

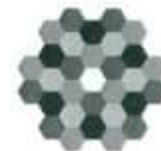
THE BOUNDARIES SHOWN BY DOTTED LINES HAVE BEEN PLOTTED FROM THE PLANS ON THE DEEDS AND ARE SUBJECT TO REVISION ON SURVEY

MB25

H.M. LAND REGISTRY		TITLE NUMBER	
WK239413			
ORDNANCE SURVEY PLAN REFERENCE	SP3491 SW SE	Scale	1/1250
COUNTY	WARWICKSHIRE	DISTRICT	KUNEBATOR
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Brick Tile & Pipe Works



Official copy of register of title

Title number WK205172

Edition date 05.03.2009

This official copy shows the entries on the register of title on 20 FEB 2019 at 12:49:45.

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Issued on 20 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 (30.01.1973) 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 Higham Lane, Nuneaton.
- 2 The land has the benefit of the following rights granted by but is subject to the following rights reserved by a Conveyance of the land in this title dated 11 January 1973 made between (1) Fred Pallett Limited (Vendor) and (2) The Warwickshire County Council (Council):-

"TOGETHER WITH full right and liberty (i) to enter on the land shown coloured brown on the said plan for the purpose of constructing thereon a road with a carriageway Seven decimal two five metres in width with a footpath and verge on the southerly side thereof and other ancillary works (hereinafter referred to as "the said access road") and in common with the Vendor to pass and repasts at all times throve for all purposes and (ii) to lay relay inspect repair maintain and use foul and storm water sewers or drains in the positions shown by red and blue lines respectively between the points "CL" "D" and "E" on the said plans and to connect the same with the Vendors existing sewers or drains at the point marked "E" and "F" on the said plan the Council nevertheless making good or paying compensation for any damage caused in the exercise of these rights EXCEPT AND RESERVING in fee simple unto the Vendor and its successors in title the owners and occupiers for the time being of the adjoining land on the northern and eastern sides of the land hereby conveyed and their respective servants and licencees full right and liberty from time to time and at all times hereafter to discharge foul sewage and storm water from such adjoining land into the storm and foul sewer inspection chambers marked "B" on the said plan the Vendor and its successors in title nevertheless making good or paying compensation for any damage caused by the exercise of the rights and liberties hereby excepted and reserved."

-NOTE: Copy plan filed.

- 3 The land A on the filed plan added to the title on 5 April 1976.
- 4 The land edged and lettered "A" in red on the filed plan is not included in the Conveyance dated 11 January 1973 referred to above.
- 5 (05.03.2009) A new title plan based on the latest revision of the

Title number WK205172

A: Property Register continued

Ordinance 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 (30.01.1973) PROPRIETOR: THE WARWICKSHIRE COUNTY COUNCIL of Shire Hall, Warwick.

C: Charges Register

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

- 1 Option to renew contained in a Lease dated 19 October 1976 to the East Midlands Electricity Board for 21 years from 29 September 1973.
- 2 (05.03.2009) The parts of the land thereby affected are subject to the rights granted by a Lease dated 27 May 2008 referred to in the schedule of leases hereto.

The said deed also contains restrictive covenants by the grantor.

~NOTE: Copy lease filed under WK448814.
- 3 (05.03.2009) 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.

Schedule of notices of leases

- | | | | | |
|---|--------------------------|---------------------------|--|----------|
| 1 | 05.03.2009
edged blue | an electricity substation | 27.05.2008
21 years from
27.5.2008 | WK448814 |
|---|--------------------------|---------------------------|--|----------|
- NOTE: See entry in the Charges Register relating to the rights granted by this lease and the landlords restrictive covenants

End of register

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HM Land Registry
Official copy of
title plan

Title number **WK205172**

Ordnance Survey map reference **SP3793NE**

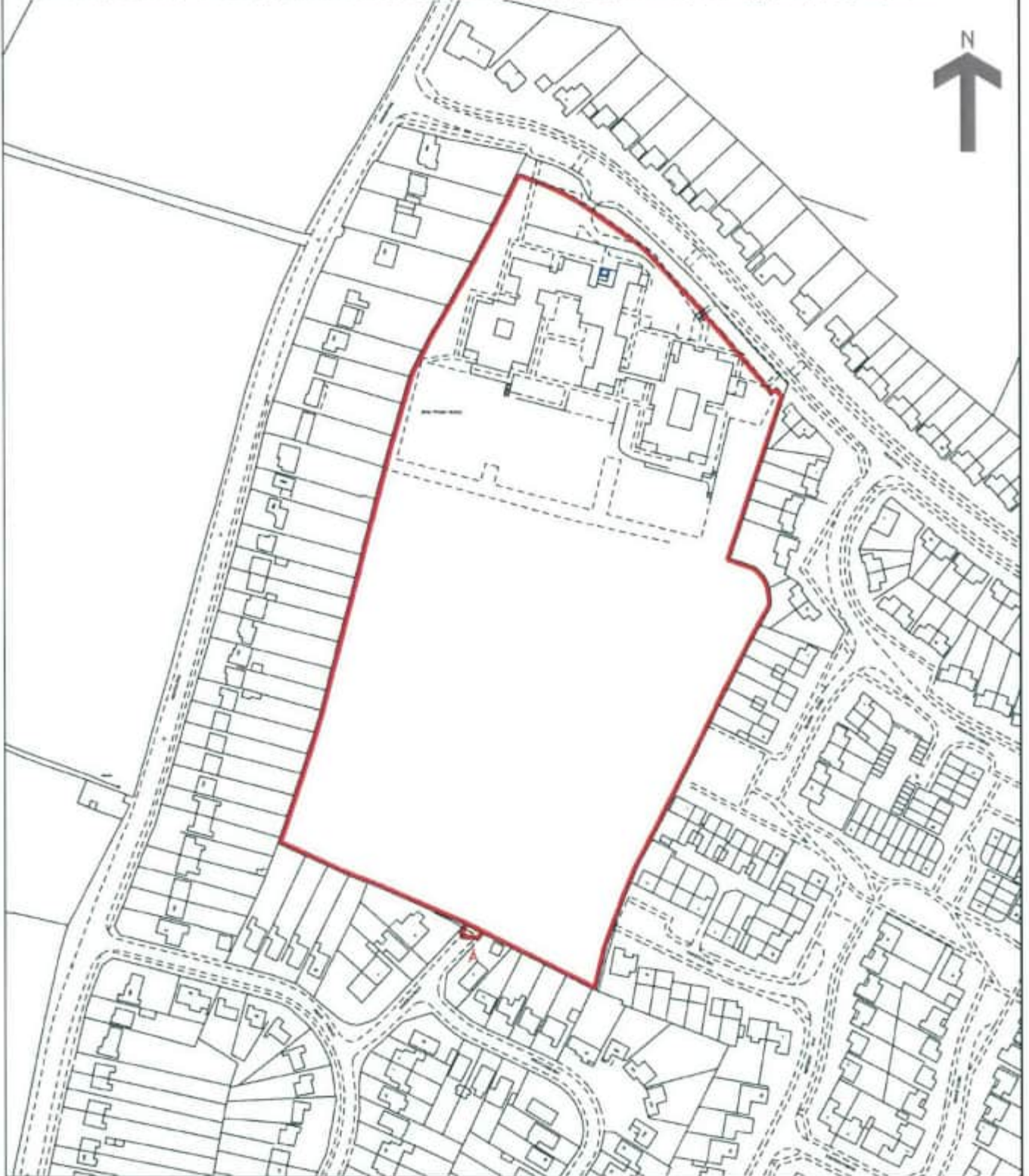
Scale **1:2500 reduced from 1:1250**

Administrative area **Warwickshire : Nuneaton and
Bedworth**

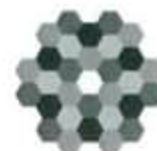


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This official copy is incomplete without the preceding notes page.



Official copy of register of title

Title number WK178493

Edition date 13.04.1992

This official copy shows the entries on the register of title on 20 FEB 2019 at 12:51:18.

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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 20 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 (11.08.1965) 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 Skye Close, Nuneaton.
- 2 There are excluded from the registration of the land tinted blue on the filed plan the mines and minerals and the ancillary rights excepted and reserved by a Conveyance dated 14 February 1949 made between (1) Sir William Francis Stratford Dugdale (Vendor) and (2) Stanley Brothers Limited (Company) in the following terms:-

"Except and Reserved unto the Coal Commission in fee simple all coal and other minerals belonging to the Commission other than the coal hereby conveyed lying within under and adjacent to the land hereby conveyed with full powers to the Commission their Lessees Agents and all persons authorised by them to win work get and carry away the same without any power to leave any subjacent or lateral support for the coal hereby conveyed and to drive maintain and use pit shafts drifts and ways through the coal hereby conveyed and from time to time and at all times to do all other acts and things necessary and proper for the exercise of the powers aforesaid Provided nevertheless that the Company shall be entitled to compensation in respect of actual substantial damage to the coal hereby conveyed caused by the exercise of the powers hereinbefore reserved the amount of such compensation in case of dispute to be settled by arbitration pursuant to the provisions of the Arbitration Acts 1889 to 1934 or any statutory modification thereof".

NOTE:-The coal stated above as thereby conveyed is the coal which is expressed to be conveyed (together with the land tinted blue on the filed plan and other land) by the above mentioned Conveyance dated 14 February 1949 and which is described therein in the following terms:-

"ALL THOSE mines or veins of coal down to a depth of One hundred feet from the surface under the land hereinbefore described Together with all acquired property any rights as defined by the Coal Act 1938 including all rights to withdraw support which immediately before the First Day of July One thousand nine hundred and forty two were vested in the Vendor as owner of the said coal and which under the Act became vested on that date in the Coal Commission solely by reason of the vesting in the Coal Commission of the Coal hereinbefore conveyed and

Title number WK178493

A: Property Register continued

which were subsequently conveyed by the Coal Commission to the Vendor".

- 3 By the Conveyance dated 20 May 1965 referred to in the Charges Register the following rights were expressed to be granted for the benefit of the land thereby conveyed:-

"Together with the following rights for the Purchaser and its successors in title to the land hereby conveyed.

Of entering on the land coloured blue on the plan hereto annexed at any time within eighty years from the date of the Conveyance to the Purchaser and constructing thereon in a good and workmanlike manner and to the satisfaction of the Local Authority a metalled road with all necessary kerbing paving and sewerage on condition that the persons exercising such right shall simultaneously also construct in a good and workmanlike manner and to the satisfaction of the Vendor and the Local Authority a Ten feet wide access for motor vehicles to such road immediately to the south of Point B on the before mentioned plan.

A right of way for all purposes over such roadway when constructed".

NOTE:-The land coloured blue referred to is tinted brown on the filed plan and the Point B referred to is that at the extreme north western corner of the said land tinted brown on the filed plan.

- 4 The Conveyance dated 20 May 1965 referred to above contains the following provision:-

"IT IS AGREED AND DECLARED by the parties hereto that the Purchaser shall not become entitled to any right of light or air or other easement or right which would restrict or interfere with the free use of any adjoining or adjacent parts of the Vendor's Arbury Estate by the Vendor or any persons deriving title under him for building or other purposes".

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 (03.02.1972) Proprietor(s): THE WARWICKSHIRE COUNTY COUNCIL of Shire Hall, Warwick.
- 2 (03.02.1972) 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, 1933 and the Education Acts 1944-68 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 tinted pink on the filed plan and other land dated 20 May 1965 made between (1) Francis Humphrey Maurice Fitzroy Newdegate (Vendor) (2) Joseph Clive Piggott William Stratford Dugdale and Ronald Eustace Cuthbert Quilter and (3) W A Blackburn Limited (Purchaser) contains the following covenants:-

"FOR the benefit and protection of the Vendor's Astely and Arbury Estates or any part or parts thereof and so as to bind so far as may be the land hereby conveyed into whosoever hands the same may come the Purchaser hereby covenants with the Vendor and the persons deriving title under the Vendor to the Vendor's Astley and Arbury Estates that the Purchaser and persons deriving title under the Purchaser:-

(a) will forthwith erect on the land hereby conveyed along the line A-B a good substantial and stock proof fence six feet high such fence to

Title number WK178493

C: Charges Register continued

be of chain link with posts of oak.

(b) will at all times thereafter maintain such fence in good and stock proof condition and shall not have any claim nor bring any proceedings against the Vendor or the persons deriving title under him to any part of his Arbury Estate or his or their tenants or lessees for trespass by livestock from any adjoining land on to the land hereby conveyed in consequence of the said fence not being maintained in stock proof condition

(c) will not use or permit to be used the land hereby conveyed or any part thereof or any buildings at any time thereon for any purposes other than residential.

(d) will not do or permit to be done on the land hereby conveyed or any part thereof or in any buildings thereon anything which may be or grow to be a nuisance or annoyance to the Vendor or other the owners and occupiers from time to time of the adjoining or adjacent parts of the Arbury Estate nor carry on or permit to be carried on any trade or business".

NOTE:-The point A above referred to is at the extreme north western corner of the land tinted pink on the filed plan and the point B is at the extreme north western corner of the land tinted brown on the filed plan.

- 2 By a Deed of Release dated 14 December 1971 made between (1) Francis Humphrey Maurice Fitzroy Newdegate (2) Joseph Clive Piggott and others (Trustees) (3) W A Blackburn Limited (Covenantor) the covenant contained in clause (c) of the said Conveyance dated 20 May 1965 was expressed to be released.

-NOTE:-Copy Deed filed under WK60600.

- 3 The land tinted pink on the filed plan with other land is subject to the following rights reserved by the Conveyance dated 20 May 1965 referred to above:-

"EXCEPT AND RESERVING unto the Vendor and the persons deriving title under him to any adjoining or neighbouring parts of his Astley and Arbury Estates and his and their respective tenants and lessees and all persons authorised by any of them:-

(a) The right of free running and passage of water soil electricity and gas through any pipes wires and cables running under the land hereby conveyed to and from such adjoining or neighbouring parts of the said estates as aforesaid AND the right to enter on the land hereby conveyed for the purpose of connecting to maintaining and renewing the said wires pipes and cables the persons carrying out such connection maintenance or renewal causing no avoidable damage thereby to the land hereby conveyed or to any building at any time thereon but nevertheless making good all damage in fact caused.

(b) All such rights easements or quasi easements as now exist or are used or enjoyed under in or over the property hereby conveyed or any parts thereof by any such adjoining or neighbouring parts of the said estates as aforesaid EXCEPT ALSO and reserved unto the Vendor and other the owners and occupiers from time to time of the land on the western side of that hereby conveyed and forming part of Ordnance Survey Number 1203 (hereinafter called "the Vendor's land") and all persons authorised by any of them (1) the right to construct at their own expense on the land hereby conveyed at any time within eighty years of the date of this Conveyance a roadway (hereinafter called "the Link roadway") from the Vendor's land to join any road (hereinafter called "the Purchaser's road") then constructed on the land hereby conveyed of which any part lies within three feet of the Vendor's land and in connection with the construction of the link road to alter the fence on the line A-B hereinafter mentioned and carry out all other works properly incidental to such construction Provided That the link road shall be of no greater width than the Purchaser's road and shall join the Purchaser's road by the nearest direct route (2) a right of way for all purposes over the link road and the Purchaser's road between the Vendor's land and Heath End Road".

Title number WK178493

C: Charges Register continued

NOTE:-See Note to entry number 1 above.

- 4 The land is subject to the following rights reserved by a Transfer of the Leasehold estate in the land in this title dated 19 January 1972 made between (1) John McLean & Sons Limited (Transferors) and (2) Warwickshire County Council:-

"RESERVING nevertheless to the Transferors (a) a right of support for the walls and buildings erected on Plot 451A and Plot 740 identified by green and blue edging respectively on the said bound up within (b) a right of access at all reasonable hours of the daytime over such part of the land hereby transferred as may be reasonably necessary in order to repair and maintain the said walls and buildings and (c) the right to maintain overhanging eaves and gutters over the land hereby transferred".

NOTE:-The Lease is dated 14 December 1966 made between (1) W A Blackburn Limited and (2) John McLean & Sons Limited for 99 years from 24 June 1965 Such Lease is determined as to the land in this title.

End of register

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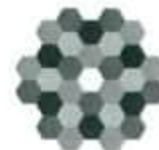
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H.M. LAND REGISTRY		TITLE NUMBER	
		WK 1784	
ORDNANCE SURVEY PLAN REFERENCE	COUNTY	SHEET	NATIONAL GRID
	WARWICKSHIRE		SP 3490
Scale: 1/1250			© Crown copyright

NUNEATON PARISH

The boundaries shown by dotted lines have been plotted from the transfer plan and are subject to revision on survey.





Official copy of register of title

Title number WK426673

Edition date 24.03.2009

This official copy shows the entries on the register of title on 20 FEB 2019 at 12:53:00.

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Issued on 20 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 (19.01.2006) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Stockingford Junior And Infant School, Grove Road, Nuneaton (CV10 8JY).
- 2 (19.01.2006) The mines and minerals together with ancillary powers of working are excepted.
- 3 (19.01.2006) The land has the benefit to use the foul sewer shown by a brown broken line on the title 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 (19.01.2006) PROPRIETOR: WARWICKSHIRE COUNTY COUNCIL care of County Solicitor And Assistant Chief Executive, Po Box 9,, Shire Hall, Warwick CV34 4RR and of DX723362, Warwick 5.

C: Charges Register

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

- 1 (19.01.2006) The land tinted blue on the title plan is subject to such restrictive covenants as may have been imposed thereon before 1 April 1945 and are still subsisting and capable of being enforced.
- 2 (19.01.2006) By a Deed dated 3 June 1911 made between (1) Thomas Horton and (2) Nuneaton Corporation the land tinted pink on the title plan was conveyed subject to the stipulations contained therein.

-NOTE: Copy filed.
- 3 (24.03.2009) The parts of the land affected thereby are subject to the

Title number WK426673

C: Charges Register continued

leases set out in the schedule of leases hereto.
The leases grant and reserve easements as therein mentioned.

Schedule of notices of leases

1	24.03.2009	Electricity Substation	16.12.2008	WK449242
	1 in blue		21 years from	
			16.12.2008	

End of register

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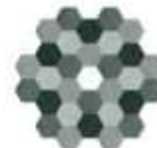
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Official copy of register of title

Title number WK380085

Edition date 23.04.1999

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Issued on 20 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 (23.04.1999) 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 south side of St Paul's Road, Nuneaton.
- 2 (23.04.1999) 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 (23.04.1999) PROPRIETOR: THE WARWICKSHIRE COUNTY COUNCIL of Shire Hall, Warwick, CV34 4RR.

C: Charges Register

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

- 1 (23.04.1999) A Conveyance of the land in this title dated 9 February 1999 made between (1) Nuneaton and Bedworth Borough Council (Transferor) and (2) The Warwickshire County 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 said Conveyances 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 liable in damages for any breach of the covenant after parting with all interest in the said land that the Transferee will not use the land hereby transferred for any purposes other than educational and/or ancillary community purposes only provided such ancillary

Title number WK380085

C: Charges Register continued

community purposes are of a non-commercial nature."

End of register

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H.M. LAND REGISTRY

TITLE NUMBER

WK 380085

ORDNANCE SURVEY
PLAN REFERENCE

SP3391

Scale

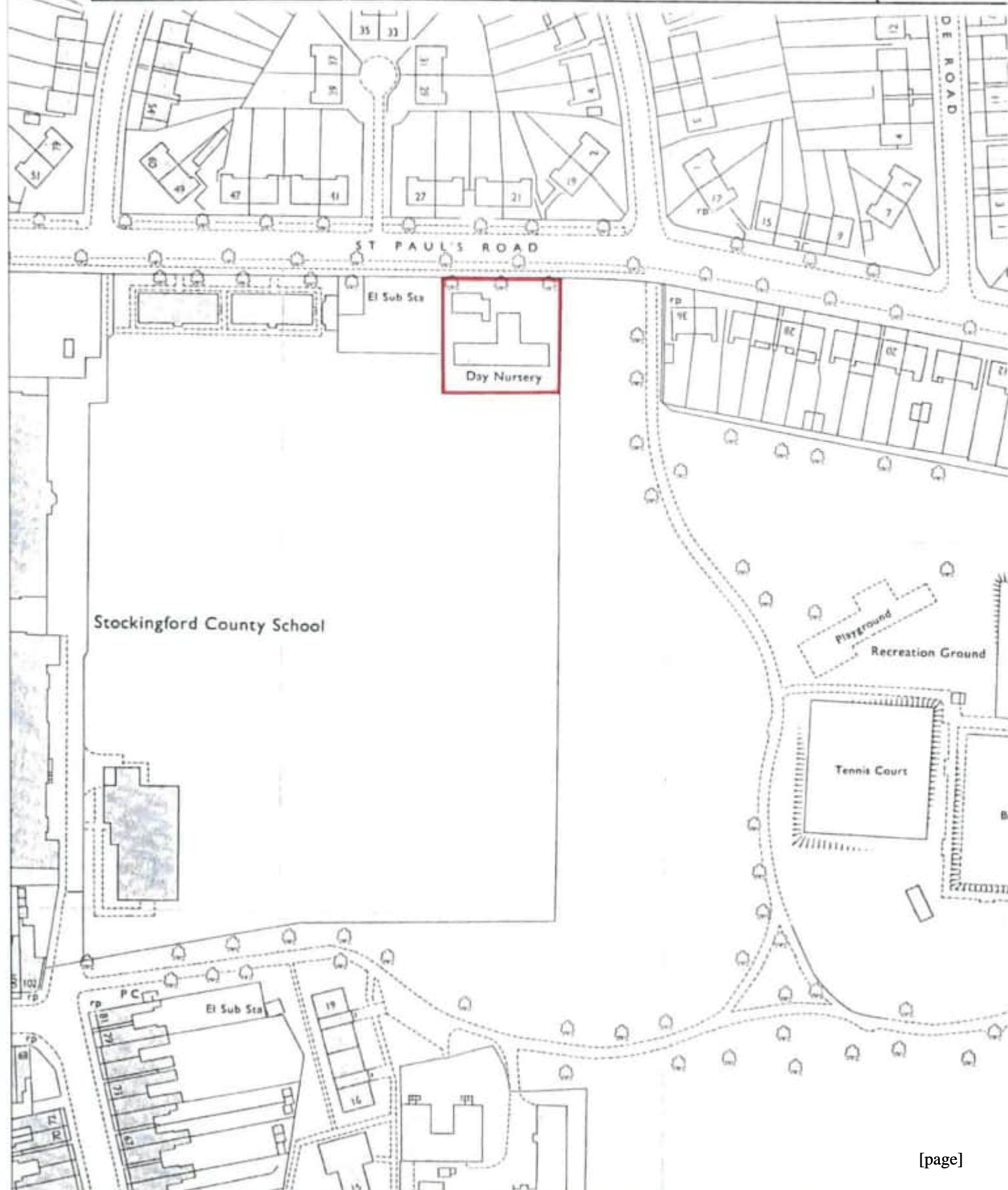
1/1250

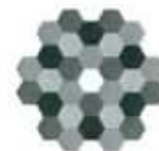
COUNTY WARWICKSHIRE

DISTRICT

NUNEATON AND BEDWORTH

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Official copy of register of title

Title number WK226511

Edition date 02.04.2015

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Issued on 20 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 the site of a school at Coton Road, Nuneaton.
- 2 The land tinted yellow on the title plan has the benefit of the following rights granted by a Deed of Exchange thereof and other land dated 3 April 1936 made between (1) Nuneaton Corporation and (2) The Warwickshire County Council:-

TOGETHER with a right to pass and repass and to use for all purposes as a foot horse cart and carriage road between Coton Road aforesaid and the piece of land hereby conveyed to the Corporation the road or way leading from Coton Road aforesaid to the northerly corner of such piece of land.

