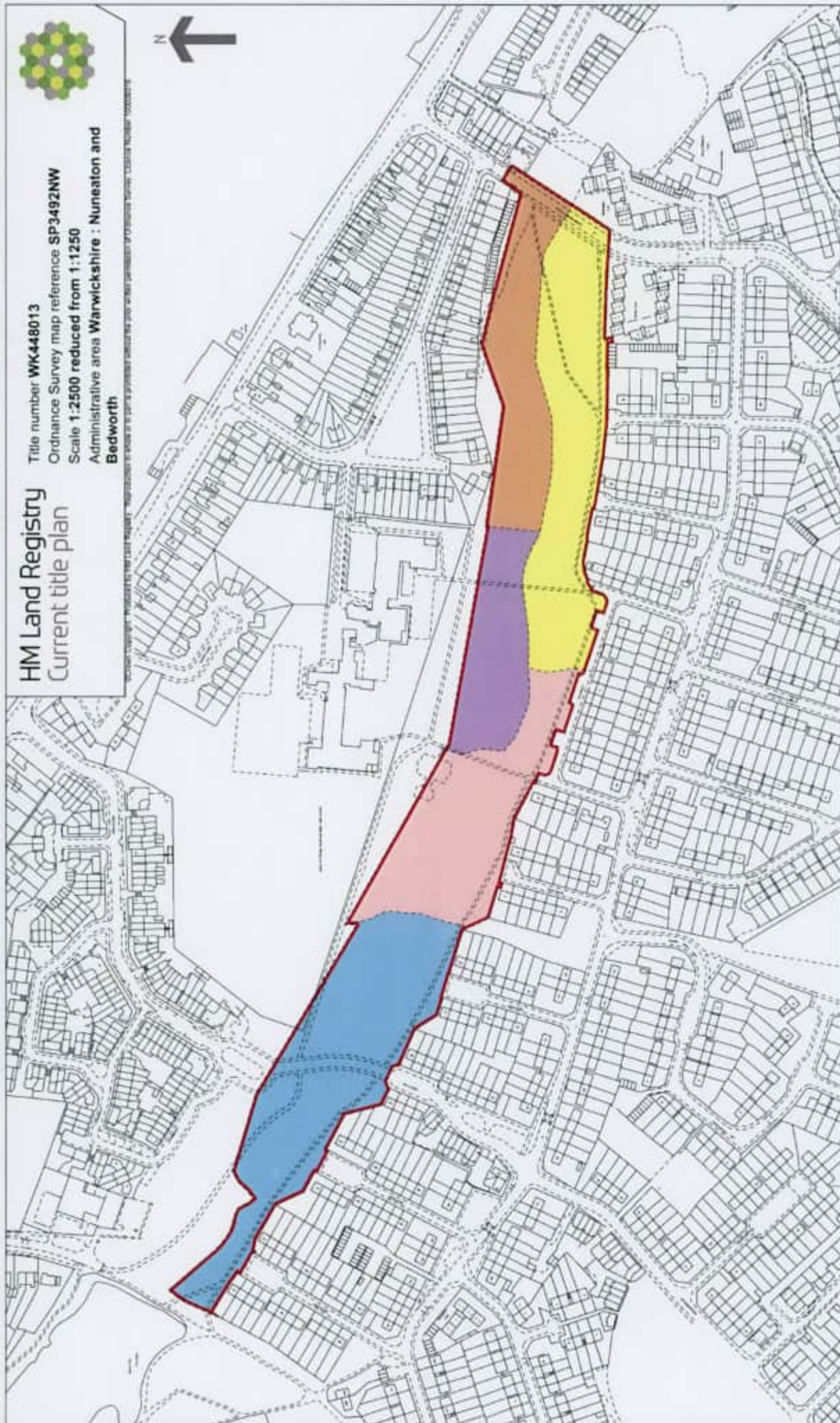
End of register



Title number **WK448013**
 Ordnance Survey map reference **SP3492NW**
 Scale **1:2500** reduced from 1:1250
 Administrative area **Warwickshire : Nuneaton and Bedworth**



HM Land Registry
Current title plan



This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 20 September 2018 at 15:01:25. 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, Gloucester Office.



Official copy of register of title

Title number WK447731

Edition date 21.10.2009

This official copy shows the entries on the register of title on 28 FEB 2019 at 13:05:55.

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 28 Feb 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, Gloucester Office.

A: Property Register

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

WARWICKSHIRE : NUNEATON AND BEDWORTH

- 1 (21.01.2009) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being land on the south side of Willow Road, Nuneaton.
- 2 (21.01.2009) The mines and minerals together with ancillary powers of working are excepted with provision for compensation in the event of damage caused thereby.
- 3 (21.01.2009) By transfers of adjoining or neighbouring land pursuant to Chapter 1 of Part 1 of the Housing Act 1980 or Part V of the Housing Act 1985 the land in this title has the benefit of and is subject to the easements and other rights prescribed by paragraph 2 of Schedule 2 of the Housing Act 1980 or Schedule 6 of the Housing Act 1985.

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 (21.01.2009) PROPRIETOR: NUNEATON AND BEDWORTH BOROUGH COUNCIL of Town Hall, Coton Road, Nuneaton, Warwickshire CV11 5AA and of DX16458, Nuneaton.

C: Charges Register

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

- 1 (21.01.2009) The land is subject to rights to use the drains, water, soil, gas and electricity or other services, and other conducting media therein and ancillary rights of entry.

End of register

HM Land Registry
Current title plan

Title number **WK447731**
Ordnance Survey map reference **SP3492SW**
Scale **1:2500** reduced from **1:1250**
Administrative area **Warwickshire : Nuneaton and Bedworth**



This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 20 September 2018 at 15:03:03. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to
discrepancies 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, Gloucester Office.



Official copy of register of title

Title number WK137139

Edition date 20.10.2009

This official copy shows the entries on the register of title on 28 FEB 2019 at 13:06:39.

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Issued on 28 Feb 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, Gloucester Office.

A: Property Register

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

WARWICKSHIRE : NUNEATON AND BEDWORTH

- 1 (01.06.1970) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land on the West side of Blackberry Lane, Bedworth.
- 2 The mines and minerals are excepted and reserved.

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 (25.07.1996) PROPRIETOR: NUNEATON AND BEDWORTH BOROUGH COUNCIL of Town Hall, Coton Road, Nuneaton, Warks. CV11 5AA and of DX16458, Nuneaton.

C: Charges Register

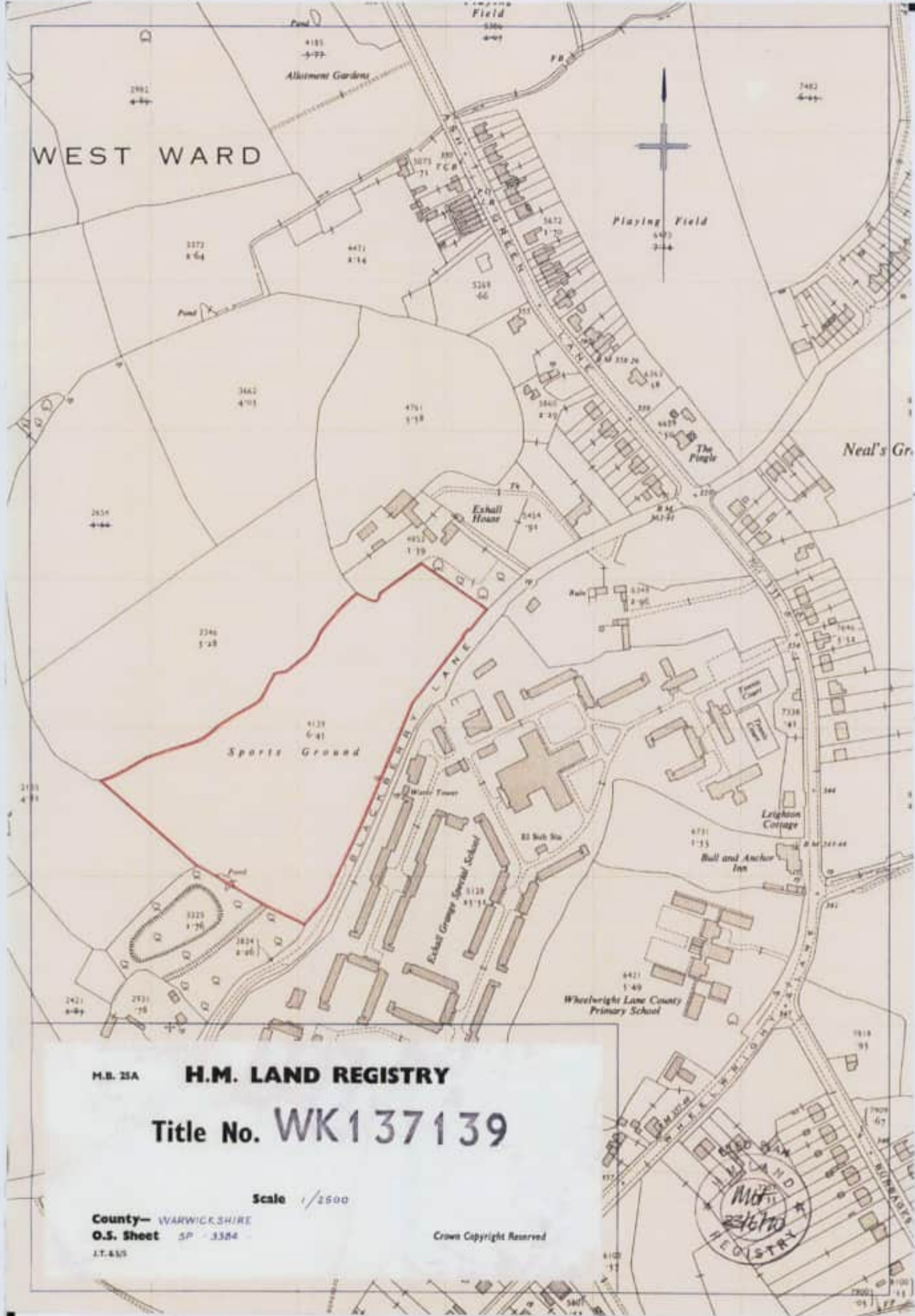
This register contains any charges and other matters that affect the land.

- 1 (25.07.1996) The land is subject to the rights granted by a Deed of Grant dated 26 June 1996 made between (1) Nuneaton and Bedworth Borough Council and (2) Severn Trent Water Limited.

The said Deed also contains restrictive covenants by the grantor.

-NOTE: Copy filed.

End of register



M.B. 25A

H.M. LAND REGISTRY

Title No. WK137139

Scale 1/2500

County— WARWICKSHIRE

O.S. Sheet SP 3384

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1:1.855

This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 20 September 2018 at 15:04:15. 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, Gloucester Office.

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Official copy of register of title

Title number WK450050

Edition date 08.02.2018

This official copy shows the entries on the register of title on 28 FEB 2019 at 13:07:22.

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 28 Feb 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, Gloucester Office.

A: Property Register

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

WARWICKSHIRE : NUNEATON AND BEDWORTH

- 1 (29.04.2009) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Land lying to the north of School Lane, Exhall, Coventry.
- 2 (29.04.2009) The mines and minerals together with ancillary powers of working are excepted.
- 3 (29.04.2009) The land tinted yellow on the title plan has the benefit of the rights granted by but is subject as mentioned in the Conveyance dated 9 September 1924 referred to in the Charges Register.
- 4 (29.04.2009) The land tinted brown on the title plan has the benefit of the rights granted by but is subject as mentioned in a Conveyance thereof dated 12 July 1929 made between (1) Barclays Bank Limited (2) Charles James Band and (3) Dudley Shaw Newey and Arthur Birkitt.

-NOTE:-Copy filed.

- 5 (29.04.2009) The land tinted blue on the title plan has the benefit of the rights granted by but is subject to the rights reserved by the Conveyance dated 14 July 1933 referred to in the Charges Register.
- 6 (29.04.2009) The land has the benefit of the rights granted by but is subject as mentioned in a Conveyance of the land tinted pink, tinted brown, tinted blue, tinted yellow and tinted mauve on the title plan and other land dated 6 December 1951 made between (1) Dudley Shaw Newey And Others (Vendor) and (2) Nuneaton And Bedworth Borough Council (Purchaser) in the following terms:-

"TOGETHER WITH and subject to the right in common with all other persons (if any) entitled to the like right to use the 8 feet Right of Way marked on the said plan part whereof is included in the said land coloured yellow hatched black."

NOTE: The land coloured yellow hatched black on the plan referred to is tinted brown on the title plan.

Title number WK450050

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 (29.04.2009) PROPRIETOR: NUNEATON AND BEDWORTH BOROUGH COUNCIL of Town Hall, Cotton Road, Nuneaton, Warwickshire CV11 5AA and of DX16458, Nuneaton.

C: Charges Register

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

- 1 (29.04.2009) A Conveyance of the land edged and numbered one in blue on the title plan and other land dated 26 September 1921 made between (1) Sidney William James Baker And Others (Vendors) and (2) Alfred Vaughan and Frank Slade (Purchasers) contains covenants identical with those contained in the Conveyance dated 31 December 1921 referred to below.

NOTE: Copy plan filed.

- 2 (29.04.2009) A Conveyance of the land edged and numbered 2, 4 and 5 in blue on the title plan and other land dated 31 December 1921 made between (1) Sidney William James Baker, Thomas Lovel Liggins, George Baker and Harry Dickens Hodson (Vendors) and (2) Alfred Vaughan and Frank Slade (Purchasers) contains covenants details of which are set out in the schedule of restrictive covenants hereto.

- 3 (29.04.2009) A Conveyance of the land edged and numbered 3 in blue on the title plan and other land dated 30 June 1922 made between (1) Sidney William James Baker, Thomas Lovel Liggins, George Baker and Harry Dickens Hodson (Vendors) and (2) Alfred Vaughan and Frank Slade (Purchasers) contains covenants identical to those contained in the Conveyance dated 31 December 1921 referred to above.

~NOTE: Copy plan filed.

- 4 (29.04.2009) A Conveyance of the land tinted yellow on the title plan and other land dated 12 February 1923 made between (1) Thomas Lovell Liggins, George Baker and Harry Dickens Hodson (Vendors) and (2) Sidney William James Baker (Purchaser) contains the following covenants:-

COVENANT by the Purchaser for himself his heirs and assigns and so as to bind all future owner or owners of the land thereby conveyed or any part thereof with the said parties thereto of the first three parts and their respective heirs and assigns in the manner following (that was to say)

1. That no noisy noxious or dangerous trade or business should be carried on upon the said lands thereby conveyed or any buildings to be erected thereon nor should the same be used for the business of fried fish.

2. That no public road or highway should be made across or over the said lands for the purpose of access to any adjoining land of the said parties thereto.

3. That no messuages tenements or other buildings should be erected upon the said land until the plans thereof should be first approved by the parties thereto of the first three parts.

4. Upon the demand of the Vendors their heirs or assigns to forthwith erect and for ever thereafter maintain at his own expense good and sufficient fences on the North and East sides of the said piece of land firstly therein before described such fences to be brick walls or inclimbable fences at least five feet in height above the ground.

NOTE: The north side referred to is an internal boundary

- 5 (29.04.2009) A Conveyance of the land tinted pink on the title plan dated 9 September 1924 made between (1) Sidney William James Baker And

Title number WK450050

C: Charges Register continued

Others and (2) Dudley Shaw Newey and Arthur Birkitt contains restrictive covenants.

-NOTE: Copy filed.

- 6 (29.04.2009) A Conveyance of the land tinted yellow on the title plan and other land dated 9 September 1924 made between (1) Sidney William James Baker and (2) Dudley Shaw Newey and Arthur Birkitt contains restrictive covenants.

-NOTE: Copy filed.

- 7 (29.04.2009) A Conveyance of the land tinted mauve on the title plan dated 24 November 1925 made between (1) Sidney William James Baker And Others and (2) Dudley Shaw Newey and Arthur Birkitt contains restrictive covenants.

-NOTE: Copy filed.

- 8 (29.04.2009) A Conveyance of the land tinted blue on the title plan dated 14 July 1933 made between (1) Thomas Lovell and Harry Dickens Hodson and (2) Dudley Shaw Newey And Others contains restrictive covenants.

-NOTE: Copy filed.

- 9 (29.04.2009) An Agreement dated 12 October 1951 made between (1) Warwickshire County Council and (2) Nuneaton And Bedworth Borough Council relates to restrictive stipulations.

-NOTE:-Copy filed.

- 10 (29.04.2009) A Licence dated 17 April 2003 made between (1) Nuneaton And Bedworth Borough Council and (2) Richard Redhead relates to a right of way as therein mentioned.

-NOTE: Copy filed.

- 11 (29.04.2009) A Licence dated 23 May 2007 made between (1) Nuneaton And Bedworth Borough Council and (2) Steven John Rowe and Tina Ann Rowe relates to a right of way as therein mentioned.

-NOTE: Copy filed.

- 12 (08.02.2018) The land is subject to the lease set out in the schedule of leases hereto.

Schedule of restrictive covenants

- 1 (29.04.2009) The following are details of the covenants contained in the Conveyance dated 31 December 1921 referred to in the Charges Register:-

COVENANT by the Purchasers for themselves their heirs and assigns and so as to bind all future owner or owners of the land thereby conveyed or any part thereof with the Vendors their heirs and assigns in manner following

(1) That no noisy noxious or dangerous trade or business should be carried on upon the said pieces of land thereby conveyed or either of them or on any buildings to be erected thereon nor should the same be used for the business of fried fish.

(2) That the said pieces of land thereby conveyed or any buildings erected or to be erected thereon should not be used for the sale of ale beer wines spirits or other intoxicating liquors or for any club at which intoxicating liquors were sold or used.

(3) That no public road or highway other than the public footpath then existing and shewn on the said plan should be made across or over the said pieces of land for the purpose of access to any adjoining land of the Vendors.

Title number WK450050

Schedule of restrictive covenants continued

(4) That no messuages tenements or other buildings should be erected upon the said pieces of land until the plans thereof should be first approved by the Vendors.

(5) That no house on wheels caravan booth show swings or roundabouts should be at any time allowed on the said pieces of land.

NOTE: Copy plan filed.

Schedule of notices of leases

1	08.02.2018 Edged and numbered 6 in blue	Land to the north of School Lane	26.06.2017 From 26.6.2017 and ending on 1.7.2039	WK495561
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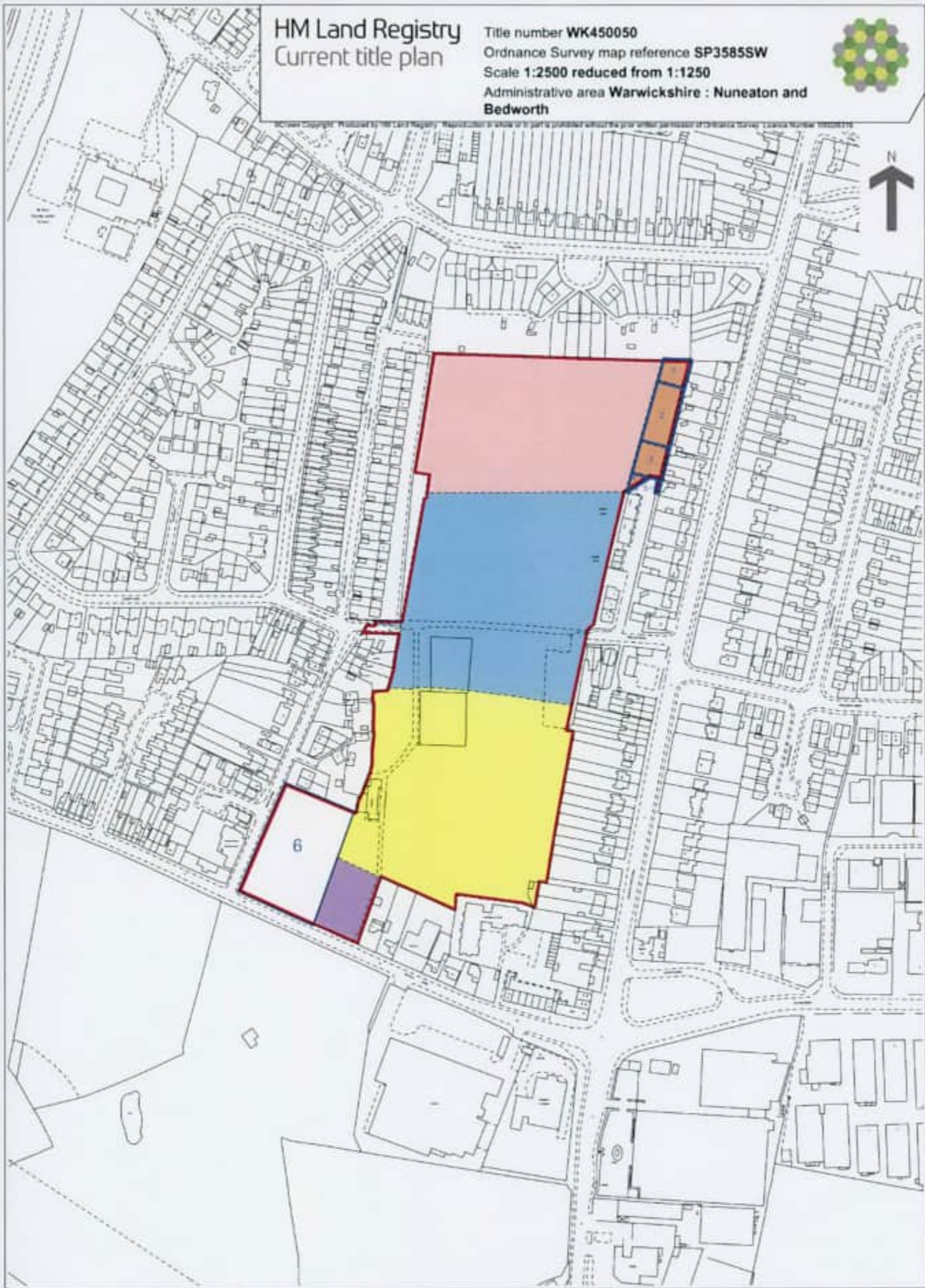
End of register

HM Land Registry
Current title plan

Title number **WK450050**
Ordnance Survey map reference **SP3585SW**
Scale **1:2500 reduced from 1:1250**
Administrative area **Warwickshire : Nuneaton and Bedworth**



390



This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 20 September 2018 at 15:04:52. 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, Gloucester Office.



Official copy of register of title

Title number WK124031

Edition date 11.03.2003

This official copy shows the entries on the register of title on 28 FEB 2019 at 13:08:19.

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The date at the beginning of an entry is the date on which the entry was made in the register.

Issued on 28 Feb 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, Gloucester Office.

A: Property Register

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

WARWICKSHIRE : NUNEATON AND BEDWORTH

1 (28.10.1969) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land lying to the North East of Howat Road, Bedworth.

2 There are excluded from this registration the mines and minerals and ancillary rights excepted and reserved by the Conveyance dated 30 June 1969 referred to in the Charges Register in the following terms:-

"EXCEPTING AND RESERVING unto the Board out of this sale all interests of the Board in any mines beds and seams of coal and other minerals in or under the said land with all necessary rights powers and easements for searching for winning working getting and carrying away by underground operations only the said coal and other minerals and any other coal and other minerals and any other coal or other minerals and any other coal or other minerals in which the Board have any interest including the rights to drive occupy and use roadways and other works in the strata under and adjacent to the said land and the right to let down the surface of the said land and any building structure or works now or hereafter erected constructed or placed on or in the said land without any liability (except as provided by the Coal-Mining (Subsidence) Act 1957) to make good or pay compensation for any damage or loss whatsoever caused directly or indirectly by any mining or other operations in or under or adjacent to the said land carried out by the Board or by any other person whether before or on or after the date hereof."

3 The Conveyance dated 30 June 1969 referred to above contains the following provision:-

"IT IS HEREBY AGREED AND DECLARED As follows:-

The Board and others their successors in title the owners and occupiers of the property adjoining the land hereby conveyed on all sides thereof shall have the right at any time hereafter to obstruct the access of light and air to any building or other structure for the time being standing upon the land hereby conveyed by erecting or altering any building or other structure on such adjoining property and the Council and their successors in title shall enjoy as against the Board and their successors in title the owners and occupiers of the said

Title number WK124031

A: Property Register continued

adjoining property any light and air coming to the land hereby conveyed over the said adjoining property by the consent and at the will of the Board and their successors and not so as to acquire any right thereto either at common law or under statute."

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 (28.10.1969) Proprietor(s): BEDWORTHURBAN DISTRICT COUNCIL of Council Offices, High Street, Bedworth, Nuneaton, Warks.

C: Charges Register

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

- 1 A Conveyance of the land in this title dated 30 June 1969 made between (1) The National Coal Board and (2) Bedworth Urban District Council contains the following covenants:-

"The Council for itself and its successors in title hereby covenants with the Board as follows:-

(a) Not to use the said piece or parcel of land for any purposes other than as a public recreation ground.

(b) At all times hereafter at the expense of the Council to keep the watercourse between the points marked A and B on the said plan annexed hereto properly cleaned out and in working order and condition."

NOTE:-Points "A" "B" referred to have been reproduced on the filed plan.

- 2 (23.06.1992) The land is subject to the rights granted by a Deed dated 17 June 1992 made between (1) Nuneaton and Bedworth Borough Council (2) Walton Homes Limited and (3) Severn Trent Water Limited.

The said Deed also contains restrictive covenants by the grantor.

-NOTE: Copy in Certificate. Copy filed.

- 3 (11.03.2003) The parts of the land affected thereby are subject to the rights granted by a Deed dated 27 February 2003 made between (1) Nuneaton and Bedworth Borough Council and (2) Severn Trent Water Limited.

The said Deed also contains restrictive covenants by the grantor.

-NOTE: Copy in Certificate. Copy filed.

End of register

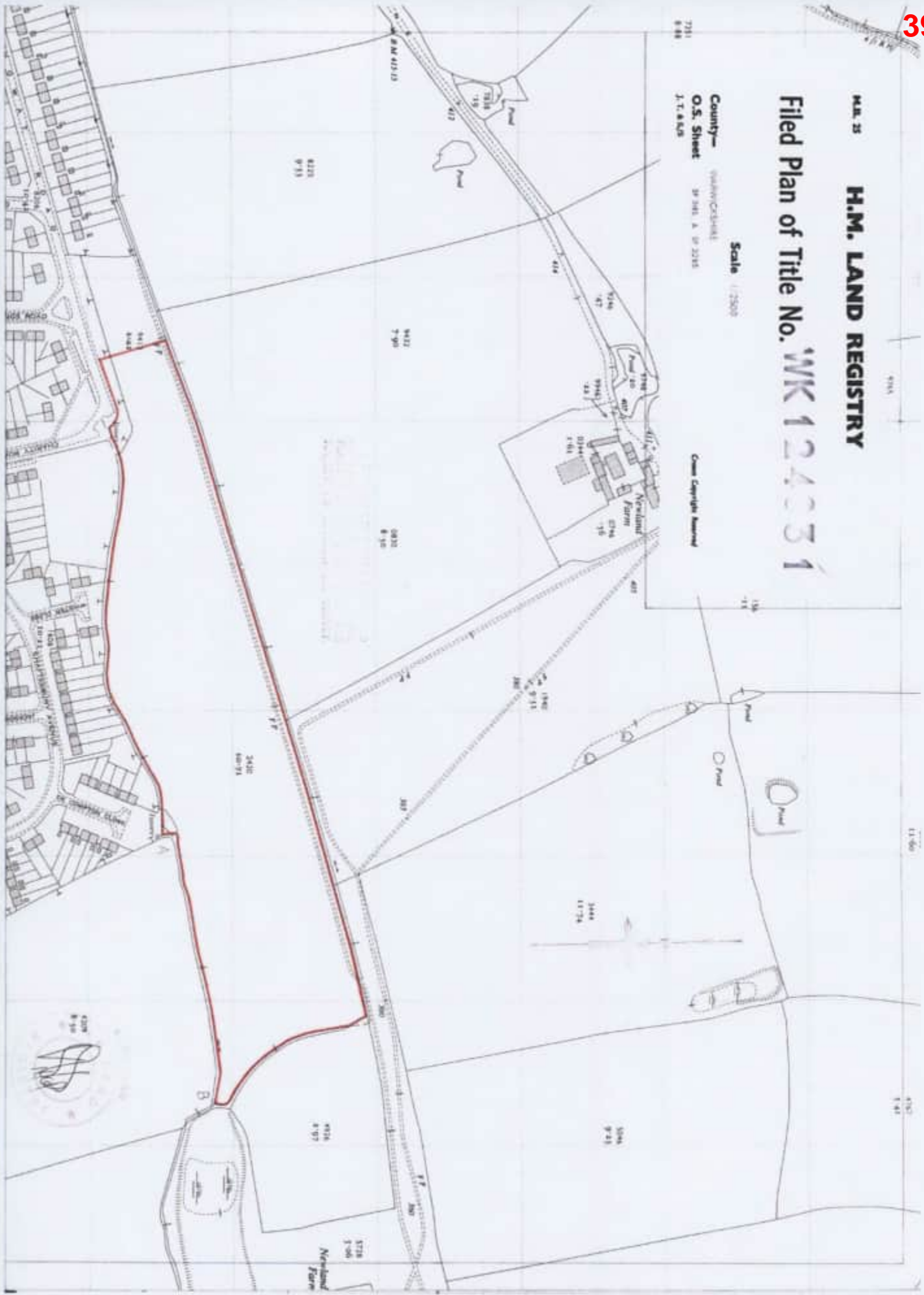
H.M. LAND REGISTRY

Filed Plan of Title No. WK 124031

Scale 1:2500

Country— WILTSHIRE
O.S. Sheet 27 981, A & B 2315
J.T. & S.

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This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 20 September 2016 at 15:05:33. 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, Gloucester Office.

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Official copy of register of title

Title number WK336223

Edition date 20.10.2009

This official copy shows the entries on the register of title on 28 FEB 2019 at 13:09:12.

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 28 Feb 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, Gloucester Office.

A: Property Register

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

WARWICKSHIRE : NUNEATON AND BEDWORTH

- 1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land lying to the North West of Rowley's Green Lane, Exhall, Coventry.
- 2 As to the land tinted pink and edged and numbered 2 in blue on the title plan all mines or seams of coal and all mines, beds or strata of limestone and iron ore and all mines and strata of fireclay lying in and under the land are excepted.
- 3 There are excluded from the registration of the land tinted mauve and edged and numbered 3 in blue on the title plan the mines and minerals, excepted by a Conveyance thereof and other land dated 8 June 1944 made between (1) Humphrey Charles Bradshaw Bowles and Alan Bernard Russell (Vendors) and (2) William Trevor Sidwell (Purchaser) in the following terms:-

"Except and reserved out of the Conveyance hereby made all mines and minerals or seams of coal lying within and under the property hereinbefore described And also all mines beds or strata of ironstone and iron ore lying within and under the said lands And also all mines and strata of fireclay lying within and under the said lands Together with such liberties for working and getting the same as are more particularly set out in an Indenture of Lease made the eleventh day of June One thousand nine hundred and seven between Edward John Eaglestone Hill of the first part and the Warwickshire Coal Company Limited of the second part."

-NOTE 1: Copy Lease filed under WK327926

By a Deed dated 8 June 1944 made between (1) The Warwickshire Coal Company Limited (Lessees) and (2) William Trevor Sidwell (Owner) the rights granted in the said Lease were modified in the following terms:-

"The lessees as BENEFICIAL OWNERS hereby surrender abandon and release unto the Owner in fee simple ALL THAT the right and liberty conferred upon them by the Lease (so far as same affects the hereditaments described in the Schedule hereunder written) to sink make erect set up and construct pits shafts levels airways waterways engines machinery furnaces railways tramways and all other ways erections and other works

Title number WK336223

A: Property Register continued

and the liberty to deposit upon any convenient part of the land all coal ironstone fire and other clay gotten from the said mines and all earth and soil brought to the surface therewith and all materials used in the working thereof to the intent that henceforth the Lessees shall have no right to enter upon the surface of the said land AND ALSO the liberty for the Lessees to bring to the surface through any headways tunnels or workings in or under the said hereditaments or any part thereof any coal ironstone iron ore and fireclay bricks and produce thereof and other mines and substances and to deposit manufacture and carry away the same TO THE INTENT that the aforesaid rights and liberties shall henceforth cease and determine."

NOTE 2: The land in this title forms part of the land in the Schedule referred to.

4 (14.07.2000) The land edged and numbered 1, 2 and 3 in blue on the title plan has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 15 June 2000 referred to in the Charges Register.

5 (25.07.2001) The land edged and numbered 1, 2 and 3 in blue on the title plan has the benefit of the following rights reserved by a Transfer of land adjoining the western boundary thereof dated 11 July 2001 made between (1) Gazeley Properties Limited and (2) Makro Properties Limited:-

"There is excepted and reserved unto the Transferor and the owners and occupiers for the time being of the Retained Land and every part thereof and all other persons now or hereafter entitled to an estate or interest therein and to the intent that they shall forever appertain to the Retained Land and each and every part thereof the right to deal with the Retained Land as the Transferor shall think fit notwithstanding any diminution of light and air to the Property

NOTE: The land edged and numbered 1, 2 and 3 in blue on the title plan forms part of the Retained Land referred to.

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 PROPRIETOR: NUNEATON AND BEDWORTH BOROUGH COUNCIL of Town Hall, Nuneaton, Warks CV11 5AA and of DX16458, Nuneaton.
- 2 (02.07.2003) RESTRICTION: Except under an order of the registrar no transfer of the land by the proprietor of the land is to be registered without a certificate given by the solicitor of the transferee that the provisions of clause 13.3 (c) of the Transfer dated 20 June 2003 referred to in the Charges Register have been complied with.

C: Charges Register

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

- 1 (21.09.1989) The land edged and numbered 1 in blue on the title plan is subject to the following rights reserved by a Conveyance thereof and other land dated 1 June 1973 made between (1) William Henry Edwards and Margaret Kathleen Edwards (Vendors) and (2) Youell (Builders & Contractors) Limited:-

"EXCEPT AND RESERVING unto the Vendors in fee simple the rights specified in Clause 2 hereof SUBJECT as mentioned in Clause 2 hereof SUBJECT as mentioned in Clause 3 hereof

2. THE following rights are excepted and reserved unto the Vendors in fee simple for the benefit of the land shown and edged green on the

Title number WK336223

C: Charges Register continued

said plan being the remainder of the land comprised in the title above mentioned (hereinafter called "the retained land")

(1) the right for the Vendors or their successors in title to use for all proper purposes connected with the retained land any sewers drains watercourses pipes cables wires or other channels or conductors (hereinafter called "the service conduits") (a) now laid or (b) hereafter during the period beginning with the date hereof and enduring for eighty years (which period shall be the perpetuity period applicable hereto) to be laid in the land hereby transferred

(2) the right for the Vendors or their successors in title to enter on the land hereby transferred at any reasonable time or times after having given reasonable previous notice in writing of the intention to do so for the purpose of making connections with repairing renewing maintaining inspecting or cleansing the service conduits the Vendors or their successors in title making good all damage caused by the exercise of such right of entry as aforesaid and also on request paying a fair proportion in common with all other persons having the like right to use the service conduits at the expense of repairing renewing maintaining or cleansing the same

(3) the rights and easements or quasi-easements (if any) equivalent to those mentioned in Clause 1 hereof but now used and enjoyed with the retained land

NOTE: The green land referred to lies to the south-east of the land in this title.

- 2 (21.09.1989) The land tinted pink, tinted blue and tinted yellow on the title plan is subject to the following rights granted by a Transfer of land to the south-east of the land in this title dated 31 March 1977 made between (1) John Roland Sidwell (Vendor) and (2) Sherriff Construction Company Limited (Purchasers):-

"full and free right and liberty for the Purchaser and its successors in title owners and occupiers for the time being of the Land to enter upon the adjoining property of the Vendor for the purpose of laying constructing maintaining cleansing and renewing a surface water drain in the approximate position shown by a broken red line on the said plan leading from the Land to the River Sowe and to the free and uninterrupted passage and running of surface water thorough such drain when laid but subject nevertheless to the Purchaser laying the said drain at the maximum depth possible dependent on the level of the outfall and doing no unnecessary damage in the exercise of this right and paying for all damage done."

NOTE: The drain shown by a broken red line referred to is shown by a broken line between points A and B on the filed plan.

- 3 (21.09.1989) The land tinted pink, tinted blue and tinted yellow on the title plan is subject to the following rights granted by a Transfer of land to the south-east of the land in this title dated 23 September 1977 made between (1) John Roland Sidwell (Vendor) and (2) Sherriff Construction Company Limited (Purchaser):-

"The full and free right and liberty for the Purchaser and its successors in title owners and occupiers for the time being of the Land to enter upon the adjoining property of the Vendor for the purpose of maintaining cleansing and renewing a surface water drain in the approximate position shown by a broken red line on the said plan leading from the adjoining land of the Purchaser to the River Sowe and to the free and uninterrupted passage and running of surface water through such drain when laid but subject nevertheless to the Purchaser doing no unnecessary damage in the exercise of this right and paying for all damage done."

NOTE: The position of the drain shown by a red broken line referred to is shown by a broken line between points A and B on the filed plan.

- 4 (21.09.1989) The land tinted blue on the title plan is subject to the following rights granted by a Transfer of land to the south-east dated 14 December 1983 made between (1) Wyken Investments Limited and (2)

Title number WK336223

C: Charges Register continued

Vulcan Properties Limited:-

"TOGETHER WITH the rights more particularly set out in the First Schedule hereto

THE FIRST SCHEDULE before referred to

The Property is hereby transferred together with the following rights as appurtenant thereto:-

(1) The right to use for all proper purposes connected with the present or any future use of the Property or any part or parts thereof (in common with the Transferor and all others having the like right) the sewers (being the "Storm Water Sewer") specified in paragraph (2) of this Schedule subject to and conditional on paying a proportionate part of the cost of inspecting maintaining repairing renewing and cleansing the same such proportion to be determined according to the formula specified in clause 4 hereof

(2) The right to lay a sewer (but not later than the 25th day of November 1986) beneath the surface of the strip of land (being the "Drainage Land" and forming part of the Retained Property) three Metres in width the approximate site of which is shown on "the Location Plan" annexed hereto and thereon coloured green and to inspect repair renew cleanse and make connections with the same.

(3) The right to enter upon the Retained Property with or without workmen and agents at any time or times after having given reasonable previous notice in writing of the intention so to enter to the Transferor or other the owners or occupiers for the time being of the Retained Property for the purpose of laying inspecting maintaining repairing renewing cleansing and making connections with the Storm Water Sewer and with the sewer or drain in respect of which an easement has been granted by virtue of the Deed of Easement making good at the expense of the person or persons exercising this right of entry all damage or disturbance which may be caused to the Retained Property in pursuing or realising the purpose aforesaid."

NOTE: The land coloured green referred to is cross hatched blue on the title plan.

- 5 (27.07.1990) The land is subject to the following rights granted by a Transfer of land to the West of the land in this title dated 11 July 1990 made between (1) Gallagher Estates Limited (Vendor) and (2) Kabelwerke Reinshagen:-

"TOGETHER with the rights set out in the Second Schedule hereto

THE SECOND SCHEDULE

Rights Granted

UNTO the Purchaser and its successors in title the owners or occupiers for the time being of the Site or any part thereof and any buildings erected thereon during the Perpetuity Period rights over the Retained Land as following:-

(i) THE right to use any sewers drains cables pipes wires and conduits now or within the Perpetuity Period lying in over or under any part of the Retained Land including the free and unimpeded right to pass water and soil and other services through such sewers drains cables pipes wires and conduits and the right subject to the prior approval of the Vendor or its successors in title (such approval not to be unreasonably withheld or delayed) and to the approval of the appropriate Public or Private utility body to enter into and remain on the Site or any part thereof with or without its or their respective servants agents and licensees for the purpose or repairing maintaining renewing inspecting and constructing and making connections into any such sewers drains cables pipes wires and conduits causing as little disturbance as possible and making good any damage thereby occasioned.

(ii) THE right at all times and for all reasonable purposes with or without vehicles to pass and repass over and along the Road subject to

Title number WK336223

C: Charges Register continued

making good all damage or disturbance thereby occasioned

'the Retained Land' shall mean the land now or formerly in the ownership of the Vendor as is or was comprised in Title Numbers WK326552 and WK327926 (other than the Site) the limits whereof are shown edged blue on Plan No.2

'the Perpetuity Period' shall be eighty years from the date hereof

'the Roads' shall mean the highway or highways and adjoining footpaths edged with brown on Plan No 1.

'the Sewers' shall mean the foul and surface water sewers which are shown on Plan No 1 and the balancing pond edged and hatched brown on Plan No 1."

-NOTE: Original Transfer filed under WK331824.

- 6 (09.11.1990) The land is subject to rights in respect of a foul sewer and a surface water sewer within the strips of land edged mauve on the title plan granted by a Deed dated 9 October 1990 made between (1) Gallagher Estates Limited and (2) Severn Trent Water Limited

The said Deed also contains covenants affecting the said land.

- 7 (30.04.1991) The parts of the land affected thereby are subject to the rights granted by a Deed dated 15 April 1991 made between (1) Gallagher Estates Limited (Grantor) and (2) East Midlands Electricity PLC (Grantee).

The said Deed also contains restrictive covenants by the grantor.

-NOTE: Copy filed.

- 8 (30.04.1991) The parts of the land affected thereby are subject to the rights granted by a Deed dated 15 April 1991 made between (1) Gallagher Estates Limited (Grantor) and (2) British Gas PLC.

The said Deed also contains restrictive covenants by the grantor.

-NOTE: Copy filed.

- 9 (30.04.1991) A Transfer of the land tinted pink, tinted blue, tinted yellow and tinted mauve on the title plan dated 15 April 1991 made between (1) Gallagher Estates Limited and (2) Nuneaton and Bedworth Borough Council contains the following covenants:-

"The Council HEREBY COVENANTS for itself and its successors in title that the property hereby transferred and each and every part thereof shall be used for the purposes of open space and flood plain only."

- 10 (22.08.1996) A Transfer which included the the land edged and numbered 4 on the title plan dated 17 July 1996 made between (1) Gallagher Estates Limited and (2) Nuneaton and Bedworth District Council contains restrictive covenants.

NOTE 1: The plan to the Transfer is included for information purposes only and should not be relied upon as a definition of extent

-NOTE 2: Original filed.

- 11 (22.08.1996) The land is subject to the rights reserved by the Transfer dated 17 July 1996 referred to above.

- 12 (14.07.2000) A Transfer of the land edged and numbered 1, 2 and 3 on the title plan and other land dated 15 June 2000 made between (1) Gallagher Estates Limited and (2) Gazeley Properties Limited contains restrictive covenants.

-NOTE: Original filed under WK388616.

- 13 (02.07.2003) A Transfer of the land edged and numbered 1, 2 and 3 in blue on the title plan dated 20 June 2003 made between (1) Gazeley Properties Limited and (2) Nuneaton and Bedworth Borough Council

Title number WK336223

C: Charges Register continued

contains restrictive covenants.

-NOTE: Copy filed.

14 (02.07.2003) The land is subject to the rights reserved by the Transfer dated 20 June 2003 referred to above.

15 (07.10.2003) An Agreement dated 3 October 2003 made between (1) Nuneaton and Bedworth Borough Council (2) Chase Midland plc (3) Nuneaton and Bedworth Borough Council and others and (4) De Montfort Insurance Company plc relates to the construction maintenance and adoption of an estate road.

The said Deed also contains restrictive conditions.

-NOTE: Copy filed under WK326552.

16 (08.01.2004) The land is subject to the rights granted by a Deed dated 30 July 2003 made between (1) Nuneaton and Bedworth Borough Council (the Owner) and (2) Chase Midland plc.

The said Deed also contains restrictive covenants by the Owner.

-NOTE: Copy filed under WK408343.

17 (22.03.2005) The parts of the land affected thereby are subject to the rights granted by a Deed dated 7 March 2005 made between (1) Nuneaton and Bedworth Borough Council (2) Chase Midland Plc and (3) Trustees of The Henry Smith Charity.

The said Deed also contains restrictive covenants by the grantor.

-NOTE: Copy filed.