- 3 The land tinted blue on the title plan has the benefit of the following rights granted by a Conveyance thereof dated 4 December 1973 made between (1) Nuneaton Corporation (Vendors) and (2) Warwickshire County Council:-

"TOGETHER with full right and liberty

(a) to lay inspect repair cleanse and maintain a surface water drain within and under the Vendors' retained land in the approximate position indicated by a broken blue line on the said plan between the points marked A and B thereon

(b) to use the said surface water drain for the passage of surface water only from the land hereby conveyed and all buildings erected thereon to the River Anker and

(c) to enter on the Vendors' said retained land at all times over a working width of five metres or thereabouts for the purpose of carrying out the works referred to at (a) above the Council nevertheless doing as little damage as possible to the Vendors' said retained land and making good to the reasonable satisfaction of the Vendors all damage or disturbance thereby caused or paying reasonable compensation in lieu thereof."

Title number WK226511

A: Property Register continued

NOTE: The broken blue line and points marked A and B referred to are reproduced on the title plan.

- 4 The land tinted pink, tinted mauve and tinted blue on the title plan has the benefit of but is subject to the following rights contained in a Transfer thereof dated 16 October 1975 made between (1) The Warwickshire County Council and (2) Birmingham Roman Catholic Diocesan Trustees Registered:-

"TOGETHER WITH and SUBJECT to the existing system of water service and drainage and all other rights easements and quasi-easements as now used and enjoyed or intended so to be between the land hereby transferred and the adjoining or neighbouring land as if the same had been acquired by grant or prescription."

- 5 The land tinted yellow on the title plan has the benefit of but is subject to the following rights contained in a Transfer thereof dated 26 March 1976 made between (1) The Warwickshire County Council and (2) Birmingham Roman Diocesan Trustees Registered:-

"TOGETHER WITH and SUBJECT TO the existing system of water service and drainage and all other rights easements and quasi-easements as now used and enjoyed or intended so to be between the land hereby transferred and the adjoining or neighbouring land as if the same had been acquired by grant or prescription."

- 6 (27.02.2007) A new title plan at an enlarged scale 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: BIRMINGHAM ROMAN CATHOLIC DIOCESAN TRUSTEES REGISTERED of Cathedral House, St Chads Queensway, Birmingham B4 6EX.
- 2 (15.06.1976) RESTRICTION: No disposition by the proprietor of the registered estate to which section 117-121 or section 124 of the Charities Act 2011 applies is to be registered unless the instrument contains a certificate complying with section 122(3) or section 125(2) of that Act as appropriate.

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 title plan and other land dated 29 November 1930 made between (1) Richard Smith (Vendor) and (2) Nuneaton Corporation (Corporation) contains the following covenants:-

"THE Corporation hereby covenant with the Vendor that no trade or business shall be carried on in or upon the land hereby conveyed or any part thereof without the consent in writing of the Vendor or his successors in title and that no trade or business shall be carried on which shall or may grow to be a nuisance or annoyance to the neighbourhood and that no house or building erected or to be erected on the said land shall be used as an inn tavern beer shop club (registered or otherwise) or wine shop for the sale or distribution of intoxicating liquors on or off the premises PROVIDED that the before mentioned covenants shall not affect the use of the said land or any part thereof for the purposes of a public park or recreation ground or the use of the same for games whether a charge is made therefor or not."
- 2 (02.04.2015) The land is subject to the lease set out in the schedule of leases hereto.

Title number WK226511

Schedule of notices of leases

1	02.04.2015	Our Lady of the Angels Catholic Infant School and St Joseph's Catholic Junior School	02.03.2015 125 years from and including 1.3.2015	WK477543
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NOTE: The lease comprises also other land.

End of register

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title plan

Title number **WK226511**

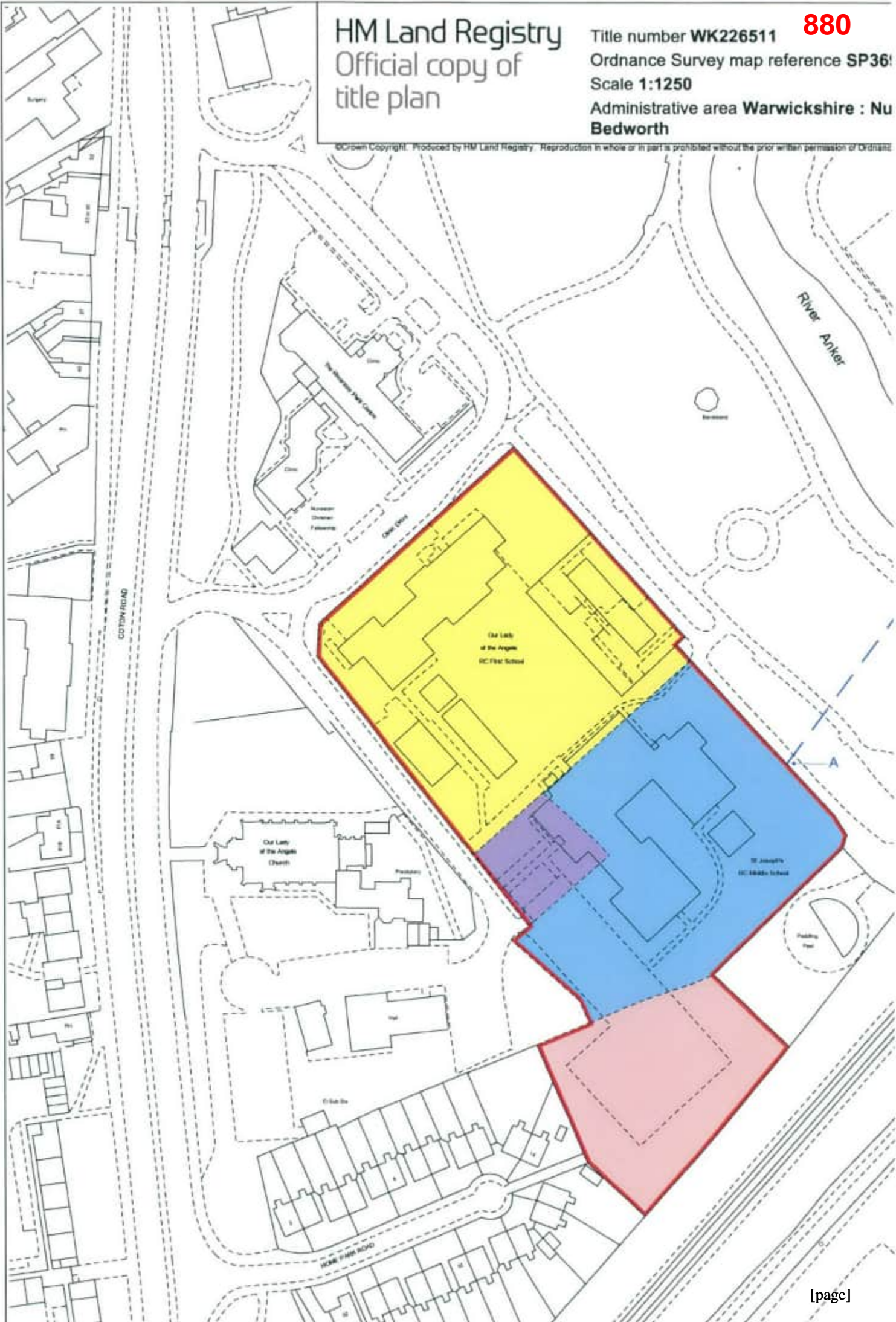
880

Ordnance Survey map reference **SP36**

Scale **1:1250**

Administrative area **Warwickshire : Nu
Bedworth**

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Official copy of register of title

Title number WK477543

Edition date 02.04.2015

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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. Except as mentioned below, the title includes any legal easements granted by the registered lease but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

WARWICKSHIRE : NUNEATON AND BEDWORTH

- 1 (02.04.2015) The Leasehold land demised by the lease referred to below which lies within the area shown edged with red on the plan of the above Title filed at the Registry and being Our Lady Of The Angels Infant School and St Joseph's RC First School Coton Road, Nuneaton (CV11 5TY).
- 2 (02.04.2015) The land tinted yellow on the title plan has the benefit of the following rights granted by a Deed of Exchange thereof and other land dated 3 April 1936 made between (1) Nuneaton Corporation and (2) The Warwickshire County Council:-

TOGETHER with a right to pass and repass and to use for all purposes as a foot horse cart and carriage road between Coton Road aforesaid and the piece of land hereby conveyed to the Corporation the road or way leading from Coton Road aforesaid to the northerly corner of such piece of land.

- 3 (02.04.2015) The land tinted blue on the title plan has the benefit of the following rights granted by a Conveyance of the freehold estate therein dated 4 December 1973 made between (1) Nuneaton Corporation (Vendors) and (2) Warwickshire County Council:-

"TOGETHER with full right and liberty

(a) to lay inspect repair cleanse and maintain a surface water drain within and under the Vendors' retained land in the approximate position indicated by a broken blue line on the said plan between the points marked A and B thereon

(b) to use the said surface water drain for the passage of surface water only from the land hereby conveyed and all buildings erected thereon to the River Anker and

(c) to enter on the Vendors' said retained land at all times over a working width of five metres or thereabouts for the purpose of carrying

Title number WK477543

A: Property Register continued

out the works referred to at (a) above the Council nevertheless doing as little damage as possible to the Vendors' said retained land and making good to the reasonable satisfaction of the Vendors all damage or disturbance thereby caused or paying reasonable compensation in lieu thereof."

NOTE: The broken blue line and points marked A and B referred to are reproduced on the title plan.

- 4 (02.04.2015) The land tinted pink, tinted mauve and tinted blue on the title plan has the benefit of but is subject to the following rights contained in a Transfer of the freehold estate therein dated 16 October 1975 made between (1) The Warwickshire County Council and (2) Birmingham Roman Catholic Diocesan Trustees Registered:-

"TOGETHER WITH and SUBJECT to the existing system of water service and drainage and all other rights easements and quasi-easements as now used and enjoyed or intended so to be between the land hereby transferred and the adjoining or neighbouring land as if the same had been acquired by grant or prescription."

- 5 (02.04.2015) The land tinted yellow on the title plan has the benefit of but is subject to the following rights contained in a Transfer of the freehold estate therein dated 26 March 1976 made between (1) The Warwickshire County Council and (2) Birmingham Roman Diocesan Trustees Registered:-

"TOGETHER WITH and SUBJECT TO the existing system of water service and drainage and all other rights easements and quasi-easements as now used and enjoyed or intended so to be between the land hereby transferred and the adjoining or neighbouring land as if the same had been acquired by grant or prescription."

- 6 (02.04.2015) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
 Date : 2 March 2015
 Term : 125 years from and including 1 March 2015
 Parties : (1) Birmingham Roman Catholic Diocesan Trustees
 Registered : (2) The Holy Spirit Catholic Multi Academy

- 7 (02.04.2015) The Lease prohibits or restricts alienation.

- 8 (02.04.2015) The landlord's title is registered.

B: Proprietorship Register

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

Title absolute

- 1 (02.04.2015) PROPRIETOR: THE HOLY SPIRIT CATHOLIC MULTI ACADEMY of Our Lady of the Angels Catholic Infant School, Riversley Park, Coton Road, Nuneaton CV11 5TY.

C: Charges Register

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

- 1 (02.04.2015) A Conveyance of the freehold estate in the land tinted pink on the title plan and other land dated 29 November 1930 made between (1) Richard Smith (Vendor) and (2) Nuneaton Corporation (Corporation) contains the following covenants:-

"THE Corporation hereby covenant with the Vendor that no trade or business shall be carried on in or upon the land hereby conveyed or any part thereof without the consent in writing of the Vendor or his successors in title and that no trade or business shall be carried on which shall or may grow to be a nuisance or annoyance to the

Title number WK477543

C: Charges Register continued

neighbourhood and that no house or building erected or to be erected on the said land shall be used as an inn tavern beer shop club (registered or otherwise) or wine shop for the sale or distribution of intoxicating liquors on or off the premises PROVIDED that the before mentioned covenants shall not affect the use of the said land or any part thereof for the purposes of a public park or recreation ground or the use of the same for games whether a charge is made therefor or not."

- 2 (02.04.2015) 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	02.01.2013	Nursery School	20.12.2012	WK467006
	Edged and		15 years from	
	numbered 1 in		24.1.2007	
	blue			

End of register

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Official copy of
title plan

Title number **WK477543**

Ordnance Survey map reference **SP3691SW**

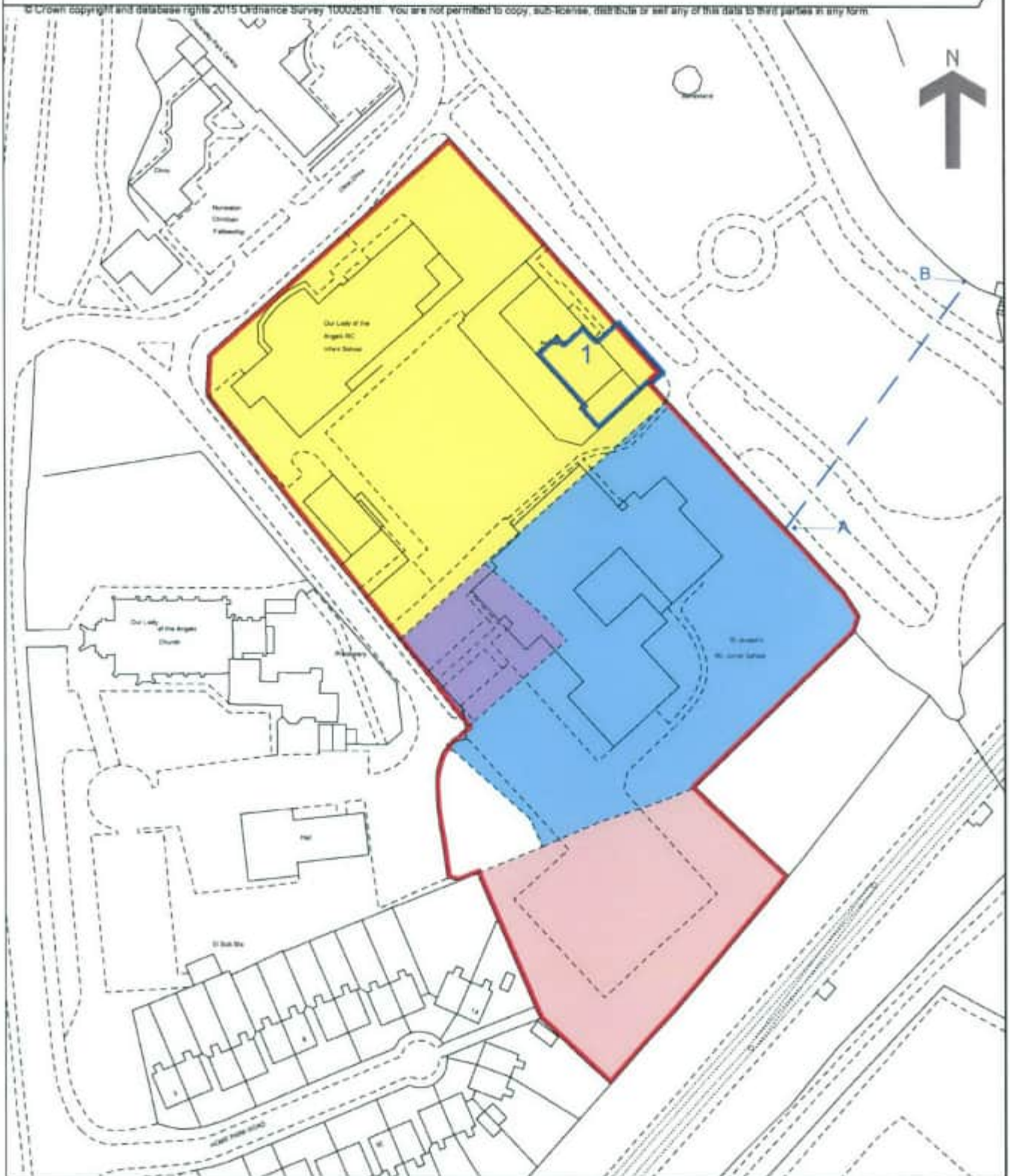
Scale **1:1250 enlarged from 1:2500**

Administrative area **Warwickshire : Nuneaton and
Bedworth**

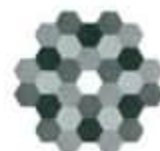


885

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Official copy of register of title

Title number WK470637

Edition date 05.11.2013

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Issued on 20 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. Except as mentioned below, the title includes any legal easements granted by the registered lease but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

WARWICKSHIRE : NUNEATON AND BEDWORTH

- 1 (05.11.2013) The Leasehold land shown edged with red on the plan of the above title filed at the Registry and being Park Lane Primary School, Park Lane, Nuneaton (CV10 8LU).
- 2 (05.11.2013) The mines and minerals are excepted.
- 3 (05.11.2013) 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. Filed 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 their said successors and not so as to acquire any right thereto either at common law or under statute."
- 4 (05.11.2013) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : 1 November 2013
Term : 125 years from and including 1 November 2013
Parties : (1) Warwickshire County Council
(2) The Griffin Schools Trust
NOTE: The lease includes also other land.
- 5 (05.11.2013) The Lease prohibits or restricts alienation.
- 6 (05.11.2013) The landlord's title is registered.

Title number WK470637

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 (05.11.2013) PROPRIETOR: THE GRIFFIN SCHOOLS TRUST (Co. Regn. No. 07893665) of The Talent Factory, 4-14 Barmeston Road, London SE6 3BH.
- 2 (05.11.2013) RESTRICTION: No disposition of the registered estate 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 Secretary of State for Education of Sanctuary Buildings, Great Smith Street, London SW1P 3BT.

C: Charges Register

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

- 1 (05.11.2013) A Conveyance of the freehold estate in the land tinted pink on the title plan and other land dated 1 July 1965 made between (1) The National Coal Board (Board) and (2) Nuneaton Corporation contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 (05.11.2013) A Conveyance of the freehold estate in the land tinted blue on the title plan and other land dated 10 April 1972 made between (1) National Coal Board (Board) and (2) The Warwickshire County Council (Council) contains covenants details of which are set out in the schedule of restrictive covenants hereto.

Schedule of restrictive covenants

- 1 (05.11.2013) 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 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 arbitration 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."
- 2 (05.11.2013) The following are details of the covenants contained in the Conveyance dated 10 April 1972 referred to in the Charges Register:-

"The Council hereby covenants with the Board that they will erect within three months from the date hereof and forever thereafter maintain a fence four feet six inches in height consisting of timber posts with fir rails and pales between the points marked A and B on the said plan."

Title number WK470637

Schedule of restrictive covenants continued

3. The Council 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 parts thereof hereby covenants with the Board as follows:-

(1) That no new building structure or works and no addition to any existing 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 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 Board for minimising damage caused by subsidence PROVIDED that if any dispute shall arise between the Board and the Council or any successor in title of the Council 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.

(2) That no such buildings structure or works and no such addition to any existing building structure or works shall be occupied or used for any purpose before the expiration of three days after the date on which there shall have been posted to or left at the office for the time being of the Board's Estates Manager for the area in which the said buildings are situate a certificate addressed to the Board that any such building structure or works or any such addition is in accordance with the plans and specifications approved by the Board such certificate to be signed either by an Architect or by the Proprietor or a Partner or Director of the Concern which erected constructed or placed on the said land such building structure or works or such addition."

NOTE: The North Western boundary of the land in this title forms the boundary between the points marked A and B referred to.