End of register

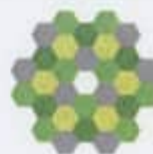
HM Land Registry Current title plan

Title number **WK336223**

Ordnance Survey map reference **SP3484SW**

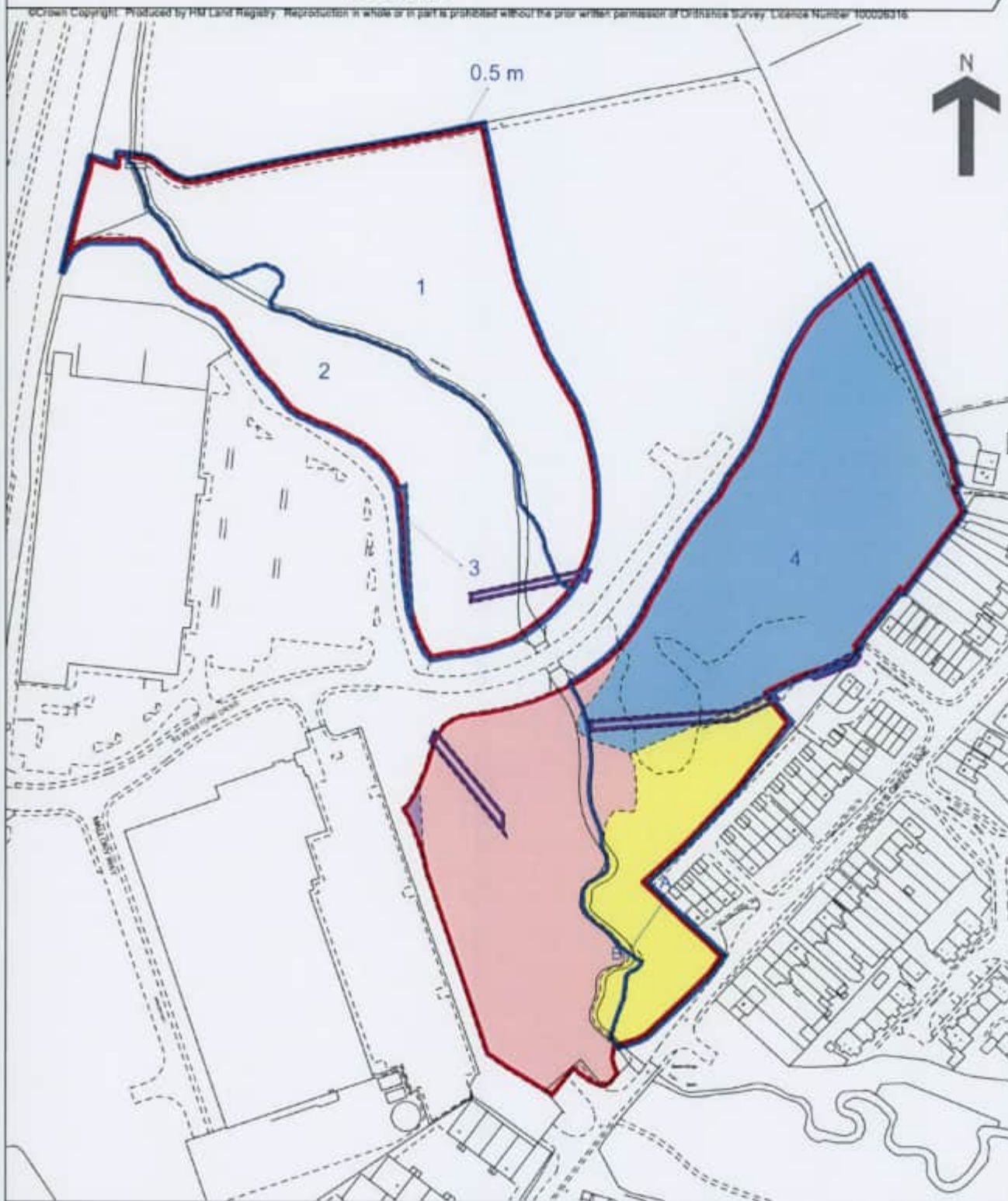
Scale **1:2500**

Administrative area **Warwickshire : Nuneaton and
Bedworth**



400

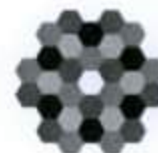
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This title is dealt with by HM Land Registry, Gloucester Office.

[page]



Official copy of register of title

Title number WK143991

Edition date 26.03.2014

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Issued on 28 Feb 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, Gloucester Office.

A: Property Register

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

WARWICKSHIRE : NUNEATON AND BEDWORTH

- 1 (17.09.1970) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land on the South side of Vicarage Lane, Exhall, Bedworth.

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 (17.09.1970) PROPRIETOR: THE URBAN DISTRICT COUNCIL OF BEDWORTH of Council Offices, High Street, Bedworth, Warks.

C: Charges Register

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

- 1 A Conveyance of the land in this title dated 27 August 1970 made between (1) The Official Custodian for Charities (2) The Trustees of the Exhall Educational Foundation in the Ancient Parish of Exhall (The Trustees) and (3) The Urban District Council of Bedworth (Purchasers) contains the following covenants:-

"THE Purchasers hereby covenant with the Trustees that the Purchasers and their successors in title will not use the property hereby conveyed for any purpose other than as a public recreation ground."

- 2 (26.03.2014) The land is subject to the rights granted by a Deed dated 24 March 2014 made between (1) Nuneaton And Bedworth Borough Council and (2) Severn Trent Water Limited.

The said Deed also contains restrictive covenants by the grantor.

-NOTE: Copy filed.

H. M. LAND REGISTRY

NATIONAL GRID PLAN SP 3385 SECTION G
WARWICKSHIRE

Scale 1/1250

BEDWORTH PARISH



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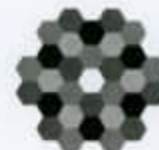


Title No. WK 143991

This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 20 September 2018 at 15:07:08. 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.

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Official copy of register of title

Title number WK154857

Edition date 26.03.2014

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Issued on 28 Feb 2019.

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

A: Property Register

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

WARWICKSHIRE : NUNEATON AND BEDWORTH

- 1 (12.03.1971) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Land lying to the West of St Giles Road, Exhall.

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 (12.03.1971) PROPRIETOR: BEDWORTH URBAN DISTRICT COUNCIL of Council Offices, High Street, Bedworth, Warks.

C: Charges Register

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

- 1 (26.03.2014) The land is subject to the rights granted by a Deed dated 24 March 2014 made between (1) Nuneaton And Bedworth Borough Council and (2) Severn Trent Water Limited.

The said Deed also contains restrictive covenants by the grantor.

-NOTE: Copy filed under WK143991.

End of register

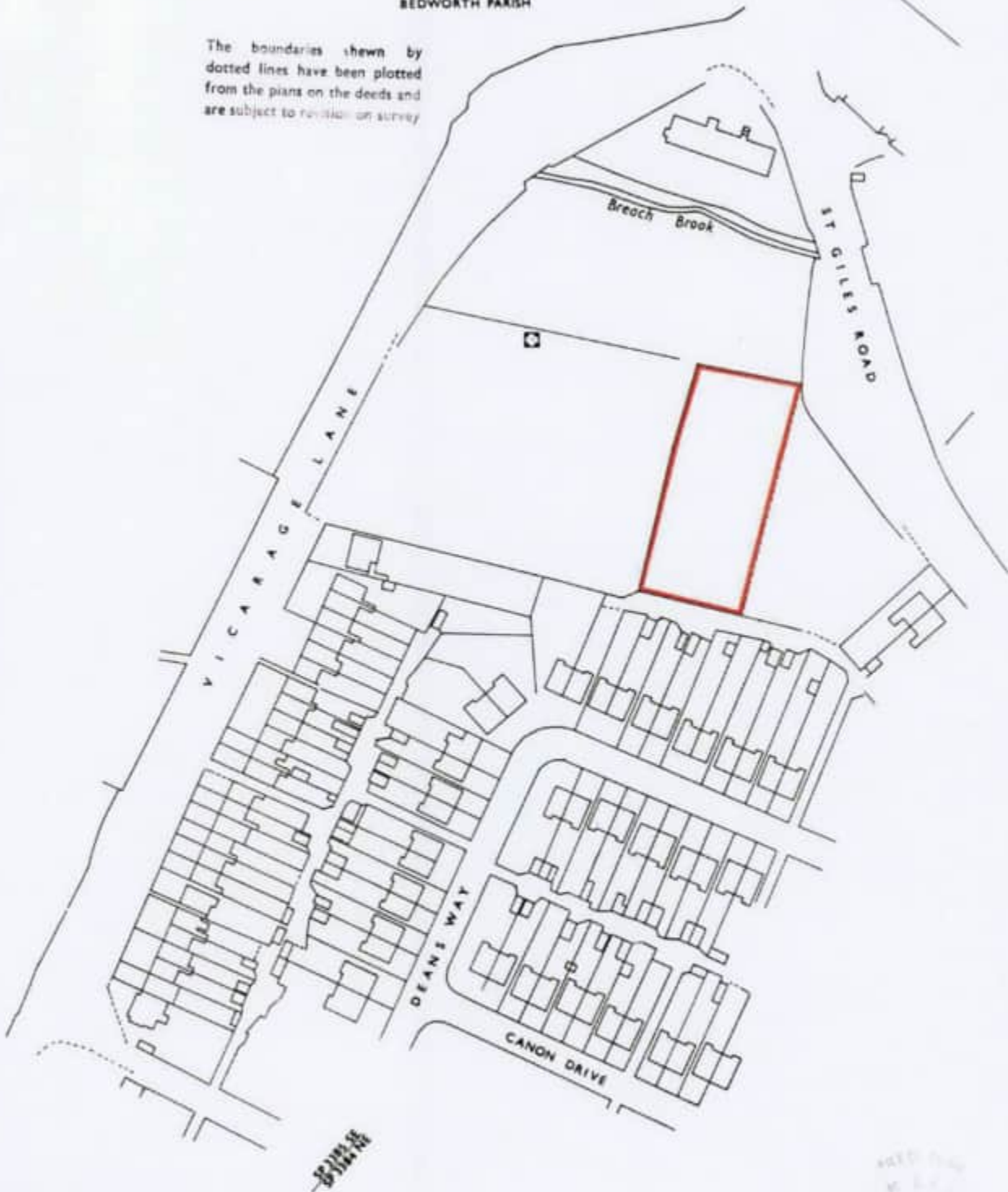
H. M. LAND REGISTRY

NATIONAL GRID PLAN SP 3385 SECTION G
WARWICKSHIRE

Scale 1/1250

BEDWORTH PARISH

The boundaries shown by dotted lines have been plotted from the plans on the deeds and are subject to revision on survey



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Title No. WK 154857

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Official copy of register of title

Title number WK358453

Edition date 20.10.2009

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Issued on 28 Feb 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, Gloucester Office.

A: Property Register

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

WARWICKSHIRE : NUNEATON AND BEDWORTH

- 1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Land on the east side of Bucks Hill, Nuneaton.
- 2 (29.06.1989) There are excluded from this registration the mines and minerals excepted by the Transfer dated 28 February 1989 referred to in the Charges Register in the following terms:-

"EXCEPT NEVERTHELESS AND RESERVING to the Corporation all or any coal and other minerals deposited or lying in or on the property together with all necessary right powers and easements for winning working getting and carrying away the said coal and other minerals."
- 3 (11.05.1995) The Transfer dated 24 April 1995 referred to in the Charges Register contains the following provision:-

"It is agreed and declared that the Transferee shall not be or become entitled to any right of light or air over or across the Remainder which will in any way restrict or interfere with the free use of the Remainder for building or any other purpose."

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 (11.05.1995) PROPRIETOR: NUNEATON AND BEDWORTH BOROUGH COUNCIL of Town Hall, Coton Road, Nuneaton, Warks. CV11 5AA and of DX16458, Nuneaton.

C: Charges Register

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

Title number WK358453

- 1 (29.06.1989) A Transfer of the land tinted pink on the filed plan and other land dated 28 February 1989 made between (1) British Coal Corporation (the Corporation) and (2) Haunchwood Properties Limited (the Transferee) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 (11.05.1995) A Transfer of the land in this title dated 24 April 1995 made between (1) Haunchwood Properties Limited (Transferors) and (2) Nuneaton and Bedworth Borough Council (Transferees) contains the following covenants:-

"The Transferees hereby covenants with the Transferors so as to benefit the remainder of the land comprised in the title above mentioned ("the Remainder") or any part or parts thereof and so as to bind the land hereby transferred into whosoever hands the same may come but not so as to render the Transferees personally liable in damages for any breach of a restrictive covenant after he/they shall have parted with all interest in the land hereby transferred as follows:-

Not to use the land hereby transferred for any purpose except for recreation (including any purposes set out in section 19 of the Local Government (Miscellaneous Provisions) Act 1976) open space, agriculture, forestry or a nature reserve."

- 3 (11.05.1995) The land is subject to the following rights reserved by the Transfer dated 24 April 1995 referred to above:-

"SUBJECT TO THE EXCEPTIONS AND RESERVATIONS SET OUT IN THE SCHEDULE

The Schedule

The right for the Transferor, for the benefit of the Remainder, to pass soil, water, gas, electricity and other services through any sewers, drains, pipes, wires, cables or other service conducting media laid or to be laid within a perpetuity period of eighty years from the date hereof in or under (but not over) the land hereby transferred together with a right for the Transferor or the owner or occupier for the time being of the Remainder or any part thereof to enter onto the land hereby transferred with or without workmen plant and materials for the purpose of laying, connecting to, repairing, replacing, maintaining, cleansing and inspecting such service media (the person entering the land doing no unnecessary damage and making good any damage thereby caused to the land hereby transferred)

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Transfer dated 28 February 1989 referred to in the Charges Register:-

"The Transferee hereby covenants with the Corporation to the intent and so as to bind (so far as practicable) the Property or any part or parts thereof into whosoever hands the same may come and to benefit and protect any mines coal and minerals in which the Corporation has any interest and which provide subjacent or lateral support for the Property or any part or parts thereof but not so as to render the Transferee personally liable in damages for any breach of covenant committed after he shall have parted with all interest in the Property in respect of which such breach shall occur that no new building structure or works and no additions to any existing building structure or works shall at any time be erected constructed or placed on or in the Property or any part or parts thereof except in accordance with plans and specifications previously approved in writing by the Corporation but such approval shall not be withheld unless the design layout or method of construction of such new or additional building structure or works or the materials to be used in the construction thereof do not conform to the reasonable requirements of the Corporation for minimising damage by subsidence PROVIDED that if any dispute shall arise between the Corporation and the Transferee as to whether such approval as aforesaid has been properly withheld such dispute shall in default of agreement be referred to the arbitration of a single arbitrator appointed by the Corporation and the Transferee or in default of agreement on such appointment of two arbitrators one each to be appointed by the Corporation and the Transferee subject to and in accordance with the provisions of the Arbitration Act 1920 or any statutory modification or re-enactment thereof for the time being in

Title number WK358453

Schedule of restrictive covenants continued

force."

End of register

H.M. LAND REGISTRY

TITLE NUMBER

WK358453

ORDNANCE SURVEY
PLAN REFERENCE

SP3292 : SP3392

Scale
1/2500

COUNTY WARWICKSHIRE

DISTRICT NUNEATON AND BEDWORTH

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Official copy of register of title

Title number WK339730

Edition date 20.10.2009

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

A: Property Register

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

WARWICKSHIRE : NUNEATON AND BEDWORTH

- 1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Land south-east of Hickman Road, Galley Common, Nuneaton.
- 2 As to the land tinted blue, tinted mauve, tinted pink, tinted brown, hatched blue, edged yellow and numbered 1 in blue on the filed plan the mines and minerals with ancillary powers of working are excepted.
- 3 As to the land tinted yellow on the filed plan the mines and minerals are excepted.

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 (02.12.1991) PROPRIETOR: NUNEATON AND BEDWORTH BOROUGH COUNCIL of Town Hall, Nuneaton, CV11 5AA and of DX16458, Nuneaton.
- 2 (02.12.1991) The Transfer to the proprietor(s) 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 The land is subject to rights of drainage and rights in respect of water gas electricity and other supply services.
- 2 The parts of the land respectively affected thereby are subject to rights of support and rights in respect of underlying or overhanging of foundations eaves, roofs, chimneys, verges, gutters, windows, downspouts, flues and other projections and rights of entry for repair

Title number WK339730

C: Charges Register continued

and maintenance in respect of the dwellinghouses erected on adjoining properties.

- 3 The parts of the land respectively affected thereby are subject to rights to tie into the walls of the dwellinghouses erected on adjoining properties.
- 4 The parts of the land affected thereby are subject to rights in respect of foul and surface water sewers laid within the strips of land hatched brown on the filed plan granted by a Deed dated 2 September 1983 made between (1) Tarmac Homes Midlands Limited and (2) Severn Trent Water Authority.

The said Deed also contains covenants affecting such land.

- 5 (02.12.1991) A Transfer of the land in this title dated 20 November 1991 made between (1) Tarmac Homes Midlands Limited (Transferor) and (2) Nuneaton and Bedworth Borough Council (Transferee) contains the following covenants:-

"The Transferees hereby covenants with the Transferor so as to benefit the remainder of the land comprised in the above mentioned titles and so far as to bind the land hereby transferred into whosoever hands the same may come but not so as to render the Transferees personally liable in damages for any breach of a restrictive covenant after he/they shall have parted with all interest in the land hereby transferred as follows:

That the Transferee will not use the land hereby transferred for any purpose other than public open space and will not erect any buildings on it other than that may be reasonably ancillary to that use of the land without the prior written approval of the Transferor such approval not to be unreasonably withheld."

NOTE: The above mentioned titles referred to are WK284790 and WK284791.

- 6 (02.12.1991) The land is subject to the following rights reserved by the Transfer dated 20 November 1991 referred to above:-

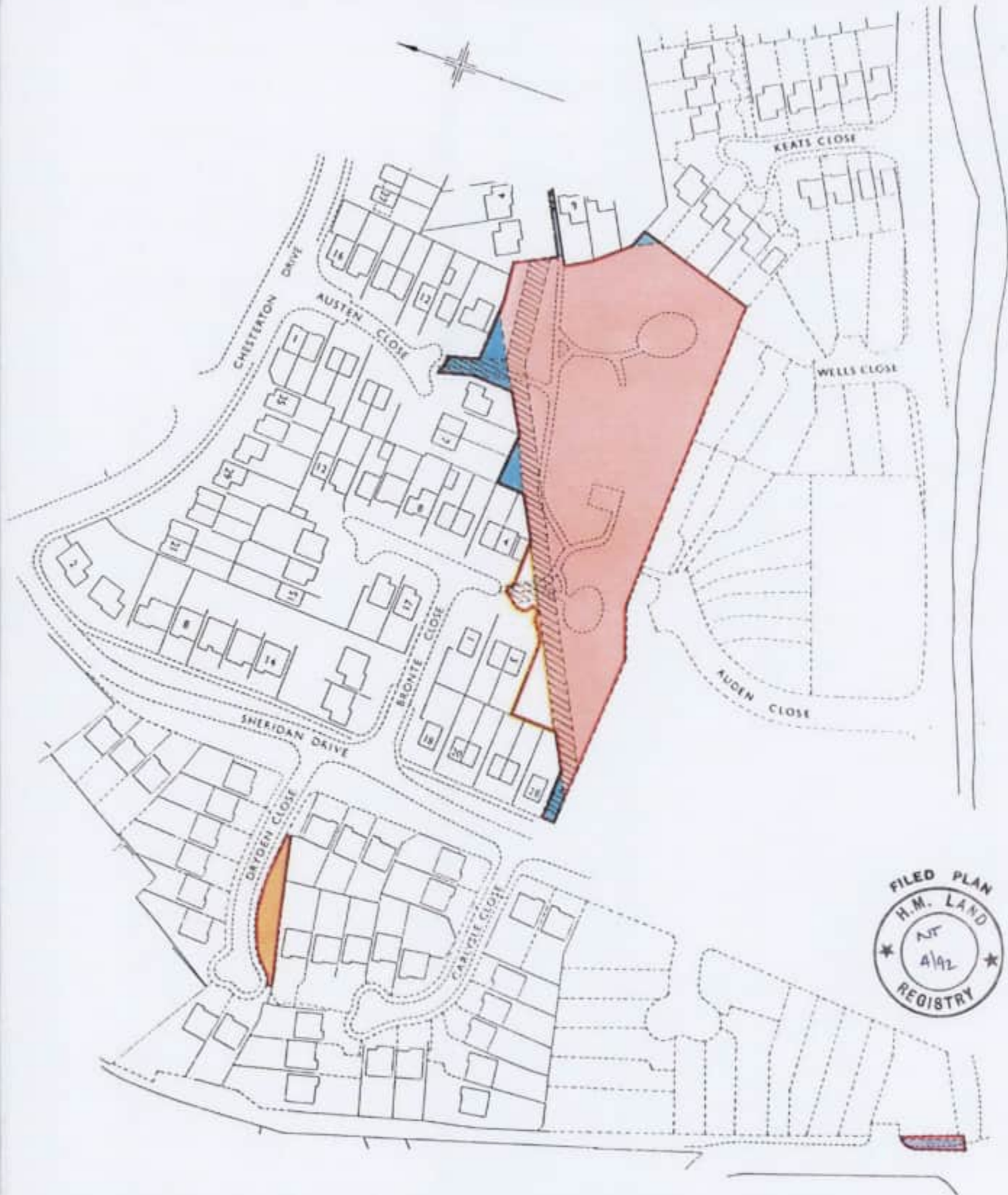
"EXCEPTING AND RESERVING unto Transferor the free and uninterrupted right of connection to and passage of water soil and other services through the service installations constructed in or under the land hereby transferred and doing as little damage as possible and forthwith making good any damage thereby occasioned."

- 7 (10.07.2007) The parts of the land affected thereby are subject to the rights granted by a Deed dated 5 July 2007 made between (1) Nuneaton and Bedworth Borough Council and (2) Hope and Aldridge Limited.

-NOTE:-Copy filed under WK436949.

End of register

H.M. LAND REGISTRY		TITLE NUMBER	
		WK339730	
ORDNANCE SURVEY PLAN REFERENCE	SP 3192	SECTION	Scale 1/1250
COUNTY	WARWICKSHIRE	DISTRICT	NUNEATON AND BEDWORTH
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H.M. LAND REGISTRY		TITLE NUMBER	
		WK339730	
ORDNANCE SURVEY PLAN REFERENCE	SP 3192	SECTION C	Scale 1/1250
COUNTY	WARWICKSHIRE	DISTRICT	NUNEATON AND BEDWORTH
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H.M. LAND REGISTRY		TITLE NUMBER	
		WK339730	
ORDNANCE SURVEY PLAN REFERENCE	SP 3291	SECTION	Scale 1/1250
COUNTY WARWICKSHIRE	NUNEATON AND BEDWORTH DISTRICT	© Crown Copyright	



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Official copy of register of title

Title number WK439120

Edition date 20.10.2009

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Issued on 28 Feb 2019.

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

A: Property Register

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

WARWICKSHIRE : NUNEATON AND BEDWORTH

- 1 The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Land at Campbell Close, Nuneaton.

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 (01.11.2007) PROPRIETOR: NUNEATON AND BEDWORTH BOROUGH COUNCIL of Town Hall, Coton Road, Nuneaton, Warks CV11 5AA and of DX16458, Nuneaton.
- 2 (01.11.2007) The value as at 15 October 2007 was stated to be under £100,000.
- 3 (01.11.2007) The Transfer to the proprietor contains a covenant to observe the covenants referred to in the Charges Register and of indemnity in respect thereof.
- 4 A Transfer of the land tinted yellow on the title plan and other land dated 20 December 1999 made between (1) Severn Trent Water Limited (Transferor) and (2) McLean Homes Midland Limited contains Purchasers personal covenant(s) details of which are set out in the schedule of personal covenants hereto.

Schedule of personal covenants

- 1 The following are details of the personal covenants contained in the Transfer dated 20 December 1999 referred to in the Proprietorship Register:-

"For the purposes of this clause the following definitions will apply:-

12.1 "Environmental Law" means any current or future law regulation code of practice circular guidance note and the like (whether statutory

Title number WK439120

Schedule of personal covenants continued

or common law and whether emanating from the United Kingdom or elsewhere) insofar as they relate to the control creation and prevention of pollution of air water or land whether due to the release discharge spillage generation transportation deposit retention emission or other escape of Dangerous Substances or otherwise or to noise odour or other nuisance and the protection of human health and life the environment or the conditions of the workplace

12.2 "Environmental Licence" means any permit licence authorisation consent or other approval required by any Environmental Law

12.3 "Dangerous Substances" means any natural or artificial substance or substances (whether in solid or liquid form or in the form of gas or vapour and whether alone or in combination with any other substance) capable of causing harm to man or any other living organism supported by the environment or damaging the environment or public health or welfare including but not limited to hazardous toxic or dangerous waste

12.4 "Environmental Contamination" means release leakage discharge deposit emission retention spillage or other escape of Dangerous Substances into the air land or water (including without limitation surface water groundwater or water or effluent in sewers or drains) occurring or having occurred (in any case) to on or from the Property

13. The Transferees hereby covenants with the Transferor to indemnify and keep indemnified the Transferee in respect of all claims (whether statutory or otherwise) actions losses costs damages and expences incurred by or accruing to the Transferor (or at the election of the Transferor to pay to the Transferor an amount equal thereto) in respect of any:-

13.1 Environmental Contamination whatsoever in on under at or emanating from the Property including but without prejudice to the generality of the foregoing the cost of any works required as a result of the Transferor being served with a remediation notice

13.2. claims by third parties in respect of damage to persons or property or the environment arising from Environmental Contamination and the importation generation transportation storage treatment or disposal of any Dangerous Substances to or from the Property

13.3. maintenance costs of keeping any Dangerous Substances which have been removed from the Property

13.4. obligations imposed upon the Transferor under any Environmental Law and/or under any condition in any Environmental Licence or arising from the variation suspension or revocation of any Environmental Licence held by the Transferor at the date hereof

13.5. obligations imposed on the Transferor by the enactment or introduction of any laws or regulations after the date hereof which if enacted prior to the date hereof would have fallen within the definition of Environmental Law."

C: Charges Register

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

- 1 (04.09.2000) The land is subject to rights of support, rights in respect of overhanging or underlying structures and rights of entry to inspect, repair, maintain, replace and paint buildings and other structures erected on or near the boundaries of the land in this title.
- 2 (04.09.2000) The land is subject to rights of drainage and rights in respect of the supply of water, gas, electricity and other services.
- 3 The land tinted pink on the title plan is subject to the rights granted by a Deed of Grant dated 20 December 1999 made between (1) McLean Homes Midland Limited and (2) Severn Trent Water Limited.

The said Deed also contains restrictive covenants by the grantor.



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This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 20 September 2018 at 15:10:21. 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, Gloucester Office.



Official copy of register of title

Title number WK447381

Edition date 09.07.2015

This official copy shows the entries on the register of title on 28 FEB 2019 at 13:27:41.

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 28 Feb 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, Gloucester Office.

A: Property Register

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

WARWICKSHIRE : NUNEATON AND BEDWORTH

1 (07.01.2009) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Nuneaton & North Warks Group Riding For Disabled, Valley Road, Galley Common, Nuneaton (CV10 9NJ).

2 (07.01.2009) There are excluded from this registration the mines and minerals excepted by a Conveyance of the land in this title and other land dated 8 November 1924 made between (1) Stanley Brothers Limited (Vendor) and (2) The Mayor Aldermen And Burgesses Of The Borough Of Nuneaton (Purchaser) in the following terms:-

"Together with such of the mines and minerals under the said close of land and hereditaments hereby conveyed as can be got or worked by quarrying from the surface but reserving and excluding all other mines and minerals in and under the said close of land and hereditaments together with such powers of working getting and carrying away the same as may be owned by or vested in the ownership of such mines and minerals"

3 (07.01.2009) The land has the benefit of the rights granted by a Deed dated 5 September 1996 made between (1) Jim 5 Limited and (2) Nuneaton And Bedworth Borough Council.

-NOTE: Copy filed.

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 (07.01.2009) PROPRIETOR: NUNEATON AND BEDWORTH BOROUGH COUNCIL of Town Hall, Coton Road, Nuneaton, Warwickshire CV11 5AA and of DX16458, Nuneaton.

HM Land Registry Current title plan

Title number **WK447381**

Ordnance Survey map reference **SP3291NW**

Scale **1:1250**

Administrative area **Warwickshire : Nuneaton and
Bedworth**



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This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 20 September 2018 at 15:09:53. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to
directions 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, Gloucester Office.



Official copy of register of title

Title number WK238145

Edition date 07.04.1992

This official copy shows the entries on the register of title on 28 FEB 2019 at 13:30:07.

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 28 Feb 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, Gloucester Office.

A: Property Register

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

WARWICKSHIRE : NUNEATON AND BEDWORTH

- 1 (09.04.1976) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land at Galley Common, Nuneaton.
- 2 There are excluded from this registration the mines and minerals excepted by the Conveyance dated 8 March 1976 referred to in the Charges Register in the following terms and the land is also subject to the following ancillary powers of working:-

"EXCEPT NEVERTHELESS AND RESERVING to the Vendor all interest of the Vendor in any mines beds and seams of coal and other minerals in or under the said land with all necessary rights powers and easements for searching for winning working getting and carrying away by underground operations the said coal and other minerals and any other coal or other minerals in which the Vendor has any interest including the right to drive occupy and use roadways and other works in the strata under and adjacent to the said land and the right to let down the surface of the said land and any building structure or works now or hereafter erected constructed or placed on or in the said land except as provided by the Coal Mining (Subsidence) Act 1957 the Vendor shall not be liable to make good or pay compensation for any damage or loss whatsoever caused directly or indirectly by any mining or other operations in under or adjacent to the said land carried out by the Vendor or by any other person whether before or on or after the date hereof."

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 (09.04.1976) Proprietor(s): NUNEATON BOROUGH COUNCIL of Council House, Nuneaton, Warwickshire.
- 2 (09.04.1976) RESTRICTION:-Except under an order of the registrar no disposition by the propretior of the land is to be registered unless

Title number WK238145

B: Proprietorship Register continued

made in accordance with the Housing Act 1957 or some other Act or authority.

C: Charges Register

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

- 1 A Conveyance of the land in this title dated 8 March 1976 made between (1) The National Coal Board (Vendor) (2) Coal Industry Estates Limited (Sub-Vendor) and (3) Nuneaton Borough Council contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 The land is subject to the following rights reserved by the Conveyance dated 8 March 1976 referred to above:-

"EXCEPT NEVERTHELESS AND RESERVING To the Sub-Vendor

(i) full and free right of running water and soil gas and electricity through or by the sewers drains pipes and watercourses gas and electricity mains now laid in or under the Property.

(ii) full and free right for the Sub-Vendor to use its adjoining or neighbouring lands for building and any other purposes notwithstanding that any buildings or other erections built or to be built or erected thereon may interfere with the access of light and air to the Property."
- 3 By the Conveyance dated 8 March 1976 referred to above the land in this title was conveyed subject as follows:-

"SUBJECT to a Deed of Grant dated the 29th day of June 1900 made between Sir Alfred Hickman of the one part and the Urban District Council of Nuneaton and Chilvers Coton of the other part."

NOTE:-Neither the original Deed of Grant nor a certified copy or examined abstract thereof was produced on first registration.

Schedule of restrictive covenants

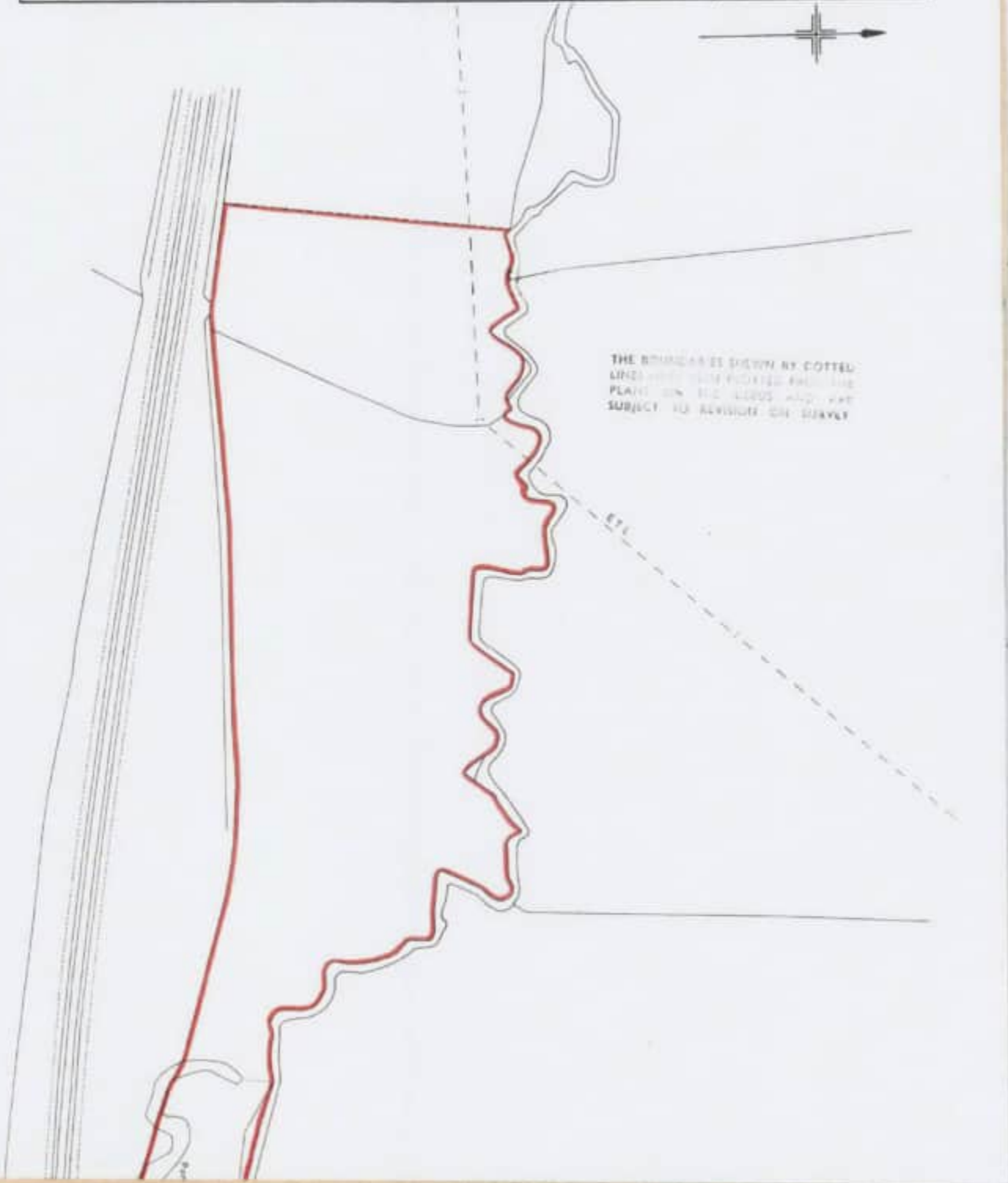
- 1 The following are details of the covenants contained in the Conveyance dated 8 March 1976 referred to in the Charges Register:-

"THE Council covenants (a) with the Vendor to the intent and so as to bind (so far as practicable) the Property or any part or parts thereof into whosoever hands the same may come to benefit and protect any mines and minerals in which the Vendor has any interest and which provide subjacent or lateral support for the Property for any part or parts thereof but not so as to render the Council liable in damages for any breach of covenant committed after it shall have parted with all interest in the property in respect of which such breach shall occur that no new building structure or works and no additions to any existing building structure or works shall at any time be erected constructed or placed on or in the property or any part or parts thereof except in accordance with plans and specifications previously approved in writing by the Vendor but such approval shall not be withheld unless the design layout or method of construction of such new or additional building structure or works or the materials to be used in the construction thereof do not conform to the reasonable requirements of the Vendor for minimising damage by subsidence PROVIDED that if any dispute shall arise between the Vendor and the Council or any successors in title to the Council as to whether such approval has been properly withheld such dispute shall in default of agreement be referred to the arbitration of a single arbitration appointed by the parties hereto or their successors in title subject to and in accordance with the provisions of the Arbitration Act 1950 or any statutory modification or re-enactment for the time being in force and (b) with the Sub-Vendor to erect and forever thereafter maintain on the western boundary of the Property a stockproof fence of post and four rails at least four feet six inches in height."

Title number WK238145

End of register

H.M. LAND REGISTRY		TITLE NUMBER	
		WK 238145	
ORDNANCE SURVEY PLAN REFERENCE	SP3291 NW, NE.	SECTION	Scale 1/1250
COUNTY: WARWICKSHIRE	NUNEATON DISTRICT		© Crown Copyright

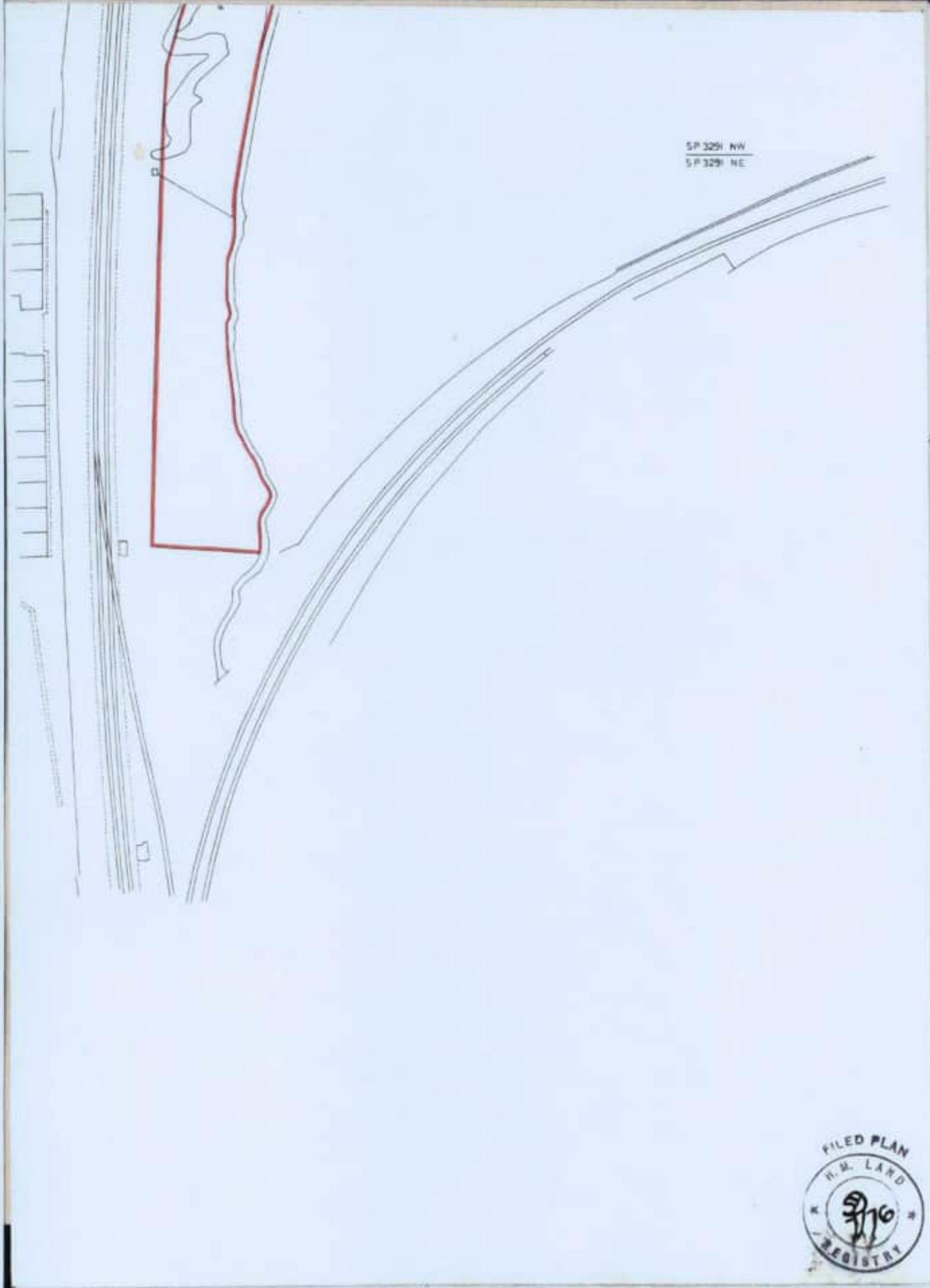


THE BOUNDARIES SHOWN BY DOTTED LINES ARE NOT TO BE TAKEN AS THE BASIS FOR ANY CLAIMS AND ARE SUBJECT TO REVISION ON SURVEY

This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 20 September 2018 at 15:11:21. 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, Gloucester Office.

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This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 20 September 2018 at 15:11:21. 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, Gloucester Office.



Official copy of register of title

Title number WK244039

Edition date 18.03.1992

This official copy shows the entries on the register of title on 28 FEB 2019 at 13:29:16.

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 28 Feb 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, Gloucester Office.

A: Property Register

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

WARWICKSHIRE : NUNEATON AND BEDWORTH

- 1 (25.08.1977) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Land at Galley Common, Nuneaton.
- 2 There are excluded from this registration the mines and minerals and the ancillary right excepted and reserved by the Conveyance dated 19 April 1977 referred to in the Charges Register.

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 (25.08.1977) Proprietor(s): NUNEATON BOROUGH COUNCIL of Council House, Coton Road, Nuneaton, Warks, CV11 5AA.
- 2 (25.08.1977) RESTRICTION:-Except under an order of the registrar no disposition by the proprietor of the land is to be registered unless made in accordance with the Local Government Act 1972 or some other Act or authority.

C: Charges Register

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

- 1 A Conveyance of the land in this title dated 19 April 1977 made between (1) The National Coal Board (2) Coal Industry Estates Limited and (3) Nuneaton Borough Council contains restrictive covenants.
-NOTE: Copy in Certificate.
- 2 The Conveyance dated 19 April 1977 referred to above contains conditions governing selling and a right of pre-emption in favour of

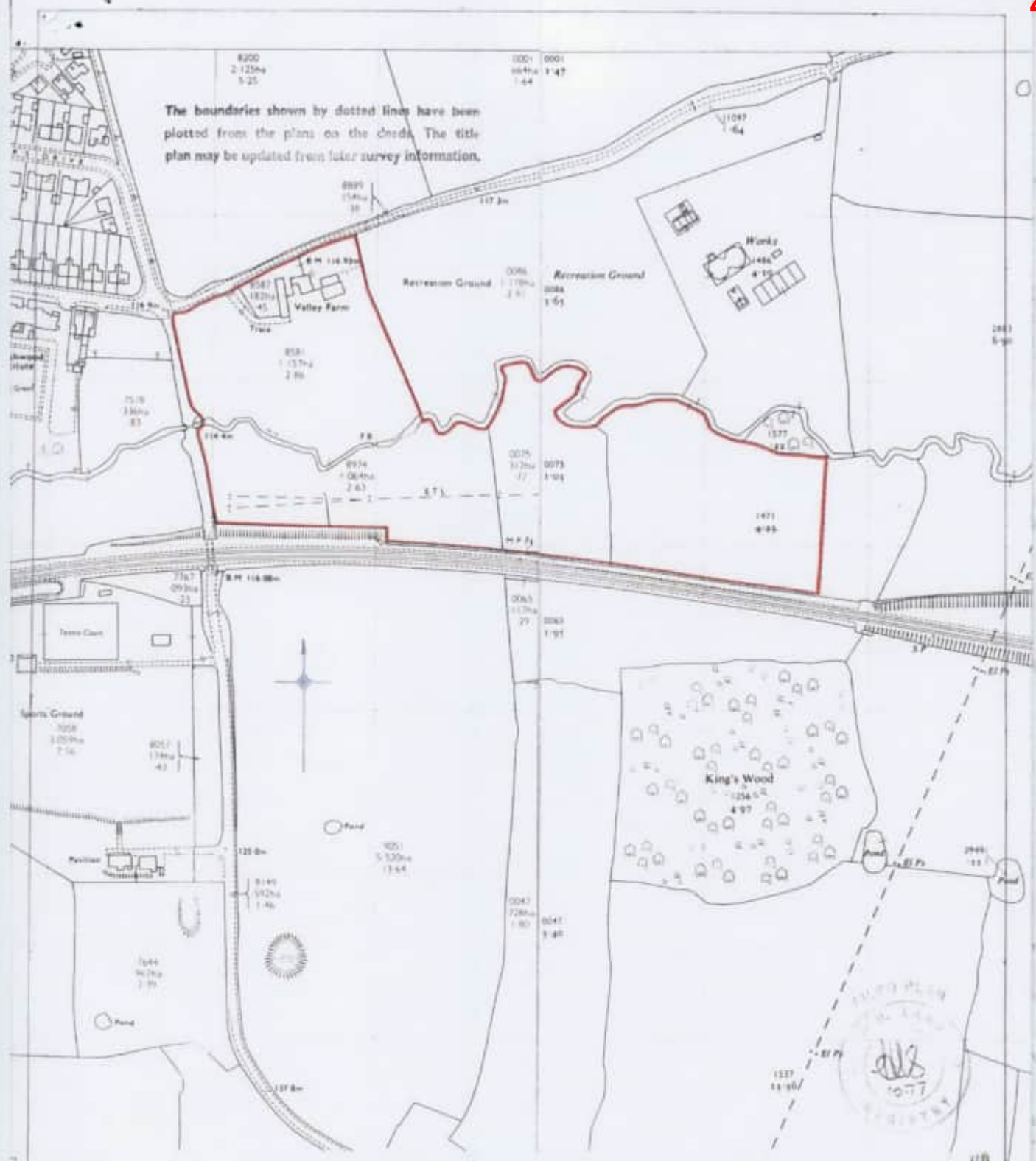
Title number WK244039

C: Charges Register continued

National Coal Board which will subsist until 19 April 1987.

End of register

The boundaries shown by dotted lines have been plotted from the plans on the deeds. The title plan may be updated from later survey information.



MB 25

H.M. LAND REGISTRY		TITLE NUMBER	
		WK 244039	
ORDNANCE SURVEY PLAN REFERENCE	SP 3292 A		Scale 1:2500
COUNTY	WARWICKSHIRE	DISTRICT	NUNEATON
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This title is dealt with by HM Land Registry, Gloucester Office.