End of register

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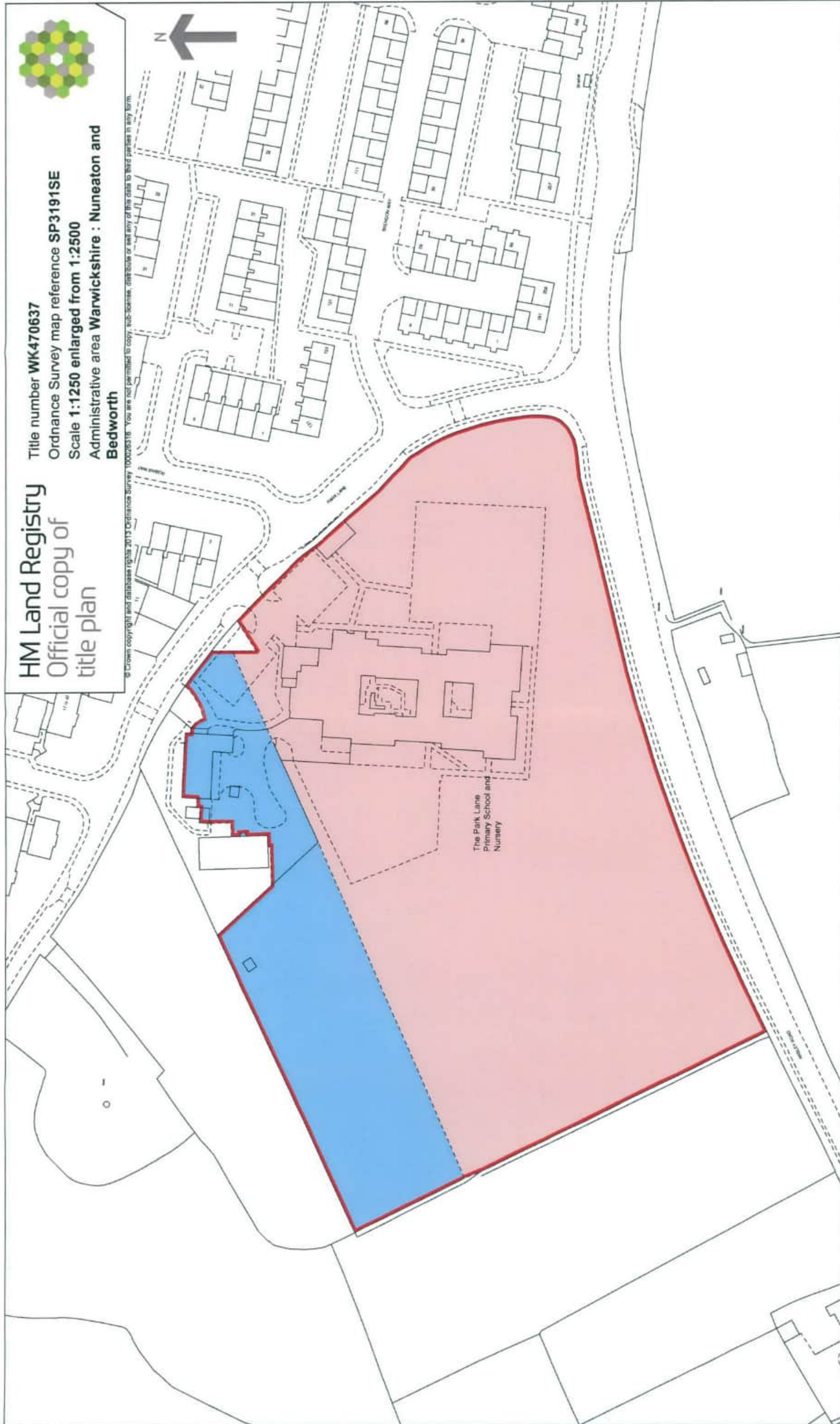
Title number **WK470637**

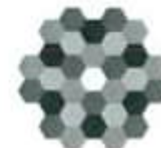
Ordnance Survey map reference **SP3191SE**

Scale **1:1250 enlarged from 1:2500**

Administrative area **Warwickshire : Nuneaton and
Bedworth**

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Official copy of register of title

Title number WK189736

Edition date 05.11.2013

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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 (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, Nuneaton.
- 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 in 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 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. Filed 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 their said successors and not so as to acquire any right thereto either

Title number WK189736

A: Property Register continued

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 (04.07.1972) PROPRIETOR: THE WARWICKSHIRE COUNTY COUNCIL of PO Box 9, Shire Hall, Warwick.
- 2 The Transfer to the proprietor(s) contains a purchaser's personal covenant.

-NOTE: Copy of covenant filed.
- 3 (04.07.1972) 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 1933 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 and other land dated 1 July 1965 made between (1) The National Coal Board (Board) and (2) Nuneaton Corporation contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 The land is subject to rights to connect into and use the drains sewers gutters pipes cables and other conducting media therein and thereunder.
- 3 (05.11.2013) The land is subject to the lease set out in the schedule of leases hereto.

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 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 arbitration 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

Title number WK189736

1	05.11.2013	Park Lane Primary School	01.11.2013	WK470637
			125 years from	
			and including	
			1/11/2013	

NOTE: The lease comprises also other land.

End of register

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M.B. 25

Recreation Ground

TITLE NUMBER

2883
6.90

H.M. LAND REGISTRY

WK 189736

ORDNANCE SURVEY
PLAN REFERENCE

COUNTY

SHEET

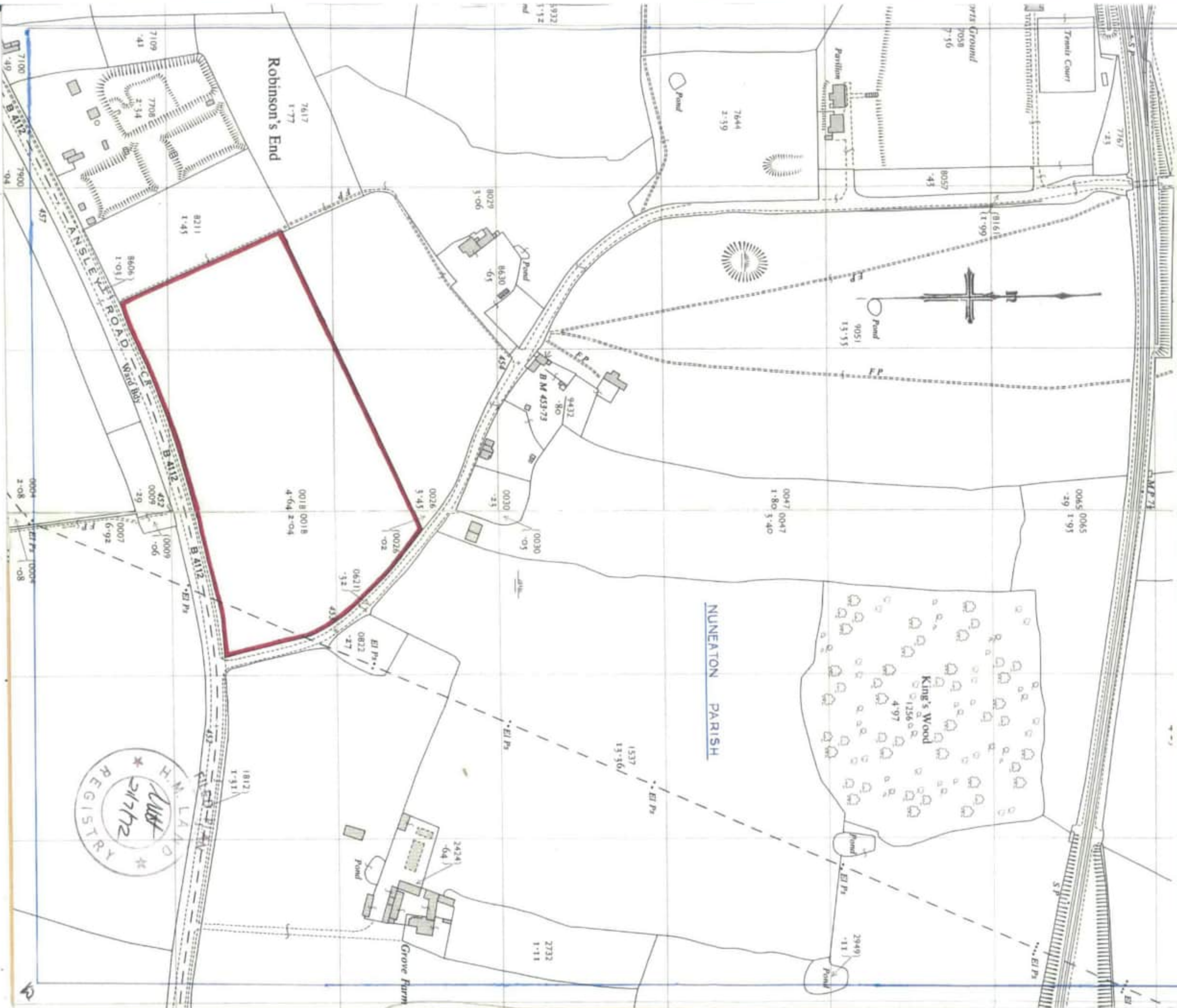
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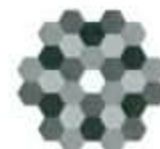
WARWICKSHIRE

SP 3191 SP 3291

Scale: 1/2500

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Official copy of register of title

Title number WK471379

Edition date 17.01.2014

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Issued on 20 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 (21.10.2005) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Queens County Junior & Infant School, Bentley Road, Nuneaton (CV11 5LR).
- 2 (21.10.2005) The mines and minerals together with ancillary powers of working are excepted.
- 3 (06.01.2014) The land has the benefit of the following rights granted by a Transfer of the land in this title dated 20 December 2013 made between (1) The Warwickshire County Council (Transferor) and (2) Coventry Diocesan Board Of Education (Transferee):-

"Rights granted for the benefit of the property

The Transferor grants to the Transferee for the benefit of the Property the following easements and rights:

1. Full and free right and liberty to lateral and subjacent support and protection for the Property from the Retained Land
2. In conjunction with the Landlords and all others so entitled the right to pass and repass with or without vehicles and on foot only over and along the Access Road on the Retained Land for the purpose of obtaining access to and egress from the Property but not for any other purpose whatsoever subject to the Transferee paying a fair and reasonable share of the costs of repairing and maintaining the Access Road"

NOTE 1: The "Retained Land" referred to above means the remainder of the land contained in title number WK424868.

NOTE 2: The "Access Road" referred to above is tinted brown on the title 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 number WK471379

Title absolute

- 1 (06.01.2014) PROPRIETOR: COVENTRY DIOCESAN BOARD OF EDUCATION (Co. Regn. No. 03663851) of Coventry DBE Offices, The Benn Education Centre, Claremont Road, Rugby CV21 3LU.
- 2 (06.01.2014) The value stated as at 6 January 2014 was £500,000.
- 3 (06.01.2014) RESTRICTION: No disposition by the proprietor of the registered estate to which section 117-121 or section 124 of the Charities Act 2011 applies is to be registered unless the instrument contains a certificate complying with section 122(3) or section 125(2) of that Act as appropriate.

C: Charges Register

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

- 1 (17.01.2014) The land is subject to the lease set out in the schedule of leases hereto.

Schedule of notices of leases

- | | | | | |
|---|------------|------------------------------------|--|----------|
| 1 | 17.01.2014 | Queens Church of England
School | 02.01.2014
125 years from
1.1.2014 | WK471568 |
|---|------------|------------------------------------|--|----------|

End of register

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

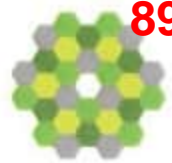
HM Land Registry
Official copy of
title plan

Title number **WK471379**

Ordnance Survey map reference **SP3591NW**

Scale **1:1250**

Administrative area **Warwickshire : Nuneaton and
Bedworth**



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Official copy of register of title

Title number WK480568

Edition date 01.10.2015

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Issued on 20 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. Except as mentioned below, the title includes any legal easements granted by the registered lease but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

WARWICKSHIRE : NUNEATON AND BEDWORTH

- 1 (01.10.2015) The Leasehold land demised by the lease referred to below which lies within the area shown edged with red on the plan of the above Title filed at the Registry and being Land at St Anne's RC Primary School, Camp Hill Drive, Nuneaton.
- 2 (01.10.2015) The mines and minerals together with ancillary powers of working are excepted.
- 3 (01.10.2015) The land has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of adjoining land dated 27 February 2004 made between (1) The Warwickshire County Council and (2) Pride in Camp Hill Limited.

-NOTE: Copy filed under WK414237.
- 4 (01.10.2015) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : 2 March 2015
Term : 125 years from 1 March 2015
Parties : (1) Warwickshire County Council
(2) The Holy Spirit Catholic Multi Academy
- 5 (01.10.2015) The Lease prohibits or restricts alienation.
- 6 (01.10.2015) The landlord's title is registered.

B: Proprietorship Register

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

Title absolute

Title number WK480568

B: Proprietorship Register continued

- 1 (01.10.2015) PROPRIETOR: THE HOLY SPIRIT CATHOLIC MULTI ACADEMY of Our Lady Of The Angels Catholic Infant School, Riversley Park, Coton Road, Nuneaton CV11 5TY.
- 2 (01.10.2015) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the Secretary of State for Education of Sanctuary Buildings, Great Smith Street, London SW1P 3BT.

C: Charges Register

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

- 1 (01.10.2015) The land is subject to the rights granted by a Transfer of adjoining land dated 26 February 2015 made between (1) Warwickshire County Council and (2) Birmingham Roman Catholic Diocesan Trustees Registered.

-NOTE:-Copy filed under WK477082.

End of register

These are the notes referred to on the following official copy

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



HM Land Registry
Official copy of
title plan

Title number **WK480568**
Ordnance Survey map reference **SP3393SE**
Scale **1:1250** enlarged from **1:2500**
Administrative area **Warwickshire : Nuneaton and Bedworth**

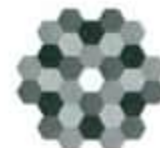
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Camp Hill Primary School and Early Years Centre

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Official copy of register of title

Title number WK449953

Edition date 09.04.2015

This official copy shows the entries on the register of title on 20 FEB 2019 at 13:06:33.

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Issued on 20 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 (23.04.2009) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being St. Anne's Roman Catholic Primary School, Camp Hill Drive, Nuneaton (CV10 0JX).
- 2 (23.04.2009) The mines and minerals together with ancillary powers of working are excepted with provision for compensation in the event of damage caused thereby.
- 3 (23.04.2009) The land has the benefit of the rights granted by but is subject to the rights reserved by a Conveyance of the land in this title dated 26 March 1968 made between (1) Warwickshire County Council and (2) Birmingham Roman Catholic Diocesan Trustees Registered.

-NOTE:-Copy filed.

- 4 (23.04.2009) The land has the benefit of the rights granted by a Deed dated 20 June 1968 made between (1) The Mayor Aldermen and Burgesses of The Borough of Nuneaton and (2) Birmingham Roman Catholic Diocesan Trustees Registered.

-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 (23.04.2009) PROPRIETOR: BIRMINGHAM ROMAN CATHOLIC DIOCESAN TRUSTEES REGISTERED (Trustee of Birmingham Diocesan Trust: Registered Charity No.234216) of Property Administrator, Cathedral House, St Chads Queensway, Birmingham B4 6EX.

Title number WK449953

C: Charges Register

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

- 1 (23.04.2009) The land is subject to the rights granted by a Deed dated 26 August 1950 made between (1) Albert Chidlow and (2) Reuben John Lovell.

-NOTE: Copy filed.

- 2 (02.04.2015) The land is subject to the lease set out in the schedule of leases hereto.

Schedule of notices of leases

- | | | | | |
|---|------------|---------------------|----------------|----------|
| 1 | 02.04.2015 | St. Annes RC School | 02.03.2015 | WK477546 |
| | | | 125 years from | |
| | | | 1.3.2015 | |

End of register

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HM Land Registry
Official copy of
title plan

Title number **WK449953**

Ordnance Survey map reference **SP3393SE**

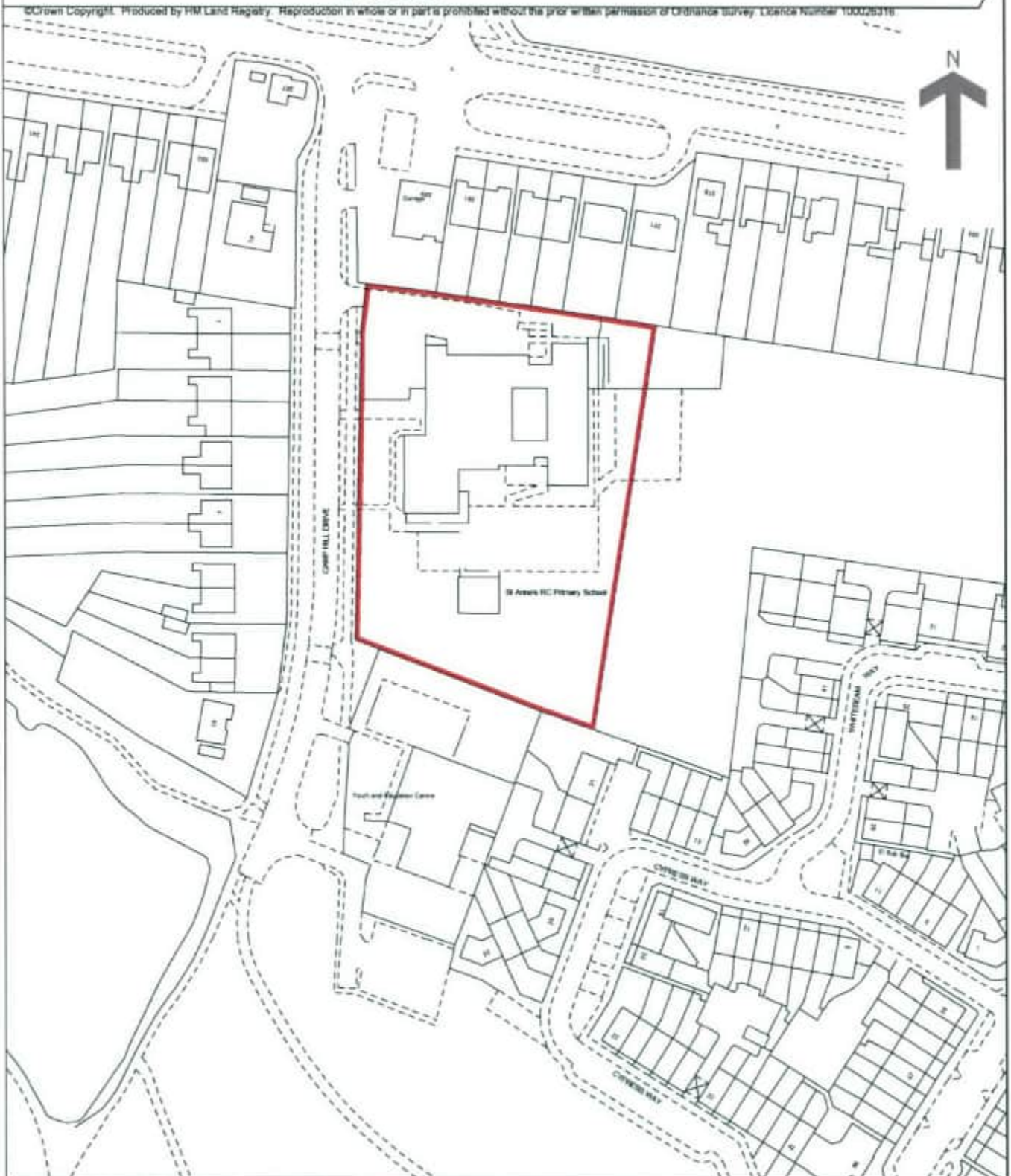
Scale **1:1250**

Administrative area **Warwickshire : Nuneaton and
Bedworth**



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Official copy of register of title

Title number WK468047

Edition date 15.05.2013

This official copy shows the entries on the register of title on 20 FEB 2019 at 13:07:57.

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Issued on 20 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. Except as mentioned below, the title includes any legal easements granted by the registered lease but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

WARWICKSHIRE : NUNEATON AND BEDWORTH

- 1 (05.04.2013) The Leasehold land shown edged with red on the plan of the above title filed at the Registry and being Oak Wood Primary School, Morris Drive, Nuneaton (CV11 4QH).
- 2 (05.04.2013) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
 Date : 28 March 2013
 Term : 125 years from and including 1 April 2013
 Parties : (1) The Warwickshire County Council
 (2) Oak Wood Schools Academy
- 3 (05.04.2013) The Lease prohibits or restricts alienation.
- 4 (05.04.2013) The title includes any legal easements referred to in clause LR11.1 of the registered lease but is subject to any rights that are granted or reserved by the lease and affect the registered land.
- 5 (05.04.2013) The landlord's title is registered.

B: Proprietorship Register

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

Title absolute

- 1 (05.04.2013) PROPRIETOR: OAK WOOD SCHOOLS ACADEMY (Co. Regn. No. 08425914) of Oakwood Primary School, Morris Drive, Nuneaton CV11 4QH.
- 2 (05.04.2013) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the Secretary of State for Education of Sanctuary Buildings, Great Smith Street, London SW1P 3BT.