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Official copy of register of title

Title number WK326554

Edition date 20.10.2009

This official copy shows the entries on the register of title on 28 FEB 2019 at 13:31:52.

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 28 Feb 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, Gloucester Office.

A: Property Register

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

WARWICKSHIRE : NUNEATON AND BEDWORTH

- 1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land lying to the West of Bucks Hill.
- 2 There are excluded from the registration of the land tinted yellow on the filed plan the mines and minerals and the ancillary rights excepted and reserved by a Conveyance thereof and other land dated 20 August 1886 made between (1) David Parker and Alfred Green and (2) Haunchwood Brick and Tile Company Limited in the following terms:-

But save nevertheless and except all other mines and minerals lying and being within and under the said messuages hereditaments and premises with free liberty and power for Charles Dear the younger and Samuel Long Hunt their heirs and assigns to take all usual necessary or convenient means of outstroke means for working getting and taking away the said mines and minerals by means of outstroke or underground workings through any adjoining mines and lands belonging to or held by the said Charles Dear the younger and Samuel Long Hunt their heirs or assigns or which they may for the time being be authorised to use for the purpose but so that the surface of the said land shall not be entered upon or in any manner interfered with for any of the purposes aforesaid or for any purpose connected with the said mines and minerals.

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 (21.09.1989) PROPRIETOR: NUNEATON AND BEDWORTH BOROUGH COUNCIL of Town Hall, Coton Road, Nuneaton, Warks, CV11 5AA and of DX16458, Nuneaton.

Title number WK326554

C: Charges Register

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

- 1 (21.09.1989) A Transfer of the land in this title dated 22 June 1989 made between (1) Haunchwood Properties Limited (Transferor) and (2) Nuneaton and Bedworth Borough Council contains the following covenants:-

"The Council hereby covenants with the Transferor not to use the land hereby transferred for any purpose except for recreation (including any purposes set out in Section 19 of the Local Government (Miscellaneous Provisions) Act 1976) open space, agriculture, forestry or a nature reserve"

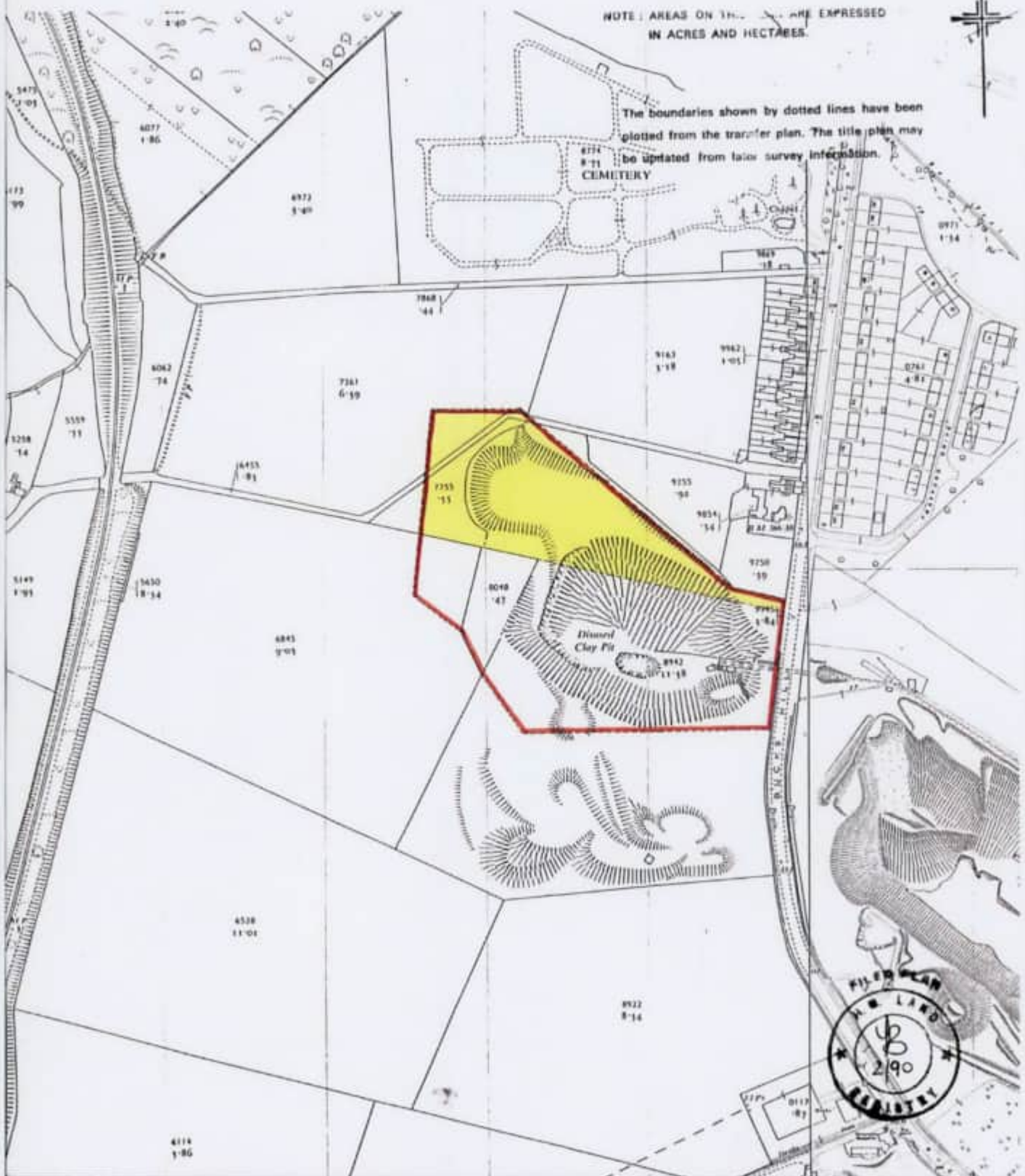
End of register

H.M. LAND REGISTRY		TITLE NUMBER	
		WK326554	
ORDNANCE SURVEY PLAN REFERENCE	SP 3392	SECTION	Scale 1/2500
COUNTY	WARWICKSHIRE	NUNEATON AND BEDWORTH	
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NOTE: AREAS ON THIS PLAN ARE EXPRESSED IN ACRES AND HECTARES.

The boundaries shown by dotted lines have been plotted from the transfer plan. The title plan may be updated from later survey information.



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



Official copy of register of title

Title number WK319146

Edition date 21.10.2009

This official copy shows the entries on the register of title on 28 FEB 2019 at 13:31:07.

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The date at the beginning of an entry is the date on which the entry was made in the register.

Issued on 28 Feb 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, Gloucester Office.

A: Property Register

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

WARWICKSHIRE : NUNEATON AND BEDWORTH

- 1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Land on the south west side of Selby Way, land on the north side of Frensham Drive and land on the north east side of Merlin Avenue and south east side of Freesland Rise, Whittleford.

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 PROPRIETOR: NUNEATON AND BEDWORTH BOROUGH COUNCIL of Town Hall, Coton Road, Nuneaton, Warwickshire, CV11 5AA and of DX16458, Nuneaton.

C: Charges Register

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

- 1 The land is subject to rights of drainage and rights in respect of water, gas and electricity supply services.
- 2 The parts of the land respectively affected thereby are subject to rights to construct and maintain overhanging eaves and gutters in respect of buildings erected on or near a boundary with rights of entry for the purpose of erecting laying constructing cleaning renewing repairing and painting the wall eaves spouting gutters gullies sewers drains pipes and cables belonging to the said buildings.
- 3 A Conveyance of the land tinted blue on the filed plan and other land dated 16 December 1980 made between (1) Stanley Bros Limited (Vendor) and (2) Moorwood Properties Limited (Purchaser) contains the following covenants:-

Title number WK319146

C: Charges Register continued

"THE Purchaser so as to bind as far as may be the land hereby conveyed into whosoever hands the same may come and so that this covenant shall be for the benefit and protection of the land of the Vendor at Poplar Farm or any part or parts thereof hereby covenants with the Vendor that the Purchaser and its successors in title will not use the land hereby conveyed or any part thereof except for residential development and any open spaces school or other amenities by the appropriate Planning Authority in connection with such development.

- 4 The land tinted blue is subject to the following rights reserved by a Conveyance thereof and other land dated 16 December 1980 made between (1) Stanley Bros Limited (Vendor) and (2) Moorwood Properties Limited (Purchaser):-

"EXCEPT AND RESERVING unto the Vendor or other the owners and occupiers for the time being of Poplar Tree Farm shown on the said plan for the purpose of obtaining access to and egress from the said Farm the right to go pass and repass over and along either the existing ashed Farm Road leading from Bucks Hill over the land hereby conveyed towards Poplar Tree Farm aforesaid or such reasonable access as may at any time or times within eighty years after the date hereof be constructed by the Purchaser or its successors in title over the land hereby conveyed in substitution for such Farm Road or any part or parts thereof such alternative means of access where consisting of an Estate Road to become effective from the construction of such Estate Road to Contractors road stage and to be subject to the reasonable requirements of road finishing and (after adoption thereof) to the regulations and requirements of the Highway Authority."

- 5 A Conveyance of the land tinted yellow on the filed plan and other land dated 6 July 1981 made between (1) Stanley Bros Limited (Vendor) and (2) Moorwood Properties Limited (Purchaser) contains covenants in identical terms to those contained in the Conveyance dated 16 December 1980 referred to above.
- 6 (19.10.1988) A Transfer of the land in this title dated 7 October 1988 made between (1) J S Bloor Limited and (2) Nuneston and Bedworth Borough Council contains the following covenants:-

The Transferees hereby covenants with the Transferors so as to benefit the remainder of the land comprised in the titles above mentioned and so as to bind the land hereby transferred into whosoever hands the same may come but not so as to render the Transferees personally liable in damages for any breach of a restrictive covenant after it shall have parted with all interest in the land hereby transferred as follows:-

that it the Transferee will use the land hereby transferred as open space only and will not build or erect or cause to be built erected or placed thereon any buildings erections or equipment other than in connection with the use of the land as a recreational facility or amenity area.

End of register

H.M. LAND REGISTRY

TITLE NUMBER

WK 319146

ORDNANCE SURVEY
PLAN REFERENCE

SP 3292

SECTION H

Scale
1:1250

COUNTY WARWICKSHIRE

DISTRICT NUNEATON AND BEDWORTH

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PLAN IN PARTS
PART 2



DISMANTLED RAILWAY



SP 3292
SP 3291 NW

SP 3292 SE
SP 3291 NE



This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 20 September 2018 at 15:11:56. 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.

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H.M. LAND REGISTRY		TITLE NUMBER	
		WK 319146	
ORDNANCE SURVEY PLAN REFERENCE	SP 3292	SECTION G	Scale 1/1250 Enlarged from 1/2500
COUNTY WARWICKSHIRE		DISTRICT NUNEATON AND BEDWORTH	
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The boundaries shown by dotted lines have been plotted from the transfer plan. The title plan may be updated from later survey information.



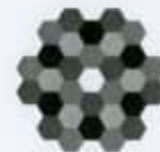
SP 3292
SP 319146



This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 20 September 2018 at 15:11:56. 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.

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Official copy of register of title

Title number WK319145

Edition date 21.10.2009

This official copy shows the entries on the register of title on 28 FEB 2019 at 13:32:44.

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 28 Feb 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, Gloucester Office.

A: Property Register

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

WARWICKSHIRE : NUNEATON AND BEDWORTH

- 1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Land on the east and west side of Sherbourne Avenue, Whittleford, Nuneaton.

NOTE: The land tinted green on the filed plan is not included in this title.

- 2 (19.10.1988) The land has the benefit of the following rights granted by the Transfer dated 7 October 1988 referred to in the Charges Register:-

"The Transferor hereby grants to the Transferee and its successors in title full right and liberty for all purposes connected with the use and enjoyment of the land hereby transferred over and along the land shown coloured brown on the plan annexed hereto."

-NOTE: Copy plan filed.

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 (19.10.1988) PROPRIETOR: NUNEATON AND BEDWORTH BOROUGH COUNCIL of Town Hall, Coton Road, Nuneaton, Warks., CV11 5AA and of DX16458, Nuneaton.

C: Charges Register

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

- 1 A Conveyance of the land edged blue on the filed plan and other land dated 1 July 1980 made between (1) Stanley Bros. Limited (Vendor) and (2) Moorwood Properties Limited (Purchaser) contains the following

Title number WK319145

C: Charges Register continued

covenants:-

"THE Purchaser so as to bind as far as may be the land hereby conveyed into whosoever hands the same may come and so that this covenant shall be for the benefit and protection of the land of the Vendor at Poplar Farm or any part or parts thereof hereby covenants with the Vendor that the Purchaser and its successors in title will not use the land hereby conveyed or any part thereof except for residential development and any open spaces school or other amenities in connection with such residential development as may be required by the appropriate Planning Authority in connection with such development.

- 2 A Conveyance of the land tinted pink on the filed plan and other land dated 16 December 1980 made between (1) Stanley Bros. Limited (Vendor) and (2) Moorwood Properties Limited (Purchaser) contains covenants identical with those contained in the Conveyance referred to above.
- 3 A Conveyance of the land tinted yellow on the filed plan and other land dated 6 July 1981 made between (1) Stanley Bros Limited (Vendor) and (2) Moorwood Properties Limited (Purchaser) contains covenants identical with those contained in the Conveyance referred to above.
- 4 The land so far as affected thereby is subject to rights to connect to and use the sewers drains manholes pipes and cables therein or thereon.
- 5 The parts of the land affected thereby are subject to rights to construct and maintain overhanging eaves and gutters and rights of entry for the purpose of erecting laying constructing cleansing renewing repairing and painting the walls eaves spouting gutters gullies sewers drains pipes and cables of buildings on adjoining properties.
- 6 The land is subject to the following rights granted by a Transfer of the land tinted green on the filed plan dated 19 May 1986 made between (1) J. S. Bloor Limited (Transferor) and (2) The East Midlands Electricity Board (Transferee):-

"TOGETHER WITH full right and liberty for the Transferee and the registered proprietor or proprietors from time to time of the land hereby transferred its his her or their tenants servants and licensees

(a) to enter upon the adjoining property of the Transferor as far as may be necessary for the purpose of erecting and maintaining structures on the boundaries of the said land the Transferee doing as little damage as possible to the said adjoining property of the Transferor and making good any damage which may nevertheless be caused

(b) to go pass and repass at all times and for all purposes over and along the land shown on the plan annexed hereto and thereon coloured brown and also over the road and footpaths abutting upon the piece of land hereby transferred and any other roads or footpaths which are now or may within Eighty years hereafter be constructed on the Transferors adjoining estate and until constructed over and along the intended site of such roads and footpaths

(c) to lay erect and maintain

(i) electric cables and lines and conduits or pipes for containing the same where necessary under and across the said land coloured brown and

(ii) electric cables and lines and poles and stays as indicated on the said plan and also under and across the land forming part of the Transferor's adjoining estate in such position as shall be necessary for the purpose of affording a supply of electricity to the properties erected or to be erected on the said estate and also under and across the said road abutting upon the piece of land hereby conveyed and any other roads which are now or may within Eighty years hereafter be constructed on the Transferor's adjoining estate and until constructed under and across the intended site of such road or roads and to break up the surface thereof as far as may be necessary from time to time for the purpose of laying relaying repairing and maintaining the said electric cables and lines and conduits or pipes doing as little damage as possible and restoring the surface as soon as possible AND TOGETHER ALSO with the benefit of any rights and liberties reserved to the

Title number WK319145

C: Charges Register continued

Transferors out of the Transfers of any pieces or parcels of land on the Transferor's adjoining estate to lay and maintain electric cables and lines and conduits or pipes thereunder."

NOTE: The land coloured brown referred to is hatched blue on the filed plan; the electric lines referred to are shown by blue broken lines and the poles and stays referred to that lie at the south western corner of the land in this title are reproduced in blue on the filed plan."

- 7 The Transfer dated 19 May 1986 referred to above contains the following covenants:-

"The Transferee hereby covenants with the Transferee and its successors in title

(a) that the Transferor will construct the carriageway and footpath upon which the land hereby transferred abuts to the specification of the Local Authority and will maintain and keep the same in good repair until taken over and adopted by the Local Authority as a public highway and will indemnify the Transferee from and against all costs charges and expense in respect thereof.

(b) not at any time hereafter without the Transferee's consent (such consent not to be unreasonably withheld) to construct or permit to be constructed any building erection or structure of any kind whatsoever over or within Three feet on either side of the route of the electric cables and lines and conduits or pipes to be laid or placed by the Transferee in pursuance of the grant hereinbefore contained other than an erection or structure envisaged by an Agreement dated the Seventeenth day of April One thousand nine hundred and Eighty four and made between Nuneaton and Bedworth Borough Council of the one part and F L Fithett (Contractors) Limited of the other part."

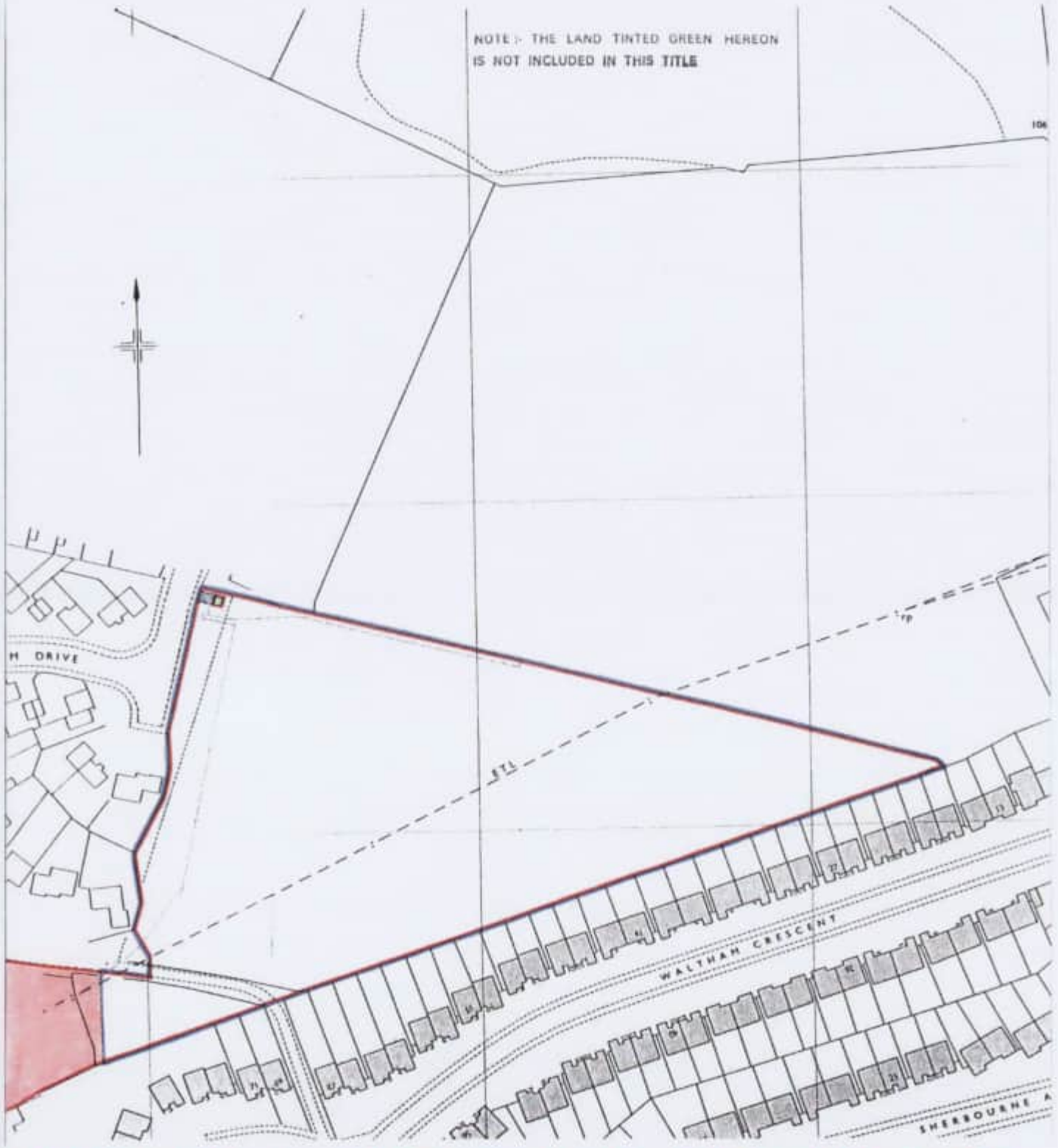
- 8 (19.10.1988) A Transfer of the land in this title dated 7 October 1988 made between (1) J S Bloor Limited (Transferors) and (2) Nuneaton and Bedworth Borough Council (Transferees) contains the following covenants:-

"The Transferees hereby covenant with the Transferors so as to benefit the remainder of the land comprised in the title above mentioned and so as to bind the land hereby transferred into whosoever hands the same may come but not so as to render the Transferees personally liable in damages for any breach of a restrictive covenant after it shall have parted with all interest in the land hereby transferred as follows:-

That it the Transferee and its successors in title shall not use or suffer cause or permit to be used the land hereby transferred or any part thereof otherwise than for sporting and recreational activities or any development directly connected therewith."

End of register

H.M. LAND REGISTRY		TITLE NUMBER	
		WK 319145	
ORDNANCE SURVEY PLAN REFERENCE	SP3291 SP 3292	SECTION	Scale 1/1250
COUNTY	WARWICKSHIRE	DISTRICT	NUNEATON AND BEDWORTH
			© Crown Copyright



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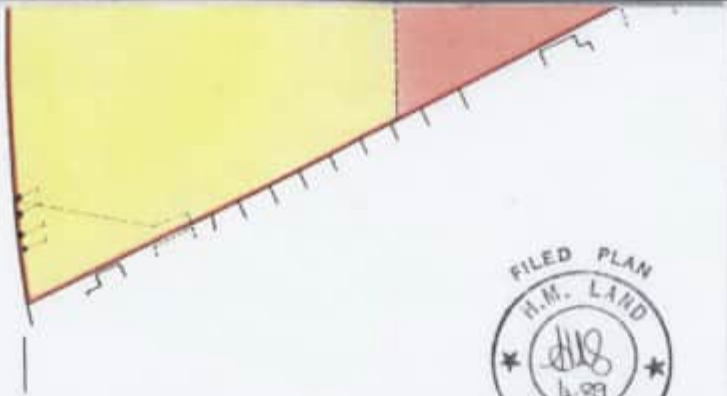


This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 20 September 2018 at 15:12:42. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

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SP 3292
SP 3291 NW



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Official copy of register of title

Title number WK238145

Edition date 07.04.1992

This official copy shows the entries on the register of title on 28 FEB 2019 at 13:34:27.

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 28 Feb 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, Gloucester Office.

A: Property Register

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

WARWICKSHIRE : NUNEATON AND BEDWORTH

- 1 (09.04.1976) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land at Galley Common, Nuneaton.
- 2 There are excluded from this registration the mines and minerals excepted by the Conveyance dated 8 March 1976 referred to in the Charges Register in the following terms and the land is also subject to the following ancillary powers of working:-

"EXCEPT NEVERTHELESS AND RESERVING to the Vendor all interest of the Vendor in any mines beds and seams of coal and other minerals in or under the said land with all necessary rights powers and easements for searching for winning working getting and carrying away by underground operations the said coal and other minerals and any other coal or other minerals in which the Vendor has any interest including the right to drive occupy and use roadways and other works in the strata under and adjacent to the said land and the right to let down the surface of the said land and any building structure or works now or hereafter erected constructed or placed on or in the said land except as provided by the Coal Mining (Subsidence) Act 1957 the Vendor shall not be liable to make good or pay compensation for any damage or loss whatsoever caused directly or indirectly by any mining or other operations in under or adjacent to the said land carried out by the Vendor or by any other person whether before or on or after the date hereof."

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 (09.04.1976) Proprietor(s): NUNEATON BOROUGH COUNCIL of Council House, Nuneaton, Warwickshire.
- 2 (09.04.1976) RESTRICTION:-Except under an order of the registrar no disposition by the propretior of the land is to be registered unless

Title number WK238145

B: Proprietorship Register continued

made in accordance with the Housing Act 1957 or some other Act or authority.

C: Charges Register

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

- 1 A Conveyance of the land in this title dated 8 March 1976 made between (1) The National Coal Board (Vendor) (2) Coal Industry Estates Limited (Sub-Vendor) and (3) Nuneaton Borough Council contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 The land is subject to the following rights reserved by the Conveyance dated 8 March 1976 referred to above:-

"EXCEPT NEVERTHELESS AND RESERVING To the Sub-Vendor

(i) full and free right of running water and soil gas and electricity through or by the sewers drains pipes and watercourses gas and electricity mains now laid in or under the Property.

(ii) full and free right for the Sub-Vendor to use its adjoining or neighbouring lands for building and any other purposes notwithstanding that any buildings or other erections built or to be built or erected thereon may interfere with the access of light and air to the Property."
- 3 By the Conveyance dated 8 March 1976 referred to above the land in this title was conveyed subject as follows:-

"SUBJECT to a Deed of Grant dated the 29th day of June 1900 made between Sir Alfred Hickman of the one part and the Urban District Council of Nuneaton and Chilvers Coton of the other part."

NOTE:-Neither the original Deed of Grant nor a certified copy or examined abstract thereof was produced on first registration.

Schedule of restrictive covenants

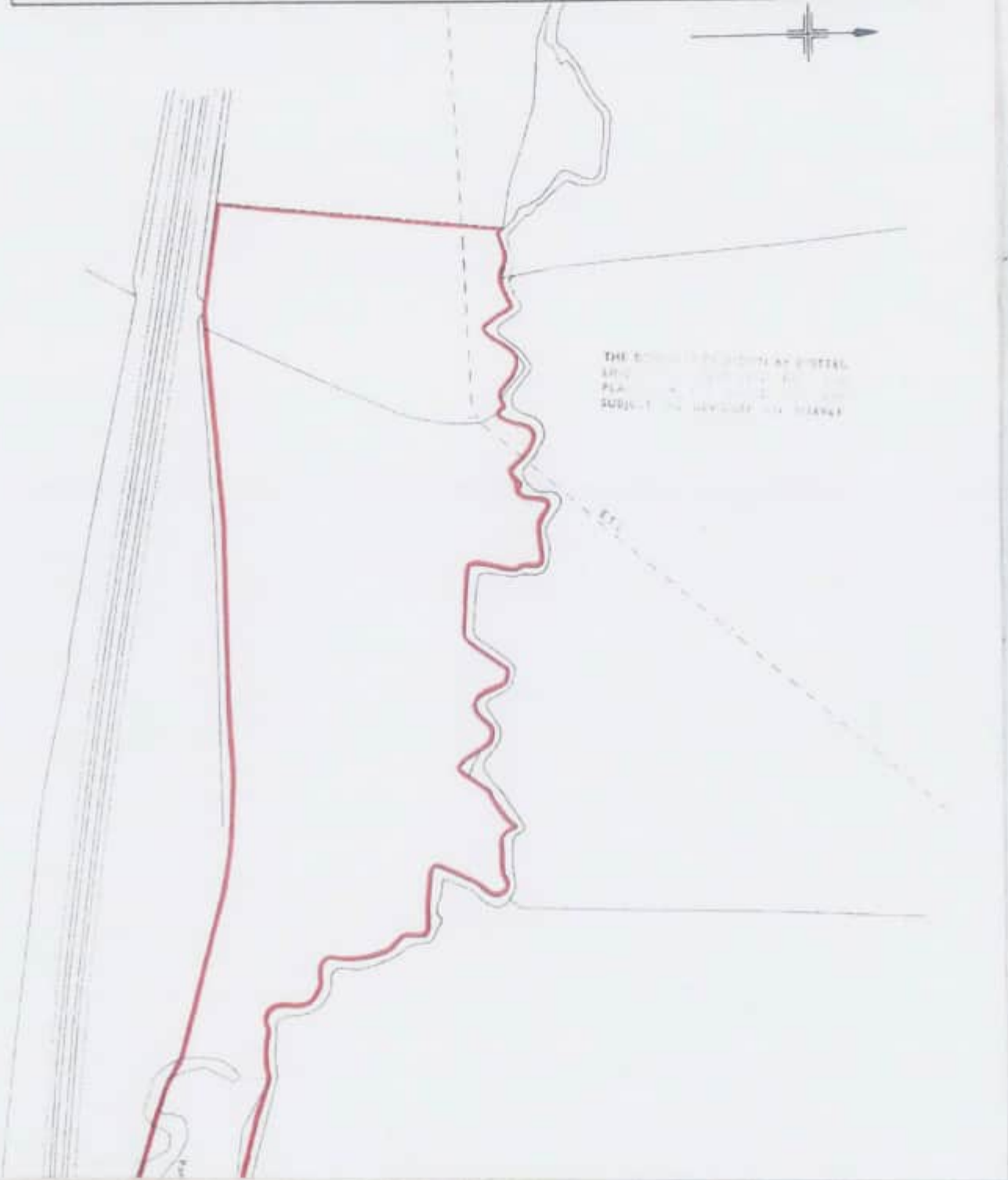
- 1 The following are details of the covenants contained in the Conveyance dated 8 March 1976 referred to in the Charges Register:-

"THE Council covenants (a) with the Vendor to the intent and so as to bind (so far as practicable) the Property or any part or parts thereof into whosoever hands the same may come to benefit and protect any mines and minerals in which the Vendor has any interest and which provide subjacent or lateral support for the Property for any part or parts thereof but not so as to render the Council liable in damages for any breach of covenant committed after it shall have parted with all interest in the property in respect of which such breach shall occur that no new building structure or works and no additions to any existing building structure or works shall at any time be erected constructed or placed on or in the property or any part or parts thereof except in accordance with plans and specifications previously approved in writing by the Vendor but such approval shall not be withheld unless the design layout or method of construction of such new or additional building structure or works or the materials to be used in the construction thereof do not conform to the reasonable requirements of the Vendor for minimising damage by subsidence PROVIDED that if any dispute shall arise between the Vendor and the Council or any successors in title to the Council as to whether such approval has been properly withheld such dispute shall in default of agreement be referred to the arbitration of a single arbitration appointed by the parties hereto or their successors in title subject to and in accordance with the provisions of the Arbitration Act 1950 or any statutory modification or re-enactment for the time being in force and (b) with the Sub-Vendor to erect and forever thereafter maintain on the western boundary of the Property a stockproof fence of post and four rails at least four feet six inches in height."

Title number WK238145

End of register

H.M. LAND REGISTRY		TITLE NUMBER	
		WK 238145	
ORDNANCE SURVEY PLAN REFERENCE	SP3291 NW,NE.	SECTION	Scale 1/1250
COUNTY: WARWICKSHIRE	NUNEATON DISTRICT		© Crown Copyright



THE BOUNDARIES SHOWN ON THIS PLAN
ARE NOT TO BE TAKEN AS A GUARANTEE
AND THE LAND IS NOT TO BE TAKEN
AS A GUARANTEE FOR THE BOUNDARIES

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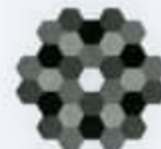
SP 3291 NW
SP 3291 NE



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Official copy of register of title

Title number WK238447

Edition date 03.02.1992

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The date at the beginning of an entry is the date on which the entry was made in the register.

Issued on 28 Feb 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, Gloucester Office.

A: Property Register

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

WARWICKSHIRE : NUNEATON AND BEDWORTH

- 1 (07.05.1976) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land on Galley Common, Nuneaton.

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 (07.05.1976) Proprietor(s): NUNEATONBOROUGH COUNCIL of Council House, Nuneaton, Warks.
- 2 (07.05.1976) RESTRICTION:-Except under an order of the registrar no disposition by the proprietor of the land is to be registered unless made in accordance with the Land Drainage Act 1961 or some other Act or authority.

C: Charges Register

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

- 1 By a Conveyance dated 22 December 1889 made between (1) James Tomkinson and Charles William Tomkinson (2) James Tomkinson and (3) Stanley Bros. Limited the land in this title with other land was conveyed subject as follows:-

Subject nevertheless to the easement for a water main granted by an Agreement dated the eight day of September One thousand eight hundred and ninety seven and made between the said James Tomkinson of the one part and The Nuneaton and Chivers Coton Urban District Council of the other part.

NOTE:-Neither the original agreement nor a certified copy or examined

Title number WK238447

C: Charges Register continued

abstract thereof was produced on first registration.

- 2 The part of the land affected thereby is subject to rights in respect of foul and surface water sewers laid within the stip of land tinted pink and tinted yellow on the filed plan granted by a Deed dated 2 September 1988 made between (1) Nuneaton and Bedworth Borough Council and (2) Severn-Trent Water Authority.

The said Deed also contains covenants affecting such land.

- 3 The parts of the land affected thereby are subject to rights in respect of foul and surface water sewers laid within the stip of land tinted blue and tinted yellow on the filed plan granted by a Deed dated 26 October 1988 made between (1) Tarmac Homes Midlands Limited and (2) Severn-Trent Water Authority.

The said Deed also contains covenants affecting such land.

End of register

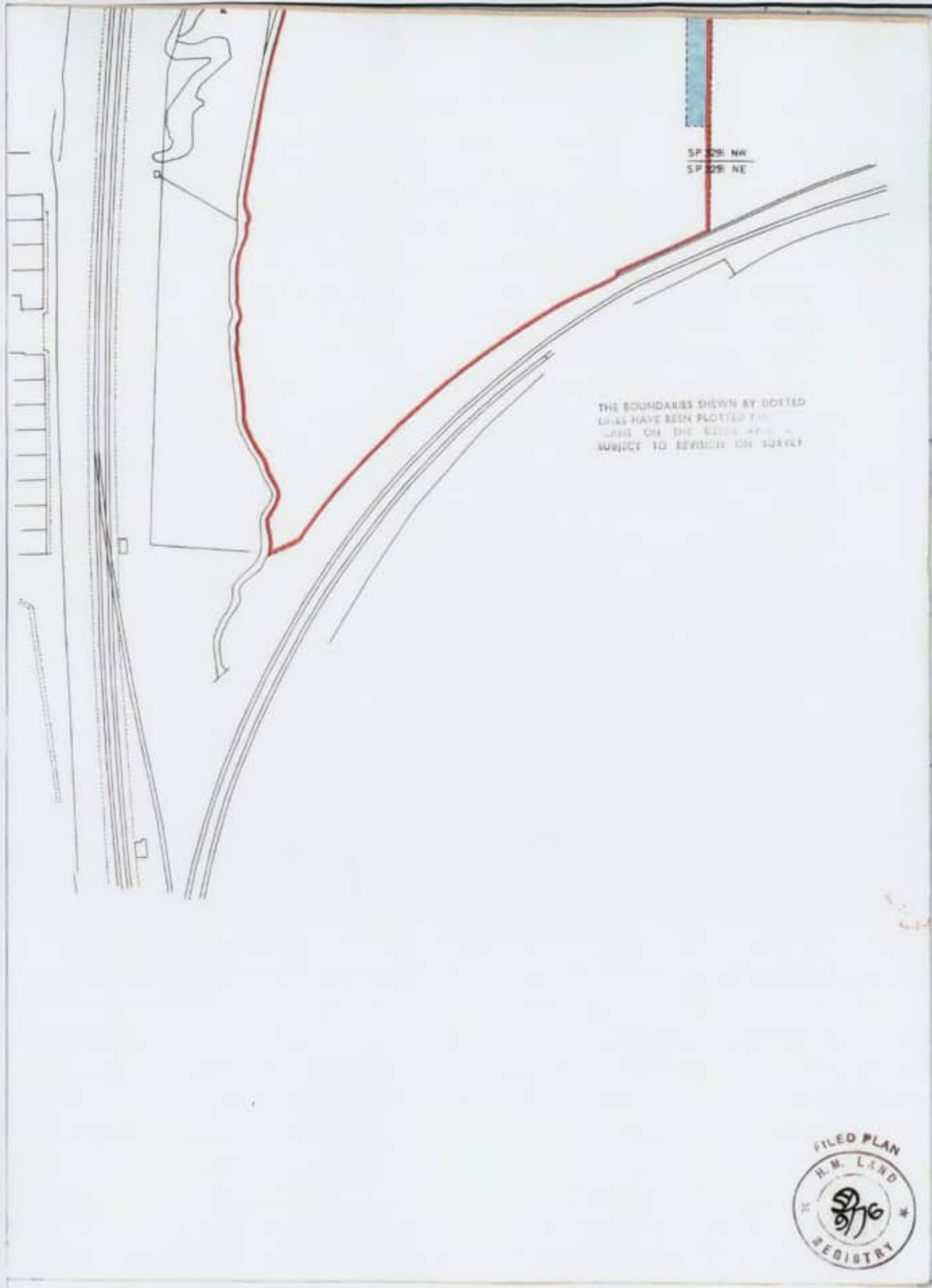
H.M. LAND REGISTRY		TITLE NUMBER	
		WK 238447	
ORDNANCE SURVEY PLAN REFERENCE	SP3291 NW,NE.	SECTION	Scale 1/1250
COUNTY WARWICKSHIRE	NUNEATON DISTRICT		© Crown Copyright



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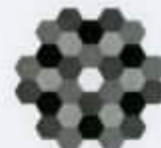
THE BOUNDARIES SHOWN BY DOTTED LINES HAVE BEEN PLOTTED FROM DATA ON THE EVIDENCE AND ARE SUBJECT TO REVISION ON SURVEY



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Official copy of register of title

Title number WK324522

Edition date 20.10.2009

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The date at the beginning of an entry is the date on which the entry was made in the register.

Issued on 28 Feb 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, Gloucester Office.

A: Property Register

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

WARWICKSHIRE : NUNEATON AND BEDWORTH

- 1 (02.06.1989) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Land on the south side of Plough Hill Road, Stockingford.

NOTE: The part of the subway beneath the land tinted yellow on the filed plan is included in the title.

- 2 (02.06.1989) As to the land tinted pink on the filed plan the mines and minerals are excepted.
- 3 (02.06.1989) The land has the benefit of the following rights granted by but is subject to the following rights reserved by the Conveyance dated 30 March 1989 referred to in the Charges Register:-

"TOGETHER WITH the rights set out in Clause 2 hereof

EXCEPT AND RESERVING as mentioned in Clause 3 hereof

IN pursuance of the Works Agreement the Board subject in all respects to the terms of the Works Agreement HEREBY GRANT unto the Purchaser full and free right liberty and authority to use for the purpose of a pedestrian footpath the part of the subway situate beneath the Board's retained railway line and to clean and scavage the same and maintain the lighting and surface finishes in accordance with the Works Agreement.

Provided that such grant shall confer a user only of the surface soil forming the floor of the subway to a depth of six inches and the air space within the walls and ceilings of the subway and the surfaces thereof

(b) It is hereby agreed and declared that nothing herein contained shall affect the rights of the parties hereto under the Works Agreement and accordingly there is reserved to the Board all such rights to disturb the footpath surface walls and lighting in the subway as may be necessary to give effect to the rights of the Board under the Works Agreement.

(a) THERE are excepted out of the Property:-

Title number WK324522

A: Property Register continued

.....
 ..
 (iii) Any easement or right of light or air or support or other easement or right which would restrict or interfere with the free use by the Board or any person deriving title under them for building or any other purpose of any adjoining or neighbouring land of the Board (whether intended to be retained or to be sold by them)

(b) There are reserved out of the property to the Board for the benefit of the Board's retained land:-

(i) The right at any time to erect or suffer to be erected any building or other erections and to alter any building or other erection now standing or hereafter to be erected on any part of their adjoining or neighbouring land in such a manner as to obstruct or interfere with the passage of light or air to any building which is or may be erected upon the property and any access of light and air over the adjoining land of the Board shall be deemed to be enjoyed by the licence or consent of the Board and not as of right

(ii) The right of support from the property for the adjoining property of the Board

(iii) The right to have maintain repair cleanse use reconstruct alter and remove any drains pipes wires cables and works on over or under the property now used for the benefit of the adjoining property of the Board

(iv) Full right and liberty for the Board and their successors in title with or without workmen and equipment at all reasonable times to enter upon the property for the purpose of exercising this right subject to paragraph (vi) hereof

(v) Full right and liberty for the Board and their successors in title with or without workmen and equipment at all reasonable times to enter upon the property for the purpose of maintaining repairing renewing reinstating altering or amending any fences walls railway banks abutment or retaining walls bridges and other works of the Board on their adjoining or neighbouring land subject to paragraph (vi) hereof

(vi) The foregoing rights of entry are subject to the Board making good all damage occasioned to the property in the exercise thereof

(vii) Full right and liberty for the Board and their successors in title with or without workmen and equipment at all reasonable times to enter upon the property for the purpose of inspecting maintaining repairing renewing reinstating altering or amending the subway in accordance with the provisions of the Works Agreement

(viii) Full right and liberty for the Board and their successors in title to tip into the cuttings on the property excess material emanating from the excavation of the embankments situate in the Board's retained land between Plough Hill Road and Coleshill Road Stockingford aforesaid PROVIDED ALWAYS that such tipping shall only be carried out before or during but without prejudice to any works of reclamation to be carried out on the property by the Purchaser and PROVIDED FURTHER that the timing location and level of such tipping shall be in all respects be subject to the prior written approval of the Purchaser (such approval not to be unreasonably withheld or delayed) and subject thereto carried out in accordance with the reasonable directions of the Purchasers Chief Leisure and Recreation Officer or any other duly authorised officer

(ix) The right to install electric traction equipment on the retained land of the Board notwithstanding that the same may interfere with the use of or otherwise affect any cables or pipes under the property adjoining such retained land (but so that if cathodic protection is requisite for such cables or pipes the Purchasers or their successors may report any proposed cathodic protection scheme to the Chief Civil and Mechanical Engineer of the relevant region of the Board so as to enable joint interference tests to be carried out if necessary)

Title number WK324522

A: Property Register continued

(x) The right to enter on the property with or without workmen and equipment for the purpose of inspecting and if necessary in the opinion of the Board of repairing and maintaining any accommodation and other works (including fences) mentioned in Clause 5 hereof."

NOTE: The works mentioned in clause 5 referred to are as follows:-

5. (1) THE Purchaser (in so far as it is the owner of the land adjoining the property) releases the Board from all obligations to provide or maintain accommodation and other works (including fencing) for the benefit of the adjoining land of the Purchasers and indemnifies the Board against any liability in respect thereof
- (2) The Purchaser (in so far as it is not the owner of the land adjoining the property) covenants to repair and maintain any accommodation and other works (including fencing) made for the accommodation of such adjoining land and indemnify the Board from and against any liability in respect thereof
- (3) The Purchaser indemnifies the Board from and against any liability in respect of any level crossings culverts bridges and bridge abutments on the property
- (4) The Purchaser covenants to pay to the Board in the event of the Purchaser failing to repair and maintain accommodation and other works (including fences) as provided in sub-clause (2) above the costs incurred by the Board in themselves carrying out any such work of repair and maintenance."
- 4 (21.05.1990) The land edged and numbered in green on the filed plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.
- 5 (13.02.2002) A 150mm strip of land between points L and M on the filed plan is retained within this title and is not included in the extent of the land edged and numbered WK398869 in green on the filed plan.

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 (02.06.1989) PROPRIETOR: NUNEATON AND BEDWORTH BOROUGH COUNCIL of Town Hall, Coton Road, Nuneaton, Warks, CV11 5AA and of DX16458, Nuneaton.

C: Charges Register

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

- 1 (02.06.1989) An Agreement dated 5 February 1985 made between (1) The British Railways Board and (2) British Gas Corporation relates to the placing, use and maintenance of an 8 inch gas main beneath the surface of the land shown by a blue broken line on the filed plan.

-NOTE: Copy filed.

- 2 (02.06.1989) A Conveyance of the land in this title dated 30 March 1989 made between (1) British Railways Board and (2) Nuneaton and Bedworth Borough Council (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 3 (02.06.1989) By the Conveyance dated 30 March 1989 referred to above the land was conveyed subject as follows:-

"SUBJECT To the matters hereinafter contained.

.....

Title number WK324522

C: Charges Register continued

- ..
- (iii) Subject to the rights of the East Midlands Electricity Board in their cables and apparatus under or upon the property and all rights and restrictions relating thereto and the Purchaser shall make its own arrangements in respect thereof
- (iv) Subject to the rights of the Purchaser and Severn Trent Water Authority in their sewers drains and associated apparatus under or upon the property and all rights and restrictions relating thereto
- (v) Subject to all public and private rights of way affecting the property
- (vi) Subject to any Tree Preservation Order affecting the property."
- 4 (30.06.1989) The land is subject to the rights granted by a Deed dated 31 March 1989 made between (1) Nuneaton and Bedworth Borough Council and (2) British Railways Board.
- NOTE: Copy filed under WK311838.
- 5 (29.04.2004) The land is subject to the rights granted by a Deed dated 4 September 2003 made between (1) Nuneaton and Bedworth Borough Council and (2) Transco PLC.
- The said Deed also contains restrictive covenants by the grantor.
- NOTE: Copy filed.
- 6 (23.02.2005) The land is subject to the rights granted a Transfer of the land edged and numbered WK420531 in green on the title plan dated 2 February 2005 made between (1) Nuneaton and Bedworth Borough Council and (2) Network Rail Infrastructure Limited.
- NOTE: Copy filed under WK420531.

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 30 March 1989 referred to in the Charges Register:-
- "FOR the benefit and protection of such part of the adjoining property or neighbouring property of the Board as is capable of being benefited or protected and with intent to bind so far as legally may be itself and its successors in title owners for the time being of the property or any part thereof in whosoever hands the same may come the Purchaser covenants with the Board as follows:-
- (1) Not at any time to erect or add to any building or structure or execute any works on any part of the property south of the line Y-Y aforesaid
- (a) Without previously submitting detailed plans and sections thereof to the Board and obtaining their approval thereto and
- (b) Without complying with such reasonable conditions as the Board shall deem it necessary to impose as to foundations or the then existing or future accommodation of electrical equipment on the Board's adjoining property or otherwise whatsoever and to pay to the Board any expenses incurred in taking any measures made necessary by the execution of the works on the property which the Board's Engineer considers necessary for the protection of the railway or safety of the Board's Engineer considers necessary for the protection of the railway or safety of the Board's employees or passengers thereon including the cost to the Board of employing any watchmen or flagmen whom the Board's Engineer consider necessary for such purposes the expense to the Board being ascertained and certified by the Board's Engineer and paid by the Purchaser to the Board on demand
- (2) Without prejudice to the generality of sub-clause (1) above

Title number WK324522

Schedule of restrictive covenants continued

(a) Not to cause permit or suffer to be made any deep continuous or unsupported excavation near the Board's adjoining and neighbouring railway

(b) Not to cause permit or suffer to be placed upon the property any cranes or jibbed machinery in such a position that their jib or skip may swing over the Board's adjoining land

(c) Not to permit any general lowering of ground levels near the Board's neighbouring and adjoining railway and land

(d) Not to permit any noise or vibration which may adversely affect the Board's adjoining land and/or any railway works thereon

(3) Not to cause permit or suffer any drainage to be discharged on over or under the adjoining and neighbouring property of the Board

(4) That so long as the Board's adjoining or neighbouring railway or any part thereof shall be an electrified line provided that electrification shall have taken place not later than eighty years after the date hereof such being the perpetuity period applicable under this assurance then:

(a) No inflammable vapour or gas shall at any time be emitted at the property in such manner as might lead to spontaneous ignition

(b) No hosepipes cranes or other jibbed structures shall at any time be used on the property in such proximity to the Board's land and works that danger may result therefrom

(c) In relation to such parts of the property ("the restricted areas") as shall be within three metres of any electrical equipment which is installed within the Board's adjoining property not later than eighty years after the date hereof (including supporting masts cables and associated parts thereof):

(i) No building or erection shall be erected or added to in the restricted areas

(ii) The Purchaser or its successors shall not enter on the restricted areas nor permit or suffer any person to enter thereon or operate any tool or machine thereon without the prior approval of the Board and without compliance with such reasonable conditions as to safety as the Board shall deem it necessary to impose Provided always that this paragraph (ii) shall not restrict activities inside any building on the property at the date hereof or which shall have been constructed with the approval of the Board as hereinbefore provided and in accordance with any conditions of such approval

(5) Not to do or permit or suffer to be done anything which may endanger or otherwise interfere with the safety or stability of the subway

(6) At all times hereafter the Purchaser shall maintain and repair the existing fences between the points shown marked A-B-C-D-E-F on the plan together with the gates between the points marked C-B on the plan (and if necessary renew them) to the satisfaction of the Board and the Purchaser shall indemnify the Board from any liability in respect thereof."

NOTE: The line Y-Y referred to in clause (1) above has been reproduced on the filed plan. The points marked A-B-C-D-E-F in clause (6) above have also been reproduced on the filed plan.

End of register

H.M. LAND REGISTRY

TITLE NUMBER

WK324522

ORDNANCE SURVEY
PLAN REFERENCE

5P 3291 5P 3292 5P 3293

Scale

1/2500

COUNTY

WARWICKSHIRE

DISTRICT

NUNEATON AND BEDWORTH

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The boundaries shown by dotted lines have been plotted from the plans on the deeds. The title plan may be updated from later survey information



This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 20 September 2018 at 15:15:52. 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.

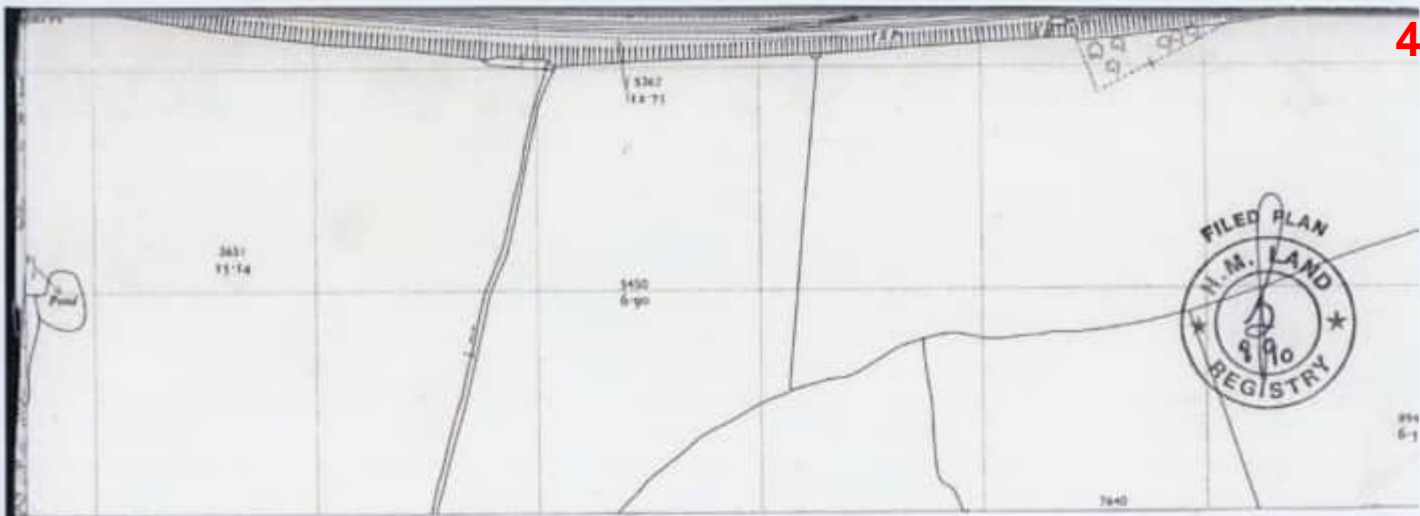
This title is dealt with by HM Land Registry, Gloucester Office.

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This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 20 September 2018 at 15:15:52. 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, Gloucester Office.



This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 20 September 2018 at 15:15:52. 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, Gloucester Office.



Official copy of register of title

Title number WK234444

Edition date 20.10.2009

This official copy shows the entries on the register of title on 28 FEB 2019 at 13:36:17.

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 28 Feb 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, Gloucester Office.

A: Property Register

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

WARWICKSHIRE : NUNEATON AND BEDWORTH

- 1 (09.02.1966) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land on the south side of Sherbourne Avenue, Nuneaton.
- 2 (07.12.2005) A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.

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 PROPRIETOR: NUNEATON AND BEDWORTH BOROUGH COUNCIL of Town Hall, Nuneaton, Warwickshire CV11 5AA and of DX16458, Nuneaton.
- 2 (07.12.2005) RESTRICTION: Until 20 September 2026 no disposition of the part of the registered estate shown tinted pink on the title plan by the proprietor of the registered estate or by the proprietor of any registered charge is to be registered without a written consent signed on behalf of Tapestart Limited of 45/51 Wychtree Street, Morriston, Swansea SA6 8EX.

C: Charges Register

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

- 1 A Transfer of the land tinted blue on the title plan dated 8 May 1975 made between (1) Yenton Minster Homes Limited (Transferor) and (2) Nuneaton Borough Council (Transferee) contains the following covenants:-

"The transferee hereby covenants with the transferor so as to benefit the remainder of the land comprised in Title number WK29492 and to bind

Title number WK234444

C: Charges Register continued

the land hereby transferred into whosoever hands the same may come but not so as to render the transferee personally liable in damages for any breach of a restrictive covenant after he shall have parted with all interest in the land hereby transferred as follows:-

That the transferee and those deriving title under it will not at any time hereafter erect on the land hereby transferred any buildings or structures other than such buildings or structures as will in the opinion of the transferee facilitate the use of the said land for the purposes of recreation pursuant to the provisions of the Open Spaces Act 1906"

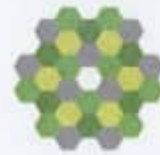
- 2 The land is subject to rights of drainage and rights in respect of water, gas and electricity supply services.
- 3 (07.12.2005) A Transfer of the land tinted pink on the title plan dated 20 September 2005 made between (1) Tapestart Limited and (2) Nuneaton and Bedworth Borough Council contains restrictive covenants.

-NOTE: Copy filed.
- 4 (07.12.2005) By the Transfer dated 20 September 2005 referred to above the land tinted pink on the title plan is charged in equity as security for the moneys therein mentioned.

End of register

HM Land Registry Current title plan

Title number **WK234444**
Ordnance Survey map reference **SP3291NE**
Scale **1:1250**
Administrative area **Warwickshire : Nuneaton and
Bedworth**



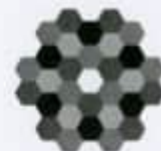
459

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This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 20 September 2018 at 15:22:29. 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, Gloucester Office.



Official copy of register of title

Title number WK281821

Edition date 20.10.2009

This official copy shows the entries on the register of title on 28 FEB 2019 at 13:37:04.

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 28 Feb 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, Gloucester Office.

A: Property Register

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

WARWICKSHIRE : NUNEATON AND BEDWORTH

- 1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land on the south side of Cardigan Road, Bedworth.
- 2 There are excluded from the registration of the land tinted pink on the filed plan the mines and minerals and the ancillary rights excepted and reserved by a Conveyance thereof and other land dated 23 January 1948 made between (1) George Darker and (2) Frederick Marsden Limited (Purchasers) in the following terms:-

"Except and reserved unto the person or persons for the time being entitled thereto.

All surface clays sand and gravel within and under the land edged pink on the said plan so far as such surface clays sand and gravel are capable of being worked by means of surface workings only and not so as in any way to affect the working of the mines and minerals hereinafter mentioned or the powers of working the same but except and reserved unto the Earl of Aylesford his heirs and successors in title or other the owners or lessees thereof all mines and minerals (except surface clays sand and gravel aforesaid) in or under the piece of land edged pink on the said plan on the said plan TOGETHER with all rights liberties and powers which may be necessary to enable him or them or his or their lessees or to which such other owners or any such lessees might be entitled (but without entering upon the surface of the said land) to win work carry away and dispose of the same at all such time and in such manner as he or they should think fit and so that he or they might at any time let down the surface on condition of payment for all damage caused by such letting down to the buildings on the Twenty fifth day of November One thousand nine hundred and twelve existing and standing upon and the drains at the same time existing and being in or under such land edged pink such amount as might be agreed between him or them and the Purchasers or the persons deriving title under them or failing such agreement such amount as should be ascertained by reference to arbitration under the provisions of the Arbitration under the provisions of the Arbitration Act 1889 or any statutory modification thereof ... subject as to the land edged pink on the said plan to the provisions contained in a Conveyance made the Seventh day of December One thousand nine hundred and five between the Right

Title number WK281821

A: Property Register continued

Honourable Charles Wightwick Earl of Aylesford of the first part of the Right Honourable Francis Richard Charles Guy Earl of Warwick and Edward Miller Munday of the second part and The Nedigale Colliery Limited of the third part being a Conveyance of the mines and minerals except surface clays sand and gravel in or under the land edged pink on the said plan."

NOTE: The land tinted pink and tinted blue on the filed plan falls within the land edged pink referred to.

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 (23.12.1983) PROPRIETOR: NUNEATON AND BEDWORTH BOROUGH COUNCIL of Council House, Coton Road, Nuneaton, Warwickshire and of DX16458, Nuneaton.
- 2 (23.12.1983) RESTRICTION:-Except under an order of the registrar no disposition by the proprietor of the land is to be registered unless made in accordance with the Open Space Act 1906 or some other Act or authority.

C: Charges Register

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

- 1 A Transfer of the land in this title dated 11 November 1983 made between (1) Barratt Sutton Coldfield Limited (Transferor) and (2) Nuneaton and Bedworth Borough Council (Transferee) contains the following covenants:-

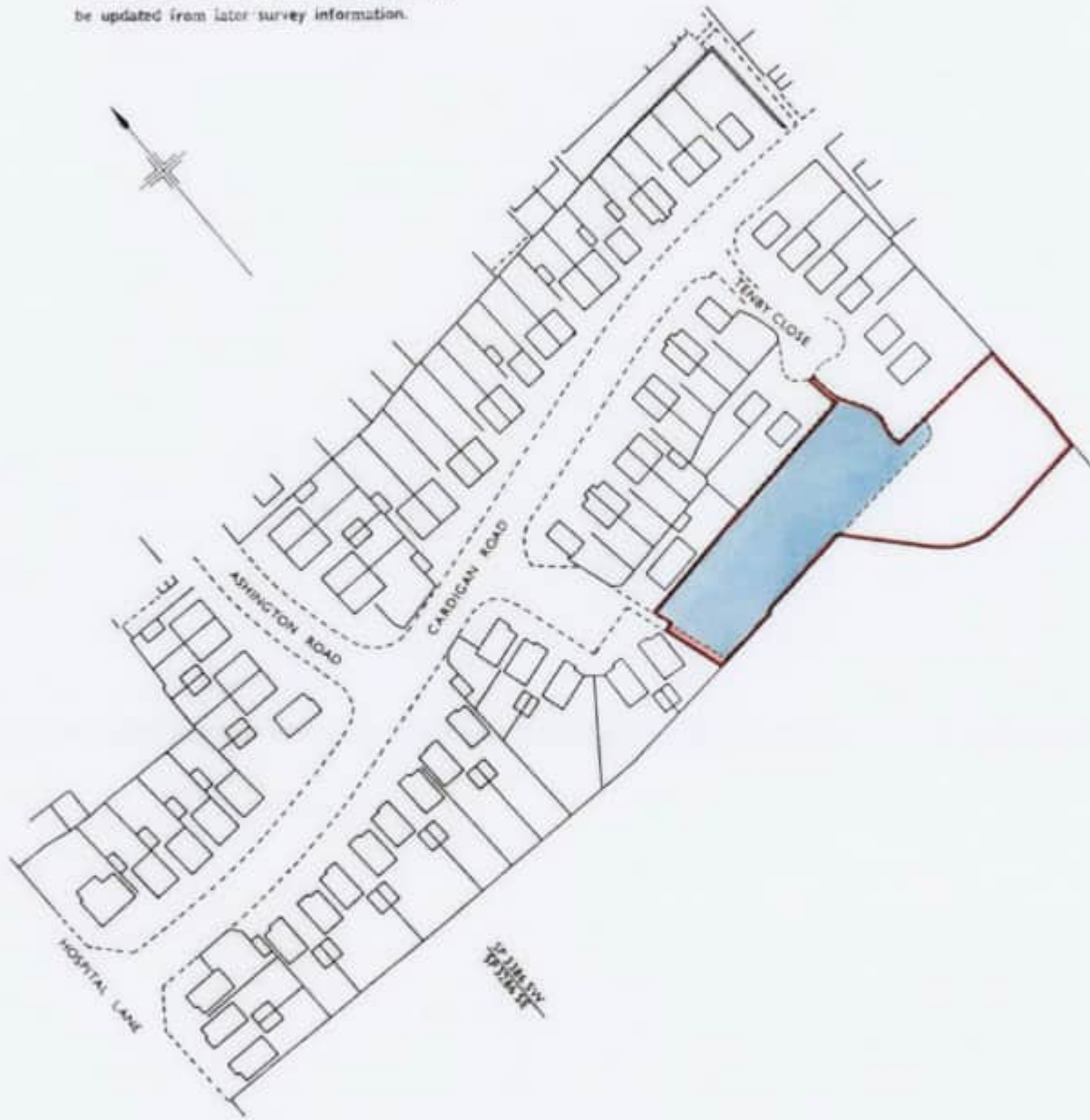
"The Transferee hereby covenants with the Transferor so as to benefit the land edged with blue on the plan bound up within or any part or parts thereof and so as to bind the land hereby transferred into whosoever hands the same may come but not so as to render the Transferee personally liable in damages for any breach of a restrictive covenant after he shall have parted with all interest in the land hereby transferred as followed:-

That the Transferee will not build or erect or cause to be built or erected on the land hereby transferred or on any part thereof any building erection or structure of any kind whatsoever but will at all times hereafter use the said land as public open space only."
- 2 The land is subject to rights of drainage and rights in respect of water gas telephone and electricity supply services.

End of register

H.M. LAND REGISTRY		TITLE NUMBER	
		WK 281821 ✓	
ORDNANCE SURVEY PLAN REFERENCE	SP 3386	SECTION P	Scale 1/1250
COUNTY WARWICKSHIRE	DISTRICT NUNEATON AND BEDWORTH		© Crown copyright 1980

Boundaries shown by dotted lines have been
extracted from the transfer plan. This title plan may
be updated from later survey information.



This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 20 September 2018 at 15:23:21. 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, Gloucester Office.



Official copy of register of title

Title number WK380708

Edition date 08.02.2018

This official copy shows the entries on the register of title on 21 FEB 2019 at 20:00:44.

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 21 Feb 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, Gloucester Office.

A: Property Register

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

WARWICKSHIRE : NUNEATON AND BEDWORTH

- 1 (01.06.1999) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land and buildings at Market End Farm and Orchard Farm, Smorrall Lane.
- 2 The land tinted green on the title plan has been removed from this title and registered separately.
- 3 Where the parts tinted green on the title plan include joint accessways rights of way are reserved thereover.
- 4 (04.09.2000) The land has the benefit of the following rights reserved by the Transfer dated 30 June 2000 referred to in the Charges Register :-

"Rights reserved for the benefit of any part or parts of the Estate and also for the benefit of any Public Authority and any other persons authorised by them or by the Transferor or the Company (save as mentioned below).

13.3.1 A right of way following construction and until adoption at all times and for all purposes with or without vehicles plant or machinery over the estate roads to be constructed on the Property

13.3.2 The right to connect to (subject to the prior consent of the relevant Public Authority) and use inspect maintain and renew any Service Media which cross the Property and in respect of foul and surface water sewers until adoption

13.3.3 The right of support from the Property and any buildings on the Property for the Estate and any buildings now or be constructed by the Transferor or the Company on the Estate

13.3.4 The right to enter on the Property to inspect maintain or renew any part of the Estate adjoining the property or the Service Media

13.3.5 The right for the Transferor the Company and the Public Authority only to enter the Property:-

13.3.5.1 to alter any existing Service Media and to lay new Service

Title number WK380708

A: Property Register continued

Media and then to connect to use inspect maintain and renew them provided that such Service Media shall not be in the curtilage of any house constructed or to be constructed on the Property

13.3.5.2 to build any projections from and any walls or fences relating to adjoining buildings

13.3.6 In the event that the Transferee is in breach of its obligations in Clauses 13.4 and 13.5 and reasonable notice of such breach has been given the right to enter upon the Property to carry out any such obligations the reasonable and proper costs of our works so carried out being a debt immediately due from the Transferee to the Transferor or the Company (as the case may be) together with interest at the rate of 4% above the Base Rate from the time being of The Royal Bank of Scotland plc calculated from the date payment is due to the date of payment (both dates being inclusive).

NOTE: For definitions see the entry in the Charges Register relating to this transfer.

- 5 (17.07.2001) The land has the benefit of the rights reserved by the Transfer dated 29 June 2001 referred to in the Charges Register which rights are identical with those reserved by the Transfer dated 30 June 2000 referred to above. In addition the said Transfer dated 29 June 2001 contained the following sub-clause to clause 13.3.5 :-

"for the purposes of complying with the proper requirements of any Public Authority"

- 6 (04.09.2007) A new title plan with an amended extent based on the latest revision of the Ordnance Survey Map has been prepared.
- 7 (07.12.2011) A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.

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 (10.05.2000) PROPRIETOR: THE RIGHT HONOURABLE JAMES EDWARD VISCOUNT DAVENTRY of Arbury Hall, Nuneaton, Warwickshire.
- 2 (10.05.2000) RESTRICTION: No disposition by the proprietor of the land under which capital money arises is to be registered unless the money is paid to Hugh Bampfield Carslake of St Philips House, St Philips Place, Birmingham, B3 2PP and Michael Charles Fetherston-Dilke of Maxstoke Castle, Coleshill, Warwickshire, B46 2RD (the trustees of a settlement of whom there must be not less than two nor more than four unless a trust corporation is the sole trustee) or into Court.

Except under an order of the registrar no disposition by the proprietor of the land is to be registered unless authorised by the Settled Land Act 1925.

C: Charges Register

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

- 1 (01.06.1999) The parts of the land affected thereby are subject to the rights in respect of a gas main or pipe granted by a Deed dated 31 July 1970 made between (1) Francis Humphrey Maurice Fitzroy Newdegate (2) Joseph Clive Piggott and others and (3) West Midlands Gas Board.

The said Deed also contains covenants by the grantor.

-NOTE: Copy filed.

Title number WK380708

C: Charges Register continued

- 2 (01.06.1999) A Surrender dated 5 December 1997 made between (1) The Right Honourable Francis Humphrey Maurice Viscount Daventry (Landlord) (2) Sir William Stratford Dugdale Baronet and Geoffrey David Wentworth-Stanley (Trustees) (3) British Coal Corporation (Tenant) and (4) The Coal Authority (Authority) contains the following covenants:-

"The Landlord to the intent and so as to bind (so far as practicable) the Premises and any part or parts thereof into whosoever hands the same may come and to benefit and protect any mines and minerals in which the Authority has any interest and which provide subjacent or lateral support for the Premises or any part or parts thereof hereby covenants with the Authority

.....
..

not to prevent inhibit or obstruct the entrance to the Shafts

7.3 not to do cause or permit anything to be done in or on the premises which would cause damage or injury to the Shafts

7.4 not to prevent inhibit or obstruct the rights granted to the Authority under Clause 7 and the Fourth Schedule of this Deed."

NOTE 1: "The Premises" are those comprised in the former lease of Newdigate Colliery (which has now been surrendered) and which land adjoins the land in this title

NOTE 2: "The Shafts" are defined as follows:-

"Shafts" means all shafts adits drifts and outlets to or from any Mine owned by the Authority in or under or adjoining the Premises at the date hereof."

- 3 (01.06.1999) The parts of the land affected thereby are subject to the following rights granted in the Surrender dated 5 December 1997 referred to above:-

"The Landlord in exercise of the power conferred on him by the Settled Land Act 1925 and all other powers enabling him hereby grants with limited title guarantee to the Authority the easements rights and privileges set out in the Fourth Schedule to this Deed to hold the same in fee simple

THE FOURTH SCHEDULE

1. The Landlord hereby grants to the Authority for the benefit of the Shafts:-

1.1 the right at all reasonable times and on reasonable prior notice (except in an emergency) to enter upon the Premises in order to gain access to the Shafts for the purposes of complying with any statutory requirements in relation to a Mine and

1.2 the right to inspect maintain repair cap or fill such Shafts

PROVIDED ALWAYS the exercise of such rights shall be subject to the provisions of Paragraph 2 of this Schedule

2. If the Authority exercises such rights and carries out any work:-

2.1 the Authority shall forthwith make good any damage caused to the Premises and where appropriate pay reasonable compensation to the Purchaser in respect of loss or damage caused to crops on the premises

2.2 in exercising such rights the Authority shall cause as little disruption to the Landlord's use of the Premises as is reasonably practicable."

- 4 (01.06.1999) By a Subsidiary Vesting Deed dated 16 March 1998 made between (1) The Honourable James Edward Fitzroy Newdegate (Vendor) (2) The Right Honourable Francis Humphrey Maurice Viscount Daventry (Purchaser) (2) Michael Charles Fetherstone-Dilke and Hugh Bampfield

Title number WK380708

C: Charges Register continued

Carslake (Trustees) the land was conveyed subject as follows:-

"Subject to all easements quasi easements wayleaves rights of way water gas electricity and any other rights of third parties or the public as may be enjoyed against the same."

- 5 (12.07.2000) The estate roads and footpaths are subject to rights of way.
- 6 (12.07.2000) The joint accessways are subject to rights of way.
- 7 (12.07.2000) The land is subject to rights of drainage and rights in respect of water gas electricity and other services.
- 8 The parts of the land which adjoin the parts tinted green on the title plan are subject to rights of support and protection.
- 9 The parts of the land which adjoin the parts tinted green on the title plan are subject to rights of entry for the purposes of inspection, maintenance or renewal of service media, accessways or adjoining properties.
- 10 (04.09.2000) The land is subject to the following rights granted by a Transfer of the land edged blue on the title plan dated 30 June 2000 made between (1) The Right Honourable James Edward Viscount Daventry (Transferor) and (2) Barratt Homes Limited (Transferee):-

"Rights granted for the benefit of the Property (and each and every part) over the Estate:

13.2.1 A right of way following construction to base course at all times and for all purposes with or without Vehicles plant and machinery over the Spine Road and the further length of road between the boundary Of the Property at point 'X' marked on the Plan and Smorrall Lane until the same are respectively Adopted

13.2.2 The right subject to the prior consent of the relevant Public Authority to connect with and thereafter use Inspect maintain replace enlarge and renew any Service Media on the Estate which serve or are able to Serve the Property

13.2.3 The right of support from any adjoining parts of the Estate for any buildings on the Property now or to Be constructed by the Transferee on the Property

13.2.4 The right to enter upon adjoining parts of the Estate to carry out the Transferee's proposed development of the Property and to comply with the Transferee's obligations or covenants hereunder to inspect Maintain replace or renew any part of the Property and to carry out any works or obligations required under the Borough Agreement or the County Agreement or the Building Licence Agreement in order to Rectify any material breach of the provisions of the same respectively".

NOTE 1: The Transfer contains the following definitions:-

"DEFINITIONS"

13.1.1. In this Transfer the following words shall have the following meanings:

13.1.1.1 "Building Licence Agreement" means an agreement dated the 18th day of March 1999 made between The Right Honourable Francis Humphrey Maurice Viscount Daventry (1) the Company (2) Persimmon (3) and Persimmon Plc (4)

13.1.1.2 "Company" means Persimmon Homes (North Midlands) Limited whose registered office is Persimmon House Fulford York YO19 4PE

13.1.1.3 "Estate" includes all the land now or formerly in the above title together with the other land affected by or comprised in the Borough agreement or the County Agreement and vested in the Transferor

13.1.1.4 "Plan" means the plan annexed hereto

Title number WK380708

C: Charges Register continued

13.1.1.5 "Property" means the land shown edged blue on the Plan being part of the land in the above title known as land to the north of Smorrall Lane Bedworth

13.1.1.6 "Public Authority" includes local authorities whether acting generally or in exercise of some specific power or function and all statutory corporations and authorities and all corporations or bodies exercising some statutory right or obligation

13.1.1.7 "Service Media" include all conducting media and apparatus for surface and foul water drainage gas light oil electricity water electronic transmissions and similar services

13.1.1.8 "Borough Agreement" means planning Agreement dated 21 September 1998 made between The Right Honourable Francis Humphrey Maurice Viscount Daventry (1) the Trustees (2) the Transferor (then known as the Honourable James Edward Fitzroy Newdegate) (3) Old Road Securities plc (4) Nuneaton & Bedworth Borough Council (5) and Warwickshire County Council (6)

13.1.1.9 "County Agreement" means a planning Agreement dated 21 September 1998 made between The Right Honourable Francis Humphrey Maurice Viscount Daventry (1) the Trustees (2) the Transferor (3) Old Road Securities plc (4) and Warwickshire County Council (5)

13.1.1.10 "Trustees" means Michael Charles Fetherston-Dilke of Maxstoke Castle Coleshill Warwickshire B46 2RD and Hugh Bampfield Carslake of St Philips Place Birmingham B3 2PP

13.1.1.11 "Spine Road" means a roadway leading from Smorrall Lane and consisting of a carriageway 6.7 metres wide with kerbs footpaths verges highway drainage and lighting to abut the boundaries of the Property between the points marked A and B on the Plan

13.1.2 In this Transfer the expression Transferor shall include all future owners of the Estate

NOTE 2: Neither the originals, certified copies or examined abstracts of either the Building Agreement, the Borough Agreement or the County Agreement referred to above were supplied at the time of registration of the above mentioned Transfer

NOTE 3: The points marked A, B and X referred to above have been reproduced on the title plan.

11 (17.07.2001) The land is subject to the rights granted by a Transfer of the land edged yellow on the title plan dated 29 June 2001 (1) The Right Honourable James Edward Viscount Daventry and (Transferor) and (2) Barratt Homes Limited (Transferee) which rights are identical with those granted by the Transfer dated 30 June 2000 referred to above.

12 (12.06.2002) An Agreement pursuant to Section 104 of the Water Industry Act 1991 dated 11 June 2002 made between (1) Persimmon Homes (North Midlands) Limited (2) the Right Honourable James Edward Viscount Daventry and (3) Severn Trent Water Limited relates to the provision and construction of sewers under the estate roads on the development.

13 (03.03.2003) An Agreement pursuant to Section 38 of the Highways Act 1980 dated 24 February 2003 made between (1) Nuneaton and Bedworth Borough Council (2) The Right Honourable James Edward, Viscount Daventry (3) Persimmon Homes (North Midlands) Ltd and (4) National House Building Council relates to the provision and construction estate roads on Phase 1 Smorrall Lane and their dedication as public highways.

The said Deed also contains covenants.

14 (31.03.2003) An Agreement pursuant to Section 38 of the Highways Act 1980 dated 25 March 2003 made between (1) Nuneaton and Bedworth Borough Council (2) The Right Honourable James Edward, Viscount Daventry (3) Persimmon Homes (North Midlands) Ltd and (4) National House Building Council relates to the provision and construction of an estate road and its dedication as a public highway.

The said Deed also contains covenants.

Title number WK380708

C: Charges Register continued

- 15 (12.07.2004) The parts of the land affected thereby are subject to rights (a) to erect and maintain underground electric lines (b) to erect and maintain poles and stays and works and (c) rights of entry and support ancillary to the works, granted by a Deed dated 15 June 2004 made between (1) The Right Honourable James Edward Viscount Daventry and (2) Central Networks East Plc.

The said Deed also contains covenants by the grantor affecting such land.

-NOTE: Copy filed.

- 16 (30.08.2005) An Agreement pursuant to Section 38 of the Highways Act 1980 and Section 111 of the Local Government Act 1972 dated 26 August 2005 made between (1) Nuneaton and Bedworth Borough Council (2) Persimmon Homes (North Midlands) Limited (3) The Right Honourable James Edward Viscount Daventry and (4) National House Building Council relates to the provision and construction of estate roads on Phase 4 Smorrall Lane and their dedication as public highways. The said deed also contains covenants.
- 17 (25.11.2005) An Agreement dated 21 November 2005 made between (1) Nuneaton and Bedworth Borough Council (2) Persimmon Homes (North Midlands) Limited (3) The Right Honourable James Edward Viscount Daventry and (4) National House Building Council relates to the construction maintenance and adoption of an estate road.
- 18 (23.07.2007) Agreement for sale affecting plots 625-628, 632-636 and 649-654 dated 31 May 2007 in favour of Derwent Housing Association Limited.

-NOTE: Copy filed.

End of register





Official copy of register of title

Title number WK32497

Edition date 17.01.2017

This official copy shows the entries on the register of title on 01 MAR 2019 at 12:20:38.

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 01 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, Gloucester Office.

A: Property Register

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

WARWICKSHIRE : NUNEATON AND BEDWORTH

1 (06.05.1966) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land on the North side of Ansley Road, Stockingford.

2 There are excluded from this registration the mines and minerals and the ancillary rights excepted and reserved by the Conveyance dated 1 July 1965 referred to in the Charges Register in the following terms:-

"EXCEPT AND RESERVING to the Board out of this Conveyance all interests of the board in any mines beds and seams of coal and other minerals in or under the said land with all necessary rights powers and easements for searching for winning working getting and carrying away by underground operations only the said coal and other minerals and any other coal or other minerals in which the board have any interest including the right to drive occupy and use roadways and other works in the strata under and adjacent to the said land and the right to let down the surface of the said land and any building structure or works now or hereafter erected constructed or placed on or in the said land without any liability (except as provided by the Coal-Mining (Subsidence) Act 1957) to make good or pay compensation for any damage or loss whatsoever caused directly or indirectly by any mining or other operations in or under or adjacent to the said land carried out by the Board or by any other person whether before or on or after the date hereof."

3 The Conveyance dated 1 July 1965 referred to above contains the following provision:-

"THE BOARD and others their successors in title the owners and occupiers of the property adjoining the land hereby conveyed on the north-western boundary of O.S. Field No. 0018 shall have the right at any time or times hereafter to obstruct the access of light and air to any building or other structure for the time being standing upon the land hereby conveyed by erecting or altering any building or other structure on such adjoining property and the Corporation and their successors in title shall enjoy as against the Board and their successors in title the owners and occupiers of the said adjoining property any light and air coming to the land hereby conveyed over the said adjoining property by the consent and at the will of the Board and

Title number WK32497

A: Property Register continued

- their said successors and not so as to acquire any right thereto either at commonlaw or under statute."
- 4 The land edged and numbered in green on the filed plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.
- 5 Unless otherwise stated below transfers of the parts edged and numbered in green on the filed plan subsequent to WK97285 except and reserve rights to connect into and use all drains sewers gutters pipes cables and other conducting media therein or thereunder with rights or entry for the purpose of repairing cleansing and maintaining the same and rights of entry for the purpose of repairing and decorating properties adjoining the said parts edged and numbered in green.
- 6 The Transfer of the land edged and numbered WK189736 in green on the filed plan does not except and reserve as mentioned above.
- 7 The Transfers of those parts edged and numbered in green on the filed plan which were made pursuant to Chapter 1 of Part 1 of the Housing Act 1980 took effect with the benefit of and subject to the easements and other rights prescribed by paragraph 2 of Schedule 2 of that Act.
- 8 Where the parts edged and numbered in green on the filed plan include parts of joint passageways rights of way on foot only are reserved thereover.
- 9 The filed plan has been subdivided into 3 parts.
- 10 The Transfers of those parts edged and numbered in green on the filed plan which were made pursuant to Part V of the Housing Act 1985 took effect with the benefit of and subject to the easements and other rights prescribed by paragraph 2 of Schedule 6 of that Act.
- 11 (11.04.1997) The Transfer of the land edged and numbered WK368564 in green on the filed plan does not except and reserve as mentioned above.
- 12 (26.04.2007) The land has the benefit of the following rights reserved by a Transfer of the land edged and numbered WK435532 in green on the title plan dated 19 April 2007 made between (1) Nuneaton and Bedworth Borough Council and (2) Peter Bennett and Dawn Bennett:-
- "Except and reserved to the Transferor full right and liberty to retain any parts of the foundations under and behind the kerb adjacent to the western boundary of the Property together with full right and liberty at all reasonable times to inspect repair maintain remove or replace the same"
- 13 (26.04.2007) The Transfer dated 19 April 2007 referred to above contains the following provision:-
- "For the avoidance of doubt it is agreed and declared between and by the parties that the western boundary of the Property shall be the eastern edge of the concrete kerb to the adjoining car park area"
- 14 (26.04.2007) The Transfer of the land edged and numbered WK435532 in green on the title plan does not except and reserve as mentioned above.
- 15 (01.07.2009) Title plan amended.

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 (10.12.1981) PROPRIETOR: NUNEATON AND BEDWORTH BOROUGH COUNCIL of Council House, Nuneaton, Warwickshire and of DX16458, Nuneaton.

C: Charges Register

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

- 1 A Conveyance of the land in this title dated 1 July 1965 made between (1) The National Coal Board (Board) and (2) The Mayor Aldermen and Burgesses of The Borough of Nuneaton (Corporation) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 The land tinted blue on the filed plan is subject to rights of way.
- 3 The land is subject to rights to connect into and use the drains sewers gutters pipes cables and other conducting media therein and thereunder.
- 4 The parts of the land respectively affected thereby which adjoin the parts edged and numbered in green on the filed plan are subject to rights of entry for the purpose of repairing and decorating the properties on the said parts edged and numbered in green and rights of entry for the purpose of repairing cleansing and maintaining the drains sewers gutters pipes cables and other conducting media therein and thereunder.
- 5 The parts of the land affected thereby which adjoin the parts edged and numbered in green on the filed plan are subject to rights of support for the buildings erected on the boundaries of the parts so edged and numbered.
- 6 The land is subject to such rights of way, water, light, air, drainage and other easements as are enjoyed by the parts edged and numbered in green on the filed plan.
- 7 The passageways included in the title are subject to rights of way.
- 8 The parking areas are subject to rights of way.
- 9 The part of the driveways included in the title are subject to rights of way.
- 10 The parts of the land affected thereby are subject to the leases set out in the Schedule of Leases hereto.
- 11 The land is subject to such rights of way, drainage, rights in respect of water gas and electricity supply services, telephone and television transmissions, rights of support, rights to use any garden area, drying area, storage shed, dustbin store or communal television aerial and other rights as are granted by the leases specified in the Schedule of Leases hereto.
- 12 The Leases specified in the Schedule of Leases hereto which were made pursuant to Chapter 1 of Part 1 of the Housing Act 1980 took effect with the benefit of and subject to the easements and other rights specified in paragraph 2 of Schedule 2 of that Act.
- 13 The Leases specified in the Schedule of Leases hereto which were made pursuant to Part V of the Housing Act 1985 took effect with the benefit of and subject to the easements and other rights specified in paragraph 2 of Schedule 6 of the Housing Act 1985.
- 14 (29.12.2015) An Agreement dated 8 December 2015 made (1) Warwickshire County Council (2) Nuneaton & Bedworth Borough Council (3) Thomas Vale Construction Ltd and (4) MD Insurance Services Ltd relates to the construction, maintenance and adoption of an estate road.

-NOTE: Copy filed.

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 1 July 1965 referred to in the Charges Register:-

"THE Corporation to the intent and so as to bind (so far as practicable) the said land and any part or parts thereof into whosoever hands the same may come and to benefit and protect any mines and minerals in which the Board have any interest and which provide subjacent or lateral support for the said land or any part or

Schedule of restrictive covenants continued

parts thereof hereby covenant with the board that no building structure or works shall at any time be erected constructed or placed on or in the said land or any part or parts thereof except in accordance with plans and specifications previously approved in writing by the Board but such approval shall not be withheld unless the design lay-out or method of construction of such building structure or works or the materials to be used in the construction thereof do not conform to the reasonable requirements of the Board for minimising damage caused by subsidence PROVIDED that if any dispute shall arise between the Board and the Corporation or any successor in title of the Corporation as to whether such approval as aforesaid has been properly withheld such dispute shall in default of agreement be referred to the arbitration of a single arbitrator appointed by the parties hereto or their successors in title or in default of agreement on such appointment of two arbitrators one to be appointed by each of the parties hereto or their successors in title subject to and in accordance with the provisions of the Arbitration Act 1950 or any statutory modification or re-enactment thereof for the time being in force."

Schedule of notices of leases

1	05.06.1985 1 (Part of)	27 Park Lane (First Floor Flat)	18.02.1985 125 years from 18.2.1985	WK290468
2	15.12.1989 2 (Part of)	65 Park Lane (Ground Floor Flat)	04.12.1989 125 years from 18.2.1985	WK328308
3	25.01.1990 3 (Part of)	388 Kingswood Road (Ground Floor Flat)	08.01.1990 125 years from 8.1.1990	WK328910
4	16.02.1990 1 (Part of)	29 Park Lane (First Floor Flat)	12.02.1990 125 years from 18.2.1985	WK329335
5	25.08.1992 3 (part of)	353 Kingswood Road (Ground Floor Flat)	18.11.1991 125 years from 18.11.1991	WK343801
6	24.09.1999 4 (part of)	91 Park Lane (First Floor Flat)	06.09.1999 125 years from 18.2.1985	WK382939
7	18.08.2005 5 (part of)	359 Kingswood Road (first floor flat)	18.07.2005 125 years from 18.11.1991	WK423612
8	15.09.2005 4 (part of)	83 Park Lane (Ground Floor Flat)	31.08.2005 125 years from 18.02.1985	WK424091
9	27.10.2005 2 (part of)	73 Park Lane (First floor flat)	26.09.2005 125 years from 18.02.1985	WK424994
10	28.09.2006 4 (part of)	105 Park Lane (first floor flat)	04.09.2006 125 years from 18.2.1985	WK431336
11	12.04.2007 6 (Part of)	377 Kingswood Road (First Floor Flat)	26.03.2007 125 years from 26.3.2007	WK435233
12	20.04.2015 7 (part of)	396 Kingswood Avenue (Ground Floor Flat)	15.12.2014 125 years from 8.1.1990	WK477771

End of register

These are the notes referred to on the following official copy

The electronic official copy of the title plan follows this message.

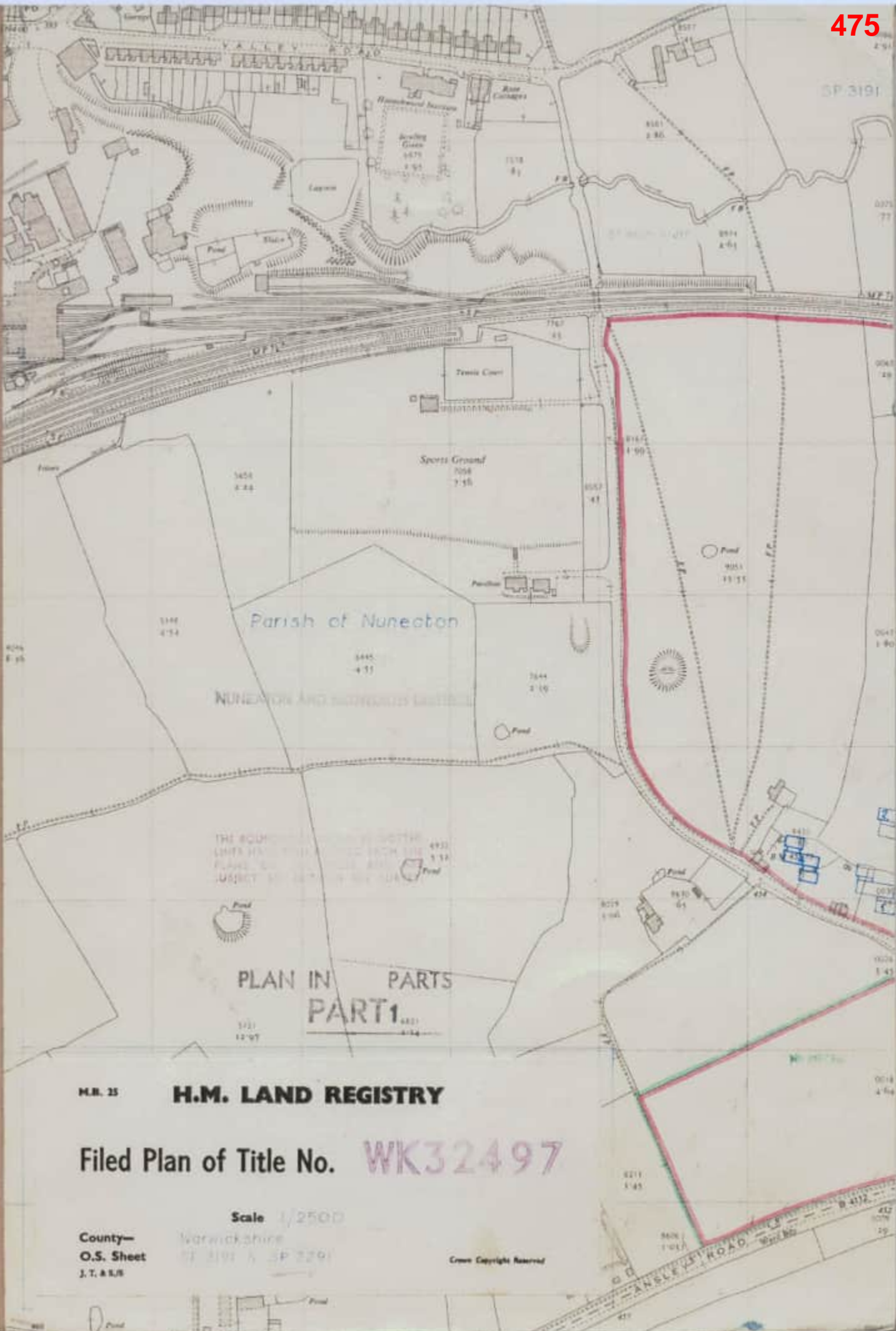
Please note that this is the only official copy we will issue. We will not issue a paper official copy.

This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from HM Land Registry.

This official copy is issued on 21 February 2019 shows the state of this title plan on 21 February 2019 at 20:07:49. 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.

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M.B. 25

H.M. LAND REGISTRY

Filed Plan of Title No. **WK32497**

Scale 1/2500

County— Warwickshire
O.S. Sheet SP 3191 & SP 3291
J.T. & S.S.

Crown Copyright Reserved



Note: This area edge hatched in green has been removed to Part 3 of the filed plan, and is shown at a larger scale and edged with red thereon.

Note: This area edge hatched in green has been removed to Part 2 of the filed plan, and is shown at a larger scale and edged with red thereon.