Title number WK468047

End of register

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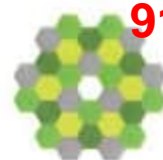
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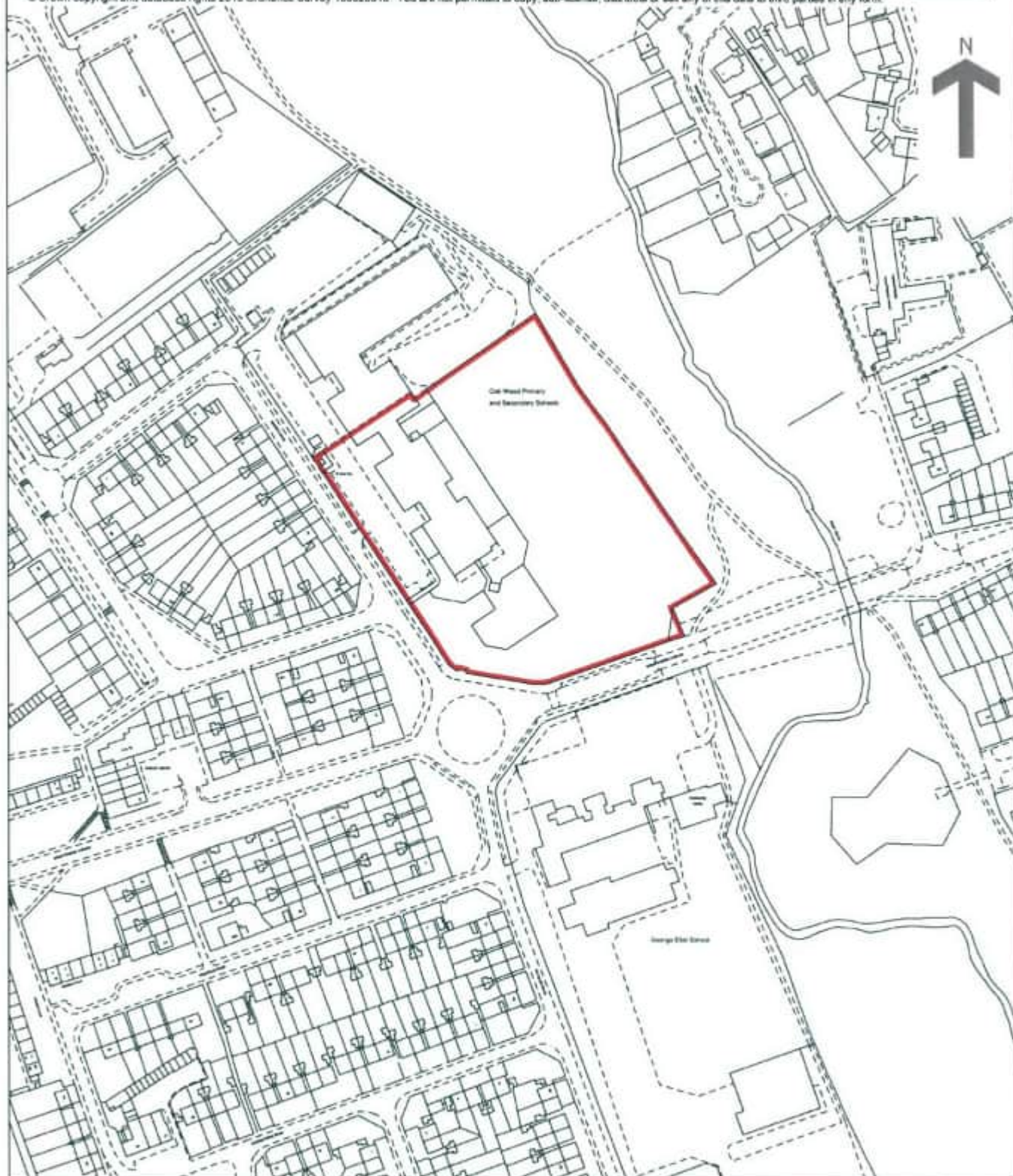
HM Land Registry
Official copy of
title plan

Title number **WK468047**
Ordnance Survey map reference **SP3690SE**
Scale **1:2500**
Administrative area **Warwickshire : Nuneaton and
Bedworth**

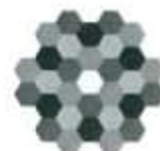


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Official copy of register of title

Title number WK468048

Edition date 05.04.2013

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Issued on 20 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. Except as mentioned below, the title includes any legal easements granted by the registered lease but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

WARWICKSHIRE : NUNEATON AND BEDWORTH

- 1 (05.04.2013) The Leasehold land shown edged with red on the plan of the above title filed at the Registry and being Oak Wood Secondary School, Morris Drive, Nuneaton (CV11 4QH).
- 2 (05.04.2013) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
 Date : 28 March 2013
 Term : 125 years from and including 1 April 2013
 Parties : (1) The Warwickshire County Council
 (2) Oak Wood Schools Academy
- 3 (05.04.2013) The Lease prohibits or restricts alienation.
- 4 (05.04.2013) The title includes any legal easements referred to in clause LR11.1 of the registered lease but is subject to any rights that are granted or reserved by the lease and affect the registered land.
- 5 (05.04.2013) The landlord's title is registered.

B: Proprietorship Register

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

Title absolute

- 1 (05.04.2013) PROPRIETOR: OAK WOOD SCHOOLS ACADEMY (Co. Regn. No. 08425914) of Oakwood Primary School, Morris Drive, Nuneaton CV11 4QH.
- 2 (05.04.2013) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the Secretary of State for Education of Sanctuary Buildings, Great Smith Street, London SW1P 3BT.

Title number WK468048

End of register

These are the notes referred to on the following official copy

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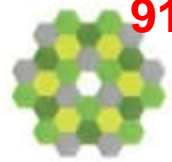
HM Land Registry
Official copy of
title plan

Title number **WK468048**

Ordnance Survey map reference **SP3690SE**

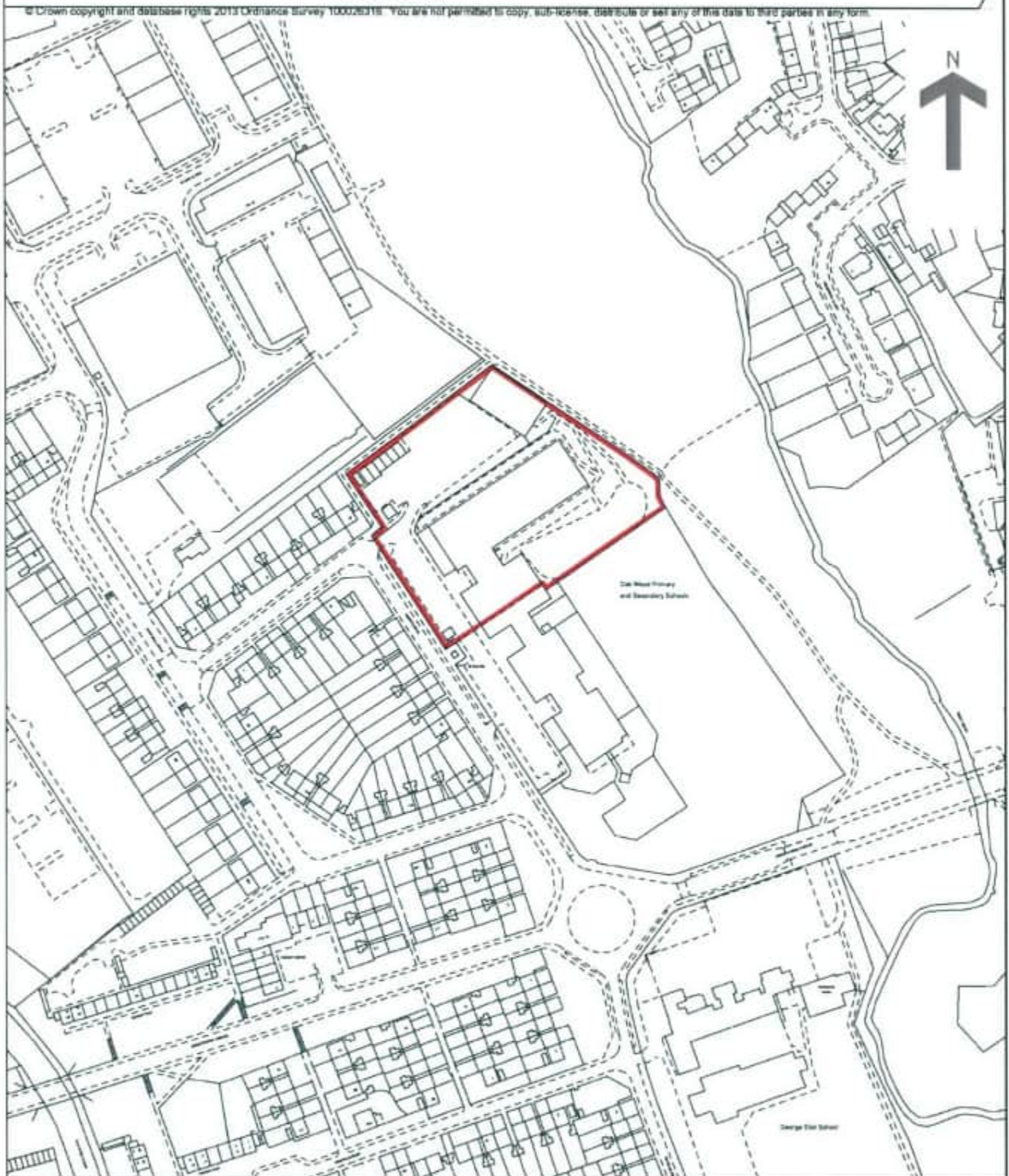
Scale **1:2500**

Administrative area **Warwickshire : Nuneaton and
Bedworth**

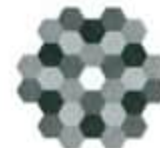


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Official copy of register of title

Title number WK233776

Edition date 05.04.2013

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Issued on 20 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 Oak Wood Primary School, Morris Drive, Nuneaton (CV11 4QH).

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 (16.04.1975) PROPRIETOR: THE WARWICKSHIRE COUNTY COUNCIL of Shire Hall, Warwick.
- 2 (16.04.1975) 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 Education Acts 1944 to 1968 or some other Act or authority.

C: Charges Register

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

- 1 (05.04.2013) 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 | 05.04.2013 | Oak Wood Primary School | 28.03.2013 | WK468047 |
| | edged and | | 125 years from | |
| | numbered 1 in | | and including | |
| | blue | | 01/04/2013 | |
| | NOTE: The lease comprises also other land. | | | |

Title number WK233776

Schedule of notices of leases continued

2	05.04.2013	Oak Wood Secondary School	28.03.2013	WK460048
	edged and		125 years from	
	numbered 2 in		and including	
	blue		01/04/2013	
	NOTE: The lease comprises also other land.			

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.

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HM Land Registry
Official copy of
title plan

Title number **WK233776**

Ordnance Survey map reference **SP3690SE**

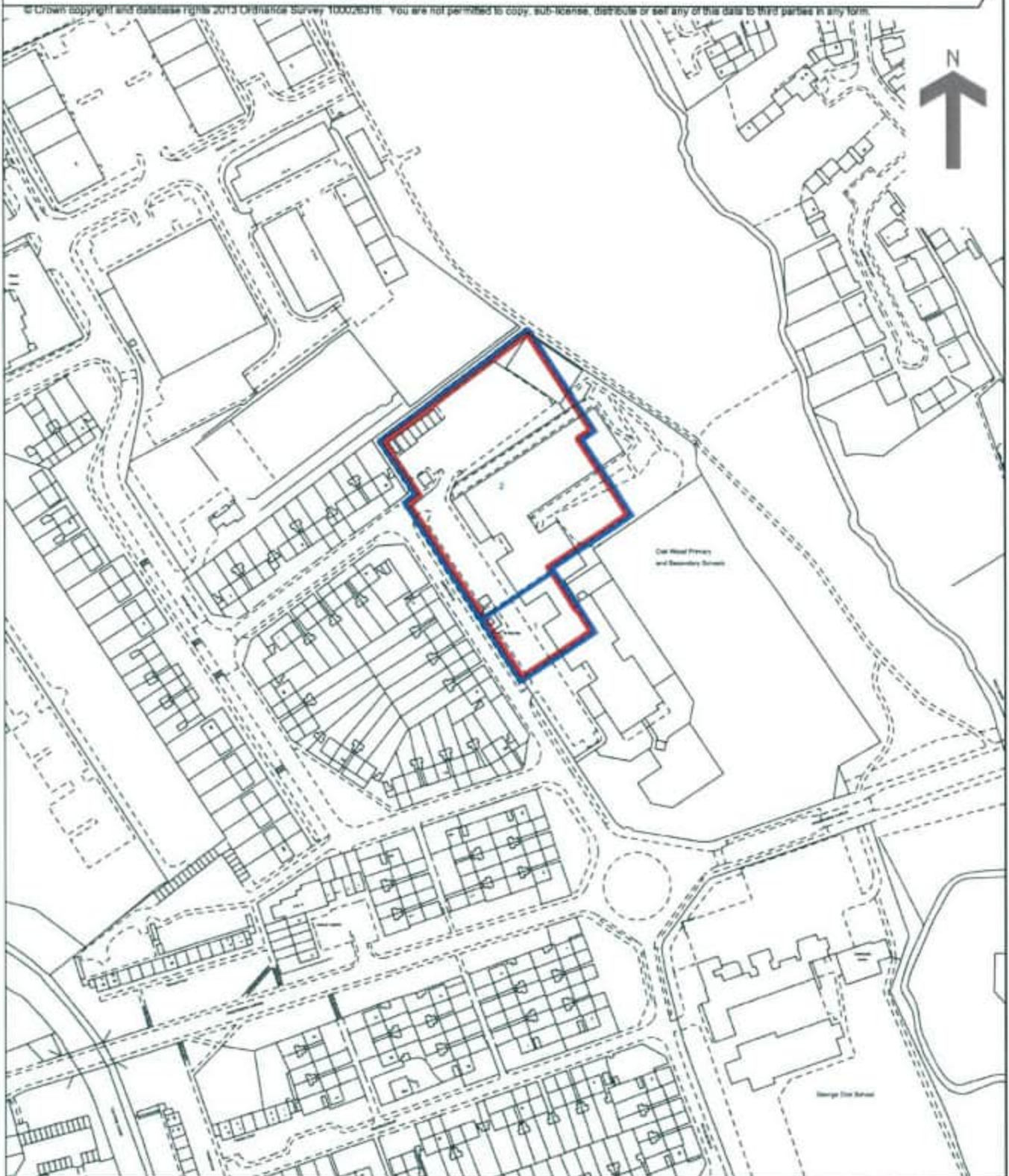
Scale **1:2500**

Administrative area **Warwickshire : Nuneaton and
Bedworth**

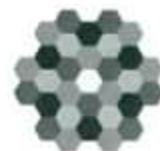


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Official copy of register of title

Title number WK473130

Edition date 07.07.2014

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Issued on 21 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. Except as mentioned below, the title includes any legal easements granted by the registered lease but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

WARWICKSHIRE : NUNEATON AND BEDWORTH

- 1 (16.05.2014) The Leasehold land shown edged with red on the plan of the above title filed at the Registry and being playing field adjoining St. Nicolas C Of E Primary School, Windermere Avenue, Nuneaton (CV11 6HJ).
- 2 (16.05.2014) There are excluded from this registration the mines and minerals excepted by the Conveyance of the freehold estate thereof and other land dated 31 March 1925 referred to in the Charges Register in the following terms and the land is also subject to the following ancillary powers of working:-

EXCEPT AND RESERVED unto the Vendor his successors and assigns all mines quarries and minerals whatsoever whether opened or unopened within and under the said hereditaments or any of them together with full presents for the Vendor his successors and assigns and his and their lessees and agents and all persons by him and them authorised with workmen and others from time to time and at all times and at all times thereafter by means of underground workings or operations only to win work get and carry away the said mines quarries and minerals and any mines quarries and minerals in upon or under any adjacent or other lands and with full presents for those purposes to withdraw vertical and lateral support from the surface of the said hereditaments and from any buildings or works then erected or thereafter to be erected thereon notwithstanding any subsidence or other injury or damage that might thereby be occasioned to the said hereditaments or any buildings or works as aforesaid or any other injury damage or loss whatsoever arising whether directly or indirectly from any such workings or operations as aforesaid which might be sustained by the Purchaser his heirs or assigns so nevertheless that the person or persons actually working under or by virtue of any of the presents aforesaid should pay to the Purchaser his heirs or assigns or other the owner or occupier of the said hereditaments reasonable compensation for or in respect of any injury or damage to be thereby occasioned to any buildings or works then erected on the said hereditaments such compensation to be fixed if the parties could not agree by an arbitrator to be agreed upon between them or in case of there not being able to agree upon such arbitrator

Title number WK473130

A: Property Register continued

then by two disinterested persons as arbitrators one to be chosen by each party or their umpire and any such arbitration should so far as applicable be governed by the provisions of "the Arbitration Act 1889" or any statutory modification thereof PROVIDED ALWAYS that nothing therein contained should be deemed to authorise the Vendor or his successors to assign demise or work the said excepted minerals otherwise than in accordance with the provisions of the said Ecclesiastical Leasing Acts.

- 3 (16.05.2014) The land tinted pink on the title plan has the benefit of the rights reserved by a Deed of Grant dated 27 May 1968 made between (1) Donald Kenneth Mole (2) Bradford & Bingley Building Society and (3) Warwickshire County Council.

-NOTE:-Copy filed under WK23905.

- 4 (16.05.2014) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
 Date : 1 May 2014
 Term : 125 years from and including 1 May 2014
 Parties : (1) Warwickshire County Council
 (2) The Diocese Of Coventry Multi Academy Trust

- 5 (16.05.2014) The Lease prohibits or restricts alienation.

- 6 (16.05.2014) The landlord's title is registered.

B: Proprietorship Register

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

Title absolute

- 1 (16.05.2014) PROPRIETOR: THE DIOCESE OF COVENTRY MULTI ACADEMY TRUST (Co. Regn. No. 08422015) of The Benn Education Centre, Claremont Road, Rugby CV21 3LU.
- 2 (16.05.2014) RESTRICTION: No disposition of the registered estate 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 Secretary of State for Education of Sanctuary Buildings, Great Smith Street, London, SW1 3BT.

C: Charges Register

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

- 1 (16.05.2014) A Conveyance of the freehold estate in the land in this title and other land dated 31 March 1925 made between (1) The Reverend John Lawrence White (Vendor) (2) The Ecclesiastical Commissioners for England (Commissioners) (3) The Right Honourable Stanley Baldwin and (4) Aaron Lewis Ensor (Purchaser) contains the following covenants:-

COVENANT by the Purchaser for himself his heirs executors administrators and assigns with and granted to the Vendor his successors and assigns and also by way of separate covenant with the Commissioners and their successors that he the Purchaser his heirs or assigns would not at any time or times thereafter erect or suffer to be erected any building on the three closes of land fronting to Hinckley Road aforesaid (being the enclosures Numbered 428, 428a and 355 on the said Plan) or on any part thereof other than private dwellinghouses with the usual and necessary outbuildings thereto the plans of which private dwellinghouses and outbuildings should be submitted to and approved by the Vendor his successors and assigns And also would not erect or suffer to be erected any building or erection (other than a boundary fence) on the said hereditaments thereby conveyed nearer to Hinckley Road aforesaid than a Building Line to be approved by the Borough Council of the Borough of Nuneaton or other the Local Authority

Title number WK473130

C: Charges Register continued

having control of the said road for the time being AND ALSO would not carry on or permit to be carried on any trade or business on the said hereditaments thereby conveyed which should or might be or grow to be a nuisance or annoyance to the Vendor or his successors or assigns or to the neighbourhood AND AGREEMENT AND DECLARATION that the covenants on the part of the said Purchaser thereinbefore contained should be and be deemed to be not only personal covenants but also real covenants affecting and running with the said hereditaments thereby conveyed in the hands of every owner or occupier thereof and also that as between the Commissioners and their successors on the one hand and any Vicar for the time being of the said Vicarage on the other hand it should not be imperative upon the said Commissioners or their successors to take any proceedings to enforce the observance or performance of the said covenants or any of them but that it should be entirely discretionary upon the Commissioners to take such proceedings or not as they might think proper.

- 2 (16.05.2014) A Transfer of the freehold estate in the land tinted blue on the title plan dated 6 November 1963 made between (1) The Whelmar Property Company Limited and (2) Warwickshire County Council contains restrictive covenants and reserves rights.

-NOTE: Original filed under WK14190.

End of register

These are the notes referred to on the following official copy

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Title number **WK473130**

Ordnance Survey map reference **SP3792NE**

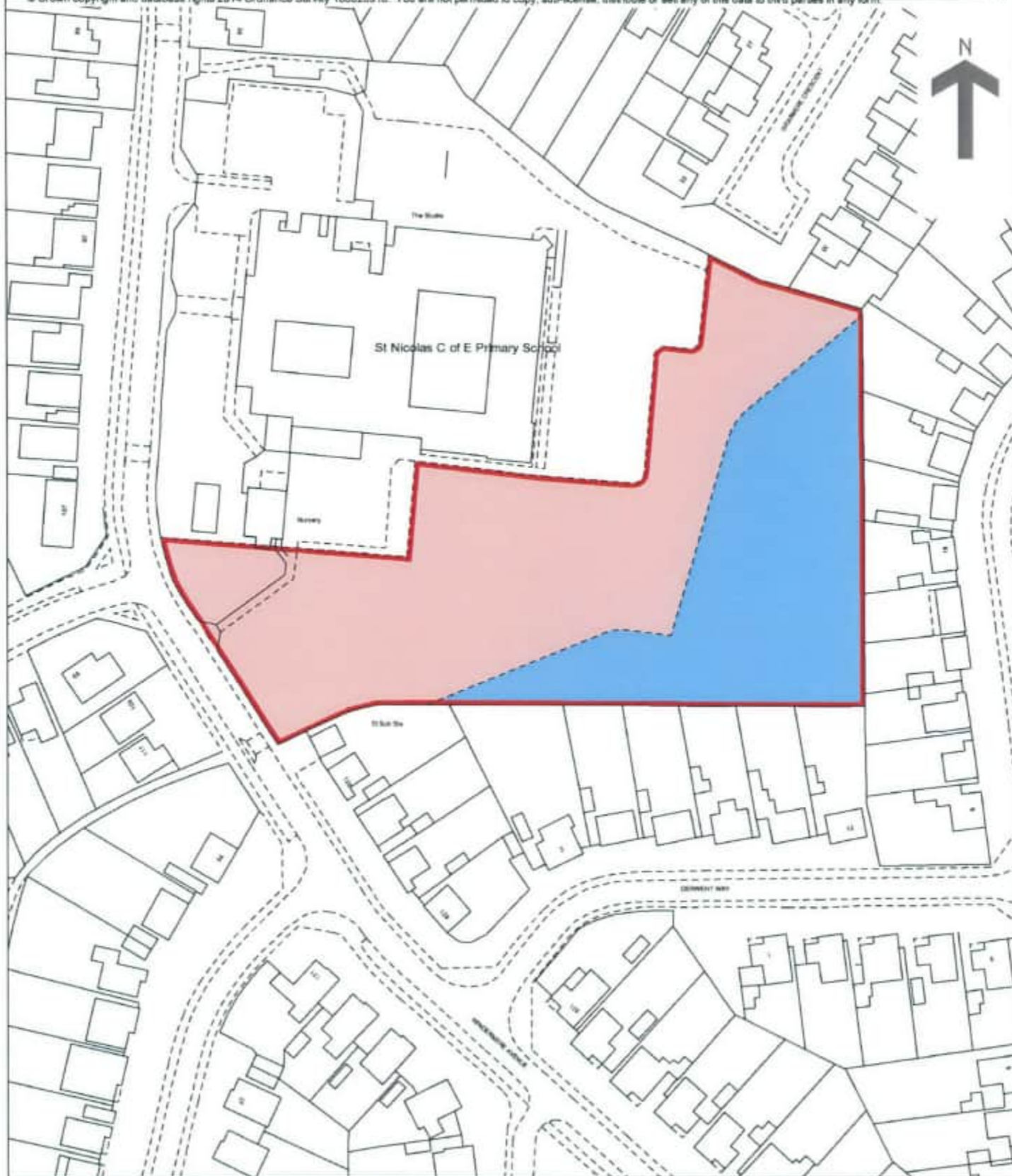
Scale **1:1250**

Administrative area **Warwickshire : Nuneaton and
Bedworth**



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Official copy of register of title

Title number WK424977

Edition date 16.05.2014

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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 20 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 (27.10.2005) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being playing field adjoining St. Nicholas C of E Primary School, Windermere Avenue, Nuneaton (CV11 6HJ).
- 2 (27.10.2005) The mines and minerals together with ancillary powers of working are excepted.
- 3 (27.10.2005) The land has the benefit of the rights reserved by a Deed of Grant dated 27 May 1968 made between (1) Donald Kenneth Mole (2) Bradford & Bingley Building Society and (3) Warwickshire County Council.