Note: This area edge hatched in green has been removed to Part 4 of the filed plan, and is shown at a larger scale and edged with red thereon.



H.M. LAND REGISTRY		TITLE NUMBER		
		WK 32497		
ORDNANCE SURVEY PLAN REFERENCE	COUNTY	SHEET	NATIONAL GRID	SECTION
	WARWICKSHIRE		SP 3291	P
Scale 1/1250	NUNEATON AND BEDWORTH DISTRICT		© Crown Copyright 1973	

PLAN IN PARTS
PART 2



H.M. LAND REGISTRY		TITLE NUMBER	
		WK32497	
ORDNANCE SURVEY PLAN REFERENCE	SP 3291	SECTION R	Scale 1:1250
COUNTY: WARWICKSHIRE		DISTRICT NUNEATON AND BEDWORTH	
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PLAN IN PARTS
PART 3



This official copy issued on _____ at _____ shows the state of this title plan as it appears in evidence to the Registrar under the 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. See Land Registry Public Guide 19 - The Plans and Boundaries. This title is dealt with by Land Registry, Gloucester Office. © Crown Copyright. Produced by Land Registry. Reproductions in whole or part is prohibited without the prior written permission of Ordnance Survey. Licence number 100050116.

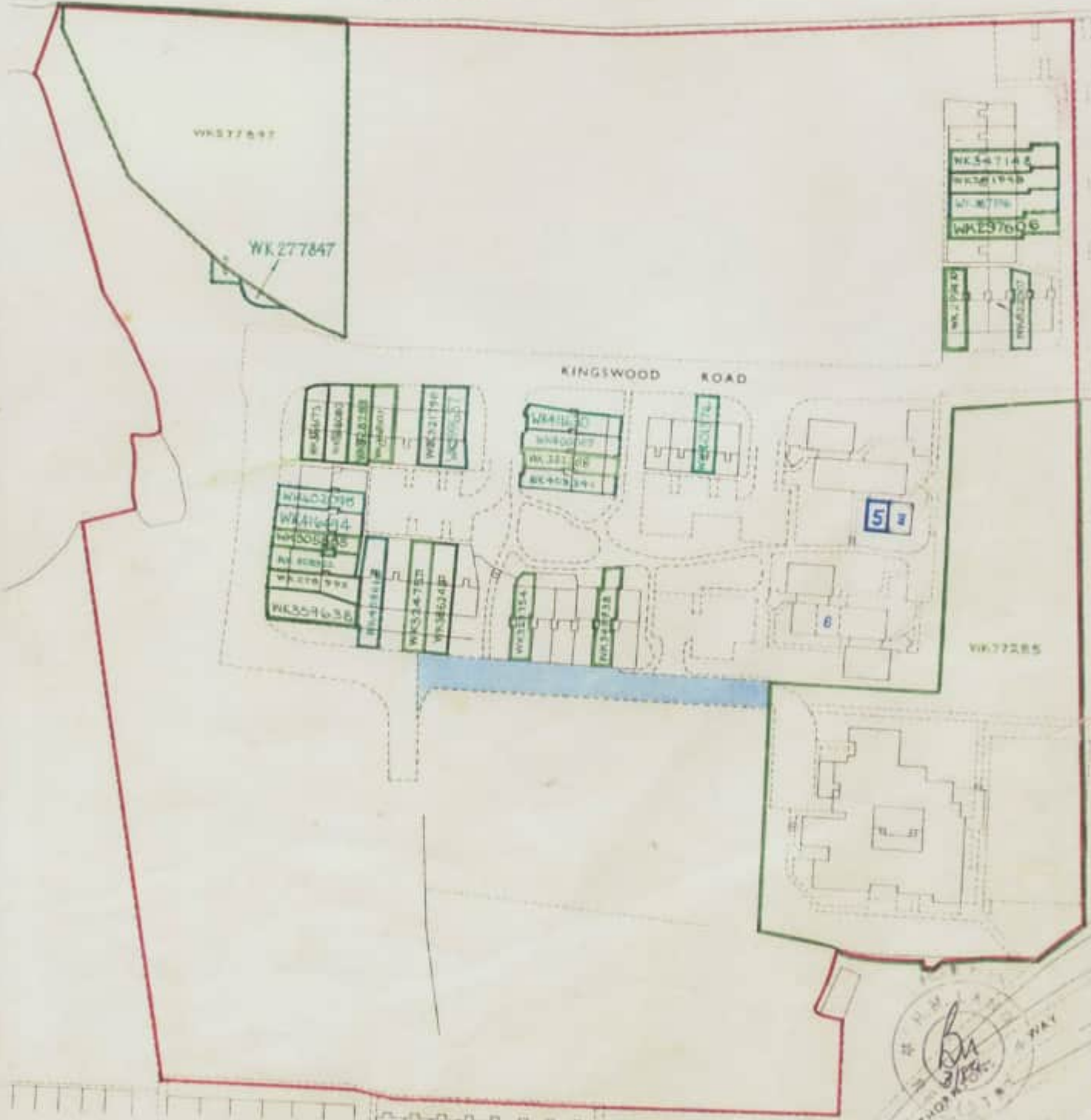


H. M. LAND REGISTRY

NATIONAL GRID PLAN SP 3291 SECTION 5
WARWICKSHIRE
HUNEATON AND BEDWORTH DISTRICT
Scale 1/1250

PLAN IN PARTS PART 4

RAILWAY



TITLE No. **WK 32497**





Official copy of register of title

Title number WK32497

Edition date 17.01.2017

This official copy shows the entries on the register of title on 01 MAR 2019 at 12:20:38.

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 01 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, Gloucester Office.

A: Property Register

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

WARWICKSHIRE : NUNEATON AND BEDWORTH

1 (06.05.1966) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land on the North side of Ansley Road, Stockingford.

2 There are excluded from this registration the mines and minerals and the ancillary rights excepted and reserved by the Conveyance dated 1 July 1965 referred to in the Charges Register in the following terms:-

"EXCEPT AND RESERVING to the Board out of this Conveyance all interests of the board in any mines beds and seams of coal and other minerals in or under the said land with all necessary rights powers and easements for searching for winning working getting and carrying away by underground operations only the said coal and other minerals and any other coal or other minerals in which the board have any interest including the right to drive occupy and use roadways and other works in the strata under and adjacent to the said land and the right to let down the surface of the said land and any building structure or works now or hereafter erected constructed or placed on or in the said land without any liability (except as provided by the Coal-Mining (Subsidence) Act 1957) to make good or pay compensation for any damage or loss whatsoever caused directly or indirectly by any mining or other operations in or under or adjacent to the said land carried out by the Board or by any other person whether before or on or after the date hereof."

3 The Conveyance dated 1 July 1965 referred to above contains the following provision:-

"THE BOARD and others their successors in title the owners and occupiers of the property adjoining the land hereby conveyed on the north-western boundary of O.S. Field No. 0018 shall have the right at any time or times hereafter to obstruct the access of light and air to any building or other structure for the time being standing upon the land hereby conveyed by erecting or altering any building or other structure on such adjoining property and the Corporation and their successors in title shall enjoy as against the Board and their successors in title the owners and occupiers of the said adjoining property any light and air coming to the land hereby conveyed over the said adjoining property by the consent and at the will of the Board and

A: Property Register continued

- their said successors and not so as to acquire any right thereto either at commonlaw or under statute."
- 4 The land edged and numbered in green on the filed plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.
- 5 Unless otherwise stated below transfers of the parts edged and numbered in green on the filed plan subsequent to WK97285 except and reserve rights to connect into and use all drains sewers gutters pipes cables and other conducting media therein or thereunder with rights or entry for the purpose of repairing cleansing and maintaining the same and rights of entry for the purpose of repairing and decorating properties adjoining the said parts edged and numbered in green.
- 6 The Transfer of the land edged and numbered WK189736 in green on the filed plan does not except and reserve as mentioned above.
- 7 The Transfers of those parts edged and numbered in green on the filed plan which were made pursuant to Chapter 1 of Part 1 of the Housing Act 1980 took effect with the benefit of and subject to the easements and other rights prescribed by paragraph 2 of Schedule 2 of that Act.
- 8 Where the parts edged and numbered in green on the filed plan include parts of joint passageways rights of way on foot only are reserved thereover.
- 9 The filed plan has been subdivided into 3 parts.
- 10 The Transfers of those parts edged and numbered in green on the filed plan which were made pursuant to Part V of the Housing Act 1985 took effect with the benefit of and subject to the easements and other rights prescribed by paragraph 2 of Schedule 6 of that Act.
- 11 (11.04.1997) The Transfer of the land edged and numbered WK368564 in green on the filed plan does not except and reserve as mentioned above.
- 12 (26.04.2007) The land has the benefit of the following rights reserved by a Transfer of the land edged and numbered WK435532 in green on the title plan dated 19 April 2007 made between (1) Nuneaton and Bedworth Borough Council and (2) Peter Bennett and Dawn Bennett:-
- "Except and reserved to the Transferor full right and liberty to retain any parts of the foundations under and behind the kerb adjacent to the western boundary of the Property together with full right and liberty at all reasonable times to inspect repair maintain remove or replace the same"
- 13 (26.04.2007) The Transfer dated 19 April 2007 referred to above contains the following provision:-
- "For the avoidance of doubt it is agreed and declared between and by the parties that the western boundary of the Property shall be the eastern edge of the concrete kerb to the adjoining car park area"
- 14 (26.04.2007) The Transfer of the land edged and numbered WK435532 in green on the title plan does not except and reserve as mentioned above.
- 15 (01.07.2009) Title plan amended.

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 (10.12.1981) PROPRIETOR: NUNEATON AND BEDWORTH BOROUGH COUNCIL of Council House, Nuneaton, Warwickshire and of DX16458, Nuneaton.

Title number WK32497

C: Charges Register

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

- 1 A Conveyance of the land in this title dated 1 July 1965 made between (1) The National Coal Board (Board) and (2) The Mayor Aldermen and Burgesses of The Borough of Nuneaton (Corporation) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 The land tinted blue on the filed plan is subject to rights of way.
- 3 The land is subject to rights to connect into and use the drains sewers gutters pipes cables and other conducting media therein and thereunder.
- 4 The parts of the land respectively affected thereby which adjoin the parts edged and numbered in green on the filed plan are subject to rights of entry for the purpose of repairing and decorating the properties on the said parts edged and numbered in green and rights of entry for the purpose of repairing cleansing and maintaining the drains sewers gutters pipes cables and other conducting media therein and thereunder.
- 5 The parts of the land affected thereby which adjoin the parts edged and numbered in green on the filed plan are subject to rights of support for the buildings erected on the boundaries of the parts so edged and numbered.
- 6 The land is subject to such rights of way, water, light, air, drainage and other easements as are enjoyed by the parts edged and numbered in green on the filed plan.
- 7 The passageways included in the title are subject to rights of way.
- 8 The parking areas are subject to rights of way.
- 9 The part of the driveways included in the title are subject to rights of way.
- 10 The parts of the land affected thereby are subject to the leases set out in the Schedule of Leases hereto.
- 11 The land is subject to such rights of way, drainage, rights in respect of water gas and electricity supply services, telephone and television transmissions, rights of support, rights to use any garden area, drying area, storage shed, dustbin store or communal television aerial and other rights as are granted by the leases specified in the Schedule of Leases hereto.
- 12 The Leases specified in the Schedule of Leases hereto which were made pursuant to Chapter 1 of Part 1 of the Housing Act 1980 took effect with the benefit of and subject to the easements and other rights specified in paragraph 2 of Schedule 2 of that Act.
- 13 The Leases specified in the Schedule of Leases hereto which were made pursuant to Part V of the Housing Act 1985 took effect with the benefit of and subject to the easements and other rights specified in paragraph 2 of Schedule 6 of the Housing Act 1985.
- 14 (29.12.2015) An Agreement dated 8 December 2015 made (1) Warwickshire County Council (2) Nuneaton & Bedworth Borough Council (3) Thomas Vale Construction Ltd and (4) MD Insurance Services Ltd relates to the construction, maintenance and adoption of an estate road.

-NOTE: Copy filed.

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 1 July 1965 referred to in the Charges Register:-

"THE Corporation to the intent and so as to bind (so far as practicable) the said land and any part or parts thereof into whosoever hands the same may come and to benefit and protect any mines and minerals in which the Board have any interest and which provide subjacent or lateral support for the said land or any part or

Schedule of restrictive covenants continued

parts thereof hereby covenant with the board that no building structure or works shall at any time be erected constructed or placed on or in the said land or any part or parts thereof except in accordance with plans and specifications previously approved in writing by the Board but such approval shall not be withheld unless the design lay-out or method of construction of such building structure or works or the materials to be used in the construction thereof do not conform to the reasonable requirements of the Board for minimising damage caused by subsidence PROVIDED that if any dispute shall arise between the Board and the Corporation or any successor in title of the Corporation as to whether such approval as aforesaid has been properly withheld such dispute shall in default of agreement be referred to the arbitration of a single arbitrator appointed by the parties hereto or their successors in title or in default of agreement on such appointment of two arbitrators one to be appointed by each of the parties hereto or their successors in title subject to and in accordance with the provisions of the Arbitration Act 1950 or any statutory modification or re-enactment thereof for the time being in force."

Schedule of notices of leases

1	05.06.1985 1 (Part of)	27 Park Lane (First Floor Flat)	18.02.1985 125 years from 18.2.1985	WK290468
2	15.12.1989 2 (Part of)	65 Park Lane (Ground Floor Flat)	04.12.1989 125 years from 18.2.1985	WK328308
3	25.01.1990 3 (Part of)	388 Kingswood Road (Ground Floor Flat)	08.01.1990 125 years from 8.1.1990	WK328910
4	16.02.1990 1 (Part of)	29 Park Lane (First Floor Flat)	12.02.1990 125 years from 18.2.1985	WK329335
5	25.08.1992 3 (part of)	353 Kingswood Road (Ground Floor Flat)	18.11.1991 125 years from 18.11.1991	WK343801
6	24.09.1999 4 (part of)	91 Park Lane (First Floor Flat)	06.09.1999 125 years from 18.2.1985	WK382939
7	18.08.2005 5 (part of)	359 Kingswood Road (first floor flat)	18.07.2005 125 years from 18.11.1991	WK423612
8	15.09.2005 4 (part of)	83 Park Lane (Ground Floor Flat)	31.08.2005 125 years from 18.02.1985	WK424091
9	27.10.2005 2 (part of)	73 Park Lane (First floor flat)	26.09.2005 125 years from 18.02.1985	WK424994
10	28.09.2006 4 (part of)	105 Park Lane (first floor flat)	04.09.2006 125 years from 18.2.1985	WK431336
11	12.04.2007 6 (Part of)	377 Kingswood Road (First Floor Flat)	26.03.2007 125 years from 26.3.2007	WK435233
12	20.04.2015 7 (part of)	396 Kingswood Avenue (Ground Floor Flat)	15.12.2014 125 years from 8.1.1990	WK477771

End of register

These are the notes referred to on the following official copy

The electronic official copy of the title plan follows this message.

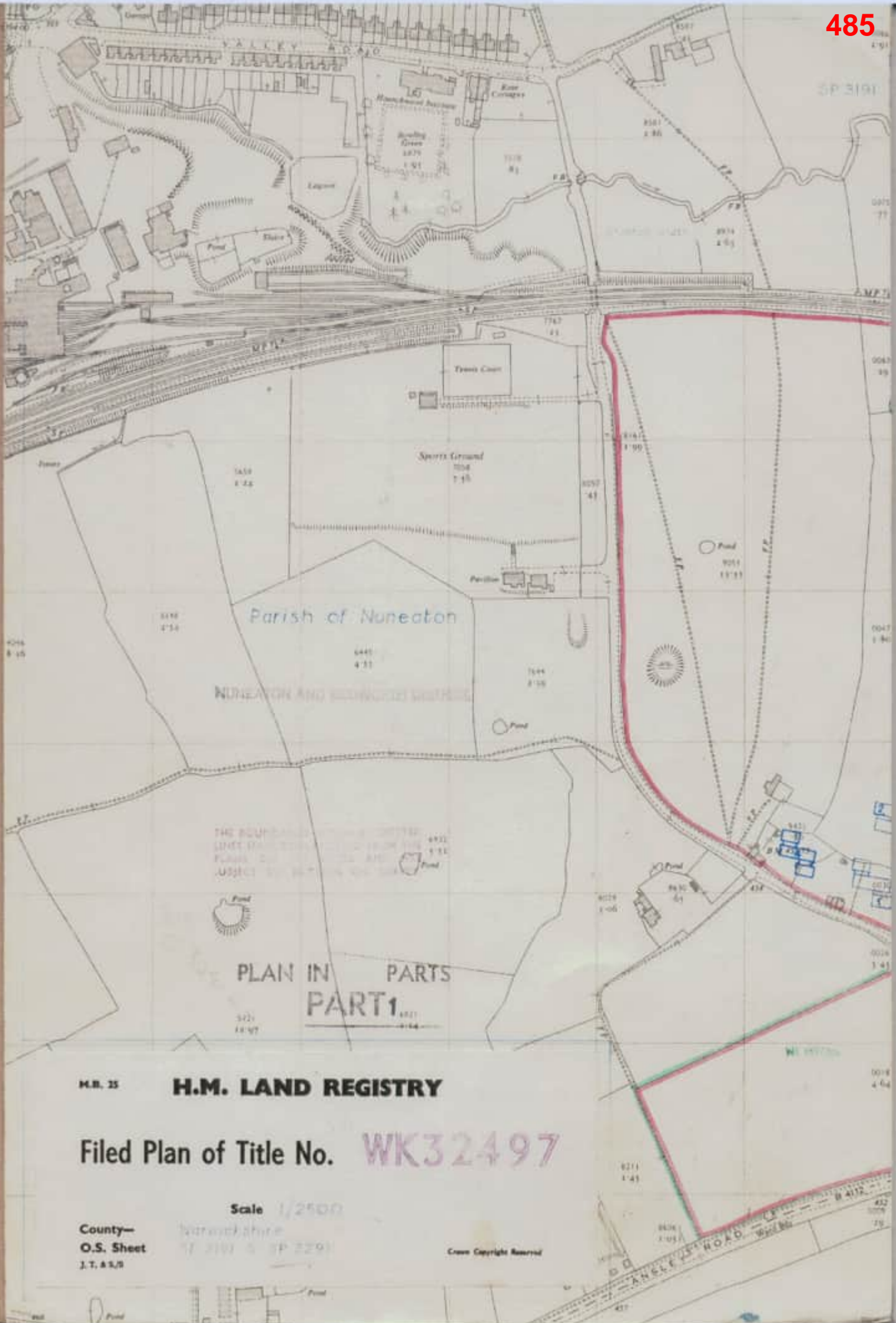
Please note that this is the only official copy we will issue. We will not issue a paper official copy.

This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from HM Land Registry.

This official copy is issued on 21 February 2019 shows the state of this title plan on 21 February 2019 at 20:07:49. 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.

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H.B. 35

H.M. LAND REGISTRY

Filed Plan of Title No. **WK32497**

Scale 1/2500

County—
O.S. Sheet
J.T. & S.R.

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H.M. LAND REGISTRY		TITLE NUMBER	
		WK 32497	
ORDNANCE SURVEY PLAN REFERENCE	COUNTY	SHEET	NATIONAL GRID
	WARWICKSHIRE		SP 3291
	SECTION		P
Scale 1/1250	NUNEATON AND BEDWORTH DISTRICT		© Crown copyright 1973

PLAN IN PARTS
PART 2



H.M. LAND REGISTRY		TITLE NUMBER	
		WK32497	
ORDNANCE SURVEY PLAN REFERENCE	SP 3291	SECTION R	Scale 1/1250
COUNTY WARWICKSHIRE		DISTRICT NUNEATON AND BEDWORTH	
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PLAN IN PARTS
PART 3



This official copy issued on _____ at _____ shows the state of this title plan as it exists at the date of registration. It is admissible in evidence to the same extent as the original is by the 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. See Land Registry Public Guide 19 -- The Plans and Boundaries. This title is dealt with by Land Registry, Gloucester Office. © Crown Copyright, produced by Land Registry. Reproductions in whole or part is prohibited without the prior written permission of Ordnance Survey. Licence number 100020116.

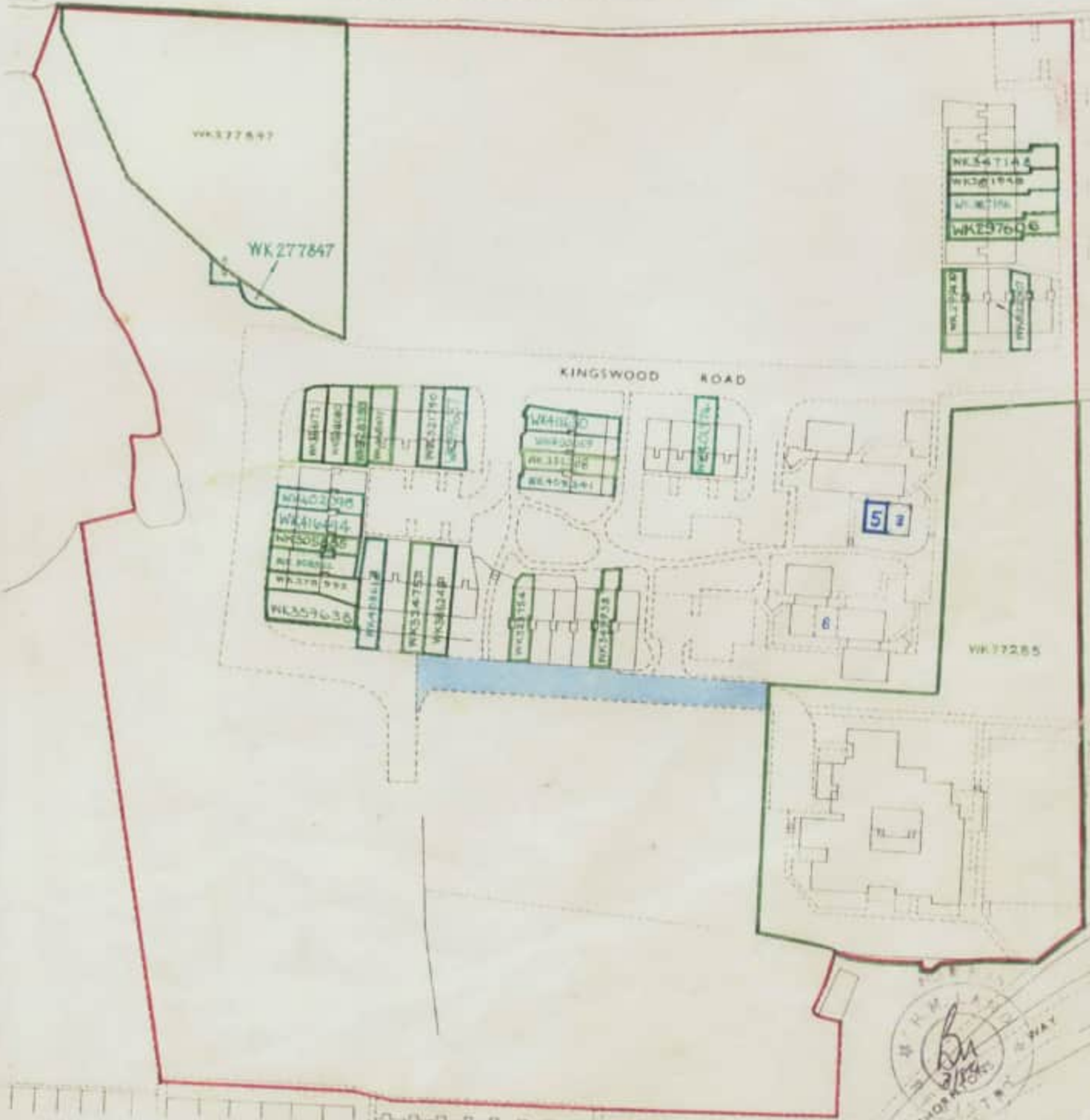


H. M. LAND REGISTRY

NATIONAL GRID PLAN SP 3291 SECTION 5
WARWICKSHIRE
NUNEATON AND BEDWORTH DISTRICT
Scale 1/1250

PLAN IN PARTS
PART 4

RAILWAY



TITLE No. **WK32497**



Official copy of register of title

Title number WK317827

Edition date 20.10.2009

This official copy shows the entries on the register of title on 01 MAR 2019 at 12:24:55.

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 01 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, Gloucester Office.

A: Property Register

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

WARWICKSHIRE : NUNEATON AND BEDWORTH

- 1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land lying to the west of Nuneaton Road.

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 (26.08.1988) PROPRIETOR: NUNEATON AND BEDWORTH BOROUGH COUNCIL of Council House, Coton Road, Nuneaton, CV11 5AA and of DX16458, Nuneaton.

C: Charges Register

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

- 1 The land is subject to rights of drainage and rights in respect of water, gas and electricity supply services.
- 2 (26.08.1988) A Transfer of the land in this title dated 24 August 1988 made between (1) J S Bloor (Measham) Limited (Transferor) and (2) Nuneaton and Bedworth Borough Council (Transferee) contains the following covenants:-

"The Transferee hereby covenants with the Transferor so as to benefit the remainder of the land comprised in the title above mentioned and so as to bind the land hereby transferred into whosoever hands the same may come but not so as to render the Transferee personally liable in damages for any breach of a restrictive covenant after he shall have parted with all interest in the land hereby transferred as followed:

Not to use the land hereby transferred or any part thereof for any purpose other than that of a public open space and not to erect on the

C: Charges Register continued

land hereby transferred or any part thereof any buildings of any nature whatsoever other than in connection with or in furtherance of the use of the land as a public recreational facility or amenity area."

End of register

H.M. LAND REGISTRY		TITLE NUMBER	
		WK317827	
ORDNANCE SURVEY PLAN REFERENCE	SP 3587	SECTION U	Scale 1:1250
COUNTY WARWICKSHIRE	DISTRICT NUNEATON AND BEDWORTH		© Crown copyright 1986

The boundaries shown by dotted lines have been plotted from the transfer plan. The title plan may be updated from later survey information.



This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 20 September 2018 at 15:29:48. 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.

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Official copy of register of title

Title number WK448304

Edition date 21.10.2009

This official copy shows the entries on the register of title on 01 MAR 2019 at 12:23:38.

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The date at the beginning of an entry is the date on which the entry was made in the register.

Issued on 01 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, Gloucester Office.

A: Property Register

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

WARWICKSHIRE : NUNEATON AND BEDWORTH

- 1 (11.02.2009) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being land on the north-east side of Grove Road, Nuneaton.
- 2 (11.02.2009) The mines and minerals together with ancillary powers of working are excepted with provision for compensation in the event of damage caused thereby.

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 (11.02.2009) PROPRIETOR: NUNEATON AND BEDWORTH BOROUGH COUNCIL of Town Hall, Coton Road, Nuneaton, Warwickshire CV11 5AA and of DX16458, Nuneaton.
- 2 (11.02.2009) The Conveyances to the proprietor of the land tinted pink and tinted blue on the title plan contain covenants 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 (11.02.2009) The land is subject to rights to use the drains, water, soil, gas and electricity or other services, rainwater gutters and other conducting media therein and ancillary rights of entry.
- 2 (11.02.2009) A Conveyance of the land tinted blue on the title plan and other land dated 4 August 1900 made between (1) Emma Bradbury and Arthur Houghton Rogers and (2) Lewis Parker contains the following

C: Charges Register continued

covenants:-

COVENANTS by the said Lewis Parker for himself his heirs and assigns with the said Emma Bradbury and Arthur Houghton Rogers their heirs and assigns:

1. Not to erect any buildings on said piece of land other than private dwellinghouses and shops with necessary outbuildings thereto

2. Not to carry on or cause to be carried on in or upon the said piece of land any trade or business which might be or grow to be a nuisance or annoyance to the neighbourhood.

3 (11.02.2009) A Conveyance of the land tinted yellow on the title plan and other land dated 13 April 1904 made between (1) Emma Bradbury and John Wright and (2) Nuneaton And Chilvers Coton Urban District Council (Council) contains the following covenants:-

"the Council hereby covenant with the said Emma Bradbury and John Wright their heirs and assigns that they the Council will not carry on or cause to be carried on in or upon the said piece of land hereby conveyed any trade or business which shall or may be or grow to be a nuisance or annoyance to the neighbourhood."

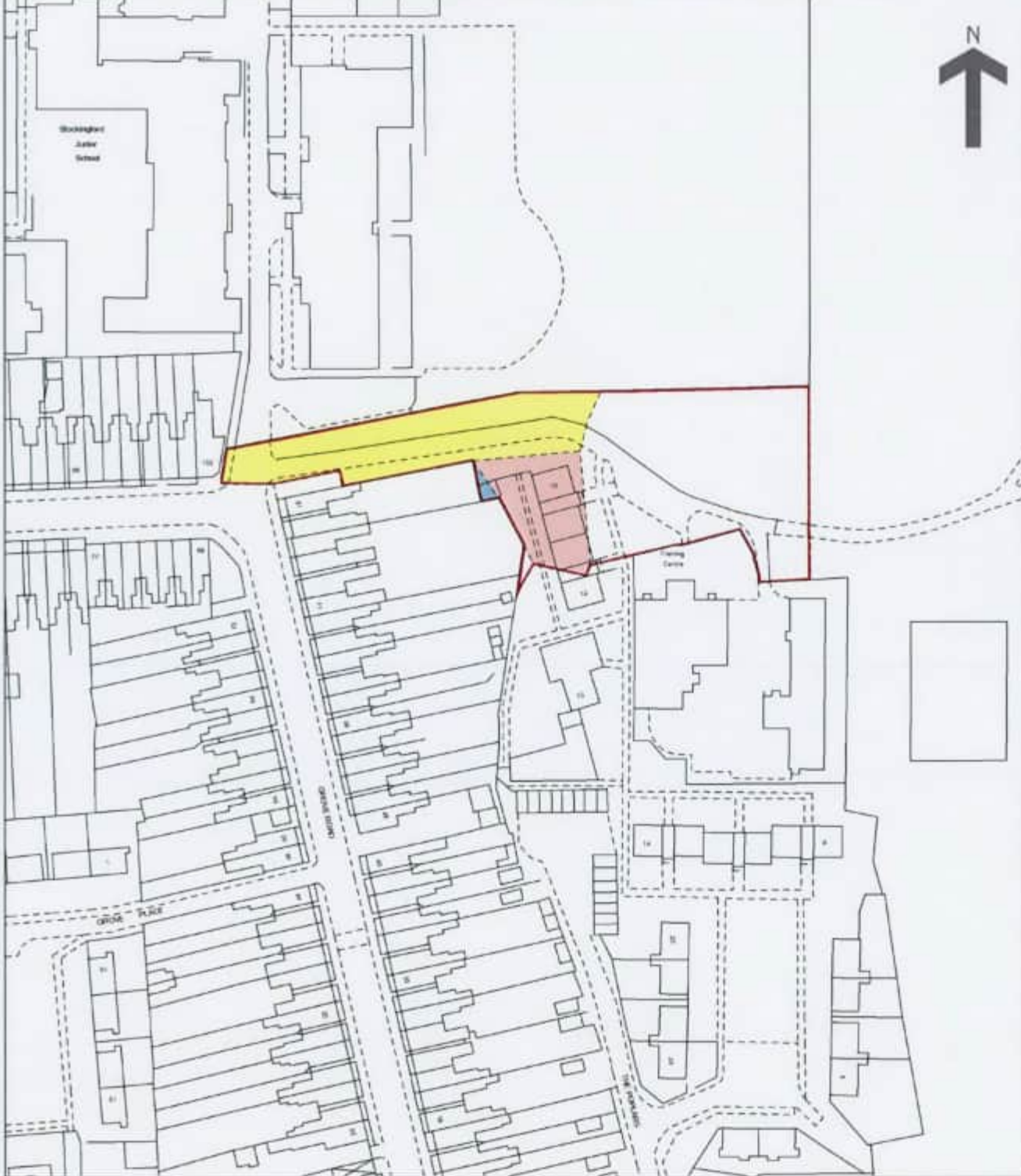
4 (11.02.2009) A Conveyance of the land tinted pink on the title plan and other land dated 29 June 1904 made between (1) Emma Bradbury and John Wright and (2) Lewis Parker contains the following covenants:-

"And the said Lewis Parker for himself his heirs and assigns hereby covenants with the said Emma Bradbury and John Wright their executors administrators and assigns that he the said Lewis Parker his heirs and assigns shall not erect any buildings on the said piece of land hereby conveyed other than private dwellinghouses and shops with the necessary outbuildings thereto And also that the said Lewis Parker his heirs and assigns will not carry on or cause to be carried on in or upon the said piece of land hereby conveyed any trade or business which shall or may be or grow to be a nuisance or an annoyance to the neighbourhood."

End of register



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This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 20 September 2018 at 15:25:24. 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, Gloucester Office.



Official copy of register of title

Title number WK448137

Edition date 21.10.2009

This official copy shows the entries on the register of title on 01 MAR 2019 at 12:22:26.

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 01 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, Gloucester Office.

A: Property Register

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

WARWICKSHIRE : NUNEATON AND BEDWORTH

- 1 (04.02.2009) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being land on the west side of Westbury Road, Nuneaton.
- 2 (04.02.2009) The mines and minerals together with ancillary powers of working are excepted with provision for compensation in the event of damage caused thereby.
- 3 (12.06.2009) A new title plan based on the latest revision of the Ordnance Survey Map and showing an amended extent has been prepared.

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 (04.02.2009) PROPRIETOR: NUNEATON AND BEDWORTH BOROUGH COUNCIL of Town Hall, Coton Road, Nuneaton, Warwickshire CV11 5AA and of DX16458, Nuneaton.

C: Charges Register

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

- 1 (04.02.2009) The land is subject to rights to use the drains, water, soil, gas and electricity or other services, rainwater gutters and other conducting media therein and ancillary rights of entry.
- 2 (04.02.2009) The land is subject to the following rights granted by a Transfer of 84 Westbury Road dated 28 July 1986 made between (1) Nuneaton And Bedworth Borough Council (Vendor) and (2) Samuel Thomas Spencer Walters and Laura Walters (Purchasers):-

C: Charges Register continued

"Together with the easements set out in the First Schedule

THE FIRST SCHEDULE

(Easements granted to the Purchaser)

.....

A right of way in common with the Vendor and all others having the like right over and along the passageway or drive coloured brown on the plan with or without vehicles."

-NOTE: Copy plan to Transfer filed under WK301294.

- 3 (04.02.2009) The land is subject to the following rights granted by a Transfer of 86 Westbury Road dated 26 February 1990 made between (1) Nuneaton And Bedworth Borough Council (Vendor) and (2) Edward Owen Humphrys (Purchaser):-

"Together with the easements set out in the First Schedule

THE FIRST SCHEDULE

(Easements granted to the Purchaser)

.....

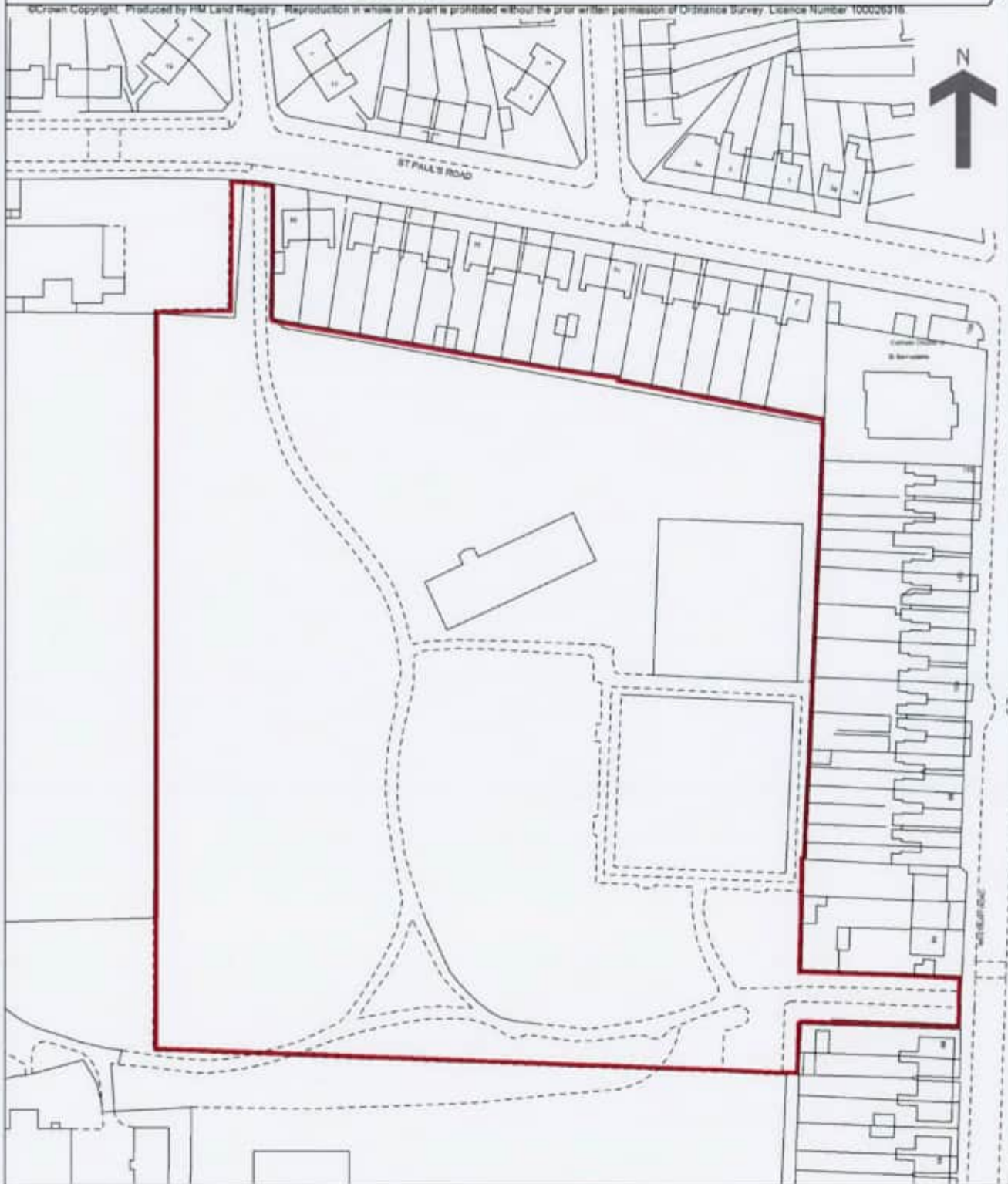
A right of way in common with the Vendor and all others having the like right with or without vehicles over and along the driveway coloured brown on the plan subject to the payment by the Purchaser and their (sic) successors in title of a proportionate part of the cost of repairing and maintaining the same."

-NOTE: Copy plan to Transfer filed under WK330790.

End of register



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This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 20 September 2018 at 15:24:56. 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, Gloucester Office.



Official copy of register of title

Title number WK449032

Edition date 28.08.2018

This official copy shows the entries on the register of title on 01 MAR 2019 at 12:25:57.

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 01 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, Gloucester Office.

A: Property Register

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

WARWICKSHIRE : NUNEATON AND BEDWORTH

- 1 (12.03.2009) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Miners Welfare Park, Rye Piece Ringway, Bedworth (CV12 8JT).
- 2 (12.03.2009) The mines and minerals below 91.44m (300 feet) together with ancillary powers of working are excepted from the registration of the land tinted yellow on the title plan with provision for compensation in the event of damage caused thereby.
- 3 (12.03.2009) There are excluded from the registration of the land edged brown on the title plan the mines and minerals excepted by the Conveyance dated 9 March 1894 referred to in the Charges Register.
- 4 (12.03.2009) There are excluded from the registration of the land cross-hatched blue on the title plan the registration of the mines and minerals excepted by the Conveyance dated 18 July 1894 referred to in the Charges Register.
- 5 (12.03.2009) There are excluded from the registration of the land tinted pink on the title plan the mines and minerals excepted by the Conveyance dated 11 May 1923 referred to in the Charges Register.
- 6 (12.03.2009) There are excluded from the registration of the land tinted blue on the title plan the mines and minerals excepted by the Conveyance dated 13 March 1953 referred to in the Charges Register.
- 7 (12.03.2009) The land tinted brown on the title plan has the benefit of the rights granted by but is subject to the rights reserved by a Conveyance thereof dated 4 May 1959 made between (1) Florence Goodyer and (2) Bedworth Urban District Council.
-NOTE:-Copy filed.
- 8 (12.03.2009) There are excluded from the registration of the land edged and numbered 1 in blue on the title plan the mines and minerals excepted by the Conveyance dated 31 May 1960 referred to below.
- 9 (12.03.2009) The land edged and numbered 1 in blue on the title plan has the benefit of the rights granted by but is subject to the rights reserved by a Conveyance thereof dated 31 May 1960 made between (1)

Title number WK449032

A: Property Register continued

Joseph Bolstridge and (2) Bedworth Urban District Council.

-NOTE:-Copy filed.

- 10 (12.03.2009) There are excluded from the registration of the land cross-hatched brown on the title plan the mines and minerals excepted by the Conveyance dated 3 December 1962 referred to below.
- 11 (12.03.2009) The land cross-hatched brown on the title plan has the benefit of the rights granted by but is subject to the rights reserved by a Conveyance thereof dated 3 December 1962 made between (1) Kenneth Winston Brown and Gwenda Rosetta Brown and (2) Bedworth Urban District Council.

-NOTE:-Copy filed.

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 (12.03.2009) PROPRIETOR: NUNEATON AND BEDWORTH BOROUGH COUNCIL of Town Hall, Coton Road, Nuneaton, Warwickshire CV11 5AA and of DX16458, Nuneaton.
- 2 (12.03.2009) A Conveyance of the land edged and numbered 1 in blue on the title plan dated 2 March 1960 made between (1) Joseph Henry Moore and Bedworth Urban District Council contains purchaser's personal covenants.
- NOTE:-Copy filed
- 3 (17.06.2011) RESTRICTION: No disposition of the part of the registered estate shown edged and numbered 2 in blue on the title plan by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction is to be registered without a written consent signed by The English Sports Council (the operating name of Sport England) of Third Floor, Victoria House, Bloomsbury Square, London WC1B 4SE or their conveyancer.
- 4 (06.02.2017) RESTRICTION: No disposition of the part of the registered estate shown edged in yellow on the title plan by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a written consent signed by The Football Foundation of Whittington House, 19-30 Alfred Place, London WC1E 7EA or their conveyancer.

C: Charges Register

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

- 1 (12.03.2009) A Conveyance of the land edged brown on the title plan dated 9 March 1894 made between (1) Bernard Harry Rendall (2) Richard Alexander Rotherham (3) James Darlington (4) Arthur Edward Wheeldon and James Darlington and (5) Sarah Harrison contains restrictive covenants.
- NOTE:-Copy filed.
- 2 (12.03.2009) A Conveyance of the land cross-hatched blue on the title plan dated 18 July 1894 made between (1) Bernard Harry Rendell and Richard Alexander Rotherham (2) James Darlington (3) Arthur Edward Wheeldon and James Darlington and (4) Benjamin Barkby contains restrictive covenants.

-NOTE:-Copy filed.

Title number WK449032

C: Charges Register continued

3 (12.03.2009) The land tinted pink on the title plan is subject to the rights reserved by a Conveyance thereof dated 11 May 1923 made between (1) Bernard Harry Rendell and Richard Alexander Rotherham and (2) Bedworth Parish Council.

-NOTE:-Copy filed.

4 (12.03.2009) The land tinted blue on the title plan is subject to the rights reserved by a Conveyance thereof dated 13 March 1953 made between (1) The British Transport Commission and (2) Bedworth Urban District Council.

-NOTE:-Copy filed.

5 (12.03.2009) The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto.
The leases grant and reserve easements as therein mentioned.

6 (22.02.2018) The parts of the land affected thereby are subject to the rights granted by a Lease of Land at Miners Welfare Cricket Ground dated 24 November 2017 referred to in the schedule of leases hereto.

-NOTE: Copy lease filed under WK495825 .

Schedule of notices of leases

1	14.07.2016 Edged and numbered 3 in blue	The Oval Football Ground	13.07.2015 30 from 13.7.2015	WK485268
2	14.12.2016 edged and numbered 4 in blue	162 Coventry Road	12.07.2016 15 years on and from 28.03.2016	WK487791
3	15.12.2016 Edged and numbered 5 in blue	Miners Welfare Park, Nursery Lodge	12.07.2016 15 years from 28.3.2016	WK487824
4	08.02.2018 Edged and numbered 6 in blue	Allotment Gardens	05.07.2017 From 5.7.2017 to and ending on 1.7.2039	WK495571
5	22.02.2018 Edged and numbered 8, 9, 10 & 11 in blue NOTE: See entry in the Charges Register relating to the rights granted by this lease.	Land at Miners Welfare Cricket Ground	24.11.2017 30 years from 1 March 2017	WK495825
6	28.08.2018 Edged and numbered 12 in blue NOTE: The lease comprises also other land	The Nursery, Miners Welfare Park, Bedworth	01.02.2012 15 years from 1 February 2012	WK499521

End of register

25 SEP 2018



20 September 2018

Your ref
BAC/PD/Bed Leisure centre

Our ref
WK449032 /OC/120

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

DX 321601 Gloucester 33
Tel 0300 006 0010
Fax NA
Email durham.office@landregistry.gov.uk
www.gov.uk/land-registry

Official copy/copies

HM Land Registry payment ref 20/09 Z0GL2KYD
Fee debited £3.00

The official copy/copies of the title plan or certificate in form C1 you applied for is/are enclosed.