-NOTE:-Copy filed under WK23905.
- 4 (09.05.2014) 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 (27.10.2005) PROPRIETOR: WARWICKSHIRE COUNTY COUNCIL care of County Solicitor & Assistant Chief Executive, PO Box 9, Shire Hall, Warwick CV34 4RR and of DX723362, Warwick 5.

C: Charges Register

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

- 1 (27.10.2005) A Conveyance of the land in this title and other land dated 31 March 1925 made between (1) The Reverend John Lawrence White

Title number WK424977

C: Charges Register continued

(Vendor) (2) the Ecclesiastical Commissioners For England (Commissioners) and (3) The Right Honourable Stanley Baldwin and (4) Aaron Lewis Ensor (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.

- 2 (16.05.2014) The land is subject to the lease set out in the schedule of leases hereto.

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 31 March 1925 referred to in the Charges Register:-

COVENANT by the Purchaser for himself his heirs executors administrators and assigns with and granted to the Vendor his successors and assigns and also by way of separate covenant with the Commissioners and their successors that he the Purchaser his heirs or assigns would not at any time or times thereafter erected or suffer to be erected any building on the three closes of land fronting to Hinckley Road aforesaid (being the enclosures Numbered 428, 428a and 355 on the said Plan) any part thereof other than private dwellinghouses with the usual and necessary outbuildings thereto the plans of which private dwellinghouses and outbuildings should be submitted to and approved by the Vendor his successors and assigns And also would not erect or suffer to be erected any building or erection (other than a boundary fence) on the said hereditaments thereby conveyed nearer to Hinckley Road aforesaid than a Building Line to be approved by the Borough Council of the Borough of Nuneaton or other the Local Authority having control of the said road for the time being And Also would not carry on or permit to be carried on any trade or business on the said hereditaments thereby conveyed which should or might be or grow to be a nuisance or annoyance to the Vendor or his successors or assigns or to the neighbourhood.

NOTE:-The land in this title does not fall within the enclosures Nod 428, 428a and 355 referred to.

Schedule of notices of leases

- | | | | | |
|---|------------|---|---|----------|
| 1 | 16.05.2014 | Playing field on the south east side of St Nicholas C of E Primary School | 01.05.2014
125 years from
and including
1.5.2014 | WK473130 |
|---|------------|---|---|----------|

NOTE: The lease includes also other land

End of register

These are the notes referred to on the following official copy

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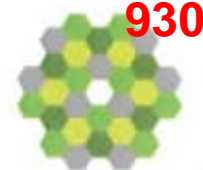
HM Land Registry
Official copy of
title plan

Title number **WK424977**

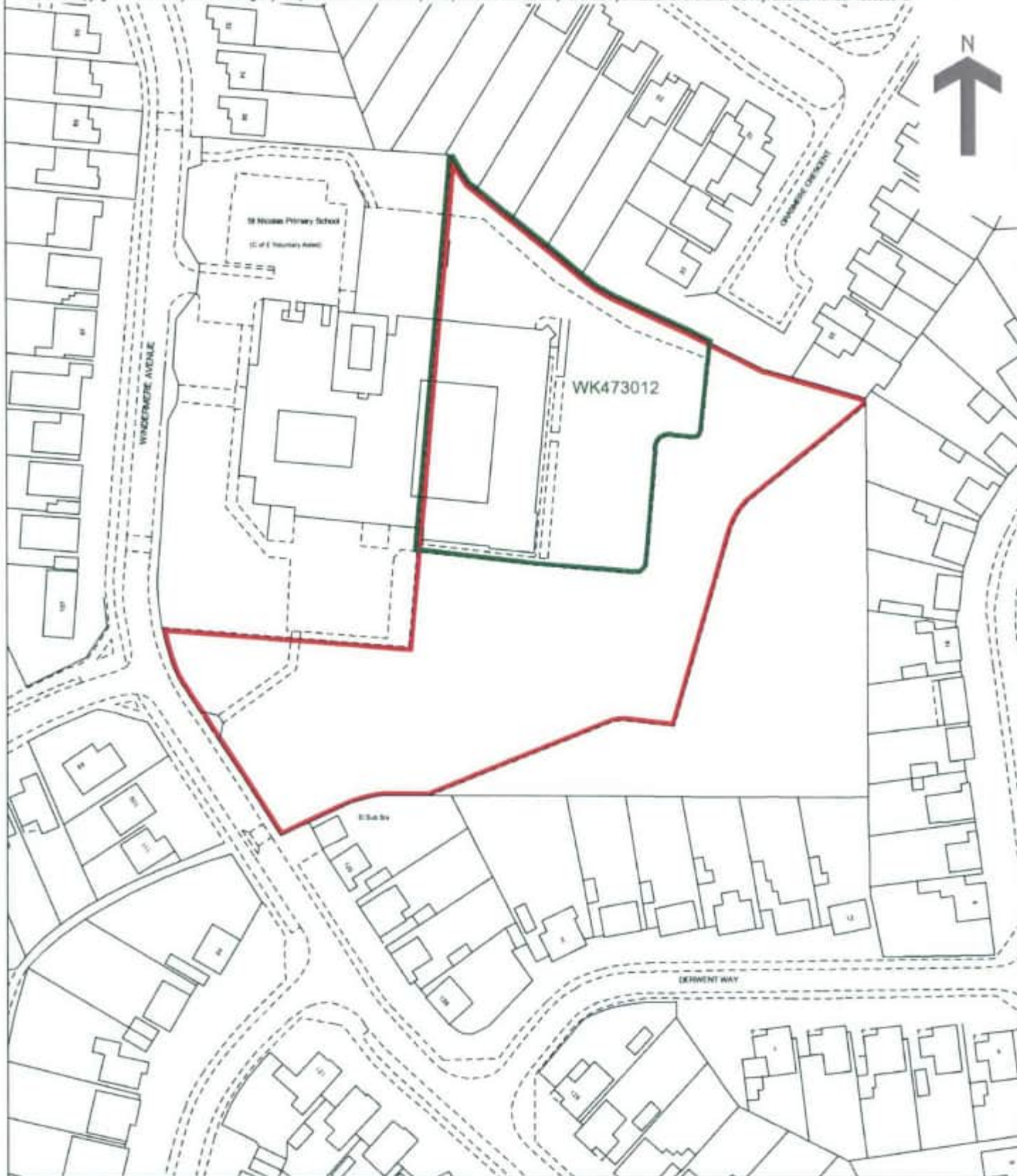
Ordnance Survey map reference **SP3792NE**

Scale **1:1250**

Administrative area **Warwickshire : Nuneaton and
Bedworth**



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Official copy of register of title

Title number WK131856

Edition date 07.07.2014

This official copy shows the entries on the register of title on 20 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 20 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 Windermere Avenue, Nuneaton.
- 2 There are excluded from this registration the mines and minerals and the ancillary rights excepted and reserved by the Conveyance dated 31 March 1925 referred to in the Charges Register in the following terms:-

EXCEPT AND RESERVED unto the Vendor his successors and assigns all mines quarries and minerals whatsoever whether opened within and under the said hereditaments or any of them together with full powers for the Vendor his successors and assigns and his and their lessees and agents and all persons by him and them authorised with workmen and others from time to time and at all times thereafter by means of underground workings or operations only to win work get and carry away the said mines quarries and minerals and any mines quarries and minerals in upon or under any adjacent or other lands and with full powers for those purposes to withdraw vertical and lateral support from the surface of the said hereditaments and from any buildings or works then erected or thereafter to be erected thereon notwithstanding any subsidence or other injury or damage that might thereby be occasioned to the said hereditaments or any buildings or works as aforesaid or any other injury damage or loss whatsoever arising whether directly or indirectly from any such workings or operations as aforesaid which might be sustained by the Purchaser his heirs or assigns so nevertheless that the person or persons actually working under or by virtue of the powers aforesaid should pay to the Purchaser his heirs or assigns or other the owners or occupier of the said hereditaments reasonable compensation for or in respect of any injury or damage to be thereby occasioned to any buildings or works then erected on the said hereditaments such compensation to be fixed if the parties could not agree by an arbitrator to be agreed upon between them or in case of their not being able to agree upon such arbitrator then by two disinterested persons as arbitrators one to be chosen by each party or their umpire and any such arbitration should so far as applicable be governed by the provisions of "the Arbitration Act 1889" or any satisfactory modification thereof."

- 3 (09.05.2014) A new title plan based on the latest revision of the

Title number WK131856

A: Property Register continued

Ordinance Survey Map showing the land added to the title by blue tinting has been prepared.

- 4 (09.05.2014) The land tinted blue on the title plan has the benefit of the rights reserved by a Deed of Grant dated 27 May 1968 made between (1) Donald Kenneth Mole (2) Bradford & Bingley Building Society and (3) Warwickshire County Council.

-NOTE:-Copy filed under WK23905.

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: THE INCUMBENT AND CHURCHWARDENS OF THE PARISH OF ST. NICOLAS NUNEATON of St Nicolas Vicarage, 61 Ambleside Way, Nuneaton CV11 6AU.
- 2 RESTRICTION: No disposition by the proprietor of the registered estate to which section 117-121 or section 124 of the Charities Act 2011 applies is to be registered unless the instrument contains a certificate complying with section 122(3) or section 125(2) of that Act as appropriate.

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 31 March 1925 made between (1) The Reverend John Lawrence White (Vendor (2) the Ecclesiastical Commissioners For England (Commissioners) and (3) The Right Honourable Stanley Baldwin and (4) Aaron Lewis Ensor (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 (16.05.2014) The land is subject to the lease set out in the schedule of leases hereto.

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 31 March 1925 referred to in the Charges Register:-

COVENANT by the Purchaser for himself his heirs executors administrators and assigns with and granted to the Vendor his successors and assigns and also by way of separate covenant with the Commissioners and their successors that he the Purchaser his heirs or assigns would not at any time or times thereafter erected or suffer to be erected any building on the three closes of land fronting to Hinckley Road aforesaid (being the enclosures Numbered 428, 428a and 355 on the said Plan) any part thereof other than private dwellinghouses with the usual and necessary outbuildings thereto the plans of which private dwellinghouses and outbuildings should be submitted to and approved by the Vendor his successors and assigns And also would not erect or suffer to be erected any building or erection (other than a boundary fence) on the said hereditaments thereby conveyed nearer to Hinckley Road aforesaid than a Building Line to be approved by the Borough Council of the Borough of Nuneaton or other the Local Authority having control of the said road for the time being And Also would not carry on or permit to be carried on any trade or business on the said hereditaments thereby conveyed which should or might be or grow to be a nuisance or annoyance to the Vendor or his successors or assigns or to the neighbourhood.

NOTE: The land in this title does not fall within the enclosures Nod

Title number WK131856

Schedule of restrictive covenants continued

428, 428a and 355 referred to.

Schedule of notices of leases

1	16.05.2014	St Nicholas Church of England Primary School	01.05.2014	WK473119
			125 years from and including 1.5.2014	

End of register

These are the notes referred to on the following official copy

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HM Land Registry
Official copy of
title plan

Title number **WK131856**

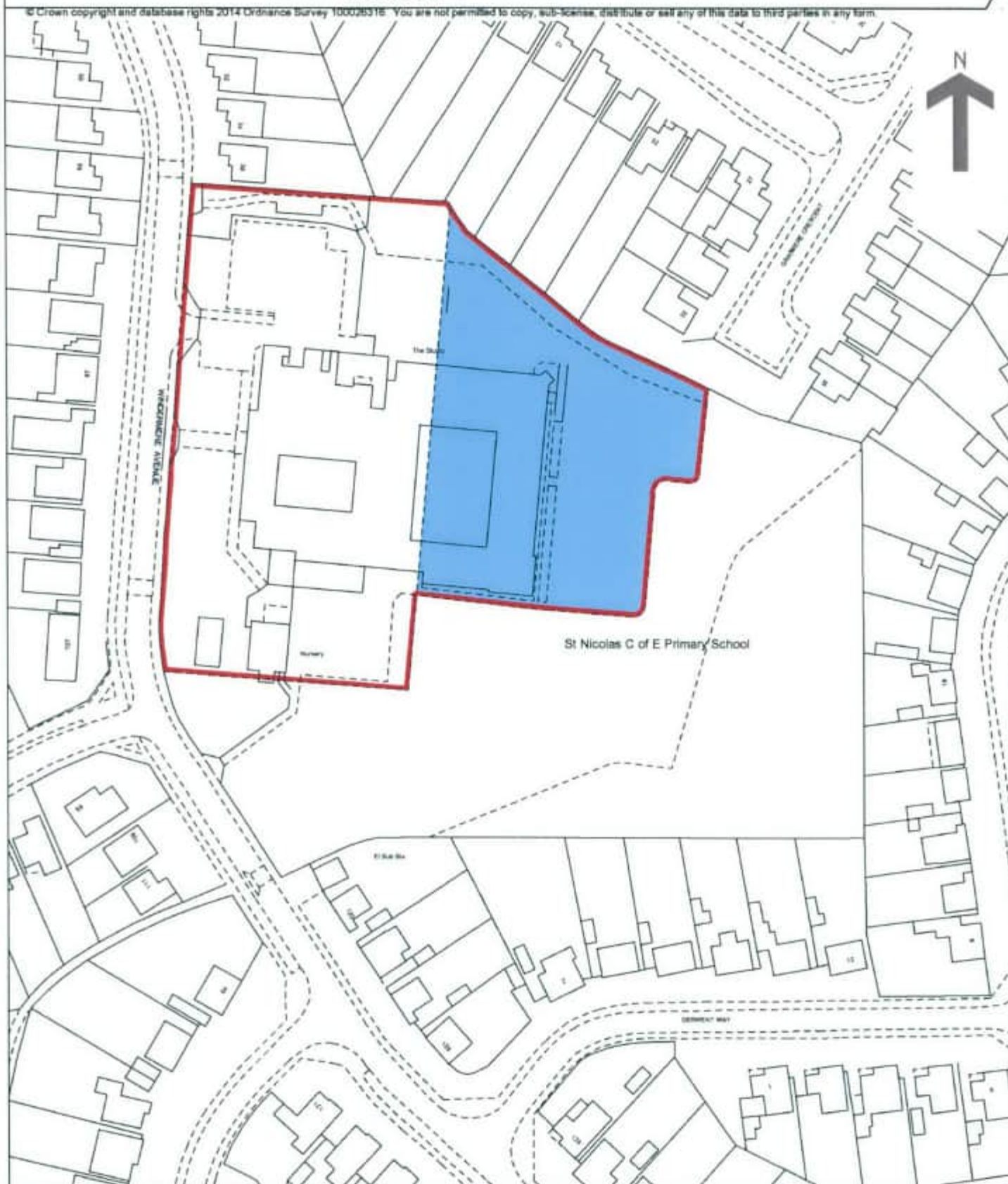
Ordnance Survey map reference **SP3792NE**

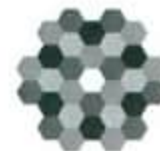
Scale **1:1250**

Administrative area **Warwickshire : Nuneaton and
Bedworth**



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Official copy of register of title

Title number WK473119

Edition date 07.07.2014

This official copy shows the entries on the register of title on 20 FEB 2019 at 12:43:07.

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 20 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. Except as mentioned below, the title includes any legal easements granted by the registered lease but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

WARWICKSHIRE : NUNEATON AND BEDWORTH

- 1 (16.05.2014) The Leasehold land shown edged with red on the plan of the above title filed at the Registry and being St. Nicolas C Of E First School, Windermere Avenue, Nuneaton (CV11 6HJ).
- 2 (16.05.2014) There are excluded from this registration the mines and minerals and the ancillary rights excepted and reserved by the Conveyance dated 31 March 1925 referred to in the Charges Register in the following terms:-

EXCEPT AND RESERVED unto the Vendor his successors and assigns all mines quarries and minerals whatsoever whether opened within and under the said hereditaments or any of them together with full powers for the Vendor his successors and assigns and his and their lessees and agents and all persons by him and them authorised with workmen and others from time to time and at all times thereafter by means of underground workings or operations only to win work get and carry away the said mines quarries and minerals and any mines quarries and minerals in upon or under any adjacent or other lands and with full powers for those purposes to withdraw vertical and lateral support from the surface of the said hereditaments and from any buildings or works then erected or thereafter to be erected thereon notwithstanding any subsidence or other injury or damage that might thereby be occasioned to the said hereditaments or any buildings or works as aforesaid or any other injury damage or loss whatsoever arising whether directly or indirectly from any such workings or operations as aforesaid which might be sustained by the Purchaser his heirs or assigns so nevertheless that the person or persons actually working under or by virtue of the powers aforesaid should pay to the Purchaser his heirs or assigns or other the owners or occupier of the said hereditaments reasonable compensation for or in respect of any injury or damage to be thereby occasioned to any buildings or works then erected on the said hereditaments such compensation to be fixed if the parties could not agree by an arbitrator to be agreed upon between them or in case of their not being able to agree upon such arbitrator then by two disinterested persons as arbitrators one to be chosen by each party or their umpire and any such

Title number WK473119

A: Property Register continued

arbitration should so far as applicable be governed by the provisions of "the Arbitration Act 1889" or any satisfactory modification thereof."

- 3 (16.05.2014) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
 Date : 1 May 2014
 Term : 125 years from and including 1 May 2014
 Parties : (1) The Vicar And Churchwardens Of Nuneaton St Nicholas
 (2) The Diocese Of Coventry Multi Academy Trust
- 4 (16.05.2014) The Lease prohibits or restricts alienation.
- 5 (16.05.2014) The landlord's title is registered.
- 6 (07.07.2014) A new title plan based on the latest revision of the Ordnance Survey Map and with a revised extent has been prepared.
- 7 (07.07.2014) The land tinted blue on the title plan has the benefit of the rights reserved by a Deed of Grant dated 27 May 1968 made between (1) Donald Kenneth Mole (2) Bradford & Bingley Building Society and (3) Warwickshire County Council.

-NOTE:-Copy filed under WK23905.

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 (16.05.2014) PROPRIETOR: THE DIOCESE OF COVENTRY MULTI ACADEMY TRUST (Co. Regn. No. 08422015) of The Benn Education Centre, Claremont Road, Rugby CV21 3LU.
- 2 (16.05.2014) RESTRICTION: No disposition of the registered estate 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 Secretary of State for Education of Sanctuary Buildings, Great Smith Street, London, SW1P 3BT.

C: Charges Register

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

- 1 (16.05.2014) A Conveyance of the freehold estate in the land in this title and other land dated 31 March 1925 made between (1) The Reverend John Lawrence White (Vendor (2) the Ecclesiastical Commissioners For England (Commissioners) and (3) The Right Honourable Stanley Baldwin and (4) Aaron Lewis Ensor (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.

Schedule of restrictive covenants

- 1 (16.05.2014) The following are details of the covenants contained in the Conveyance dated 31 March 1925 referred to in the Charges Register:-

COVENANT by the Purchaser for himself his heirs executors administrators and assigns with and granted to the Vendor his successors and assigns and also by way of separate covenant with the Commissioners and their successors that he the Purchaser his heirs or assigns would not at any time or times thereafter erected or suffer to be erected any building on the three closes of land fronting to Hinckley Road aforesaid (being the enclosures Numbered 428, 428a and 355 on the said Plan) any part thereof other than private dwellinghouses with the usual and necessary outbuildings thereto the

Title number WK473119

Schedule of restrictive covenants continued

plans of which private dwellinghouses and outbuildings should be submitted to and approved by the Vendor his successors and assigns And also would not erect or suffer to be erected any building or erection (other than a boundary fence) on the said hereditaments thereby conveyed nearer to Hinckley Road aforesaid than a Building Line to be approved by the Borough Council of the Borough of Nuneaton or other the Local Authority having control of the said road for the time being And Also would not carry on or permit to be carried on any trade or business on the said hereditaments thereby conveyed which should or might be or grow to be a nuisance or annoyance to the Vendor or his successors or assigns or to the neighbourhood.

NOTE: The land in this title does not fall within the enclosures Nod 428, 428a and 355 referred to.