You did not apply for an official copy of the register.

There is an/are application(s) pending in HM Land Registry and if we have only completed the mapping work for a pending application affecting the title concerned, such as a transfer of part:

- additional colour or other references, for example 'numbered 1', may appear on the title plan (or be referred to in the certificate of inspection in form C1), but may not yet be mentioned in the register
- colour or other references may also have been amended or removed from the title plan (or not be referred to in form C1), but this may not be reflected in the register at this stage.

Please contact the HM Land Registry Office named if you have any questions about the enclosed official copy/copies.

BAC/PD/Bed Leisure centre

NUNEATON & BEDWORTH BC
DX 1645
NUNEATON





Title number WK48023
Chronicle Survey map reference SP3889NE
Scale 1:1250
Administrative area Warwickshire, Nuneaton and
Bedworth

HM Land Registry
Official copy of
title plan



This official copy issued on 30 September 2018 shows the state of the title plan on 28 August 2018 at 15:27:38.
It is admissible in evidence to the same extent as the original (s.61 Land Registration Act 2002).
This title plan shows the general position, not the exact line, of the boundaries. It may be subject to alterations 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.



Official copy of register of title

Title number WK394575

Edition date 04.08.2010

This official copy shows the entries on the register of title on 21 FEB 2019 at 20:31:52.

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 21 Feb 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, Gloucester Office.

A: Property Register

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

WARWICKSHIRE : NUNEATON AND BEDWORTH

- 1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Land lying to the west of Blackhorse Road, Bedworth.

NOTE: The land tinted green on the filed plan is not included in the title.

- 2 (03.07.2001) The mines and minerals together with ancillary powers of working are excepted.

- 3 (03.07.2001) A Transfer of the land hatched blue on the filed plan dated 19 April 1978 made between (1) Clive Edward Rathbone and Anthony Michael Truslove (Transferors) and (2) P.B. Forestry Lands Limited (Transferees) contains the following provision:-

"IT IS HEREBY DECLARED that the Transferee shall not be entitled to any right of light or air or other easement which would restrict or interfere with the free use of any adjoining or neighbouring land of the Transferors for building or any other purposes."

- 4 (03.07.2001) The land tinted pink on the filed plan has the benefit of the following rights reserved by the Transfer dated 20 March 1998 referred to in the Charges Register:-

"EXCEPT AND RESERVING for the benefit of the Retained Land and all buildings roads and other things which may be constructed on it within the Perpetuity Period the easements and rights set out in the second schedule PROVIDED ALWAYS that the easements and rights granted and the exceptions and reservations excepted and reserved shall not extend over land which has been developed or is in the course of being developed by the construction of buildings or their curtilages (where such curtilages do not individually exceed one sixth of an acre)

THE SECOND SCHEDULE

Exceptions and Reservations

1. Full and free and liberty to go pass and repass at all times and for all purposes with or without vehicles over and along the roads and

Title number WK394575

A: Property Register continued

footpaths constructed or to be so constructed on the Property within the Perpetuity Period which are necessary for the purpose of access to and from the Retained Land until such time as such roads and footpaths shall be adopted by the local highway authority as roads and footpaths maintainable at public expense

2. Full and free right and liberty with all necessary workmen and appliances:

2.1. make connections to the roads and footpaths constructed or to be constructed on the Property at such points as shall be approved by the local highway authority

2.1.2 make connections into the foul and surface water sewers or drains laid or to be laid under the Property at such points as shall be agreed by the Transferee or its successors in title to that part of the Property affected by the same and the Transferor (such agreement not to be unreasonably withheld or delayed) or in such positions as may be specified by the local sewerage authority or utility company

2.1.3 make connections into the water electricity gas telephone and other services laid or to be laid over in on or under the Property at points agreed by the Transferee or its successors in title to that part of the Property affected by the same and the Transferor (such agreement not to be unreasonably withheld or delayed) or in such positions as may be specified by the appropriate utility company

2.1.4 lay or construct Conducting Media in positions agreed by the Transferee or its successors in title to that part of the Property affected by the same and the Transferor (such agreement not to be unreasonably withheld or delayed) and

2.1.5 construct any roads or roundabouts upon the Retained Land to the extent that the same is reasonably necessary and such works cannot be undertaken from the Retained Land and on not less than fourteen (14) days written notice to the Transferee or its successors in title to such part of the Property

2.2 to enter the Property for the purpose of inspecting cleaning repairing maintaining reinstating and renewing such connections and/or any Conducting Media serving the Retained Land

2.3 for these purposes to break open the surface of the Property and (without limitation) any road or path constructed thereon so far as may be necessary from time to time

3. Full and free right and liberty to the free passage and running of water soil gas electricity telephone and other services from and to the Retained Land through along and into the Conducting Media which are now or may within the Perpetuity Period be over in or under the Property

4. Full and free right and liberty to lateral and subjacent support and protection for the Retained Land from the Property and any buildings roads and other things constructed on it within the Perpetuity Period."

NOTE: For definitions see Charges Register.

5 (03.07.2001) The land has the benefit of the following rights granted by the Transfer dated 4 June 2001 referred to in the Charges Register:-

"The First and Second Property is transferred together with full right and liberty for the Transferee and its successors in title to connect into and use for the discharge of sewage water and soil from the First and Second Property the foul sewer laid within the Estate Road known as Lymington Drive being part of the Second Property hereby transferred Together With the outfall of the said sewer connecting the same to the public sewer.

NOTE: The First and Second Property referred to comprise the land in this title.

6 (20.03.2002) The land edged and numbered in green on the title plan has

Title number WK394575

A: Property Register continued

been removed from this title and registered under the title number or numbers shown in green on the said plan.

- 7 (20.03.2002) Where the parts edged and numbered in green on the filed plan include parts of joint accessways, rights of way are reserved thereover.
- 8 (02.05.2002) Where the parts edged and numbered in green on the filed plan include parts of shared pathways rights of way on foot are reserved thereover.
- 9 (02.05.2002) Where the parts edged and numbered in green on the filed plan include visitors parking spaces rights of user are reserved thereover.
- 10 (20.11.2007) The land has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of the land edged and numbered WK439472 in green on the title plan dated 2 November 2007 made between (1) Barratt Homes Limited and (2) Nuneaton and Bedworth District Council.
- NOTE: Copy filed under WK439472.
- 11 (23.11.2007) The land has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of the land edged and numbered WK439545 in green on the title plan dated 2 November 2007 made between (1) Barratt Homes Limited (Transferor) and (2) Nuneaton and Bedworth Borough Council (Transferee).
- NOTE: Copy filed under WK439545.
- 12 (04.08.2010) The land has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of the land edged and numbered WK457618 in green on the title plan dated 5 July 2010 made between (1) BDW Trading Limited and (2) Veronica Jane Williams and Simon David Arnold Williams.
- NOTE: Copy filed under WK457618.

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 (03.07.2001) PROPRIETOR: BDW TRADING LIMITED (Co. Regn. No. 03018173) of Barratt House, Cartwright Way, Forest Business Park, Bardon Hill, Coalville, Leics LE67 1UF.
- 2 (03.07.2001) The Transfer dated 4 June 2001 referred to in the Charges Register contains Purchasers personal covenant(s) details of which are set out in the schedule of personal covenants hereto.

Schedule of personal covenants

- 1 The following are details of the personal covenants contained in the Transfer dated 4 June 2001 referred to in the Proprietorship Register:-

The transferee hereby covenants with the First Transferor that the Transferee will to the extent that they relate to the First Property at all times observe and perform the covenants and conditions contained or referred to in:-

(i).....
..

(ii) An Agreement dated 21 July 1997 made under Section 106 of the Town & Country Planning Act 1990 between the First Transferor of the first part the Second Transferor of the second part and Nuneaton and Bedworth

Title number WK394575

Schedule of personal covenants continued

Borough Council of the third part.

(iii) An Agreement dated 11 May 2001 made under Section 106 of the Town & Country Planning Act 1990 made between the First Transferor of the first part the Second Transferor of the second part and Nuneaton and Bedworth Borough Council of the third part.

(iv) An Agreement dated the 11th May 2001 made under Section 106 of the Town & Country Planning Act 1990 between Warwickshire County Council of the first part the Second Transferor of the second part and the First Transferor of the third part

and will indemnify and keep the First Transferor fully indemnified against all actions proceedings losses damages costs claims and expenses which may be suffered or incurred by the Second Transferor in respect of any breach of or failure to observe or perform those covenants and conditions.

The Transferee hereby covenants with the Second Transferor that the Transferee will to the extent that they relate to that part of the nt of Easements transferred as is comprised in Title Number WK371046 at all times observe or perform the covenants and conditions contained or referred to in:-

(i) the Property and Charges Registers of the above-mentioned Title.

(ii) An Agreement dated the 30th January 1998 made between British Waterways Board of the one part and the Second Transferor of the other part.

(iii) The before mentioned Agreements made under Section 106 Town & Country Planning Act 1990.

(iv) An Agreement dated the 10th October 2000 under Section 104 of the Water Industry Act 1991 made between the Second Transferor of the first part National House Building Council of the second part British Waterways Board of the third part and Severn Trent Water Limited of the fourth part.

(v) An Agreement dated the 1st December 1998 under Section 38 of the Highways Act 1980 made between Nuneaton and Bedworth Borough Council of the first part the Second Transferor of the second part and the National House Building Council of the third part.

(vi) An Agreement dated the 1st September 1998 made between British Waterways Board of the one part and the Second Transferor of the second part and any Deed of Grant of Easement which has been previously or may at any time in the future be completed pursuant to the provisions of such Agreement.

and will keep the Second Transferor fully indemnified against all actions proceedings losses damages costs claims and expenses which may be suffered or incurred by the Second Transferor in respect of any breach of or failure to observe and perform the said covenants and conditions."

C: Charges Register

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

- 1 (03.07.2001) A Transfer of the land lying to the south east dated 20 March 1998 made between (1) Crest Homes (Midlands) Limited (Transferor) and (2) Westbury Homes (Holdings) Limited (Transferee) contains the following covenants by the Transferor affecting the land tinted pink on the filed plan:-

"The Transferor covenants with the Transferee for the benefit and protection of the Property and so as to bind the Retained Land into whosoever hands the same may come to observe and perform in respect of the Retained Land the covenants set out in the fourth schedule

Title number WK394575

C: Charges Register continued

THE FOURTH SCHEDULE

Transferors Covenants

1. Not to permit or suffer to be done on the Retained Land anything (other than reasonable building operations) which may be or become a nuisance danger detriment inconvenience or annoyance to the Transferee or the owners or occupiers for the time being of the Property
2. To cause as little disturbance and damage as reasonably possible to the Property in the exercise of the easements and rights excepted and reserved in respect of the same and to make good all physical damage so caused
3. Not to develop or use the parts of the Retained Land adjoining the Property other than for residential and ancillary purposes."

NOTE: The Property referred to is the land transferred. The Retained Land referred to is the land tinted pink on the filed plan.

- 2 (03.07.2001) The land tinted pink on the filed plan is subject to the following rights granted by the Transfer dated 20 March 1998 referred to above:-

"TOGETHER WITH for the benefit of the Property and all buildings roads and other things which may be constructed on it within the Perpetuity Period the easements and rights set out in the first schedule

THE FIRST SCHEDULE

Easements and rights benefitting the Property

1. Full and free right and liberty to go pass and repass at all times and for all purposes with or without vehicles over and along the roads and footpaths constructed or to be so constructed on the Retained Land within the Perpetuity Period and which are necessary for the purpose of access to and from the Property until such time as such roads and footpaths shall be adopted by the local highway authority as roads and footpaths maintainable at the public expense
2. Full and free right and liberty with all necessary workmen appliances and materials:
 - 2.1 within the Perpetuity Period to enter the Retained Land and to:
 - 2.1.1 construct or procure the construction of and make connections to the roads footpaths on the Retained Land in such positions as may be approved by the local highway authority
 - 2.1.2 construct or procure the construction of and make connections into the foul and surface water sewers or drains laid or to be laid under the Retained Land at points as shall be agreed by the Transferor or its successors in title to that part of the Retained Land affected by them and the Transferee or its successors in title to that part of the Retained Land affected by them and the Transferee (such agreement not to be unreasonably withheld or delayed) or in such positions as may be specified by the local sewerage undertaker or utility company
 - 2.1.3 make connections into the water electricity gas telephone and other services laid or to be laid over in on or under the Retained Land at points to be agreed by the Transferor or its successors in title to that part of the Retained Land affected by them and the Transferee (such agreement not to be unreasonably withheld or delayed) or in such positions as may be specified by the appropriate utility company
 - 2.1.4 to lay or construct Conducting Media in positions approved by the Transferor or its successors in title to that part of the Retained Land affected by them (such approval not to be unreasonably withheld or delayed) and
 - 2.2 to enter the Retained Land for the purposes of inspecting cleaning repairing maintaining reinstating and renewing such roads footpaths sewers connections and/or any Conducting Media serving the Property

Title number WK394575

C: Charges Register continued

2.3 for these purposes to break open the surface of the Retained Land and (without limitation) any road or path constructed on it so far as may be necessary from time to time

3. Full and free right and liberty to the free passage and running of water soil gas electricity telephone telecommunication signals and other services from and to the Property through along and into the Conducting Media which are now or may within the Perpetuity Period be over in on or under the Retained Land

4. Full and free right and liberty to lateral and subjacent support and protection for the Property from the Retained Land and any buildings roads and other things constructed on it within the Perpetuity Period.

NOTE 1: Definitions and Interpretation

1.1 In this transfer the following expressions shall have the following meanings:

1.1.1 "Conducting Media" means sewers drains channels pipes watercourses mains wires cables soakaways and other service installations

1.1.2 "the Perpetuity Period" means the period of eighty (80) years running from the date of this transfer which period shall be the perpetuity period applicable to this transfer

1.1.3 "the Plan" means the plan or plans annexed hereto

1.1.4 "the Property" means all that freehold land at Blackhorse Road Exhall Warwickshire containing an area of approximately 1.65 acres shown edged red on the plan

NOTE 2: The Retained Land referred to is the land tinted pink on the filed plan.

- 3 (03.07.2001) An Agreement affecting the land tinted pink on the filed plan pursuant to Section 38 of the Highways Act 1980 dated 1 December 1998 made between (1) Nuneaton and Bedworth Borough Council, (2) Crest Homes (Midlands) Limited and (3) National House Building Council related to the provision and construction of estate roads foul and surface water sewers on the development and their dedication as public highways and sewers.

The said Deed also contains covenants.

- 4 (03.07.2001) An Agreement pursuant to Section 104 of the Water Industry Act 1991 dated 10 October 2000 made between (1) Crest Homes (Midlands) Limited, (2) National House Building Council, (3) British Waterways Board and P.B. Forestry Lands Limited and (4) Severn Trent Water Limited relates to the development of the land tinted pink on the filed plan and other land.

The said Deed also contains covenants.

- 5 (03.07.2001) The land is subject to the following rights reserved by a Transfer of the land in this title dated 4 June 2001 made between (1) P. B. Forestry Lands Limited (First Transferors) (2) Crest Nicholson Residential (Midlands) Limited (Second Transferor) and (3) Barratt Homes Limited (Transferee):-

"Except and Reserved out of the property hereby transferred for the benefit of the Retained Land of the Second Transferor shown edged in blue on the Plan ("the Retained Land")

(i) Full right and liberty for the Second Transferor and its successors in Title to all or any part of the Retained Land with all necessary workmen and appliances to enter any part of the property hereby transferred except such parts as are or will be the site of dwellinghouses and gardens therefor or other buildings in order to lay foul and surface water sewers and drains or pipes mains wires cables

Title number WK394575

C: Charges Register continued

pillars turrets amplifiers and any other apparatus for the supply of water gas electricity or telecommunication services ("the Service Media"); the route size and depth of such foul and surface water sewers or drains or Service Media to be first approved by the Transferee in writing such approval not to be unreasonably withheld or delayed.

(ii) Full and free right and liberty for the Second Transferor and its successors in Title to all or any part of the Retained Land with all necessary workmen and appliances to enter on the property hereby transferred for the purpose of inspecting cleaning repairing maintaining reinstating and renewing any sewers or Service Media now constructed on the property hereby transferred or to be constructed within a period of 80 years from the date hereof.

(iii) Full and free right and liberty for the Second Transferor and its successors in title to all or any part of the Retained Land to use the foul and surface water sewers laid pursuant to sub-clause (i) above and any other foul and surface water sewers now constructed or to be constructed within the property hereby transferred within a period of 80 years from the date hereof for the passage of soil and surface water from the Retained Land to the property hereby transferred.

(iv) full and free right and liberty for the Second Transferor and its successors in Title to all or any part of the Retained Land to the free passage and running of water gas electricity telephone and all other services in the property hereby transferred from and to the Retained Land through along and into the Service Media which are now or at any time within the period of 80 years from the date hereof to be in on or under the property hereby transferred.

(v) Full and free right for the Second Transferor and its successors in Title to all or any part of the Retained Land to go pass and repass at all times and for all purposes with or without vehicles over and along the part of the property hereby transferred shown hatched in black on the Plan pending its adoption as a highway maintainable at the public expense.

NOTE: The land edged blue referred to is tinted brown on the filed plan. The land hatched black referred to is edged blue on the filed plan.

- 6 (20.03.2002) The estate roads and footpaths are subject to rights of way.
- 7 (20.03.2002) The land is subject to rights of drainage and rights in respect of the supply of water, gas, electricity and other services.
- 8 (20.03.2002) The parts of the land affected thereby which adjoin the parts edged and numbered in green on the filed plan are subject to rights of support and protection, rights in respect of overhanging or underlying structures and rights of entry to inspect, repair, maintain and decorate buildings and other structures erected on or near the boundaries of the said parts edged and numbered in green.
- 9 (20.03.2002) The parts of the joint accessways which adjoin the parts edged and numbered in green on the filed plan are subject to rights of way.
- 10 (20.03.2002) The parts of the land which adjoin the parts edged and numbered in green on the filed plan are subject to rights to attach and afterwards maintain fences and/or gates erected on the parts so edged and numbered.
- 11 (02.05.2002) The parts of the shared pathways which adjoin the parts edged and numbered in green on the filed plan are subject to rights of way on foot only.
- 12 (02.05.2002) The parts of the land affected thereby which adjoin the parts edged and numbered in green on the filed plan are subject to rights to tie into the walls of any garage erected on or near the boundaries of the said parts edged and numbered in green.
- 13 (02.05.2002) The parts of the visitors parking spaces which adjoin the parts edged and numbered in green on the filed plan are subject to

Title number WK394575

C: Charges Register continued

rights of user.

- 14 (10.08.2005) An Agreement pursuant to Section 38 of the Highways Act 1980 and Section 111 of the Local Government Act 1972 dated 4 August 2005 made between (1) Nuneaton and Bedworth Borough Council (2) Barratt Homes Limited and (3) National House Building Council relates to the provision and construction of estate roads on the development and their dedication as public highways.

The said Deed also contains covenants.

- 15 (07.11.2007) The land is subject to the rights granted by a Deed of Grant dated 1 November 2007 made between (1) Barratt Homes Limited (Grantor) and (2) Severn Trent Water Limited.

The said Deed also contains restrictive covenants by the grantor.

-NOTE: Copy filed.

- 16 (29.06.2010) An Agreement dated 22 June 2010 made between (1) BDW Trading Limited and (2) The Warwickshire County Council relates to the construction maintenance and adoption of an estate road.

-NOTE: Copy filed under WK381503.

End of register



Official copy of register of title

Title number WK448429

Edition date 21.10.2009

This official copy shows the entries on the register of title on 01 MAR 2019 at 12:37:23.

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 01 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, Gloucester Office.

A: Property Register

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

WARWICKSHIRE : NUNEATON AND BEDWORTH

- 1 (17.02.2009) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being land at Elizabeth Centre, Johnson Road, Bedworth.

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 (17.02.2009) PROPRIETOR: NUNEATON AND BEDWORTH BOROUGH COUNCIL of Town Hall, Coton Road, Nuneaton, Warwickshire CV11 5AA and of DX16458, Nuneaton.

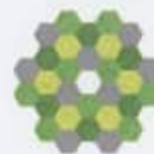
C: Charges Register

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

- 1 (17.02.2009) The land is subject to rights to use the drains, water, soil, gas and electricity or other services, rainwater gutters and other conducting media therein and ancillary rights of entry.
- 2 (17.02.2009) A Conveyance of the land in this title and other land dated 10 April 1935 made between (1) Edward Mauger Baron Iliffe and others and (2) The Bedworth Urban District Council contains restrictive covenants.

-NOTE: Copy filed under WK448386.

End of register



This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 20 September 2018 at 15:26:55. 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, Gloucester Office.



Official copy of register of title

Title number WK448169

Edition date 21.10.2009

This official copy shows the entries on the register of title on 01 MAR 2019 at 12:38:10.

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 01 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, Gloucester Office.

A: Property Register

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

WARWICKSHIRE : NUNEATON AND BEDWORTH

- 1 (05.02.2009) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being ALEX Wilson Centre, 34 Nuneaton Road, Bedworth (CV12 8AL).
- 2 (05.02.2009) There are excluded from the registration of the land tinted pink on the title plan the mines and minerals excepted by the Conveyance dated 22 May 1929 referred to in the Charges Register.

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 (05.02.2009) PROPRIETOR: NUNEATON AND BEDWORTH BOROUGH COUNCIL of Town Hall, Coton Road, Nuneaton, Warwickshire CV11 5AA and of DX16458, Nuneaton.

C: Charges Register

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

- 1 (05.02.2009) A Conveyance dated 22 May 1929 made between (1) John George Gray and (2) Bedworth Urban District Council contains restrictive covenants affecting the land tinted pink on the title plan.

-NOTE:-Copy filed.

End of register



This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 20 September 2018 at 15:29:25. 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, Gloucester Office.



Official copy of register of title

Title number WK250992

Edition date 20.10.2009

This official copy shows the entries on the register of title on 01 MAR 2019 at 12:28:11.

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 01 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, Gloucester Office.

A: Property Register

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

WARWICKSHIRE : NUNEATON AND BEDWORTH

- 1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being being land lying to the west of Wootton Street, Bedworth.
- 2 (14.03.1991) The land edged and numbered in green on the filed plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.
- 3 (14.03.1991) The land has the benefit of the following rights reserved by a Transfer of the land edged and numbered WK306679 in green on the filed plan dated 28 February 1991 made between (1) Nuneaton and Bedworth Borough Council (Council) and (2) J J Gallagher Construction Limited (Gallagher):-

"THE Land is sold subject to the following reservations unto the Council for the benefit and for the owners and occupiers for the time being of the Council's retained property ("the Retained Property") shown edged green on the plan attached hereto

(i) the free passage of water soil gas electricity and other matters from and to the Retained Property as now used and enjoyed thorough any drains pipes cables mains or conduits now existing or hereafter to be substituted therefor under the roadway shown coloured brown on the plan attached hereto ("the Roadway")

(ii) the right in common with all other persons so entitled to connect into and thereafter to use all such drains pipes cables mains or conduits to be laid or constructed in or under the Roadway with the right to enter thereupon for the purpose of making such connections and at all times thereafter inspecting repairing and maintaining the same SUBJECT TO making good any damage caused thereby

(iii) the right to pass and repass over the Roadway at all times with or without vehicles to and from the Retained Land and to construct not more than two crossings at its own expense from the Roadway connecting it to the Retained land the specification of such crossing to be approved by the Council in its capacity as agent for the Highway Authority such crossings not to be in a position such as would prejudice the Purchasers development of the land hereby transferred

A: Property Register continued

PROVIDED HOWEVER the right hereby granted over the Roadway shall cease at such time (if any) as the Roadway shall become a highway maintainable at public expense

(iv) the right to use all or any part of the Retained Property for building or any other purposes whatsoever whether or not such use shall obstruct or diminish the access of light and air now or at any time hereafter enjoyed by the owner or owners or occupiers for the time being of the land hereby transferred to or form any building or other erection now or hereafter to be erected thereon".

NOTE: The land in this title comprises part of the retained property referred to. The roadway coloured brown referred to is tinted brown on the filed plan.

B: Proprietorship Register

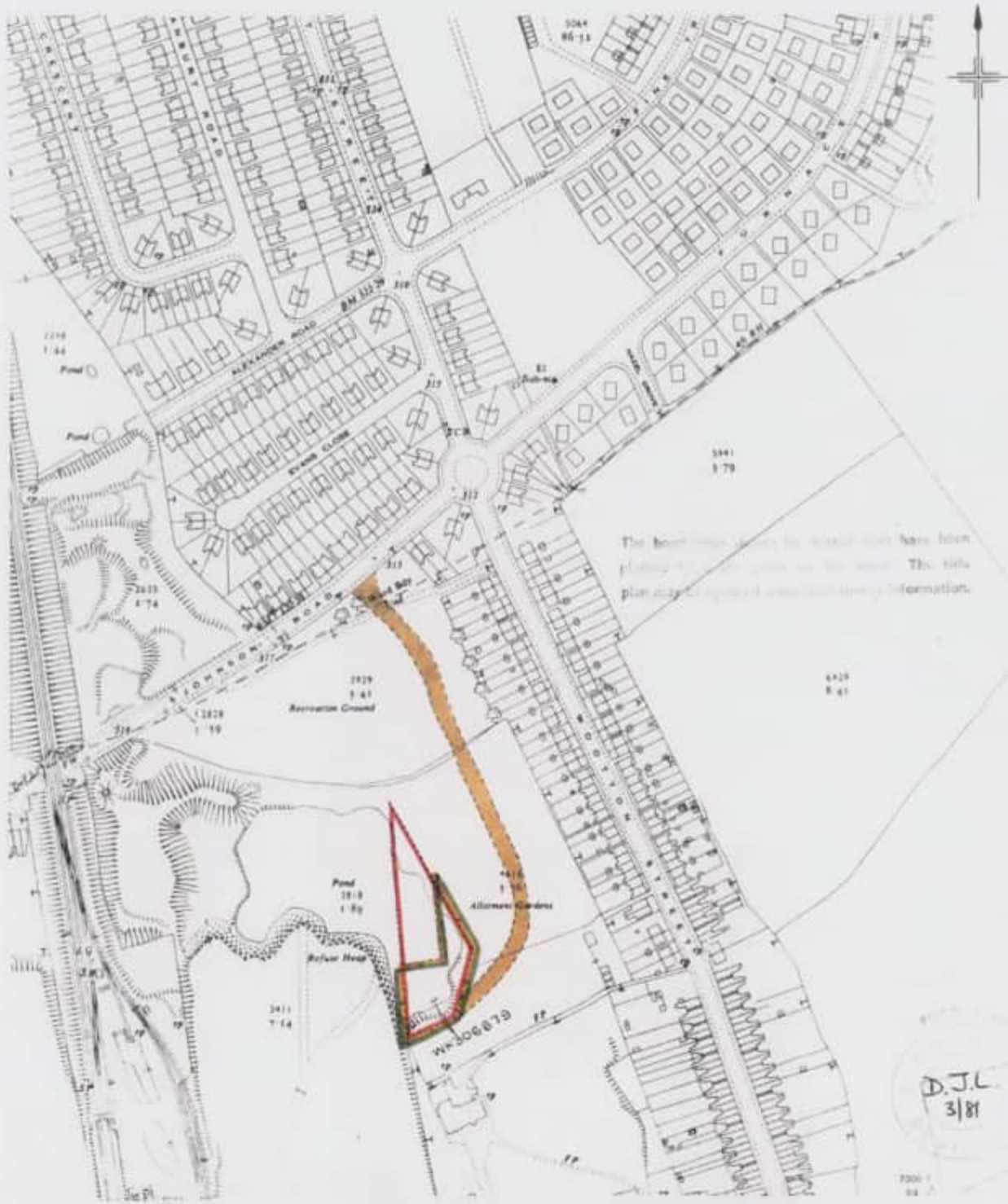
This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (06.05.1986) PROPRIETOR: NUNEATON AND BEDWORTH BOROUGH COUNCIL of Council House, Nuneaton CV11 5AA and of DX16458, Nuneaton.
- 2 (06.05.1986) RESTRICTION:-Except under an order of the registrar no disposition by the proprietor of the land is to be registered unless made in accordance with the Local Government Act 1972 or some other Act or authority.

End of register

H.M. LAND REGISTRY		TITLE NUMBER
		WK 250992
ORDNANCE SURVEY PLAN REFERENCE	SP 3687	Scale 1:2500
COUNTY WARWICKSHIRE	DISTRICT NUNEATON	© Crown copyright



This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 20 September 2018 at 15:27:23. 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.

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Official copy of register of title

Title number WK169700

Edition date 20.10.2009

This official copy shows the entries on the register of title on 01 MAR 2019 at 12:27:16.

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 01 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, Gloucester Office.

A: Property Register

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

WARWICKSHIRE : NUNEATON AND BEDWORTH

- 1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land on North side of Bulkington Road and land on the South side of Johnson Road.
- 2 The Conveyance of the land tinted pink on the filed plan dated 17 August 1971 referred to in the Charges Register contains the following exceptions and reservations:-
 - "(A) THERE are not included in the Conveyance:-
 - (i) any mines or minerals under the property or any right of support from any mines or minerals whatsoever
 - (ii) any easement or right of drainage light air or support or other easement or right which would restrict or interfere with the free use by the Board or any person deriving title under them for building or any other purpose of any adjoining or neighbouring land of the Board (whether intended to be retained or to be sold by them)
 - (b) There are reserved to the Board:-
 - (i) the right at any time to erect or suffer to be erected any building or other erections and to alter any building or other erection now standing or hereafter to be erected on any part of their adjoining or neighbouring land in such a manner as to obstruct or interfere with the passage of light or air to any building which is or may be erected upon the property and access or light and air over the adjoining land of the Board shall be deemed to be enjoyed by the licence or consent of the Board and not as of right
 - (ii) the right of support from the property for the adjoining property of the Board
 - (iii) full right and liberty for the Board and their successors in title with or without workmen and vehicles at all times to enter upon the property by such route as shall be agreed between the Board and the Purchasers or failing agreement settled by arbitration for the purpose of gaining access to and egress from the Board's adjoining or neighbouring land

A: Property Register continued

(iv) full right and liberty for the Board and their successors in title with or without workmen at all reasonable times to enter upon the property for the purpose of inspecting maintaining repairing renewing reinstating altering or amending the whole or any part of the wing wall of the Board's bridge forming the northern boundary of the property the Board making good any damage occasioned to the property by the exercise of the rights of entry contained in paragraphs (iii) and (iv) of this sub-clause."

This registration takes effect subject thereto and the mines and minerals so excepted are excluded from the registration.

- 3 The Conveyance dated 17 August 1971 referred to above contains the following provision:-

"IT IS HEREBY DECLARED that the carrying on by the Board of their undertaking on their adjoining or neighbouring land in exercise of their powers and subject to their statutory and common law obligations shall not be deemed to be a breach of the covenant for quiet enjoyment implied herein by reason of the Board being expressed to convey the property as Beneficial Owners nor to be in derogation of their grant."

- 4 (28.02.1990) The land edged and numbered in green on the filed plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.

- 5 (14.03.1991) The land has the benefit of the following rights reserved by a Transfer of the land edged and numbered WK306679 in green on the filed plan dated 28 February 1991 made between (1) Nuneaton and Bedworth Borough Council (Council) and (2) J.J. Gallagher Construction Limited (Gallagher):-

"THE Land is sold subject to the following reservations unto the Council for the benefit and for the owners and occupiers for the time being of the Council's retained property ("the Retained Property") shown edged green on the plan attached hereto

(i) the free passage of water soil gas electricity and other matters from and to the Retained Property as now used and enjoyed through any drains pipes cables mains or conduits now existing or hereafter to be substituted therefor under the roadway shown coloured brown on the plan attached hereto ("the Roadway")

(ii) the right in common with all other persons so entitled to connect into and thereafter to use all such drains pipes cables mains or conduits to be laid or constructed in or under the Roadway with the right to enter thereupon for the purpose of making such connections and at all times thereafter inspecting repairing and maintaining the same SUBJECT TO making good any damage caused thereby

(iii) The right to pass and repass over the Roadway at all times with or without vehicles to and from the Retained Land and to construct not more than two crossings at its own expense from the Roadway connecting it to the Retained Land the specification of such crossing to be approved by the Council in its capacity as agent for the Highway Authority such crossings not to be in a position such as should prejudice the Purchasers development of the land hereby transferred PROVIDED HOWEVER the right hereby granted over the Road shall cease at such time (if any) as the roadway shall become a highway maintainable at public expense

(iv) the right to use all or any part of the Retained Property for building or any other purposes whatsoever whether or not such use shall obstruct or diminish the access of light and air now or at any time hereafter enjoyed by the owner or owners or occupiers for the time being of the land hereby transferred to or from any building or other erection now or hereafter to be erected thereon."

NOTE: The land in this title comprises part of the retained property referred to. The roadway coloured brown referred to is tinted brown on the filed plan.

Title number WK169700

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 (06.05.1986) PROPRIETOR: NUNEATON AND BEDWORTH BOROUGH COUNCIL of Council House, Nuneaton, Warks, CV11 5AA and of DX16458, Nuneaton.

C: Charges Register

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

- 1 A Conveyance of the land tinted pink on the filed plan dated 17 August 1971 made between (1) The British Railways Board (Board) and (2) Thomas Joseph Gallagher and others (Purchasers) contains the following covenants:-

"FOR the benefit and protection of such part of the adjoining or neighbouring property of the Board as is capable of being benefitted or protected and with intent to bind so far as legally may be for themselves and their successors in title owners for the time being of the property or any part thereof in whosoever hands the same may come the Purchasers hereby jointly and severally covenant with the Board as follows

Not at any time:-

(a) without previously submitting detailed plans and sections thereof to the Board and obtaining their approval thereto and

(b) without complying with such reasonable conditions as to foundations or otherwise as the Board shall deem it necessary to impose to erect or add to any building or structures or to execut any works on any part of the property within a distance or Thirty feet of the Board's land and works."

End of register

These are the notes referred to on the following official copy

The electronic official copy of the title plan follows this message.

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

This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from HM Land Registry.

This official copy is issued on 21 February 2019 shows the state of this title plan on 21 February 2019 at 20:35:51. 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 the HM Land Registry, Gloucester Office .

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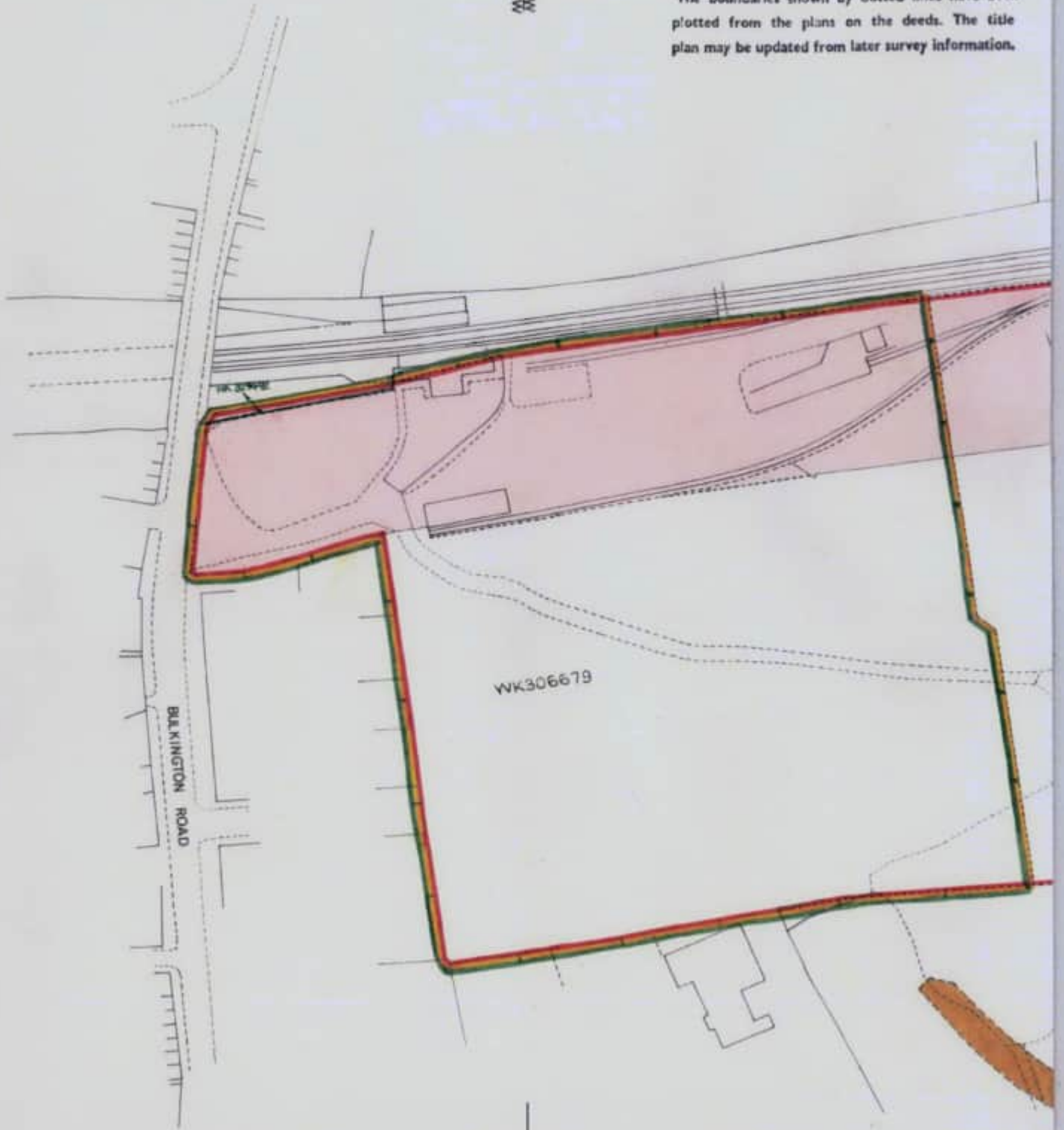
H.M. LAND REGISTRY

WARWICKSHIRE
NUNEATON DISTRICT

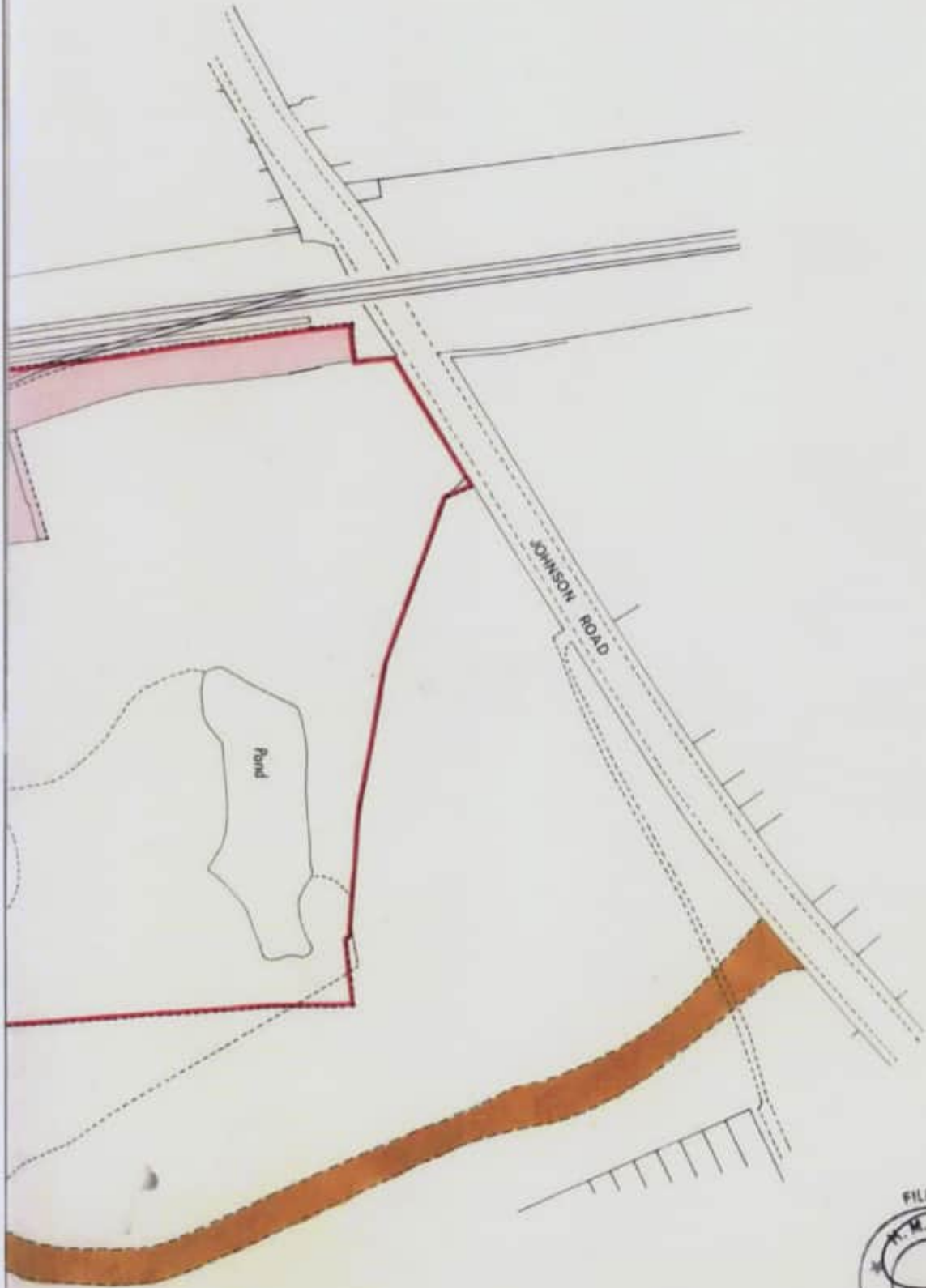
SP 3687 SW
Scale 1/1250

WARWICKSHIRE
NUNEATON DISTRICT

The boundaries shown by dotted lines have been plotted from the plans on the deeds. The title plan may be updated from later survey information.



TITLE No. WK 16 9700





Official copy of register of title

Title number WK449032

Edition date 28.08.2018

This official copy shows the entries on the register of title on 01 MAR 2019 at 12:25:57.

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 01 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, Gloucester Office.

A: Property Register

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

WARWICKSHIRE : NUNEATON AND BEDWORTH

- 1 (12.03.2009) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Miners Welfare Park, Rye Piece Ringway, Bedworth (CV12 8JT).
 - 2 (12.03.2009) The mines and minerals below 91.44m (300 feet) together with ancillary powers of working are excepted from the registration of the land tinted yellow on the title plan with provision for compensation in the event of damage caused thereby.
 - 3 (12.03.2009) There are excluded from the registration of the land edged brown on the title plan the mines and minerals excepted by the Conveyance dated 9 March 1894 referred to in the Charges Register.
 - 4 (12.03.2009) There are excluded from the registration of the land cross-hatched blue on the title plan the registration of the mines and minerals excepted by the Conveyance dated 18 July 1894 referred to in the Charges Register.
 - 5 (12.03.2009) There are excluded from the registration of the land tinted pink on the title plan the mines and minerals excepted by the Conveyance dated 11 May 1923 referred to in the Charges Register.
 - 6 (12.03.2009) There are excluded from the registration of the land tinted blue on the title plan the mines and minerals excepted by the Conveyance dated 13 March 1953 referred to in the Charges Register.
 - 7 (12.03.2009) The land tinted brown on the title plan has the benefit of the rights granted by but is subject to the rights reserved by a Conveyance thereof dated 4 May 1959 made between (1) Florence Goodyer and (2) Bedworth Urban District Council.
- NOTE:-Copy filed.
- 8 (12.03.2009) There are excluded from the registration of the land edged and numbered 1 in blue on the title plan the mines and minerals excepted by the Conveyance dated 31 May 1960 referred to below.
 - 9 (12.03.2009) The land edged and numbered 1 in blue on the title plan has the benefit of the rights granted by but is subject to the rights reserved by a Conveyance thereof dated 31 May 1960 made between (1)

A: Property Register continued

Joseph Bolstridge and (2) Bedworth Urban District Council.

-NOTE:-Copy filed.

- 10 (12.03.2009) There are excluded from the registration of the land cross-hatched brown on the title plan the mines and minerals excepted by the Conveyance dated 3 December 1962 referred to below.
- 11 (12.03.2009) The land cross-hatched brown on the title plan has the benefit of the rights granted by but is subject to the rights reserved by a Conveyance thereof dated 3 December 1962 made between (1) Kenneth Winston Brown and Gwenda Rosetta Brown and (2) Bedworth Urban District Council.

-NOTE:-Copy filed.