End of register

These are the notes referred to on the following official copy

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Official copy of
title plan

Title number **WK473119**

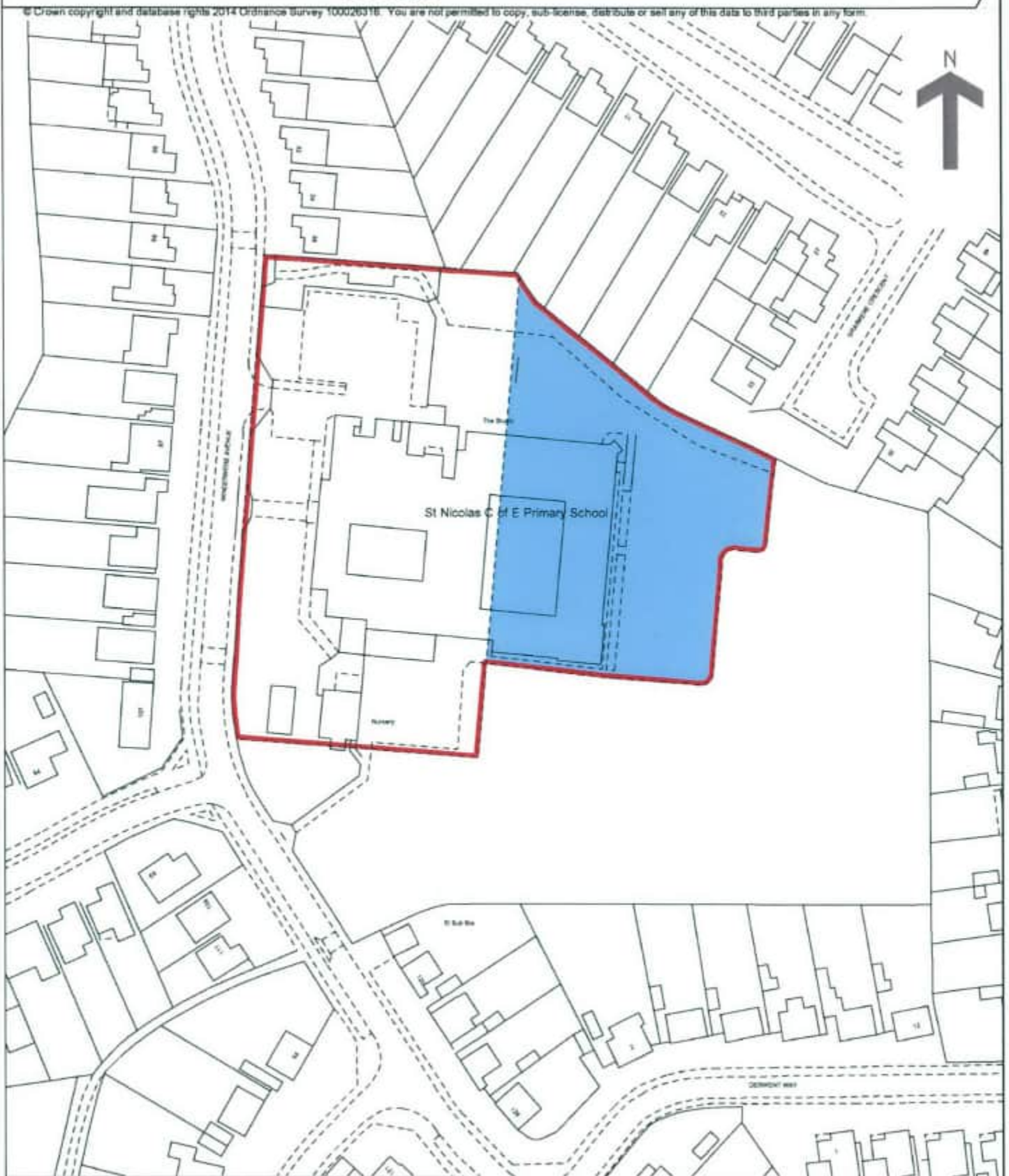
Ordnance Survey map reference **SP3792NE**

Scale **1:1250**

Administrative area **Warwickshire : Nuneaton and
Bedworth**



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Official copy of register of title

Title number WK149023

Edition date 21.01.2009

This official copy shows the entries on the register of title on 21 FEB 2019 at 16:14:58.

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 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 first registered on 24 June 1919 being land lying to the East of Oakdene Crescent, Nuneaton.
- 2 The land in this title has the benefit of the rights granted by a Deed dated 15 April 1971 made between (1) Nuneaton Borough Council and (2) Warwickshire County Council so far as such rights are validated by the Perpetuities and Accumulations Act 1964.

-NOTE: Original filed under 17632.

- 3 The land in this title has the benefit of the following rights granted by a Deed dated 28 March 1972 made between (1) George Wimpey & Co. Limited (Grantor) and (2) The Warwickshire County Council:-

"The Grantor hereby grants unto the Council Full right and liberty for the Council and its successors in title in common with the Grantor and all others having the like right to pass and repass along over and upon the land shown edged red on the said plan with or without vehicles for all purposes connected with the use and enjoyment of the adjoining land of the Council."

NOTE: The land edged red 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 (21.07.2006) PROPRIETOR: WARWICKSHIRE COUNTY COUNCIL of Shire Hall, Warwick CV34 4RR.

Title number WK149023

C: Charges Register

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

- 1 (13.07.2006) The land is subject to the easements granted by a Lease dated 30 June 2006 of two temporary buildings at Weddington Primary School for a term of 5 years.

-NOTE: Copy filed.
- 2 (21.01.2009) 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.

Schedule of notices of leases

- | | | | | |
|---|------------|-------------------------|---------------|----------|
| 1 | 21.01.2009 | Electricity Sub Station | 14.01.2009 | WK447744 |
| | edged blue | | 21 years from | |
| | | | 14.1.2009 | |

End of register

These are the notes referred to on the following official copy

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HM Land Registry
Official copy of
title plan

Title number **WK149023**

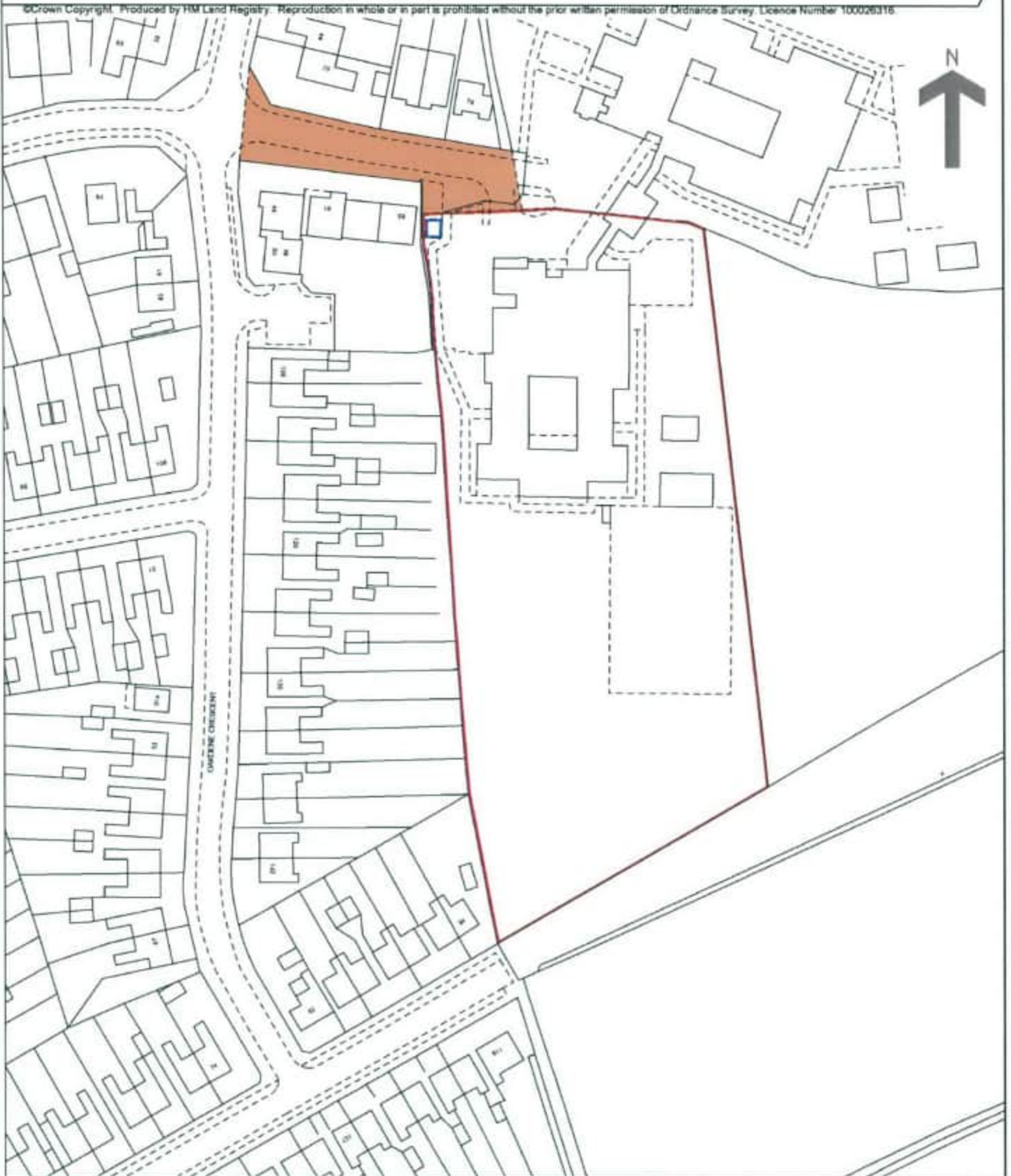
Ordnance Survey map reference **SP3693SE**

Scale **1:1250**

Administrative area **Warwickshire : Nuneaton and
Bedworth**



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Official copy of register of title

Title number WK216447

Edition date 12.05.2010

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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 20 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 (24.06.1919) 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 Oakdene Crescent, 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 possessory

- 1 (24.06.1919) PROPRIETOR: THE COUNTY COUNCIL OF THE ADMINISTRATIVE COUNTY OF WARWICK of Shire Hall, Warwick.
- 2 (07.09.1921) CAUTION in favour of The Church Commissioners of 1 Millbank, Westminster, London, S.W.1. Filed under 11212.
- 3 (25.07.1973) 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 Education Acts 1944 to 1948 or some other Act or authority.

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.

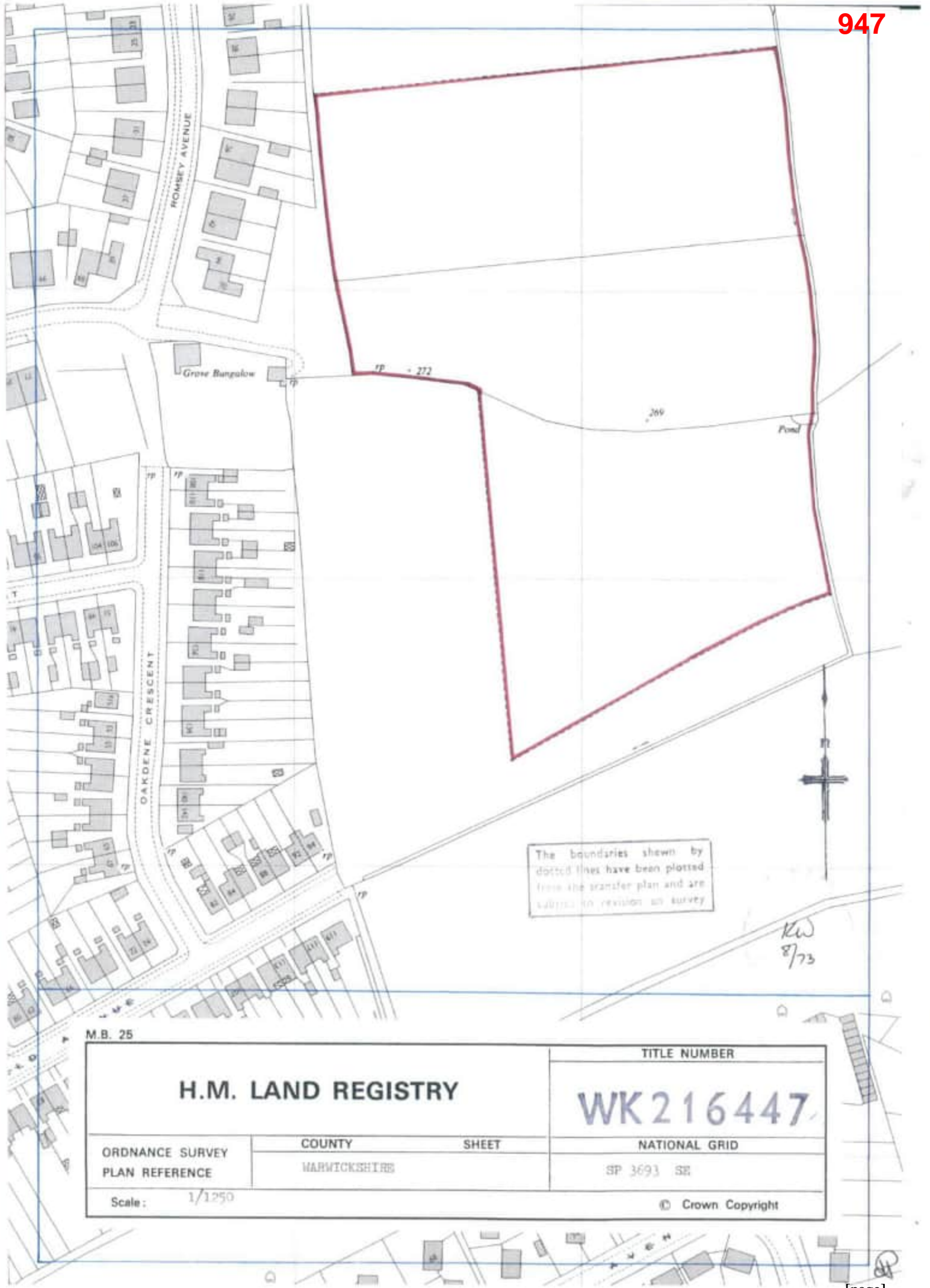
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This official copy is issued on 20 February 2019 shows the state of this title plan on 20 February 2019 at 12:44:41. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general 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.

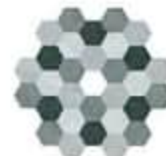
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M.B. 25

H.M. LAND REGISTRY		TITLE NUMBER	
		WK 216447	
ORDNANCE SURVEY PLAN REFERENCE	COUNTY	SHEET	
	WARWICKSHIRE		
Scale: 1/1250	NATIONAL GRID		
	SP 3693 SE		
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Official copy of register of title

Title number WK458966

Edition date 05.10.2011

- This official copy shows the entries in the register of title on 20 February 2019 at 12:46:23.
- 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 20 February 2019.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- For information about the register of title, see www.gov.uk/land-registry.
- This title is dealt with by HM Land Registry Durham Office.

A: Property register

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

WARWICKSHIRE : NUNEATON AND BEDWORTH

- 1 (12.04.2006) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Land at George Eliot School, Raveloe Drive, Nuneaton (CV11 4QP).
- 2 (12.04.2006) The land tinted pink on the title plan has the benefit of the rights granted by a Conveyance thereof dated 19 July 1961 made between (1) Nuneaton Corporation and (2) The Warwickshire County Council.

NOTE: Copy filed under WK428212.

- 3 (23.11.2010) The land has the benefit of the rights granted by but is subject to the rights reserved by a Transfer which included the land in this title dated 11 November 2010 made between (1) Warwickshire County Council and (2) The George Eliot School Trust.

NOTE:-Copy filed.

- 4 (23.11.2010) The Transfer dated 11 November 2010 referred to above contains a provision as to light or air.



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 (15.09.2011) PROPRIETOR: THE MIDLAND ACADEMIES TRUST (Co. Regn. No. 07191874) of North Warwickshire & Hinckley College, Hinckley Road, Nuneaton, Warwickshire CV11 6BH.
- 2 (23.11.2010) RESTRICTION: No disposition of the registered estate (other than a charge) by the proprietor of the registered estate is to be completed by registration unless the proprietor's solicitor certifies that paragraph A2 of schedule 22 to the School Standards Framework Act 1998 has been complied with, or that it does not apply.
- 3 (23.11.2010) RESTRICTION: No charge of the registered estate by the proprietor of the registered estate is to be completed by registration without the consent of the Secretary of State for Children Schools and Families or the local education authority or a certificate from the proprietor's solicitor that no such consent is required.

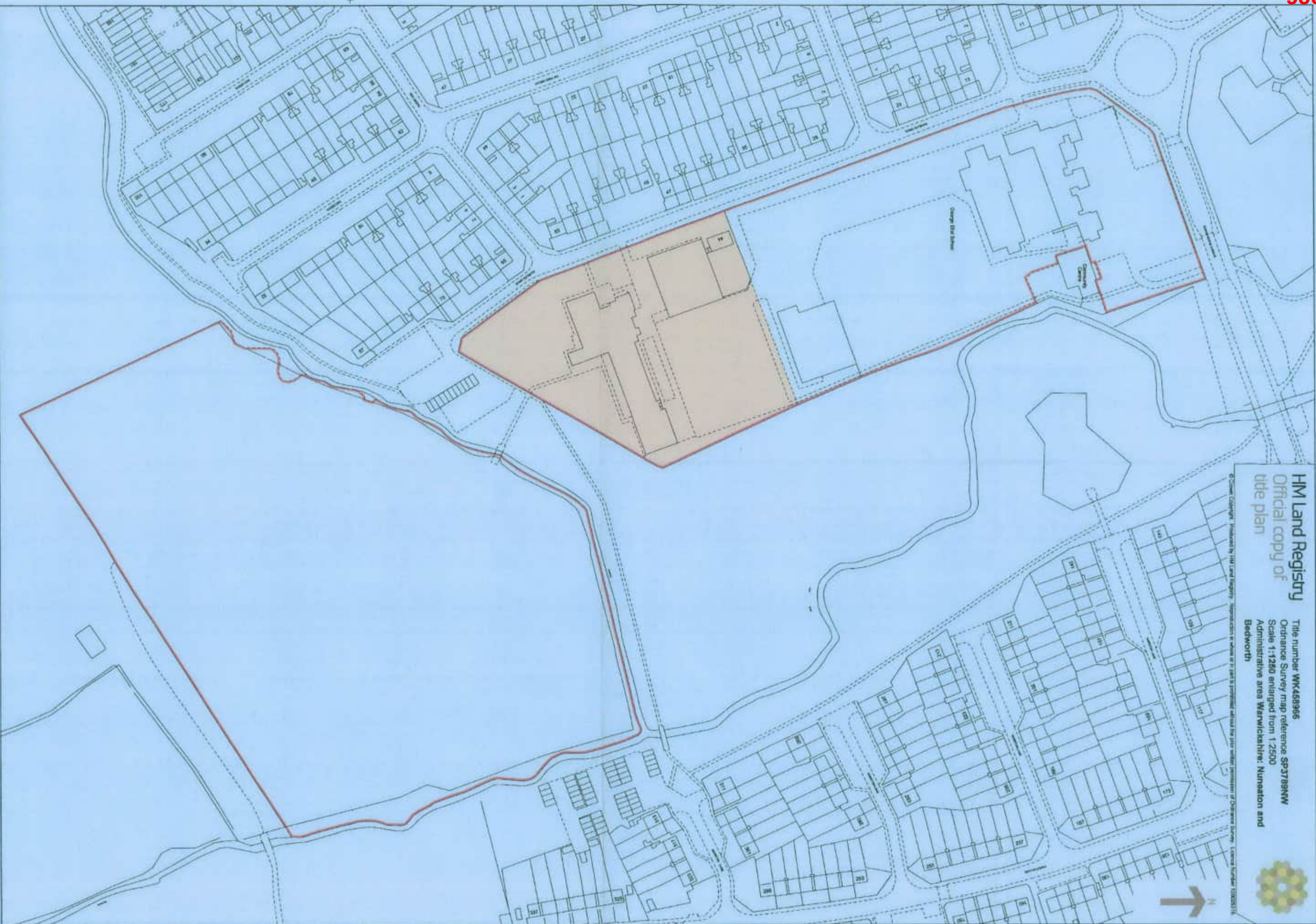
End of register

HM Land Registry Official copy of title plan

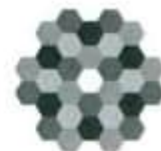
Title number WK469366
Ordnance Survey map reference SP3789NW
Scale 1:1250 enlarged from 1:2500
Administrative area Warwickshire, Nuneaton and
Bedworth



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



Official copy of register of title

Title number WK448965

Edition date 23.10.2009

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Issued on 20 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 (11.03.2009) 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 Avenue Road, Nuneaton.
- NOTE: The land tinted green on the title plan is not included in the title.
- 2 (11.03.2009) As to the part tinted pink and tinted blue 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 (11.03.2009) 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.
- 4 (11.03.2009) The land has the benefit of the following rights reserved by but is subject to the following rights granted by a Transfer of other land dated 11 July 1997 made between (1) Midland and General Developments Limited (Transferee) (2) Esprit Estates Limited (Esprit) and (3) Nuneaton and Bedworth Borough Council (Transferor):-

"Together with the following rights to the Transferee and its successors in title the owners and occupiers of the Property and each and every part thereof:-

(i) a right of access for emergency vehicles only through the Transferor's Retained Land known as "The Pingles" along the existing access road across the same.

(ii) the right to connect to or lay and thereafter use and replace maintain or relay all necessary drainage water gas electricity and telecommunications services to serve the Property as a Residential Development such services to be laid so far as possible in existing access roads or in the adjoining land of the Transferor in such positions as are reasonably acceptable to the Transferor so as to cause minimum interference with the future use of the Transferor's adjoining

Title number WK448965

A: Property Register continued

land and in accordance with all reasonable requirements of the Transferor and the Transferor further agrees that if Severn Trent Water Limited require an Agreement to be entered into under Section 104 of the Water Industry Act 1991 regarding drainage for the Property then the Transferor will enter into such an Agreement if so requested by the Transferee in order to secure the future maintenance and adoption of the sewers laid pursuant to the drainage rights herein contained.

4. THERE is excepted and reserved from this Transfer such rights of access over the Property as are necessary to preserve existing access rights for the Transferor and the public in general to The Pingles from the Ribbonfields Development to the east of the Property."

B: Proprietorship Register

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

Title absolute

- 1 (11.03.2009) 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 (11.03.2009) 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 (11.03.2009) The passageways are subject to rights of way on foot only.
- 3 (11.03.2009) A Conveyance of the land tinted pink on the title plan and other land dated 3 October 1914 made between (1) Francis Alexander Newdigate Newdegate (2) Charles John Rowley and John Henry Monckton and (3) John Baddeley (Purchaser) contains the following covenants:-

"AND the Purchaser for himself his heirs and assigns (with intent to bind all persons in whom the hereditaments hereby conveyed shall for the time being be vested but so as not to be personally liable for the breach of any restrictive covenant after he has parted with the said hereditaments) hereby covenants with the life tenant that the Purchaser and the persons deriving title under him will observe and perform the stipulations restrictions and conditions contained in the First Schedule hereto

The First Schedule referred to

1.....