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 (12.03.2009) PROPRIETOR: NUNEATON AND BEDWORTH BOROUGH COUNCIL of Town Hall, Coton Road, Nuneaton, Warwickshire CV11 5AA and of DX16458, Nuneaton.
- 2 (12.03.2009) A Conveyance of the land edged and numbered 1 in blue on the title plan dated 2 March 1960 made between (1) Joseph Henry Moore and Bedworth Urban District Council contains purchaser's personal covenants.
- NOTE:-Copy filed
- 3 (17.06.2011) RESTRICTION: No disposition of the part of the registered estate shown edged and numbered 2 in blue on the title plan by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction is to be registered without a written consent signed by The English Sports Council (the operating name of Sport England) of Third Floor, Victoria House, Bloomsbury Square, London WC1B 4SE or their conveyancer.
- 4 (06.02.2017) RESTRICTION: No disposition of the part of the registered estate shown edged in yellow on the title plan by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a written consent signed by The Football Foundation of Whittington House, 19-30 Alfred Place, London WC1E 7EA or their conveyancer.

C: Charges Register

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

- 1 (12.03.2009) A Conveyance of the land edged brown on the title plan dated 9 March 1894 made between (1) Bernard Harry Rendall (2) Richard Alexander Rotherham (3) James Darlington (4) Arthur Edward Wheeldon and James Darlington and (5) Sarah Harrison contains restrictive covenants.
- NOTE:-Copy filed.
- 2 (12.03.2009) A Conveyance of the land cross-hatched blue on the title plan dated 18 July 1894 made between (1) Bernard Harry Rendell and Richard Alexander Rotherham (2) James Darlington (3) Arthur Edward Wheeldon and James Darlington and (4) Benjamin Barkby contains restrictive covenants.

-NOTE:-Copy filed.

C: Charges Register continued

3 (12.03.2009) The land tinted pink on the title plan is subject to the rights reserved by a Conveyance thereof dated 11 May 1923 made between (1) Bernard Harry Rendell and Richard Alexander Rotherham and (2) Bedworth Parish Council.

-NOTE:-Copy filed.

4 (12.03.2009) The land tinted blue on the title plan is subject to the rights reserved by a Conveyance thereof dated 13 March 1953 made between (1) The British Transport Commission and (2) Bedworth Urban District Council.

-NOTE:-Copy filed.

5 (12.03.2009) The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto.
The leases grant and reserve easements as therein mentioned.

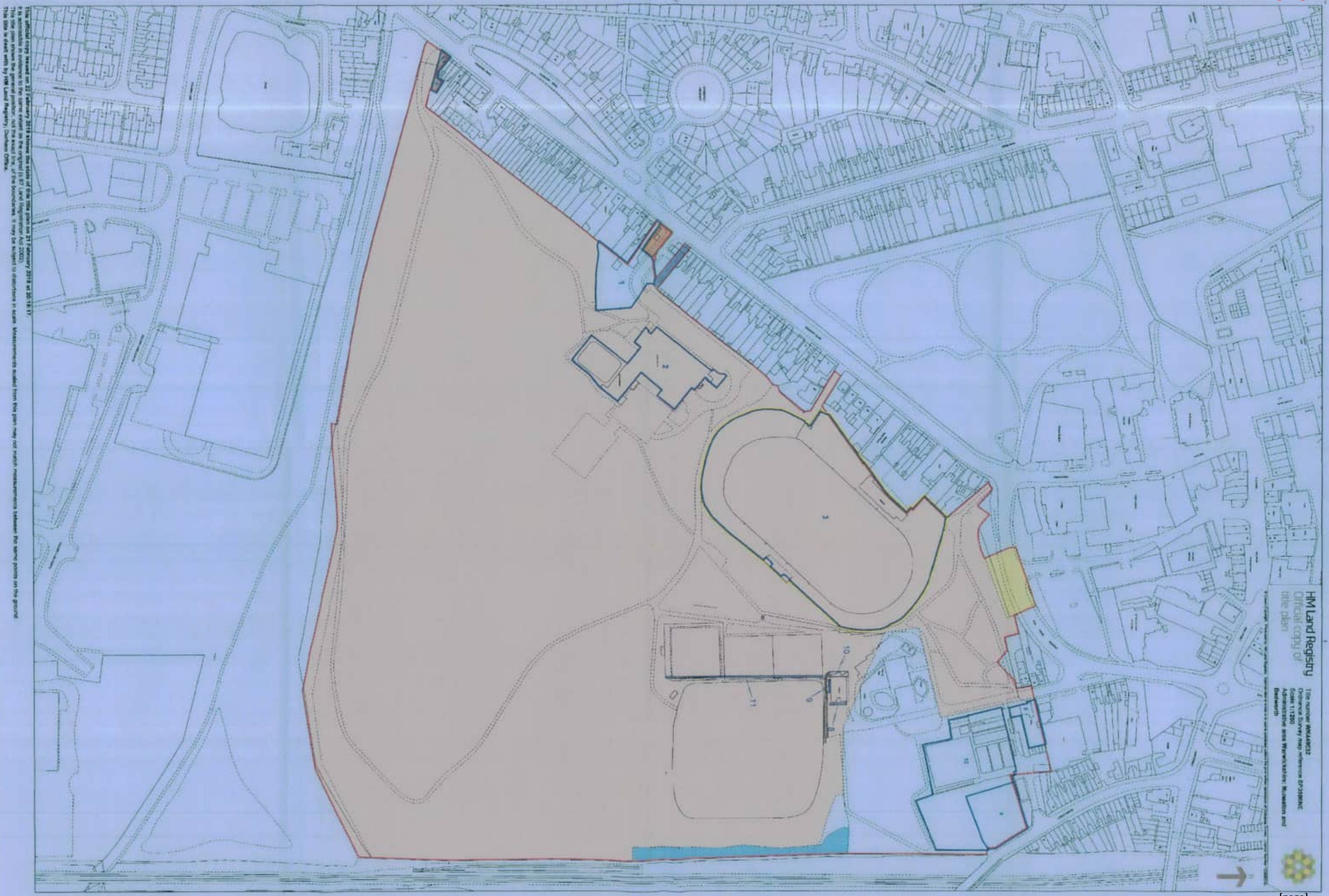
6 (22.02.2018) The parts of the land affected thereby are subject to the rights granted by a Lease of Land at Miners Welfare Cricket Ground dated 24 November 2017 referred to in the schedule of leases hereto.

-NOTE: Copy lease filed under WK495825 .

Schedule of notices of leases

1	14.07.2016 Edged and numbered 3 in blue	The Oval Football Ground	13.07.2015 30 from 13.7.2015	WK485268
2	14.12.2016 edged and numbered 4 in blue	162 Coventry Road	12.07.2016 15 years on and from 28.03.2016	WK487791
3	15.12.2016 Edged and numbered 5 in blue	Miners Welfare Park, Nursery Lodge	12.07.2016 15 years from 28.3.2016	WK487824
4	08.02.2018 Edged and numbered 6 in blue	Allotment Gardens	05.07.2017 From 5.7.2017 to and ending on 1.7.2039	WK495571
5	22.02.2018 Edged and numbered 8, 9, 10 & 11 in blue NOTE: See entry in the Charges Register relating to the rights granted by this lease.	Land at Miners Welfare Cricket Ground	24.11.2017 30 years from 1 March 2017	WK495825
6	28.08.2018 Edged and numbered 12 in blue NOTE: The lease comprises also other land	The Nursery, Miners Welfare Park, Bedworth	01.02.2012 15 years from 1 February 2012	WK499521

End of register



HM Land Registry
 Official copy of
 title plan

The number AW444633
 Ordnance Survey map reference 873586E
 Scale 1:1250
 Administrative area Warwickshire, Nuneaton and
 Bedworth



This official copy issued on 22 February 2018 shows the state of the title plan on 21 January 2018 at 20:18:17.
 It is acceptable in evidence to the same extent as the original (s.87 Land Registration Act 2002).
 This view shows the general position, and the exact line of the boundaries it may be subject to alterations in scale. Measurements scaled from this plan may not match measurements taken from the same points on the ground.
 This title is dealt with by HM Land Registry, Chesham Office.



Official copy of register of title

Title number WK449032

Edition date 28.08.2018

This official copy shows the entries on the register of title on 01 MAR 2019 at 12:25:57.

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 01 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, Gloucester Office.

A: Property Register

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

WARWICKSHIRE : NUNEATON AND BEDWORTH

- 1 (12.03.2009) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Miners Welfare Park, Rye Piece Ringway, Bedworth (CV12 8JT).
- 2 (12.03.2009) The mines and minerals below 91.44m (300 feet) together with ancillary powers of working are excepted from the registration of the land tinted yellow on the title plan with provision for compensation in the event of damage caused thereby.
- 3 (12.03.2009) There are excluded from the registration of the land edged brown on the title plan the mines and minerals excepted by the Conveyance dated 9 March 1894 referred to in the Charges Register.
- 4 (12.03.2009) There are excluded from the registration of the land cross-hatched blue on the title plan the registration of the mines and minerals excepted by the Conveyance dated 18 July 1894 referred to in the Charges Register.
- 5 (12.03.2009) There are excluded from the registration of the land tinted pink on the title plan the mines and minerals excepted by the Conveyance dated 11 May 1923 referred to in the Charges Register.
- 6 (12.03.2009) There are excluded from the registration of the land tinted blue on the title plan the mines and minerals excepted by the Conveyance dated 13 March 1953 referred to in the Charges Register.
- 7 (12.03.2009) The land tinted brown on the title plan has the benefit of the rights granted by but is subject to the rights reserved by a Conveyance thereof dated 4 May 1959 made between (1) Florence Goodyer and (2) Bedworth Urban District Council.
-NOTE:-Copy filed.
- 8 (12.03.2009) There are excluded from the registration of the land edged and numbered 1 in blue on the title plan the mines and minerals excepted by the Conveyance dated 31 May 1960 referred to below.
- 9 (12.03.2009) The land edged and numbered 1 in blue on the title plan has the benefit of the rights granted by but is subject to the rights reserved by a Conveyance thereof dated 31 May 1960 made between (1)

Title number WK449032

A: Property Register continued

Joseph Bolstridge and (2) Bedworth Urban District Council.

~NOTE:-Copy filed.

- 10 (12.03.2009) There are excluded from the registration of the land cross-hatched brown on the title plan the mines and minerals excepted by the Conveyance dated 3 December 1962 referred to below.
- 11 (12.03.2009) The land cross-hatched brown on the title plan has the benefit of the rights granted by but is subject to the rights reserved by a Conveyance thereof dated 3 December 1962 made between (1) Kenneth Winston Brown and Gwenda Rosetta Brown and (2) Bedworth Urban District Council.

~NOTE:-Copy filed.

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 (12.03.2009) PROPRIETOR: NUNEATON AND BEDWORTH BOROUGH COUNCIL of Town Hall, Coton Road, Nuneaton, Warwickshire CV11 5AA and of DX16458, Nuneaton.
- 2 (12.03.2009) A Conveyance of the land edged and numbered 1 in blue on the title plan dated 2 March 1960 made between (1) Joseph Henry Moore and Bedworth Urban District Council contains purchaser's personal covenants.
- ~NOTE:-Copy filed
- 3 (17.06.2011) RESTRICTION: No disposition of the part of the registered estate shown edged and numbered 2 in blue on the title plan by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction is to be registered without a written consent signed by The English Sports Council (the operating name of Sport England) of Third Floor, Victoria House, Bloomsbury Square, London WC1B 4SE or their conveyancer.
- 4 (06.02.2017) RESTRICTION: No disposition of the part of the registered estate shown edged in yellow on the title plan by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a written consent signed by The Football Foundation of Whittington House, 19-30 Alfred Place, London WC1E 7EA or their conveyancer.

C: Charges Register

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

- 1 (12.03.2009) A Conveyance of the land edged brown on the title plan dated 9 March 1894 made between (1) Bernard Harry Rendall (2) Richard Alexander Rotherham (3) James Darlington (4) Arthur Edward Wheeldon and James Darlington and (5) Sarah Harrison contains restrictive covenants.
- ~NOTE:-Copy filed.
- 2 (12.03.2009) A Conveyance of the land cross-hatched blue on the title plan dated 18 July 1894 made between (1) Bernard Harry Rendell and Richard Alexander Rotherham (2) James Darlington (3) Arthur Edward Wheeldon and James Darlington and (4) Benjamin Barkby contains restrictive covenants.

~NOTE:-Copy filed.

C: Charges Register continued

3 (12.03.2009) The land tinted pink on the title plan is subject to the rights reserved by a Conveyance thereof dated 11 May 1923 made between (1) Bernard Harry Rendell and Richard Alexander Rotherham and (2) Bedworth Parish Council.

-NOTE:-Copy filed.

4 (12.03.2009) The land tinted blue on the title plan is subject to the rights reserved by a Conveyance thereof dated 13 March 1953 made between (1) The British Transport Commission and (2) Bedworth Urban District Council.

-NOTE:-Copy filed.

5 (12.03.2009) The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto.
The leases grant and reserve easements as therein mentioned.

6 (22.02.2018) The parts of the land affected thereby are subject to the rights granted by a Lease of Land at Miners Welfare Cricket Ground dated 24 November 2017 referred to in the schedule of leases hereto.

-NOTE: Copy lease filed under WK495825 .

Schedule of notices of leases

1	14.07.2016 Edged and numbered 3 in blue	The Oval Football Ground	13.07.2015 30 from 13.7.2015	WK485268
2	14.12.2016 edged and numbered 4 in blue	162 Coventry Road	12.07.2016 15 years on and from 28.03.2016	WK487791
3	15.12.2016 Edged and numbered 5 in blue	Miners Welfare Park, Nursery Lodge	12.07.2016 15 years from 28.3.2016	WK487824
4	08.02.2018 Edged and numbered 6 in blue	Allotment Gardens	05.07.2017 From 5.7.2017 to and ending on 1.7.2039	WK495571
5	22.02.2018 Edged and numbered 8, 9, 10 & 11 in blue NOTE: See entry in the Charges Register relating to the rights granted by this lease.	Land at Miners Welfare Cricket Ground	24.11.2017 30 years from 1 March 2017	WK495825
6	28.08.2018 Edged and numbered 12 in blue NOTE: The lease comprises also other land	The Nursery, Miners Welfare Park, Bedworth	01.02.2012 15 years from 1 February 2012	WK499521

End of register



Official copy of register of title

Title number WK449032

Edition date 28.08.2018

This official copy shows the entries on the register of title on 01 MAR 2019 at 12:25:57.

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 01 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, Gloucester Office.

A: Property Register

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

WARWICKSHIRE : NUNEATON AND BEDWORTH

- 1 (12.03.2009) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Miners Welfare Park, Rye Piece Ringway, Bedworth (CV12 8JT).
 - 2 (12.03.2009) The mines and minerals below 91.44m (300 feet) together with ancillary powers of working are excepted from the registration of the land tinted yellow on the title plan with provision for compensation in the event of damage caused thereby.
 - 3 (12.03.2009) There are excluded from the registration of the land edged brown on the title plan the mines and minerals excepted by the Conveyance dated 9 March 1894 referred to in the Charges Register.
 - 4 (12.03.2009) There are excluded from the registration of the land cross-hatched blue on the title plan the registration of the mines and minerals excepted by the Conveyance dated 18 July 1894 referred to in the Charges Register.
 - 5 (12.03.2009) There are excluded from the registration of the land tinted pink on the title plan the mines and minerals excepted by the Conveyance dated 11 May 1923 referred to in the Charges Register.
 - 6 (12.03.2009) There are excluded from the registration of the land tinted blue on the title plan the mines and minerals excepted by the Conveyance dated 13 March 1953 referred to in the Charges Register.
 - 7 (12.03.2009) The land tinted brown on the title plan has the benefit of the rights granted by but is subject to the rights reserved by a Conveyance thereof dated 4 May 1959 made between (1) Florence Goodyer and (2) Bedworth Urban District Council.
- NOTE:-Copy filed.
- 8 (12.03.2009) There are excluded from the registration of the land edged and numbered 1 in blue on the title plan the mines and minerals excepted by the Conveyance dated 31 May 1960 referred to below.
 - 9 (12.03.2009) The land edged and numbered 1 in blue on the title plan has the benefit of the rights granted by but is subject to the rights reserved by a Conveyance thereof dated 31 May 1960 made between (1)

Title number WK449032

A: Property Register continued

Joseph Bolstridge and (2) Bedworth Urban District Council.

-NOTE:-Copy filed.

10 (12.03.2009) There are excluded from the registration of the land cross-hatched brown on the title plan the mines and minerals excepted by the Conveyance dated 3 December 1962 referred to below.

11 (12.03.2009) The land cross-hatched brown on the title plan has the benefit of the rights granted by but is subject to the rights reserved by a Conveyance thereof dated 3 December 1962 made between (1) Kenneth Winston Brown and Gwenda Rosetta Brown and (2) Bedworth Urban District Council.

-NOTE:-Copy filed.

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 (12.03.2009) PROPRIETOR: NUNEATON AND BEDWORTH BOROUGH COUNCIL of Town Hall, Coton Road, Nuneaton, Warwickshire CV11 5AA and of DX16458, Nuneaton.

2 (12.03.2009) A Conveyance of the land edged and numbered 1 in blue on the title plan dated 2 March 1960 made between (1) Joseph Henry Moore and Bedworth Urban District Council contains purchaser's personal covenants.

-NOTE:-Copy filed

3 (17.06.2011) RESTRICTION: No disposition of the part of the registered estate shown edged and numbered 2 in blue on the title plan by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction is to be registered without a written consent signed by The English Sports Council (the operating name of Sport England) of Third Floor, Victoria House, Bloomsbury Square, London WC1B 4SE or their conveyancer.

4 (06.02.2017) RESTRICTION: No disposition of the part of the registered estate shown edged in yellow on the title plan by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a written consent signed by The Football Foundation of Whittington House, 19-30 Alfred Place, London WC1E 7EA or their conveyancer.

C: Charges Register

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

1 (12.03.2009) A Conveyance of the land edged brown on the title plan dated 9 March 1894 made between (1) Bernard Harry Rendall (2) Richard Alexander Rotherham (3) James Darlington (4) Arthur Edward Wheeldon and James Darlington and (5) Sarah Harrison contains restrictive covenants.

-NOTE:-Copy filed.

2 (12.03.2009) A Conveyance of the land cross-hatched blue on the title plan dated 18 July 1894 made between (1) Bernard Harry Rendell and Richard Alexander Rotherham (2) James Darlington (3) Arthur Edward Wheeldon and James Darlington and (4) Benjamin Barkby contains restrictive covenants.

-NOTE:-Copy filed.

C: Charges Register continued

3 (12.03.2009) The land tinted pink on the title plan is subject to the rights reserved by a Conveyance thereof dated 11 May 1923 made between (1) Bernard Harry Rendell and Richard Alexander Rotherham and (2) Bedworth Parish Council.

-NOTE:-Copy filed.

4 (12.03.2009) The land tinted blue on the title plan is subject to the rights reserved by a Conveyance thereof dated 13 March 1953 made between (1) The British Transport Commission and (2) Bedworth Urban District Council.

-NOTE:-Copy filed.

5 (12.03.2009) The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto.
The leases grant and reserve easements as therein mentioned.

6 (22.02.2018) The parts of the land affected thereby are subject to the rights granted by a Lease of Land at Miners Welfare Cricket Ground dated 24 November 2017 referred to in the schedule of leases hereto.

-NOTE: Copy lease filed under WK495825 .

Schedule of notices of leases

1	14.07.2016 Edged and numbered 3 in blue	The Oval Football Ground	13.07.2015 30 from 13.7.2015	WK485268
2	14.12.2016 edged and numbered 4 in blue	162 Coventry Road	12.07.2016 15 years on and from 28.03.2016	WK487791
3	15.12.2016 Edged and numbered 5 in blue	Miners Welfare Park, Nursery Lodge	12.07.2016 15 years from 28.3.2016	WK487824
4	08.02.2018 Edged and numbered 6 in blue	Allotment Gardens	05.07.2017 From 5.7.2017 to and ending on 1.7.2039	WK495571
5	22.02.2018 Edged and numbered 8, 9, 10 & 11 in blue NOTE: See entry in the Charges Register relating to the rights granted by this lease.	Land at Miners Welfare Cricket Ground	24.11.2017 30 years from 1 March 2017	WK495825
6	28.08.2018 Edged and numbered 12 in blue NOTE: The lease comprises also other land	The Nursery, Miners Welfare Park, Bedworth	01.02.2012 15 years from 1 February 2012	WK499521

End of register



Official copy of register of title

Title number WK366034

Edition date 20.10.2009

This official copy shows the entries on the register of title on 01 MAR 2019 at 12:42:22.

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 01 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, Gloucester Office.

A: Property Register

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

WARWICKSHIRE : NUNEATON AND BEDWORTH

- 1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Land on the north side of Bulkington Road, Bedworth.
- 2 The Conveyance dated 17 August 1971 referred to in the Charges Register contains the following exceptions and reservations:-
 - "(A) THERE are not included in the Conveyance:-
 - (i) any mines or minerals under the property or any right of support from any mines or minerals whatsoever
 - (ii) any easement or right of drainage light air or support or other easement or right which would restrict or interfere with the free use by the Board or any person deriving title under them for building or any other purpose of any adjoining or neighbouring land of the Board (whether intended to be retained or to be sold by them)
 - (b) There are reserved to the Board:-
 - (i) the right at any time to erect or suffer to be erected any building or other erections and to alter any building or other erection now standing or hereafter to be erected on any part of their adjoining or neighbouring land in such a manner as to obstruct or interfere with the passage of light or air to any building which is or may be erected upon the property and access or light and air over the adjoining land of the Board shall be deemed to be enjoyed by the licence or consent of the Board and not as of right
 - (ii) the right of support from the property for the adjoining property of the Board
 - (iii) full right and liberty for the Board and their successors in title with or without workmen and vehicles at all times to enter upon the property by such route as shall be agreed between the Board and the Purchasers or failing agreement settled by arbitration for the purpose of gaining access to and egress from the Board's adjoining or neighbouring land

A: Property Register continued

(iv) full right and liberty for the Board and their successors in title with or without workmen at all reasonable times to enter upon the property for the purpose of inspecting maintaining repairing renewing reinstating altering or amending the whole or any part of the wing wall of the Board's bridge forming the northern boundary of the property the Board making good any damage occasioned to the property by the exercise of the rights of entry contained in paragraphs (iii) and (iv) of this sub-clause."

This registration takes effect subject thereto and the mines and minerals so excepted are excluded from the registration.

- 3 The Conveyance dated 17 August 1971 referred to above contains the following provision:-

"IT IS HEREBY DECLARED that the carrying on by the Board of their undertaking on their adjoining or neighbouring land in exercise of their powers and subject to their statutory and common law obligations shall not be deemed to be a breach of the covenant for quiet enjoyment implied herein by reason of the Board being expressed to convey the property as Beneficial Owners nor to be in derogation of their grant."

- 4 (07.11.1996) The land has the benefit of the following rights granted by but is subject to the following rights reserved by the Transfer dated 4 November 1996 referred to in the Charges Register:-

"Together with the right for the Council and its successors in title the owners and occupiers for the time being of the Property and all persons authorised by them the right to pass and re-pass at all times with or without motor vehicles over and along that part of Tintern Way as is shown coloured brown on the said plan annexed for the purpose of gaining access to and from the Property excepting and reserving unto the Transferor and its successors and assigns of its adjoining estate (a) the free and uninterrupted passage and running of water surface water sewage soil gas electricity and telephone services from and to the Transferor's estate which are now or which may at any time within 80 years of the date hereof be in or under the land hereby transferred and any part or parts thereof with all easements rights and privileges proper for making connection to repairing maintaining replacing and renovating the same and (b) any easement or right of light or air or otherwise which would restrict or interfere with the free use of the other parts of the land comprised in the Transferor's adjoining estate for building or other purposes."

NOTE: The land coloured brown referred to is tinted brown on the filed plan.

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 (07.11.1996) PROPRIETOR: NUNEATON AND BEDWORTH BOROUGH COUNCIL of Town Hall, Coton Road, Nuneaton, Warks. CV11 5AA and of DX16458, Nuneaton.
- 2 (07.11.1996) 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 17 August 1971 made between (1) The British Railway Board (Board) and (2) Thomas Joseph Gallagher and others (Purchasers) contains covenants details of which are set out in the schedule of restrictive covenants hereto.

C: Charges Register continued

- 2 (07.11.1996) A Transfer of the land in this title dated 4 November 1996 made between (1) Jim 5 Limited (Transferor) and (2) Nuneaton and Bedworth Borough Council (Council) contains covenants details of which are set out in the schedule of restrictive covenants hereto.

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 17 August 1971 referred to in the Charges Register:-

"FOR the benefit and protection of such part of the adjoining or neighbouring property of the Board as is capable of being benefitted or protected and with intent to bind so far as legally may be for themselves and their successors in title owners for the time being of the property or any part thereof in whosoever hands the same may come the Purchasers hereby jointly and severally covenant with the Board as follows

Not at any time:-

(a) without previously submitting detailed plans and sections thereof to the Board and obtaining their approval thereto and

(b) without complying with such reasonable conditions as to foundations or otherwise as the Board shall deem it necessary to impose to erect or add to any building or structures or to execute any works on any part of the property within a distance of Thirty feet of the Board's land and works."

- 2 The following are details of the covenants contained in the Transfer dated 4 November 1996 referred to in the Charges Register:-

"The Council HEREBY COVENANTS with the Transferor that the land hereby transferred shall not nor shall any part or parts thereof be used or permitted to be used otherwise than for the purpose solely of a car park for the use of parking of vehicles using the adjacent railway station and for no other use whatsoever or howsoever."

End of register

H. M. LAND REGISTRY

① NATIONAL GRID PLAN SP 3686 SECTION A
WARWICKSHIRE

Scale 1/1250

NUNEATON AND BEDWORTH DISTRICT



The boundaries shown by dotted lines have been plotted from the transfer plan. The title plan may be updated from later survey information.



Made and printed by the Director
General of the Ordnance Survey,
Chasington, Surrey, 1967 for HMLR
© Crown Copyright 1967

TITLE No. WK366034

This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 18 October 2018 at 16:00:01. 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, Gloucester Office.

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Official copy of register of title

Title number WK448598

Edition date 09.04.2018

This official copy shows the entries on the register of title on 01 MAR 2019 at 12:53:39.

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 01 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, Gloucester Office.

A: Property Register

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

WARWICKSHIRE : NUNEATON AND BEDWORTH

- 1 (24.02.2009) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Land at Arbury Avenue, Bedworth.

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 (24.02.2009) PROPRIETOR: NUNEATON AND BEDWORTH BOROUGH COUNCIL of Town Hall, Coton Road, Nuneaton, Warwickshire CV11 5AA and of DX16458, Nuneaton.

C: Charges Register

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

- 1 (24.02.2009) The land is subject to the rights and covenants, if any, contained in a Deed of Grant dated 22 February 1977 made between (1) Nuneaton Borough Council and (2) Monsell Youell Developments Limited but neither the original nor a certified copy thereof was produced on first registration.
- 2 (06.06.2017) The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto.
The leases grant and reserve easements as therein mentioned.

Schedule of notices of leases

- | | | | | |
|---|--|-------------------------------------|--|----------|
| 1 | 06.06.2017
Edged and
numbered 1 in | Allotment Gardens at Lovell
Road | 06.06.2017
From 6.6.2017
to 1.7.2039 | WK490722 |
|---|--|-------------------------------------|--|----------|

Title number WK448598

Schedule of notices of leases continued

blue

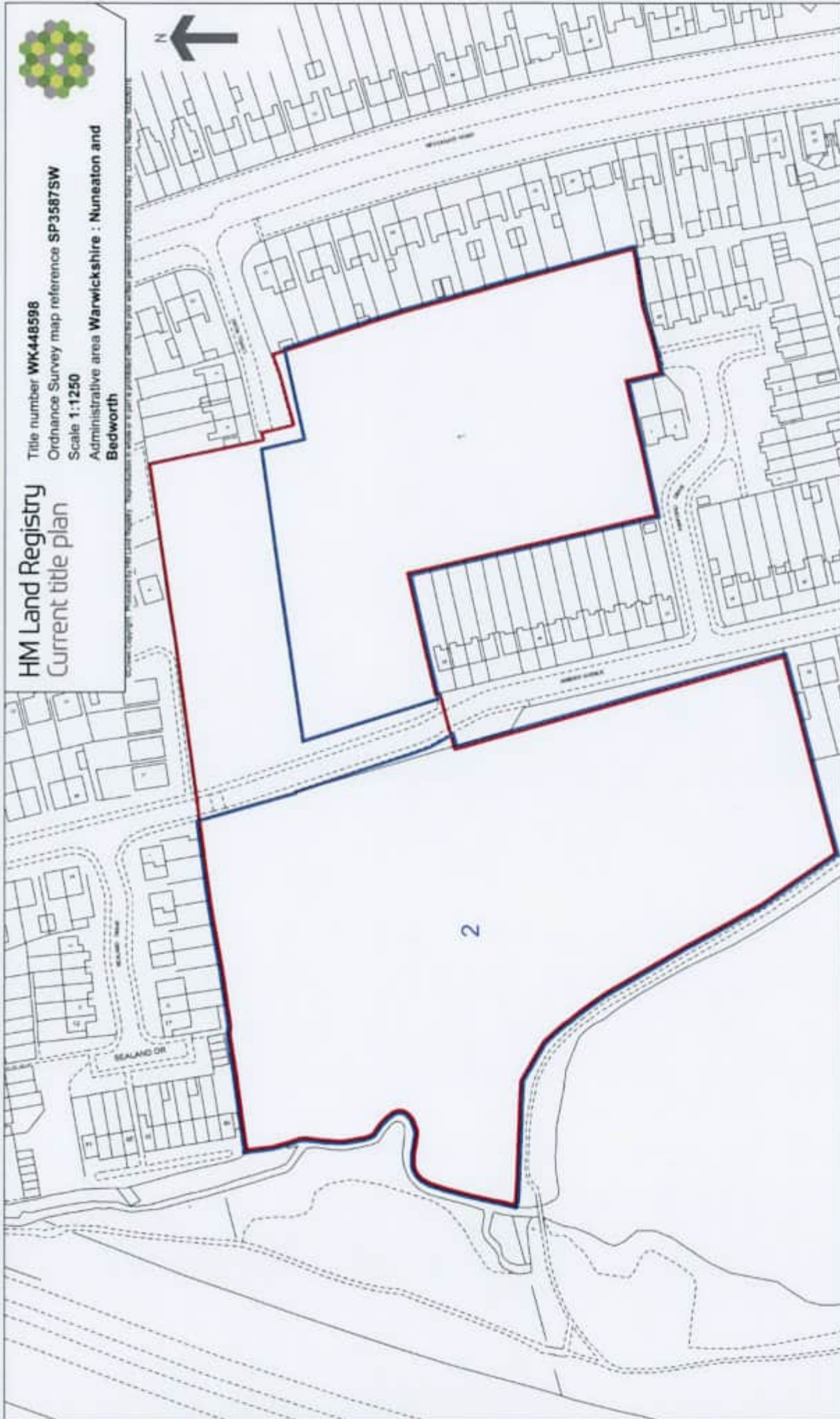
2	09.04.2018	Allotment garden	06.06.2017	WK496563
			From 6 June	
			2017 to 1 July	
			2039	

End of register



HM Land Registry
 Current title plan

Title number **WK448598**
 Ordnance Survey map reference **SP3587SW**
 Scale **1:1250**
 Administrative area **Warwickshire : Nuneaton and Bedworth**



This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 20 September 2018 at 15:27:53. 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, Gloucester Office.



Official copy of register of title

Title number WK295888

Edition date 21.10.2009

This official copy shows the entries on the register of title on 01 MAR 2019 at 12:56:32.

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 01 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, Gloucester Office.

A: Property Register

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

WARWICKSHIRE : NUNEATON AND BEDWORTH

- 1 (02.04.1986) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land lying to the east of Amos Jacques Road, Collycroft, Bedworth.

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 (02.04.1986) PROPRIETOR: NUNEATON AND BEDWORTH BOROUGH COUNCIL of Council House, Nuneaton, Warwickshire, CV11 5AA and of DX16458, Nuneaton.

End of register

H.M. LAND REGISTRY		TITLE NUMBER
		WK295888
ORDNANCE SURVEY PLAN REFERENCE	SP3487	Scale 1:1250
COUNTY WARWICKSHIRE	DISTRICT NUNEATON AND BEDWORTH	© Crown Copyright



This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 20 September 2018 at 15:28:20. 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, Gloucester Office.



Official copy of register of title

Title number WK460024

Edition date 14.03.2011

This official copy shows the entries on the register of title on 01 MAR 2019 at 12:58:05.

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 01 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, Gloucester Office.

A: Property Register

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

WARWICKSHIRE : NUNEATON AND BEDWORTH

- 1 (14.03.2011) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Land to the west of Nuneaton Road, Bedworth.

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 possessory

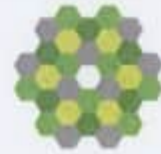
- 1 (14.03.2011) PROPRIETOR: NUNEATON AND BEDWORTH BOROUGH COUNCIL of Town Hall, Coton Road, Nuneaton, Warwickshire CV11 9TD.
- 2 (14.03.2011) The value as at 14 March 2011 was stated to be under £50,000.

C: Charges Register

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

- 1 (14.03.2011) The land is subject to such restrictive covenants as may have been imposed thereon before 14 March 2011 and are still subsisting and capable of being enforced.

End of register



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This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 20 September 2018 at 15:28:47. 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, Gloucester Office.



Official copy of register of title

Title number WK448169

Edition date 21.10.2009

This official copy shows the entries on the register of title on 01 MAR 2019 at 12:38:10.

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 01 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, Gloucester Office.

A: Property Register

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

WARWICKSHIRE : NUNEATON AND BEDWORTH

- 1 (05.02.2009) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Alex Wilson Centre, 34 Nuneaton Road, Bedworth (CV12 8AL).
- 2 (05.02.2009) There are excluded from the registration of the land tinted pink on the title plan the mines and minerals excepted by the Conveyance dated 22 May 1929 referred to in the Charges Register.

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 (05.02.2009) PROPRIETOR: NUNEATON AND BEDWORTH BOROUGH COUNCIL of Town Hall, Coton Road, Nuneaton, Warwickshire CV11 5AA and of DX16458, Nuneaton.

C: Charges Register

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

- 1 (05.02.2009) A Conveyance dated 22 May 1929 made between (1) John George Gray and (2) Bedworth Urban District Council contains restrictive covenants affecting the land tinted pink on the title plan.

-NOTE:-Copy filed.

End of register



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This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 20 September 2018 at 15:29:25. 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, Gloucester Office.



Official copy of register of title

Title number WK317827

Edition date 20.10.2009

This official copy shows the entries on the register of title on 01 MAR 2019 at 12:24:55.

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 01 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, Gloucester Office.

A: Property Register

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

WARWICKSHIRE : NUNEATON AND BEDWORTH

- 1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land lying to the west of Nuneaton Road.

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 (26.08.1988) PROPRIETOR: NUNEATON AND BEDWORTH BOROUGH COUNCIL of Council House, Coton Road, Nuneaton, CV11 5AA and of DX16458, Nuneaton.

C: Charges Register

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

- 1 The land is subject to rights of drainage and rights in respect of water, gas and electricity supply services.
- 2 (26.08.1988) A Transfer of the land in this title dated 24 August 1988 made between (1) J S Bloor (Measham) Limited (Transferor) and (2) Nuneaton and Bedworth Borough Council (Transferee) contains the following covenants:-

"The Transferee hereby covenants with the Transferor so as to benefit the remainder of the land comprised in the title above mentioned and so as to bind the land hereby transferred into whosoever hands the same may come but not so as to render the Transferee personally liable in damages for any breach of a restrictive covenant after he shall have parted with all interest in the land hereby transferred as followed:

Not to use the land hereby transferred or any part thereof for any purpose other than that of a public open space and not to erect on the

C: Charges Register continued

land hereby transferred or any part thereof any buildings of any nature whatsoever other than in connection with or in furtherance of the use of the land as a public recreational facility or amenity area."

End of register

H.M. LAND REGISTRY		TITLE NUMBER	
		WK317827	
ORDNANCE SURVEY PLAN REFERENCE	SP 3587	SECTION U	Scale 1/1250
COUNTY WARWICKSHIRE	DISTRICT NUNEATON AND BEDWORTH		© Crown copyright 1986

The boundaries shown by dotted lines have been plotted from the transfer plan. The title plan may be updated from later survey information.



This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 20 September 2018 at 15:29:48. 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, Gloucester Office.



Official copy of register of title

Title number WK449846

Edition date 21.10.2009

This official copy shows the entries on the register of title on 01 MAR 2019 at 13:10:48.

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 01 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, Gloucester Office.

A: Property Register

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

WARWICKSHIRE : NUNEATON AND BEDWORTH

- 1 (21.04.2009) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Land on the north and south sides of Newtown Road, Nuneaton.
- 2 (21.04.2009) The mines and minerals together with ancillary powers of working are excepted.

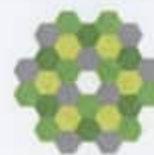
B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (21.04.2009) PROPRIETOR: NUNEATON AND BEDWORTH BOROUGH COUNCIL of Town Hall, Coton Road, Nuneaton, Warwickshire CV11 5AA and of DX16458, Nuneaton.

End of register



This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 20 September 2018 at 15:30:20. 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, Gloucester Office.



Official copy of register of title

Title number WK210986

Edition date 20.10.2009

This official copy shows the entries on the register of title on 01 MAR 2019 at 13:11:33.

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 01 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, Gloucester Office.

A: Property Register

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

WARWICKSHIRE : NUNEATON AND BEDWORTH

- 1 (22.07.1966) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being being land lying to the north of Buttermere Avenue, Nuneaton.

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 (24.04.1973) PROPRIETOR: NUNEATON AND BEDWORTH BOROUGH COUNCIL of Council House, Coton Road, Nuneaton, Warks, CV11 5AA and of DX16458, Nuneaton.
 - 2 The Transfer to the proprietor(s) contains a Purchasers personal covenant.
- NOTE: Copy of covenant filed.

C: Charges Register

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

- 1 The land is subject to the following rights granted by a Transfer of the land tinted pink on the filed plan dated 9 July 1971 made between (1) The Fleetwood Estate Limited (Vendors) and (2) David Geoffrey Watkins and Irene Watkins:-

"Rights granted to the Purchasers and their successors in title (in common with the Vendors and their successors in title and their tenants agents workmen and licensees and all other persons having from time to time the like rights"

.....

C: Charges Register continued

..

3. (1) The right to lay and keep laid on or under the adjoining plot or plots the footings and foundations of the dwelling and garage erected on the land hereby transferred

(2) The right for part of the roofs and timbers and gutters of the said dwelling and garage to overhang the said adjoining plot or plots together with right of eavesdrop and the further right to such uninterrupted access of air to the existing vents and apertures of the said dwellinghouse and garage as is enjoyed over such adjoining plots at the date hereof

4. The right with or without workmen and necessary materials and equipment to enter from time to time upon the adjoining land now or formerly belonging to the Vendors for the purposes of inspecting cleaning repairing renewing repointing repainting and maintaining the building or buildings now or within the period of eighty years from the date hereof erected on the land hereby transferred (insofar as such inspection and works cannot reasonably be carried out without such entry) and in all cases after giving reasonable previous notice of intention so to enter to the owner or occupier for the time being of the said adjoining land and making good to the reasonable satisfaction of such adjoining owner or occupier any damage caused to any part of the said adjoining land arising directly or indirectly from the exercise of the right hereby granted."

2 A Deed dated 13 January 1972 made between (1) The Fleetwood Estate Limited (Company) and (2) Clifford Smith and Dorothy Mildred Smith (Land Owners) contains the following covenants:-

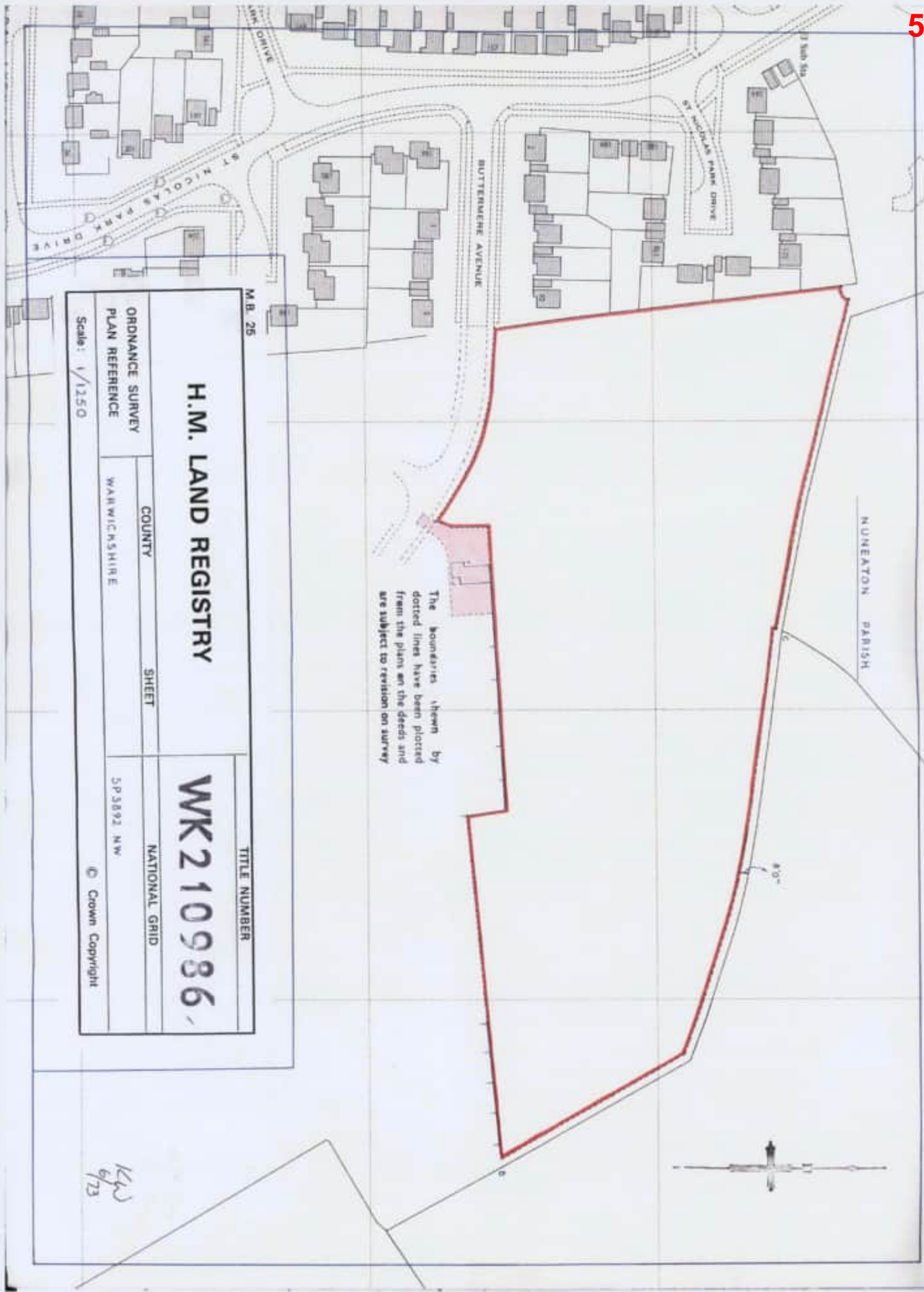
"THE Company hereby covenants with the Land Owners and their successors in Title the owners and occupiers for the time being of the Farm

for itself and its successors in Title owners or occupiers for the time being of the blue land and the red land or any part thereof not at any time hereafter to interfere with or lop or cut any part of the said hedge and the trees growing therein owned by the Land Owners without their written permission."

NOTE: The land in this title includes the whole of the red land referred to. Part of the hedge referred to lies to the north east of the boundary between the points marked B and C on the filed plan.

3 The land is subject to rights of drainage.

End of register



This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 20 September 2016 at 15:34:21. 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, Gloucester Office.

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Official copy of register of title

Title number WK336798

Edition date 20.10.2009

This official copy shows the entries on the register of title on 01 MAR 2019 at 13:12:50.

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 01 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, Gloucester Office.

A: Property Register

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

WARWICKSHIRE : NUNEATON AND BEDWORTH

- 1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Land at Horeston Grange Nuneaton.
- 2 (11.09.1996) The land edged and lettered A in red on the filed plan added to the title on 11 September 1996.

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 (10.06.1991) PROPRIETOR: NUNEATON AND BEDWORTH BOROUGH COUNCIL of Town Hall, Nuneaton, Warks, CV11 5AA. and of DX16458, Nuneaton.

C: Charges Register

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

- 1 The land is subject to rights of drainage and rights in respect of water, gas and electricity supply services.
- 2 The parts of the land respectively affected thereby are subject to rights of entry for repair and maintenance and rights of support and protection in respect of buildings erected on or near the boundaries of adjoining properties.
- 3 (10.06.1991) A Transfer of the land in this title dated 24 May 1991 made between (1) Gallagher Estates Limited and (2) Nuneaton and Bedworth Borough Council contains the following covenants:-

"The Council hereby covenant to use the property hereby transferred for public open space purposes only."
- 4 (10.06.1991) The Transfer dated 24 May 1991 referred to above contains

C: Charges Register continued

a right of pre-emption in favour of Gallagher Estates Limited which will subsist until 24 May 2012 upon the terms therein mentioned.

5 (11.09.1996) The land edged and lettered A in red on the filed plan is subject to such rights of drainage, rights in respect of water, gas and electricity supply services, and rights of entry as were granted by transfers of part of adjoining and neighbouring land formerly comprising title number WK 291051.

6 (11.09.1996) A Transfer of the land edged and lettered A in red on the filed plan dated 22 August 1996 made between (1) Gallagher Estates Limited and (2) Nuneaton and Bedworth Borough Council (The Council) contains the following covenants:-

"THE Council hereby covenants to use the property hereby transferred for public open space purposes only."

7 (11.09.1996) The Transfer dated 22 August 1996 referred to above contains a right of pre-emption in the following terms:-

"Should the same or any part thereof no longer be required for such purposes the Council hereby grants to Gallagher a right of pre-emption to re-acquire the same or the relevant part thereof at a consideration of one pound such right to subsist for a period of 21 years from the date hereof."

NOTE: The "purposes" referred to is the use of the land transferred as public open space only.

End of register

H.M. LAND REGISTRY

TITLE NUMBER

WK 336798

ORDNANCE SURVEY
PLAN REFERENCE

SP3791 SP3891

Scale

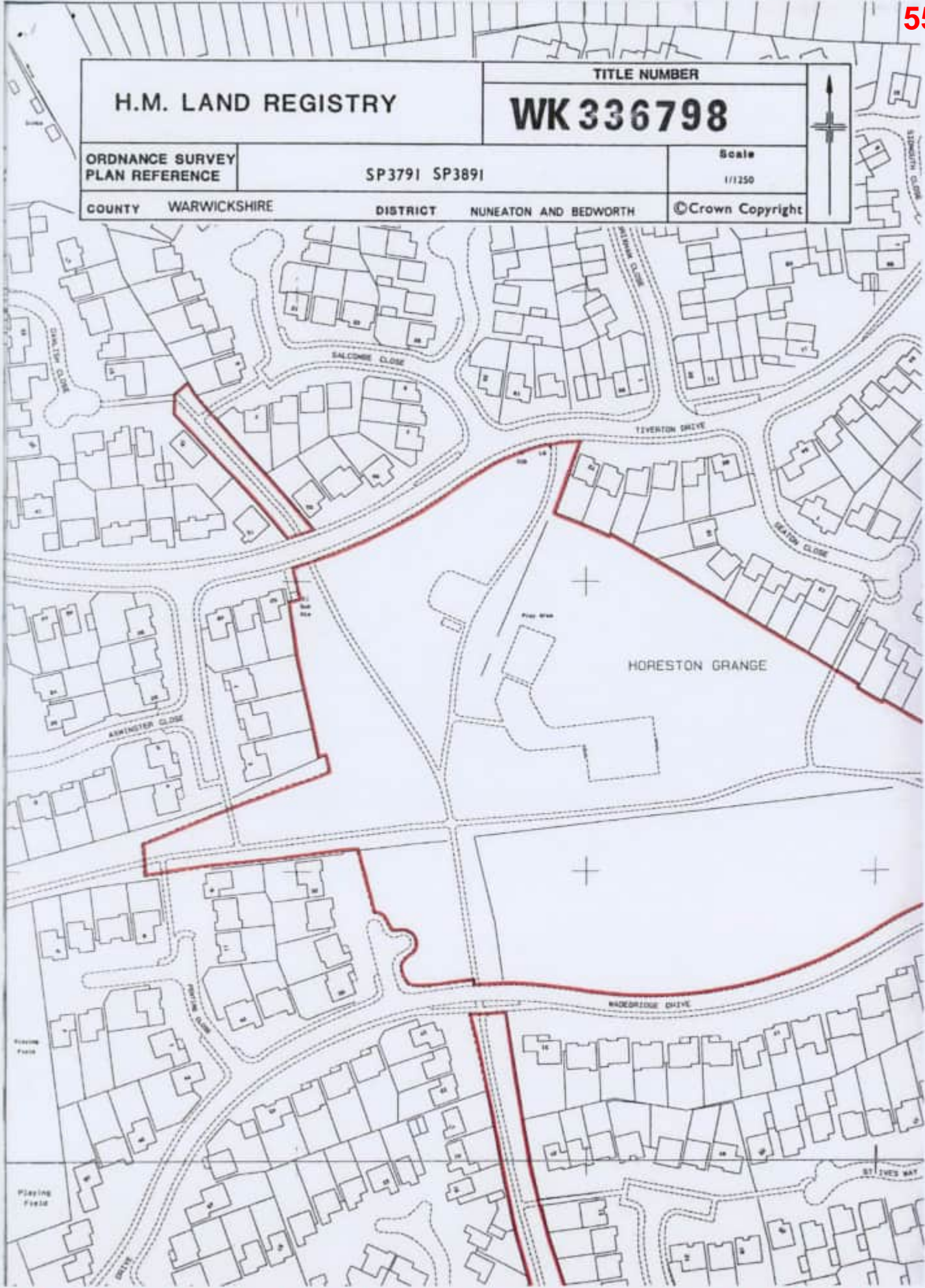
1/1250

COUNTY WARWICKSHIRE

DISTRICT

NUNEATON AND BEDWORTH

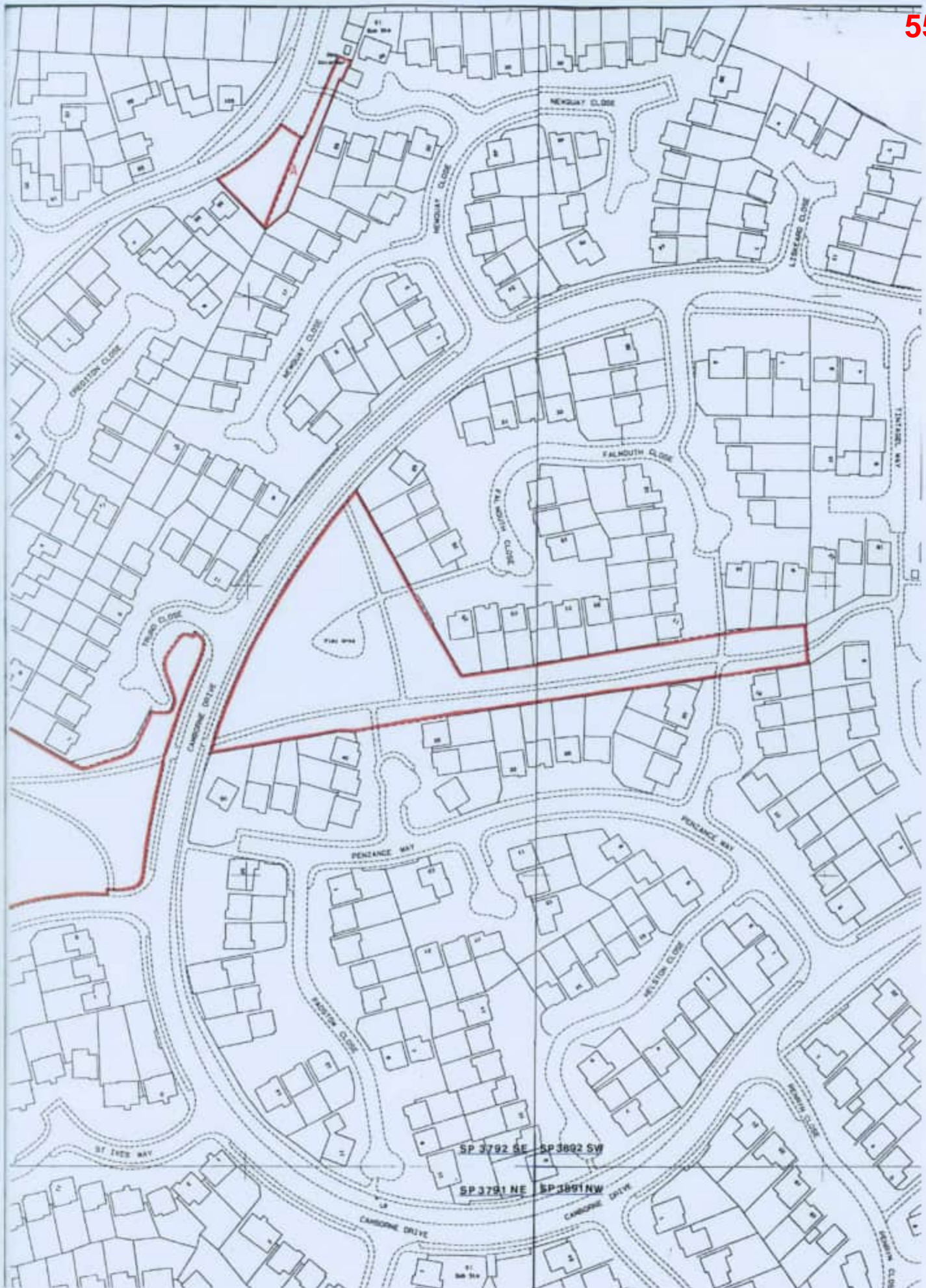
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This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 20 September 2018 at 15:34:59. This title plan shows the general position, not the exact line, of the boundaries. It may be subject 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, Gloucester Office.

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This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 20 September 2018 at 15:34:59. 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, Gloucester Office.



Official copy of register of title

Title number WK344607

Edition date 20.10.2009

This official copy shows the entries on the register of title on 01 MAR 2019 at 13:14:03.

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 01 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, Gloucester Office.

A: Property Register

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

WARWICKSHIRE : NUNEATON AND BEDWORTH

- 1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land lying south and west of Camborne Drive, Nuneaton.
- 2 The mines and minerals are excepted from the land edged red on part 2 of the filed plan.

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 (05.10.1992) PROPRIETOR: NUNEATON AND BEDWORTH BOROUGH COUNCIL of Town Hall, Coton Road, Nuneaton, Warks, CV11 5AA and of DX16458, Nuneaton.

C: Charges Register

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

- 1 The Estate roads footpaths, verges and driveways are subject to rights of way.
- 2 The land is subject to rights of drainage and rights in respect of water gas electricity and other supply services.
- 3 The parts of the land affected thereby are subject to rights in respect of foul and surface water sewers laid within the strip of land hatched yellow on the filed plan granted by a Deed dated 3 September 1987 made between (1) Tarmac Homes Midlands Limited and (2) Severn-Trent Water Authority.

The said Deed also contains covenants affecting such land.
- 4 A Transfer of an electricity sub station site dated 23 November 1987

C: Charges Register continued

made between (1) Tarmac Homes Midlands Limited (Transferor) and (2) The East Midlands Electricity Board (Board) contains the following covenants by the Transferor:-

"The Transferor covenants with the Board and its successors in title to observe and perform the matters set out in the Third Schedule

THE THIRD SCHEDULE

COVENANTS TO BE OBSERVED BY THE TRANSFEROR:

(i) To indemnify the Board against all cost charges and expenses involved in the construction and adoption of any roads and footpaths on the adjoining estate

(ii) Not at any time after the date of this Deed to excavate under or alter the level of ground over nor construct or permit to be constructed any building structure or erection of any kind whatsoever over or within one metre on either side of the route of the electric lines referred to in The Second Schedule to this Transfer other than any buildings structures or erections marked on the attached plan".

NOTE: The electric lines referred to are shown by blue broken lines on the filed plan so far as they affect the land in this title.

5 The land is subject to the following rights granted by the Transfer dated 23 November 1987 referred to above:-

"Together with any rights appurtenant to that property as may be set out in the Second Schedule

THE RIGHTS APPURTENANT TO THE PROPERTY TRANSFERRED:

(i) A right to enter on the Transferors adjoining property for the purpose of erecting and maintaining a substation enclosure doing as little damage as possible and making good any damage which may nevertheless be caused

(ii) A right of way at all times and for all purposes over the land coloured brown on the attached plan

(iii) A right of way at all times and for all purposes over the roads and footpaths on the Transferors adjoining property linking the property transferred with public highway. This right shall also be applicable to any roads or footpaths which may be constructed during the next 80 years and until constructed to the intended site of such roads and footpaths

(iv) A right to lay electric lines within the meaning of Section 32 of the Electric Lighting Act 1882:

(i) In the positions indicated by broken red lines on the attached plan

(ii) In a position under the Transferors adjoining property as shall be necessary for providing an electricity supply to any properties erected or to be erected on that estate

(iii) Under any roads and footpaths now constructed or to be constructed during the next 80 years on the Transferors adjoining property and until constructed under the intended site of such roads and footpaths

(v) A right to break up the surface of any of the above land roads or footpaths for the purpose of laying repairing and maintaining the electric lines doing as little damage as possible and making good any damage caused".

NOTE 1: The land coloured brown referred to does not affect the land in this title

NOTE 2: The electric lines referred to are shown by blue broken lines on the filed plan so far as they affect.

Title number WK344607

End of register

H.M. LAND REGISTRY		TITLE NUMBER	
		WK344607	
ORDNANCE SURVEY PLAN REFERENCE	SP 3892	SECTION L	Scale 1/1250
COUNTY	WARWICKSHIRE	DISTRICT	NUNEATON AND BEDWORTH
			© Crown copyright 1990



PLAN IN 2 PARTS
PART 2

This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 20 September 2018 at 15:35:33. 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, Gloucester Office.

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H.M. LAND REGISTRY		TITLE NUMBER	
		WK344607	
ORDNANCE SURVEY PLAN REFERENCE	SP 3791	SECTION F	Scale 1/1250
COUNTY WARWICKSHIRE	DISTRICT NUNEATON AND BEDWORTH	© Crown copyright 1987	

The boundaries shown by dotted lines have been plotted from the plans on the deeds. The use plan may be updated from later survey information



PLAN IN 2 PARTS
PART 1

This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 20 September 2018 at 15:35:33. 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, Gloucester Office.

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Official copy of register of title

Title number WK447654

Edition date 24.05.2016

This official copy shows the entries on the register of title on 01 MAR 2019 at 13:15:14.

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 01 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, Gloucester Office.

A: Property Register

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

WARWICKSHIRE : NUNEATON AND BEDWORTH

- 1 (16.01.2009) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Land lying to the south of Hinckley Road, Nuneaton.

NOTE: The land tinted green on the title plan is not included in the title.
- 2 (18.12.2012) A new title plan with an amended extent based on the latest revision of the Ordnance Survey Map has been prepared.
- 3 (24.05.2016) The land edged and numbered in green on the title plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.

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 (16.01.2009) PROPRIETOR: Nuneaton and Bedworth Borough Council of Town Hall, Coton Road, Nuneaton, Warwickshire CV11 5AA and of DX16458, Nuneaton.

C: Charges Register

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

- 1 (16.01.2009) The land is subject to rights to use the drains, water, soil, gas and electricity or other services, rainwater gutters and other conducting media therein and ancillary rights of entry.
- 2 (16.01.2009) By a Conveyance dated 17 March 1939 made between (1) The Reverend Canon John Lawrence White (Vendor) (2) The Ecclesiastical



HM Land Registry Current title plan

Title number **WK447654**
Ordnance Survey map reference **SP3792SW**
Scale **1:2500** reduced from 1:1250
Administrative area **Warwickshire : Nuneaton and
Bedworth**

The land tinted green is not included in this title.



This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 20 September 2018 at 15:36:05. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to
discrepancies 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, Gloucester Office.



Official copy of register of title

Title number WK319282

Edition date 21.10.2009

This official copy shows the entries on the register of title on 01 MAR 2019 at 13:16:05.

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 01 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, Gloucester Office.

A: Property Register

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

WARWICKSHIRE : NUNEATON AND BEDWORTH

- 1 (23.11.1984) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land lying to the West of Clovelly Way.

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 (24.10.1988) PROPRIETOR: NUNEATON AND BEDWORTH BOROUGH COUNCIL of Town Hall, Coton Road, Nuneaton, Warwickshire, CV11 5AA and of DX16458, Nuneaton.

C: Charges Register

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

- 1 The land is subject to rights of drainage and rights in respect of water, gas and electricity supply services.
- 2 The parts of the land affected thereby are subject rights of entry for repair and maintenance and rights of support and protection in respect of buildings erected on or near the boundaries.
- 3 (24.10.1988) A Transfer of the land in this title dated 14 October 1988 made between (1) Gallagher Estates Limited and (2) Nuneaton and Bedworth Borough Council contains the following covenants:-

"The Council hereby covenant to use the Property hereby transferred for Public Open Space purposes only and should use of the same or any part thereof no longer be required for such purposes."
- 4 (24.10.1988) The Transfer dated 14 October 1988 referred to above

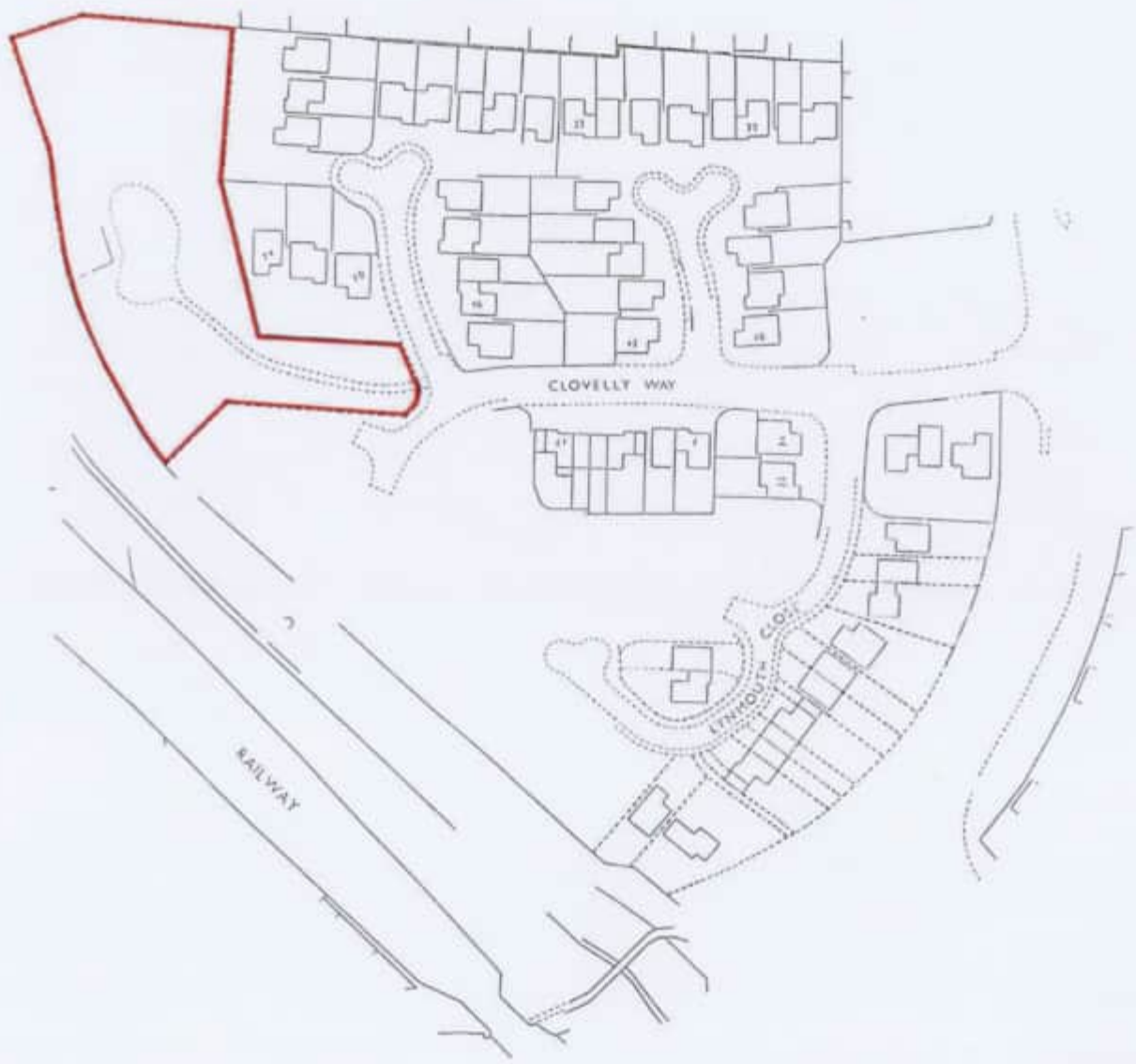
C: Charges Register continued

contains a right of pre-emption in favour of Gallagher Estates Limited
which will subsist until 13 October 2009.

End of register

H.M. LAND REGISTRY		TITLE NUMBER	
		WK 319282	
ORDNANCE SURVEY PLAN REFERENCE	SP 3792	SECTION Q	Scale 1/1250
COUNTY WARWICKSHIRE	DISTRICT NUNEATON AND BEDWORTH	© Crown copyright 1986	

The boundaries shown by dotted lines have been plotted from the transfer plan. The title plan may be updated from later survey information.



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Official copy of register of title

Title number WK446886

Edition date 20.10.2009

This official copy shows the entries on the register of title on 01 MAR 2019 at 13:17:15.

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The date at the beginning of an entry is the date on which the entry was made in the register.

Issued on 01 Mar 2019.

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

A: Property Register

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

WARWICKSHIRE : NUNEATON AND BEDWORTH

- 1 (09.12.2008) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Recreation Ground, The Long Shoot, Nuneaton (CV11 6JH).

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 (09.12.2008) PROPRIETOR: NUNEATON AND BEDWORTH BOROUGH COUNCIL of Town Hall, Coton Road, Nuneaton, Warks CV11 5AA and of DX16458, Nuneaton.

C: Charges Register

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

- 1 (09.12.2008) By a Conveyance of the land in this title dated 26 January 1951 made between (1) Stephen James Sizen (Vendor) and (2) The Mayor Aldermen and Burgesses of the Borough of Nuneaton (the Corporation) the land was conveyed subject to the covenant contained in a Conveyance dated 24 June 1932 made between (1) Stephen James Sizen and (2) James Eadie Limited.

NOTE: Particulars of the covenant referred to are set out in the Second Schedule to the Conveyance dated 26 January 1951.

-NOTE: Copy Conveyance dated 26 January 1951 filed.

End of register

HM Land Registry Current title plan

Title number **WK446886**
Ordnance Survey map reference **SP3993SW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Warwickshire : Nuneaton and
Bedworth**



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This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 20 September 2018 at 15:37:28. 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, Gloucester Office.



Official copy of register of title

Title number WK336798

Edition date 20.10.2009

This official copy shows the entries on the register of title on 26 OCT 2018 at 12:21:05.

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The date at the beginning of an entry is the date on which the entry was made in the register.

Issued on 26 Oct 2018.

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, Gloucester Office.

A: Property Register

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

WARWICKSHIRE : NUNEATON AND BEDWORTH

- 1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Land at Horeston Grange Nuneaton.
- 2 (11.09.1996) The land edged and lettered A in red on the filed plan added to the title on 11 September 1996.

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 (10.06.1991) PROPRIETOR: NUNEATON AND BEDWORTH BOROUGH COUNCIL of Town Hall, Nuneaton, Warks, CV11 5AA. and of DX16458, Nuneaton.

C: Charges Register

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

- 1 The land is subject to rights of drainage and rights in respect of water, gas and electricity supply services.
- 2 The parts of the land respectively affected thereby are subject to rights of entry for repair and maintenance and rights of support and protection in respect of buildings erected on or near the boundaries of adjoining properties.
- 3 (10.06.1991) A Transfer of the land in this title dated 24 May 1991 made between (1) Gallagher Estates Limited and (2) Nuneaton and Bedworth Borough Council contains the following covenants:-

"The Council hereby covenant to use the property hereby transferred for public open space purposes only."
- 4 (10.06.1991) The Transfer dated 24 May 1991 referred to above contains

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.

Title number WK336798

C: Charges Register continued

a right of pre-emption in favour of Gallagher Estates Limited which will subsist until 24 May 2012 upon the terms therein mentioned.

5 (11.09.1996) The land edged and lettered A in red on the filed plan is subject to such rights of drainage, rights in respect of water, gas and electricity supply services, and rights of entry as were granted by transfers of part of adjoining and neighbouring land formerly comprising title number WK 291051.

6 (11.09.1996) A Transfer of the land edged and lettered A in red on the filed plan dated 22 August 1996 made between (1) Gallagher Estates Limited and (2) Nuneaton and Bedworth Borough Council (The Council) contains the following covenants:-

"THE Council hereby covenants to use the property hereby transferred for public open space purposes only."

7 (11.09.1996) The Transfer dated 22 August 1996 referred to above contains a right of pre-emption in the following terms:-

"Should the same or any part thereof no longer be required for such purposes the Council hereby grants to Gallagher a right of pre-emption to re-acquire the same or the relevant part thereof at a consideration of one pound such right to subsist for a period of 21 years from the date hereof."

NOTE: The "purposes" referred to is the use of the land transferred as public open space only.

End of register

H.M. LAND REGISTRY

TITLE NUMBER

WK 336798

ORDNANCE SURVEY
PLAN REFERENCE

SP3791 SP3891

Scale
1/1250

COUNTY WARWICKSHIRE

DISTRICT

NUNEATON AND BEDWORTH

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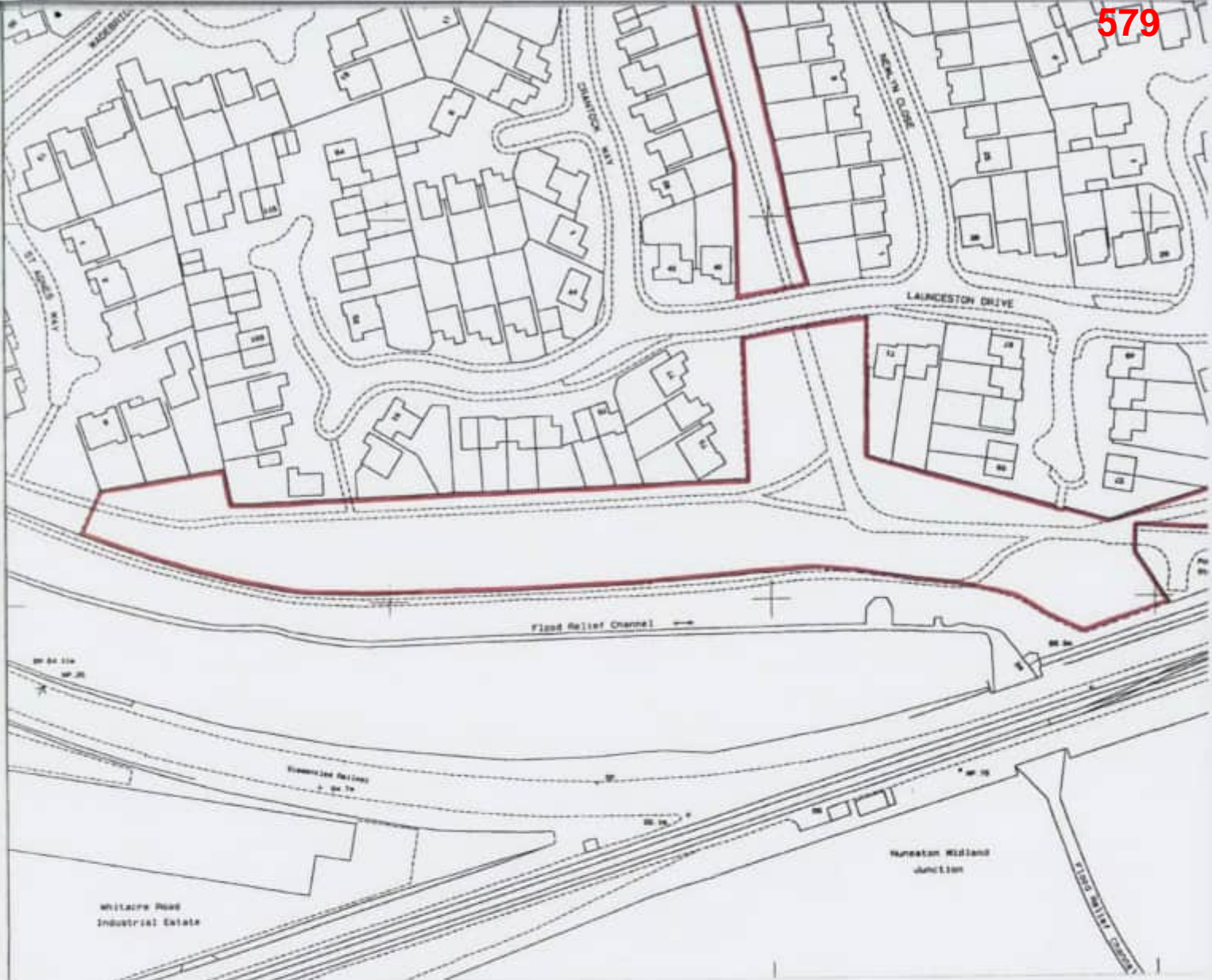
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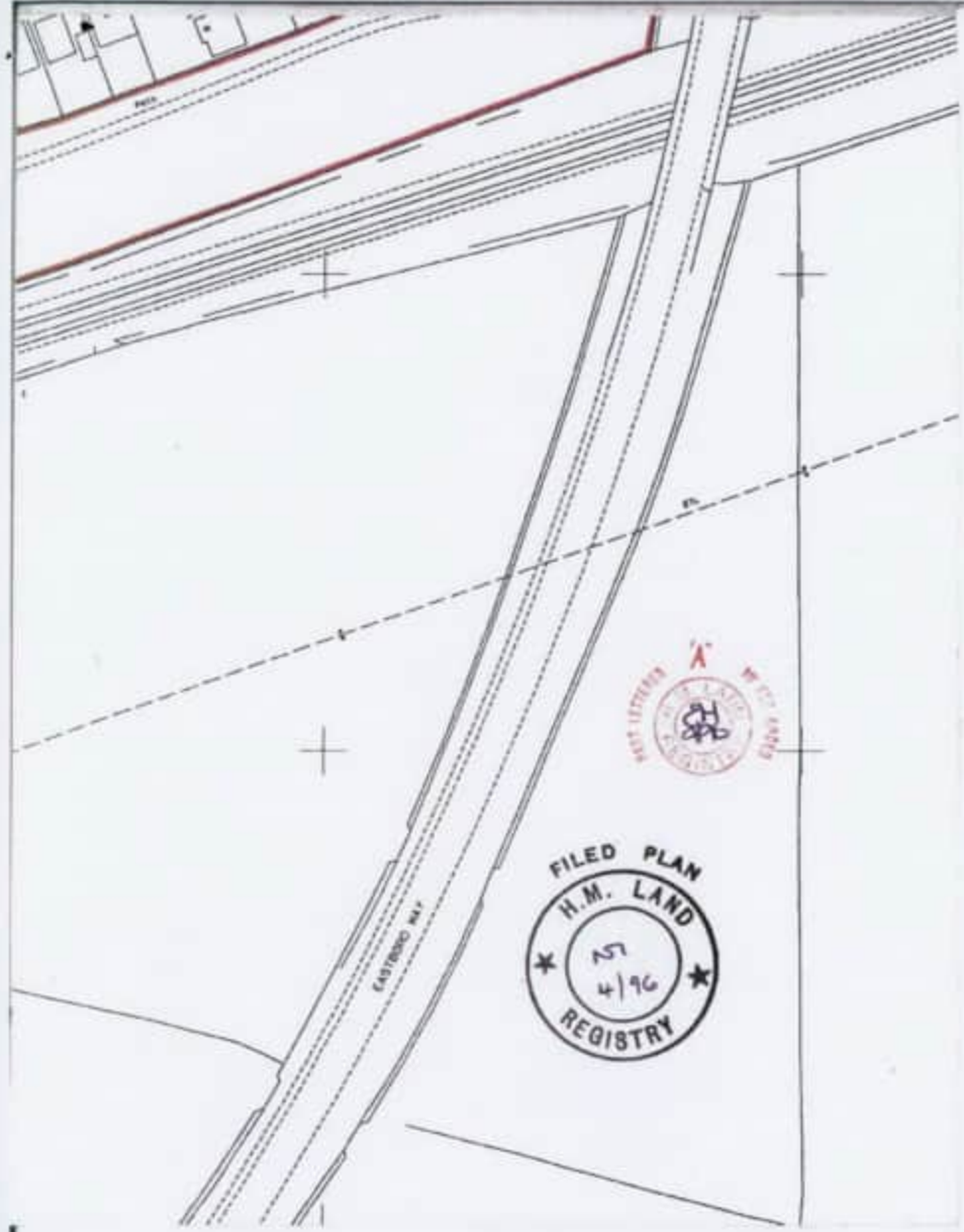
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Official copy of register of title

Title number WK447654

Edition date 24.05.2016

This official copy shows the entries on the register of title on 26 OCT 2018 at 12:24:39.

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The date at the beginning of an entry is the date on which the entry was made in the register.

Issued on 26 Oct 2018.

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, Gloucester Office.

A: Property Register

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

WARWICKSHIRE : NUNEATON AND BEDWORTH

- 1 (16.01.2009) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Land lying to the south of Hinckley Road, Nuneaton.

NOTE: The land tinted green on the title plan is not included in the title.
- 2 (18.12.2012) A new title plan with an amended extent based on the latest revision of the Ordnance Survey Map has been prepared.
- 3 (24.05.2016) The land edged and numbered in green on the title plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.

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 (16.01.2009) PROPRIETOR: Nuneaton and Bedworth Borough Council of Town Hall, Coton Road, Nuneaton, Warwickshire CV11 5AA and of DX16458, Nuneaton.

C: Charges Register

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

- 1 (16.01.2009) The land is subject to rights to use the drains, water, soil, gas and electricity or other services, rainwater gutters and other conducting media therein and ancillary rights of entry.
- 2 (16.01.2009) By a Conveyance dated 17 March 1939 made between (1) The Reverend Canon John Lawrence White (Vendor) (2) The Ecclesiastical

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Title number WK447654

C: Charges Register continued

Commissioners for England (Commissioners) (3) The Right Honourable Neville Chamberlain (Patron) and (4) The Mayor Aldermen and Burgesses of the Borough of Nuneaton (Corporation) the land in this title and other land was conveyed subject as follows:-

"Subject to the right of the Coal Commissioners under the provisions of the Coal Act 1938 and also to all outgoing duties and payments ecclesiastical or civil (if any) charged upon or payable out of the said hereditaments and to all rights of way water light and drainage and other easements (if any) affecting the same and in particular to a right for Albert Redvers West as owner of land formerly forming part of the glebe lands of Nuneaton and lying on the south side of and divided from the lands hereby conveyed by the London Midland and Scottish Railway (Nuneaton-Leicester) and his successors in title to discharge surface water from the said land into the ditch on the land hereby conveyed UNTO the Corporation in fee simple."

- 3 (16.01.2009) The land is subject to the rights granted by a Deed dated 1 February 1980 made between (1) The Nuneaton Borough Council and (2) The Warwickshire County Council.

-NOTE: Copy filed.

- 4 (16.01.2009) The land is subject to the rights granted a Transfer of other land dated 1 November 1984 made between (1) Nuneaton And Bedworth Borough Council and (2) Gallagher Estates Limited.

-NOTE: Copy filed.

- 5 (16.01.2009) The land is subject to the rights granted by a Conveyance of an electricity sub station on the west side of Tavistock Way dated 16 July 1987 made between (1) Nuneaton And Bedworth Borough Council and (2) The East Midlands Electricity Board.

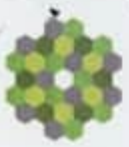
The said Deed also contains restrictive covenants by the grantor.

-NOTE: Copy filed.

- 6 (16.01.2009) The land is subject to the rights granted by a Deed dated 24 May 1988 made between (1) Nuneaton And Bedworth Borough Council and (2) The Warwickshire County Council.

-NOTE: Copy filed.

End of register

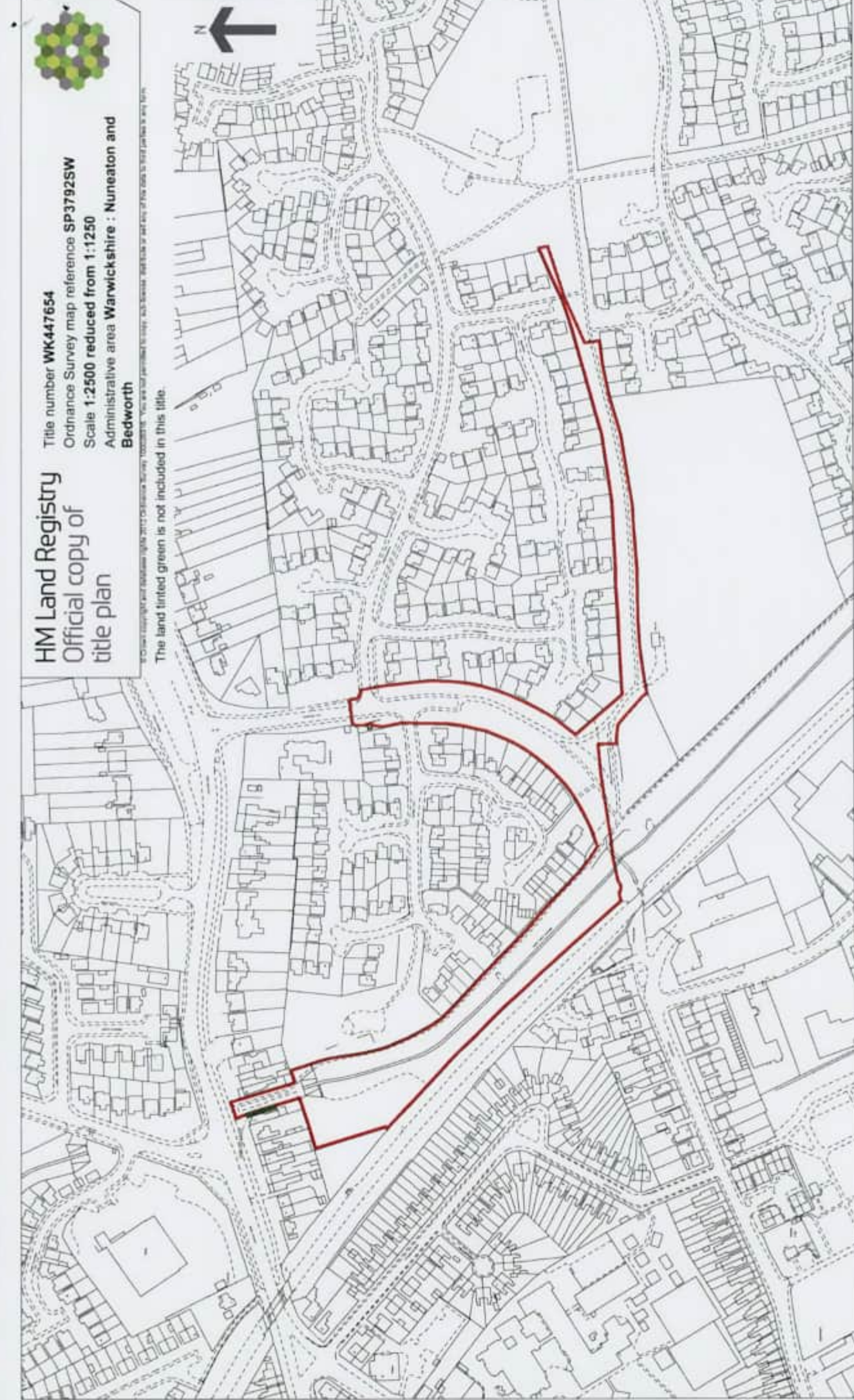


HM Land Registry
Official copy of
title plan

Title number **WK447654**
Ordnance Survey map reference **SP3792SW**
Scale **1:2500 reduced from 1:1250**
Administrative area **Warwickshire : Nuneaton and
Bedworth**

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The land limited green is not included in this title.



These are the notes referred to on the following official copy

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Official copy of register of title

Title number WK309853

Edition date 21.10.2009

This official copy shows the entries on the register of title on 01 MAR 2019 at 13:20:44.

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Issued on 01 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, Gloucester Office.

A: Property Register

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

WARWICKSHIRE : NUNEATON AND BEDWORTH

- 1 (20.10.1987) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land on the West and East side of Pallett Drive, Nuneaton.
- 2 (01.11.1991) The land edged and numbered in green on the filed plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.

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 (20.10.1987) PROPRIETOR: NUNEATON AND BEDWORTH BOROUGH COUNCIL of Council House, Coton Road, Nuneaton, Warks, CV11 5AA and of DX16458, Nuneaton.

NOTE: The land having been acquired under a voluntary Conveyance dated 8 July 1987 made by Fred Pallett Limited the registered title is subject to the provisions of Section 238 of the Insolvency Act 1986

C: Charges Register

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

- 1 (20.10.1987) A Conveyance of the site of a public house lying to the east of Coniston Way dated 21 February 1975 made between (1) Fred Pallett Limited (Vendor) and (2) Marston Thompson & Evershed Ltd contains the following covenants:-

"FOR the benefit and protection of the premises hereby conveyed or any part or parts thereof and so as to bind those parts of St. Nicolas Park Estate as are indicated on Plan "B" attached hereto and thereon edged

H.M. LAND REGISTRY		TITLE NUMBER	
		WK309853	
ORDNANCE SURVEY PLAN REFERENCE	SP 3793 1A	SECTION	Scale 1/1250
COUNTY WARWICKSHIRE	DISTRICT NUNEATON AND BEDWORTH	© Crown Copyright	



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Official copy of register of title

Title number WK345480

Edition date 20.10.2009

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The date at the beginning of an entry is the date on which the entry was made in the register.

Issued on 01 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, Gloucester Office.

A: Property Register

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

WARWICKSHIRE : NUNEATON AND BEDWORTH

- 1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land on the East side of Change Brook Close.
- 2 The Conveyance dated 4 November 1985 referred to in the Charges Register contains the following provision:-

"IT is hereby agreed and declared as follows:-

(a) That for the avoidance of doubt neither the Purchaser nor its successors in title shall by virtue of this deed acquire any right of light or air which might prejudice the free use and enjoyment of the Vendor's retained land for building or any other purpose

(b) That all eaves spouts down rainwater spouts cisterns passages drains pipes cables or conduits and other matters and things now or within the Perpetuity Period used and enjoyed or intended to be used and enjoyed in common by the owners and occupiers for the time being of the Property and of the Vendor's retained land shall continue to be so used and enjoyed and shall be repaired and maintained at the fair and proportionate expense of the owners of the properties entitled to use the same."

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 (30.11.1992) PROPRIETOR: NUNEATON AND BEDWORTH BOROUGH COUNCIL of Town Hall, Coton Road, Nuneaton, Warks, CV11 5AA and of DX16458, Nuneaton.
- 2 (30.11.1992) 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.

Title number WK345480

C: Charges Register

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

- 1 The land is subject to rights of drainage and rights in respect of water gas electricity and other supply services.
- 2 The parts of the land respectively affected thereby are subject to rights to erect buildings up to the boundaries thereof, rights of support, rights for eaves roofs chimney verges gutters windows downspouts flues and foundations in respect of dwellinghouses erected on or near the boundaries of the adjoining land to overhang or underly such adjoining parts together with rights of entry for repair and maintenance of the said projections and the side walls, boundary walls and fences of adjoining properties.
- 3 The parts of the land respectively affected thereby are subject to rights to connect into adjoining land for the purpose of erecting a garage or any other additional building on or near the boundaries of adjoining properties.
- 4 A Conveyance of the site of a public house lying to the East of Coniston Way dated 21 February 1975 made between (1) Fred Pallett Limited (Vendor) and (2) Marston Thompson and Evershed Limited (Purchaser) contains covenants by the Vendor details of which are set out in the schedule of restrictive covenants hereto.
- 5 A Conveyance of the land in this title and other land dated 4 November 1985 made between (1) Fred Pallett Limited (Vendor) and (2) Second City Homes Limited (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 6 The land is subject to the following exceptions and reservations contained in the Conveyance dated 4 November 1985 referred to above:-

"EXCEPTING AND RESERVING unto the Vendor its successors in title and all other persons authorised by it full right and liberty (in common with the Purchaser and all other persons who have or may hereafter have a like right) to use the sewers drains watercourses waterpipes gas pipes electricity cables and telephone wires which are now or may within the Perpetuity Period be laid or passing under the Property with power to open into and to make connections therewith and the right to use its retained land for any purpose it may so wish SUBJECT to all persons exercising such joint rights as aforesaid making good any damage caused thereby and paying their proper proportion of the cost of maintaining and repairing the same."
- 7 The land is subject to the following rights granted by a Transfer of the land lying to the East of the land in this title dated 13 June 1986 made between (1) Second City Homes Limited (Vendor) (2) J & C Frisby Limited (Frisby) and (3) Kingsbury Homes Limited (Purchaser):-

"TOGETHER WITH the right for the Purchaser its successors assigns lessees tenants and servants for the benefit of the said land and any part or parts thereof and all buildings erected or to be erected thereon within Eighty years from the date hereof (being the perpetuity period applicable thereto) in common with all others having the like right

(i) to pass and repass with or without vehicles (as appropriate) at all times and for all purposes of access to and egress from the said land along over and upon the road footpaths and verges shown coloured yellow on the said plan now constructed or to be constructed within the perpetuity period on the land now or formerly comprised within the said Title Number WK293222 ("the retained land")

(ii) the right (in common as aforesaid) to connect with and use foul and surface water sewers shown by brown and blue lines respectively on the plan annexed hereto now or within the perpetuity period to be constructed in or under the retained land) with power at any time (upon giving reasonable notice to the Vendor or other occupier of the retained land except in the case of an emergency) to enter upon the retained land to make such connections and thereafter to inspect cleanse and maintain repair or replace the said foul and surface water sewers