2. No fence on the land hereby conveyed shall be used as an advertising station or be so constructed or used as to be condemned by the Surveyor for the time being of the life tenant as a nuisance or an injury to the owners of the adjoining land.

3. No Hut Caravan house on wheels or other Chattel adapted or intended for use as a dwelling or sleeping apartment nor any Booths shows swings or roundabouts shall be erected made placed or used or be allowed to remain upon the land and the life tenant or the owner or owners of adjoining land may remove and disperse of any such erection or other thing and for that purpose may enter upon the land hereby conveyed and shall not be responsible for the safe keeping of anything so removed or for the loss thereof or any damage thereto.

4. No part of the land hereby conveyed nor any building to be erected thereon shall be used for any noisy or offensive trade nor for the trade of a licensed victualler or of any retailer of wines spirits or

Title number WK448965

C: Charges Register continued

beer to be consumed either on or off the premises or for the purpose of a working men's club.

5. No Gravel Sand Earth or other material shall be excavated from the land except for the purpose of foundations or for use in building thereon."

- 4 (11.03.2009) A Conveyance of the land tinted blue on the title plan and other land dated 14 October 1914 made between (1) Francis Alexander Newdigate Newdegate (2) Charles John Rowley, and John Henry Monckton and (3) George Winters (Purchaser) contains covenants identical with those contained in the Conveyance dated 3 October 1914 referred to above.

- 5 (11.03.2009) The land is subject to the rights granted by a Deed dated 2 October 1995 made between (1) Nuneaton And Bedworth Borough Council (2) Midland And General Developments Limited and (3) Severn Trent Water Limited.

The said Deed also contains restrictive covenants by the grantor.

-NOTE: Copy filed.

- 6 (11.03.2009) The land is subject to the following rights granted by a Transfer of other land dated 24 April 1997 made between (1) Nuneaton and Bedworth Borough Council (the Transferor) (2) Esprit Estates Limited (Esprit) and (3) Whitbread Plc (the Transferee):-

"Together with the rights set out in the First Schedule

FIRST SCHEDULE

The Rights Granted

(a) The right for the Transferee to enter upon the Transferor's adjoining land to excavate and lay and thereafter use foul and surface water sewers together with the necessary water supply gas electricity and telecommunications pipes wires and cables ("the Service Conduits") to adoption standards where applicable to serve the Property and the Buildings to be constructed thereon such Service Conduits to be in such positions as are reasonably acceptable to the Council and in the course of carrying out such excavation and laying the Transferee causing as little disturbance damage and inconvenience as reasonably practicable and making good all damage caused as soon as reasonably practicable and to the reasonable satisfaction of the Transferor.

(b) The right to enter the Transferor's adjoining land for the purpose of inspecting maintaining repairing and where necessary renewing the Service Conduits subject to cause as little disturbance damage and inconvenience as reasonable practicable and making good all damage caused to the Transferor's reasonable satisfaction

(c) A right of way for the Transferee and all others passing to and from the Property (including members of the public) at all times and for all purposes with or without vehicles over and along the adjoining road ("the Access Road") owned by the Transferor and coloured brown on the annexed plan until such time as it shall be adopted as a public highway."

NOTE:- Copy plan filed.

- 7 (11.03.2009) The land is subject to the rights granted by a Deed dated 16 March 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.

- 8 (11.03.2009) 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.

Title number WK448965

Schedule of notices of leases

1	Pringles Leisure Centre and Stadium	24.09.2008 from 01/12/2007 to 30/04/2014
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End of register

These are the notes referred to on the following official copy

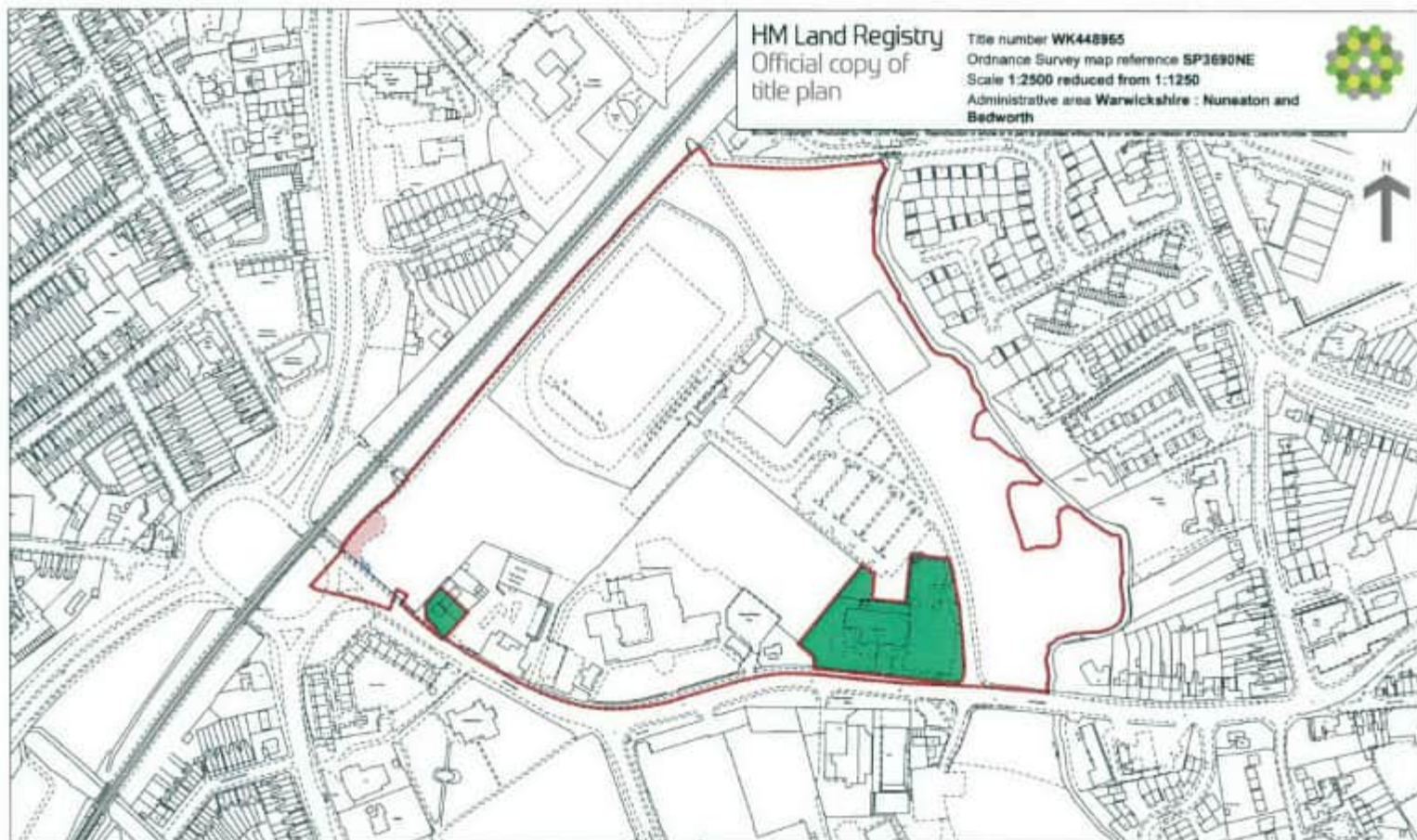
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This title is dealt with by the HM Land Registry, Gloucester Office .



Title number WK425515

C: Charges Register continued

~NOTE:-Copy filed.

- 3 (08.12.2010) The land is subject to the rights granted by a Deed dated 3 December 2010 made between (1) Warwickshire County Council and (2) Central Networks East Plc.

The said Deed also contains restrictive covenants by the grantor.

~NOTE: Copy filed.

- 4 (01.02.2012) The land is subject to the lease set out in the schedule of leases hereto.

Schedule of notices of leases

- | | | | | |
|---|------------|---------------|----------------|----------|
| 1 | 01.02.2012 | Etone College | 19.12.2011 | WK463331 |
| | | | 125 years from | |
| | | | 01.01.2012 | |

NOTE: The Lease comprises also other land.

End of register

These are the notes referred to on the following official copy

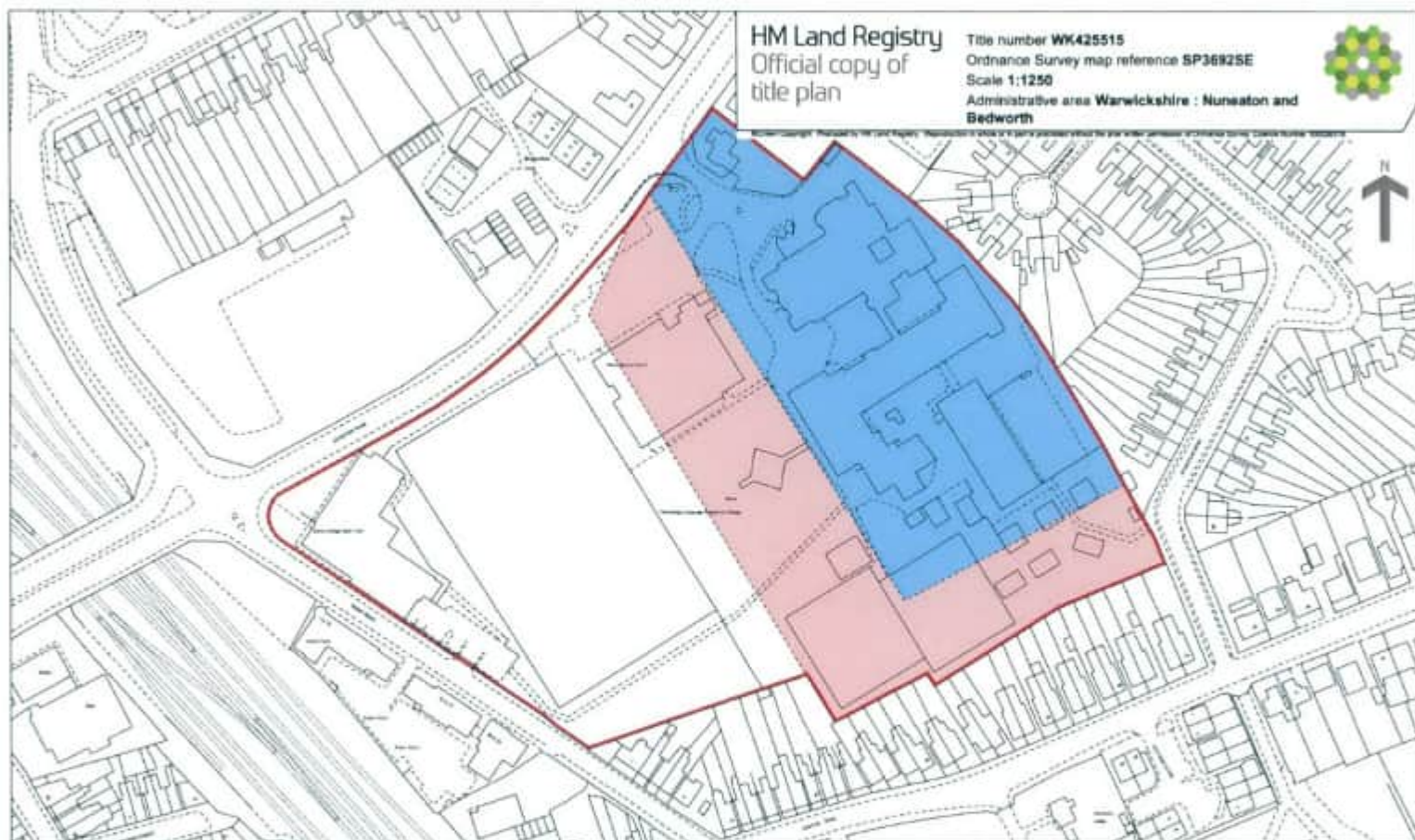
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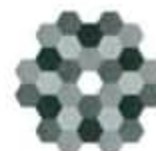
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Official copy of register of title

Title number WK465311

Edition date 07.02.2013

This official copy shows the entries on the register of title on 20 FEB 2019 at 12:50:36.

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Issued on 20 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. Except as mentioned below, the title includes any legal easements granted by the registered lease but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

WARWICKSHIRE : NUNEATON AND BEDWORTH

- 1 (07.08.2012) The Leasehold land shown edged with red on the plan of the above title filed at the Registry and being Higham Lane School, Higham Lane, Nuneaton (CV10 0BJ).
- 2 (07.08.2012) The mines and minerals together with ancillary powers of working are excepted from the land edged and numbered 8 and 10 in blue with provision for compensation in the event of damage caused thereby.
- 3 (07.08.2012) The Conveyance dated 30 June 1937 referred to in the Charges Register contains a provision as to light or air.
- 4 (07.08.2012) The land edged and numbered 7 in blue on the title plan has the benefit of the rights granted by a Conveyance of the freehold estate thereof and other land dated 30 September 1958 made between (1) The Nuneaton Co-operative Society Limited and (2) Warwickshire County Council.

-NOTE: Copy filed.

- 5 (07.08.2012) A Conveyance of the freehold estate in the land edged and numbered 1 in blue on the title plan and other land dated 9 February 1959 made between (1) May Forrest Taylor and Phyllis Norris and (2) Albert John Ruck and Catherine Ruck (Purchasers) contains the following provision:-

"It is hereby agreed and declared that the purchasers shall not be entitled to any right of light or air or other easement which would detract from or interfere with the free use and enjoyment of the adjoining land, formerly the property of the Intestate on the South side of the property hereby conveyed for building or any other purposes."

- 6 (07.08.2012) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : 2 July 2012
Term : 125 years from 1 January 2012

Title number WK465311

A: Property Register continued

Parties : (1) Warwickshire County Council
(2) Higham Lane School

- 7 (07.08.2012) The Lease prohibits or restricts alienation.
8 (07.08.2012) The landlord's title is registered as to part of the land comprised in the lease.

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 (07.08.2012) PROPRIETOR: HIGHAM LANE SCHOOL (Co. Regn. No. 07849858) of Higham Lane School, Higham Lane, Nuneaton, Warwickshire CV10 0BJ.
2 (07.08.2012) RESTRICTION: No disposition of the registered estate 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 Secretary of State for Education of Sanctuary Buildings, Great Smith Street, London SW1P 3BT.

C: Charges Register

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

- 1 (07.08.2012) A Conveyance of the freehold estate in the land edged and numbered 3 in blue on the title plan and other land dated 1 May 1922 made between (1) Charles Ballard Baker (Vendor) and (2) William Stafford Stubbs (Purchaser) contains the following covenants:-

COVENANT by the Purchaser with the Vendor his executors administrators and assigns that he the Purchaser his heirs and assigns would at all times thereafter observe and perform the stipulations and conditions in relation to the said hereditaments thereby conveyed which were contained in the Schedule thereto

THE SCHEDULE

(1)

(2) No fence on the land thereby conveyed should be used as an advertising station or be so constructed or used to be a nuisance or an injury to the Vendor or owners of the adjoining land on both sides and the rear.

(3) No building should be erected within a less distance of Higham Lane aforesaid than is shewn by the line marked "Building Line" on the said plan which should not be less than 15 yards from the front boundary.

(4) No bungalow or other buildings with less than ground floor and upper storey should be erected on the said land and no building should be used for any noisy or offensive trade or for use than as a private dwellinghouse with the necessary outoffices.

(5) No gravel and earth or other material should be excavated from the land thereby sold except for the purpose of foundations or for use in building on the said land without the consent in writing of the Vendor first being obtained.

- 2 (07.08.2012) A Conveyance of the freehold estate in the land edged and numbered 4 and 9 in blue on the title plan dated 25 March 1935 made between (1) Charles Ballard Baker and (2) The Mayor Alderman and Burgesses of the Borough of Nuneaton contains restrictive covenants.

-NOTE: Copy filed.

Title number WK465311

C: Charges Register continued

- 3 (07.08.2012) A Conveyance of the freehold estate in the land edged and numbered 5 and 10 in blue on the title plan dated 30 June 1937 made between (1) Richard Henry Simmonds and (2) The Mayor Aldermen and Burgesses of the Borough of Nuneaton contains restrictive covenants.

-NOTE: Copy filed.

- 4 (07.08.2012) A Conveyance of the freehold estate in the land edged and numbered 6 in blue and other land dated 25 July 1939 made between (1) Charles Ballard Baker (Vendor) and (2) Frederick Harvey Pallett (Purchaser) contains the following covenants:-

COVENANT with the Vendor that the Purchaser and his successors in title would at all times thereafter observe and perform the covenants and conditions specified in the Schedule thereto.

THE SCHEDULE

1. No fence or other erection on the land thereby conveyed should be used as an advertising station or be so constructed or used as to be a nuisance or an annoyance to the Vendor or the owners of the adjoining land on both sides and at the rear.

2.

3.

4. No gravel sand earth or other material should be excavated from the said land except for the purpose of foundations or for use in building thereon without the consent in writing of the Vendor being first obtained.

- 5 (07.08.2012) A Conveyance of the freehold estate in the land edged and numbered 2 and 3 in blue on the title plan on the title plan dated 10 December 1954 made between (1) Arthur John Cookes and (2) The Mayor Alderman and Burgesses of the Borough of Nuneaton contains restrictive covenants.

-NOTE: Original filed under WK405348.

- 6 (07.08.2012) The lease of an electricity substation dated 15 March 2010 made between (1) Warwickshire County Council and (2) Central Networks East plc referred to in the schedule of leases hereto contains covenants by the landlord.

- 7 (07.08.2012) The parts of the land affected thereby are subject to the rights granted by the Lease of an electricity substation dated 21 March 2010 referred to above.

-NOTE: Copy lease filed under WK456119.

- 8 (07.08.2012) 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.

- 9 (10.12.2012) The land is subject to the rights reserved by the registered lease.

Schedule of notices of leases

- | | | | | |
|---|---|------------------------|--|----------|
| 1 | 07.08.2012
Edged and
numbered 9 in
blue
NOTE: See entry in the Charges Register relating to landlords
restrictive covenants. | Electricity SubStation | 15.03.2010
21 years from
15.3.2010 | WK456119 |
|---|---|------------------------|--|----------|

End of register

These are the notes referred to on the following official copy

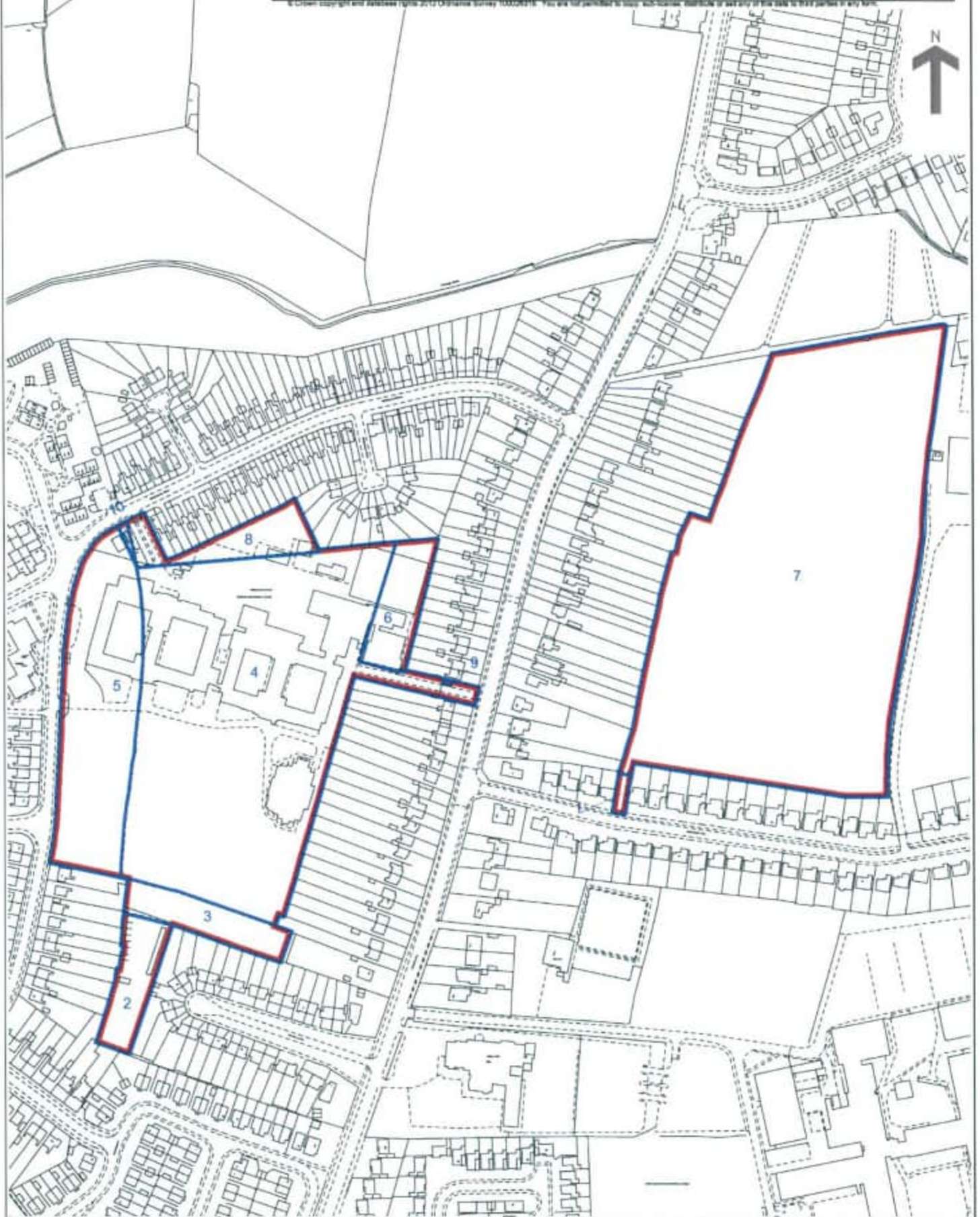
The electronic official copy of the title plan follows this message.

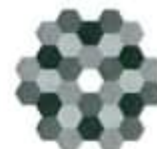
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This title is dealt with by the HM Land Registry, Gloucester Office .





Official copy of register of title

Title number WK468047

Edition date 15.05.2013

This official copy shows the entries on the register of title on 20 FEB 2019 at 12:51:57.

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Issued on 20 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. Except as mentioned below, the title includes any legal easements granted by the registered lease but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

WARWICKSHIRE : NUNEATON AND BEDWORTH

- 1 (05.04.2013) The Leasehold land shown edged with red on the plan of the above title filed at the Registry and being Oak Wood Primary School, Morris Drive, Nuneaton (CV11 4QH).
- 2 (05.04.2013) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
 Date : 28 March 2013
 Term : 125 years from and including 1 April 2013
 Parties : (1) The Warwickshire County Council
 (2) Oak Wood Schools Academy
- 3 (05.04.2013) The Lease prohibits or restricts alienation.
- 4 (05.04.2013) The title includes any legal easements referred to in clause LR11.1 of the registered lease but is subject to any rights that are granted or reserved by the lease and affect the registered land.
- 5 (05.04.2013) The landlord's title is registered.

B: Proprietorship Register

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

Title absolute

- 1 (05.04.2013) PROPRIETOR: OAK WOOD SCHOOLS ACADEMY (Co. Regn. No. 08425914) of Oakwood Primary School, Morris Drive, Nuneaton CV11 4QH.
- 2 (05.04.2013) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the Secretary of State for Education of Sanctuary Buildings, Great Smith Street, London SW1P 3BT.

Title number WK468047

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.

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

HM Land Registry
Official copy of
title plan

Title number **WK468047**

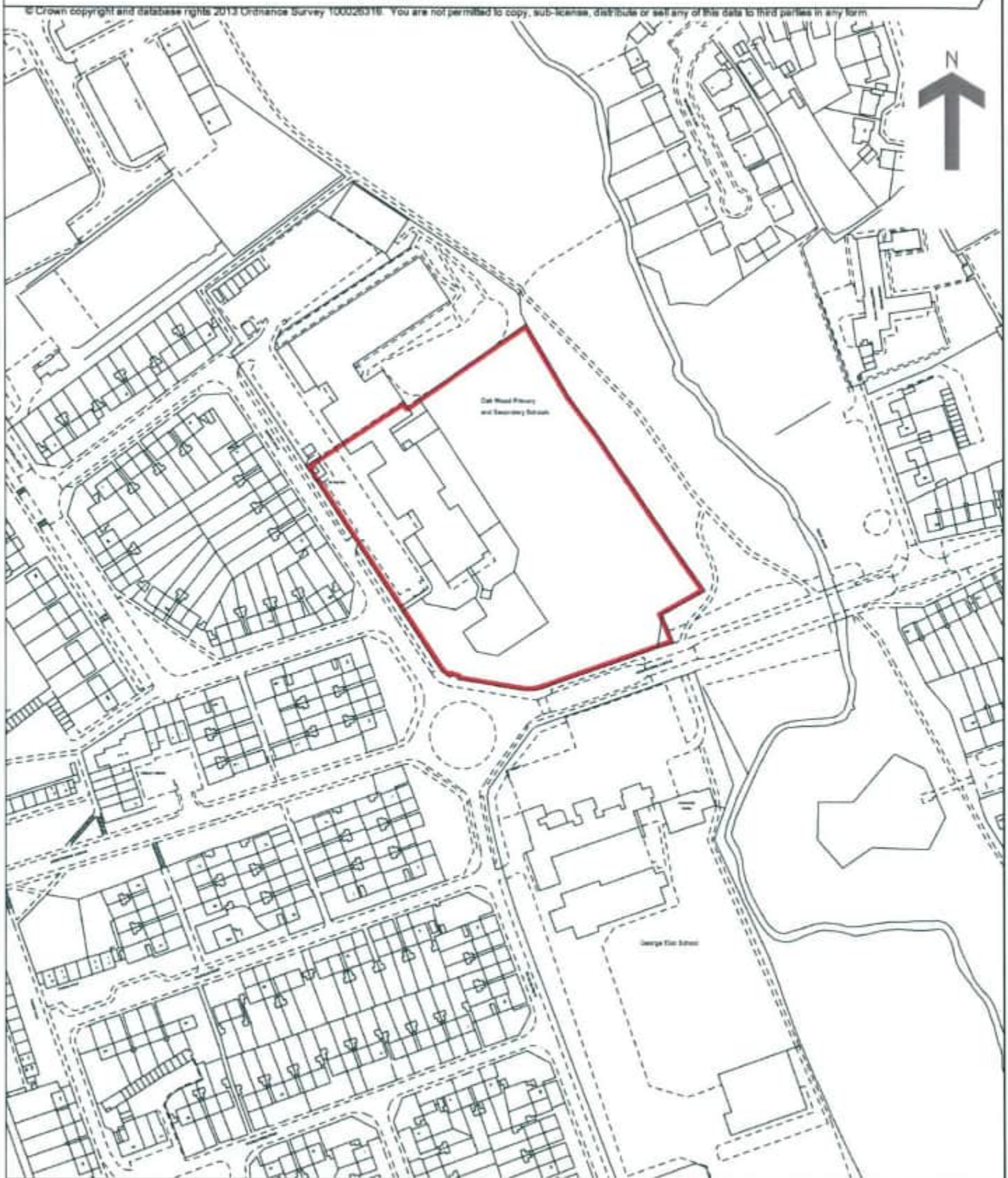
Ordnance Survey map reference **SP3690SE**

Scale **1:2500**

Administrative area **Warwickshire : Nuneaton and
Bedworth**



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Official copy of register of title

Title number WK468048

Edition date 05.04.2013

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Issued on 20 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. Except as mentioned below, the title includes any legal easements granted by the registered lease but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

WARWICKSHIRE : NUNEATON AND BEDWORTH

- 1 (05.04.2013) The Leasehold land shown edged with red on the plan of the above title filed at the Registry and being Oak Wood Secondary School, Morris Drive, Nuneaton (CV11 4QH).
- 2 (05.04.2013) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
 Date : 28 March 2013
 Term : 125 years from and including 1 April 2013
 Parties : (1) The Warwickshire County Council
 (2) Oak Wood Schools Academy
- 3 (05.04.2013) The Lease prohibits or restricts alienation.
- 4 (05.04.2013) The title includes any legal easements referred to in clause LR11.1 of the registered lease but is subject to any rights that are granted or reserved by the lease and affect the registered land.
- 5 (05.04.2013) The landlord's title is registered.

B: Proprietorship Register

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

Title absolute

- 1 (05.04.2013) PROPRIETOR: OAK WOOD SCHOOLS ACADEMY (Co. Regn. No. 08425914) of Oakwood Primary School, Morris Drive, Nuneaton CV11 4QH.
- 2 (05.04.2013) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the Secretary of State for Education of Sanctuary Buildings, Great Smith Street, London SW1P 3BT.

Title number WK468048

End of register

These are the notes referred to on the following official copy

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

HM Land Registry
Official copy of
title plan

Title number **WK468048**

Ordnance Survey map reference **SP3690SE**

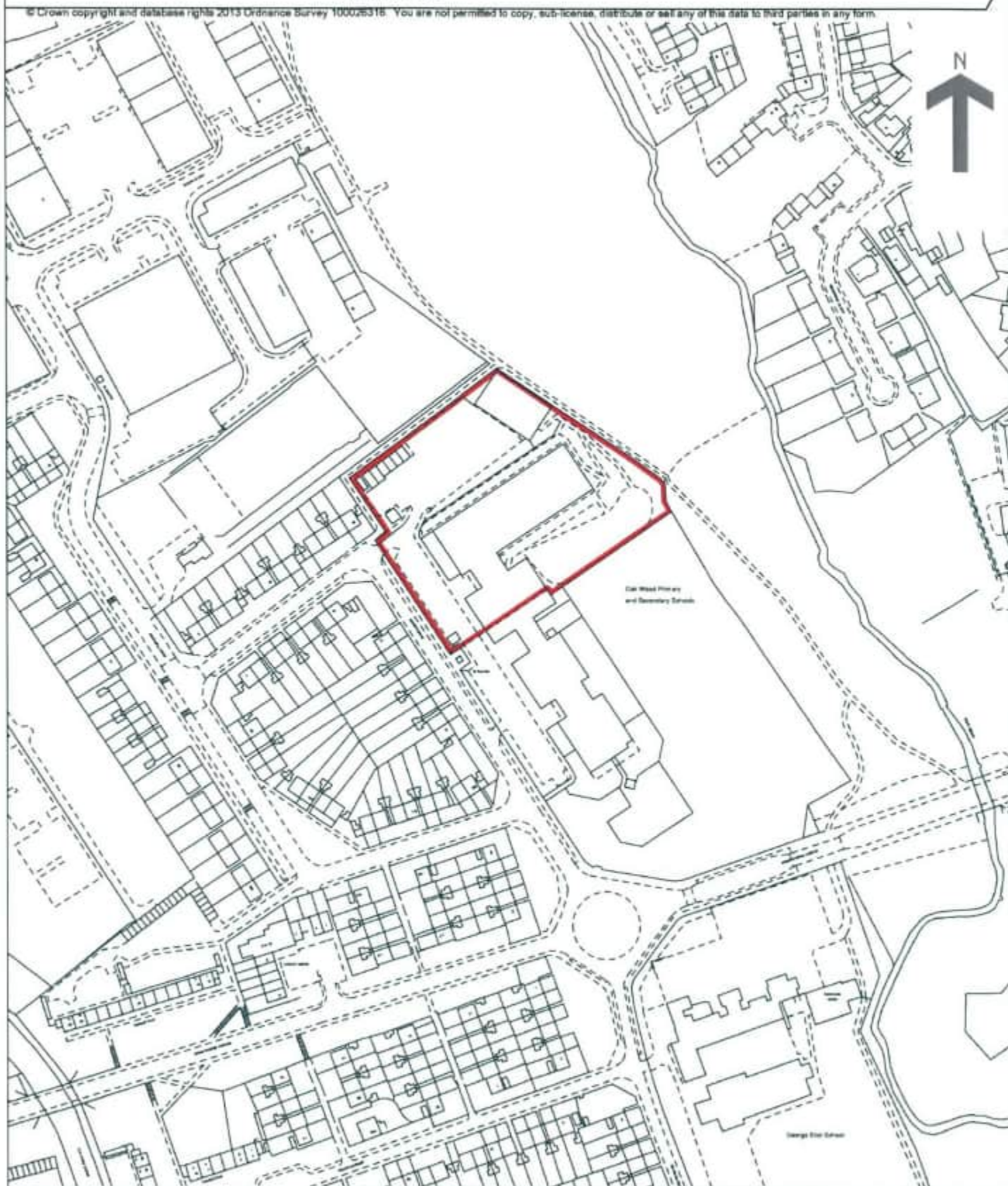
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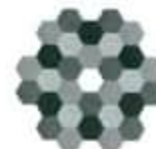
Administrative area **Warwickshire : Nuneaton and
Bedworth**



972

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Official copy of register of title

Title number WK233776

Edition date 05.04.2013

This official copy shows the entries on the register of title on 20 FEB 2019 at 12:54:37.

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 20 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 Oak Wood Primary School, Morris Drive, Nuneaton (CV11 4QH).

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 (16.04.1975) PROPRIETOR: THE WARWICKSHIRE COUNTY COUNCIL of Shire Hall, Warwick.
- 2 (16.04.1975) 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 Education Acts 1944 to 1968 or some other Act or authority.

C: Charges Register

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

- 1 (05.04.2013) 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 | 05.04.2013 | Oak Wood Primary School | 28.03.2013 | WK468047 |
| | edged and | | 125 years from | |
| | numbered 1 in | | and including | |
| | blue | | 01/04/2013 | |
| | NOTE: The lease comprises also other land. | | | |

Title number WK233776

Schedule of notices of leases continued

2	05.04.2013	Oak Wood Secondary School	28.03.2013	WK460048
	edged and		125 years from	
	numbered 2 in		and including	
	blue		01/04/2013	
	NOTE: The lease comprises also other land.			

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.

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

HM Land Registry
Official copy of
title plan

Title number **WK233776**

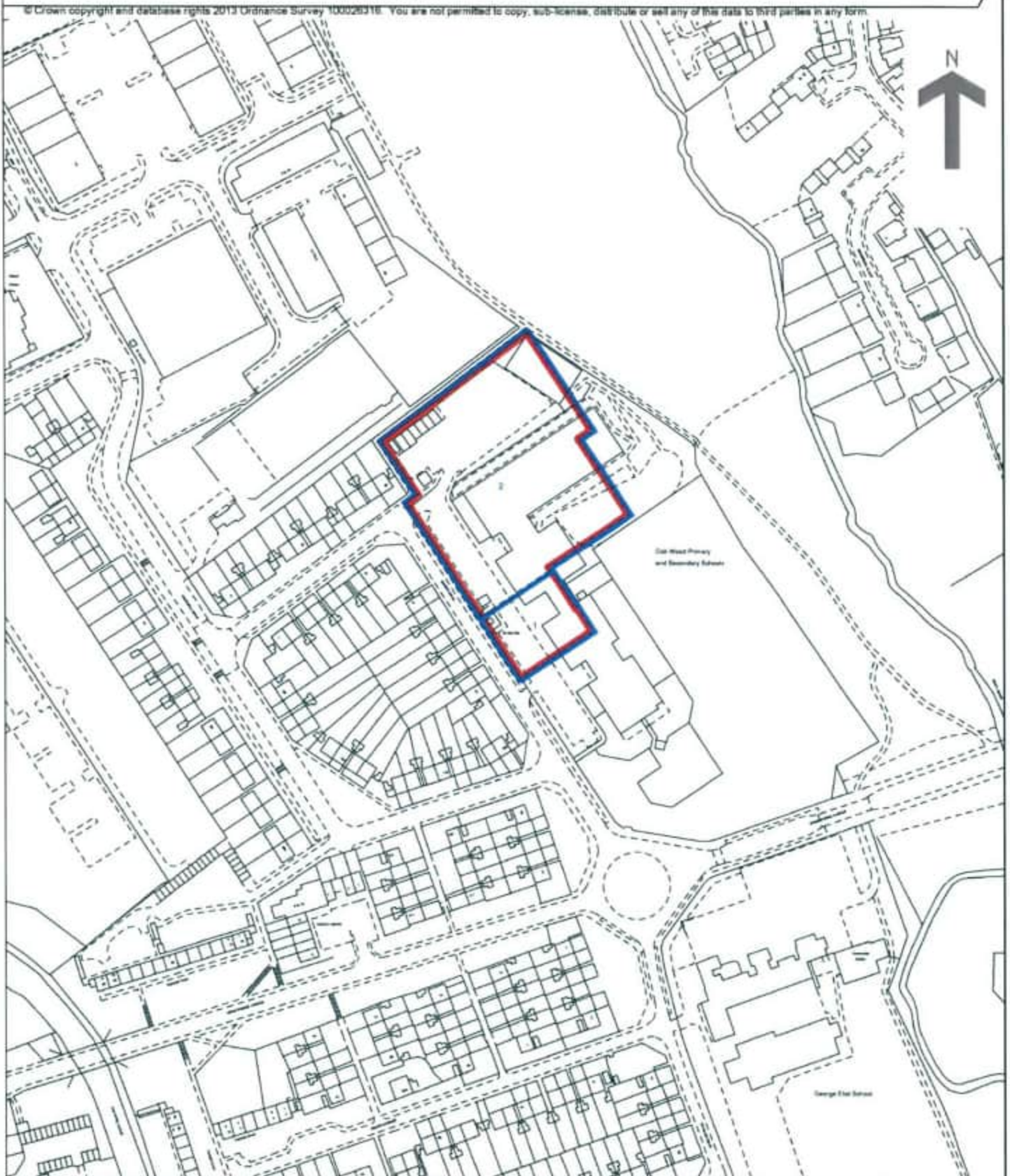
Ordnance Survey map reference **SP3690SE**

Scale **1:2500**

Administrative area **Warwickshire : Nuneaton and
Bedworth**



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Official copy of register of title

Title number WK175243

Edition date 09.10.2015

This official copy shows the entries on the register of title on 21 FEB 2019 at 16:23:23.

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 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 (22.12.1971) 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 Arbury Road, Nuneaton.
- 2 The land in this title has the benefit of the rights granted by a Deed dated 2 March 1972 made between (1) Wiclif Estate Company Limited and David G Lewis (Birmingham) Limited (2) The Warwickshire County Council (3) Francis Humphrey Maurice Fitzroy Newdegate and (4) Joseph Clive Piggot and others.
~NOTE: Original filed.
- 3 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 (22.12.1971) PROPRIETOR: THEWARWICKSHIRE COUNTY COUNCIL of Shire Hall, Warwick.
- 2 (22.12.1971) 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 1933 or some other Act or authority.

C: Charges Register

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

Title number WK175243

- 1 The land is subject to the rights contained in a Conveyance of the land in this title dated 13 December 1971 made between (1) Francis Humphrey Maurice Fitzroy Newdegate (2) Joseph Clive Piggott and others and (3) The Warwickshire County Council.

-NOTE: Original filed.

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.

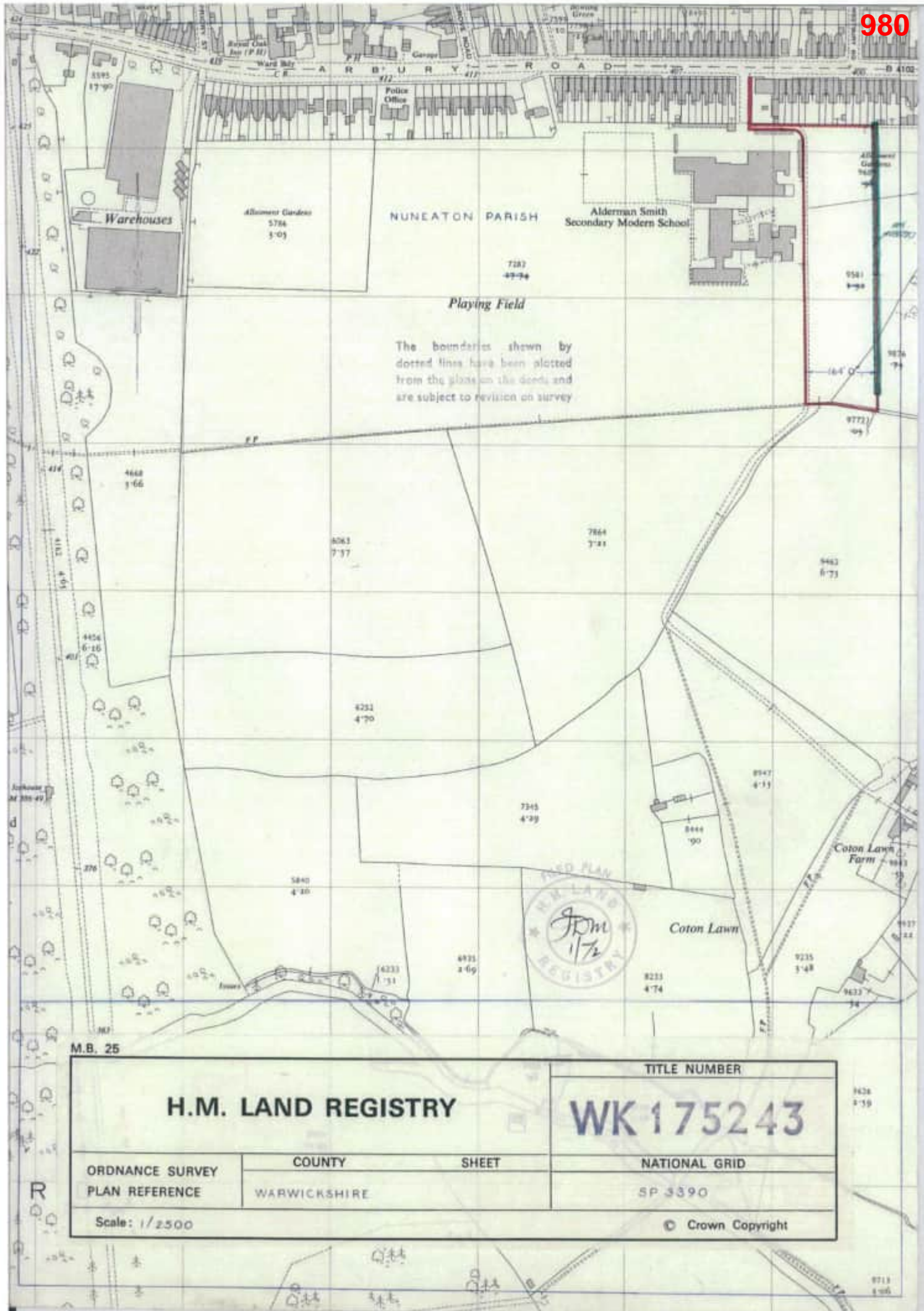
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This title is dealt with by the HM Land Registry, Gloucester Office .

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Official copy of register of title

Title number WK425489

Edition date 09.10.2015

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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 20 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 (21.11.2005) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Nuneaton Academy, Radnor Drive, Nuneaton (CV10 7PD).
- 2 (21.11.2005) The land has the benefit of the rights granted by but is subject to the rights reserved by a Conveyance of the land in this title dated 21 December 1955 made between (1) Francis Humphrey Maurice Fitzroy Newdigate (2) Joseph Clive Piggott and others and (3) Warwickshire County Council.

~NOTE: Copy filed.
- 3 (26.04.2012) 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 (21.11.2005) PROPRIETOR: WARWICKSHIRE COUNTY COUNCIL care of County Solicitor & Assistant Chief Executive, PO Box 9, Shire Hall, Warwick CV34 4RR and of DX723362, Warwick 5.
- 2 (19.10.2011) RESTRICTION: 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, 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 W1E 7EA or its conveyancer.

End of register

These are the notes referred to on the following official copy

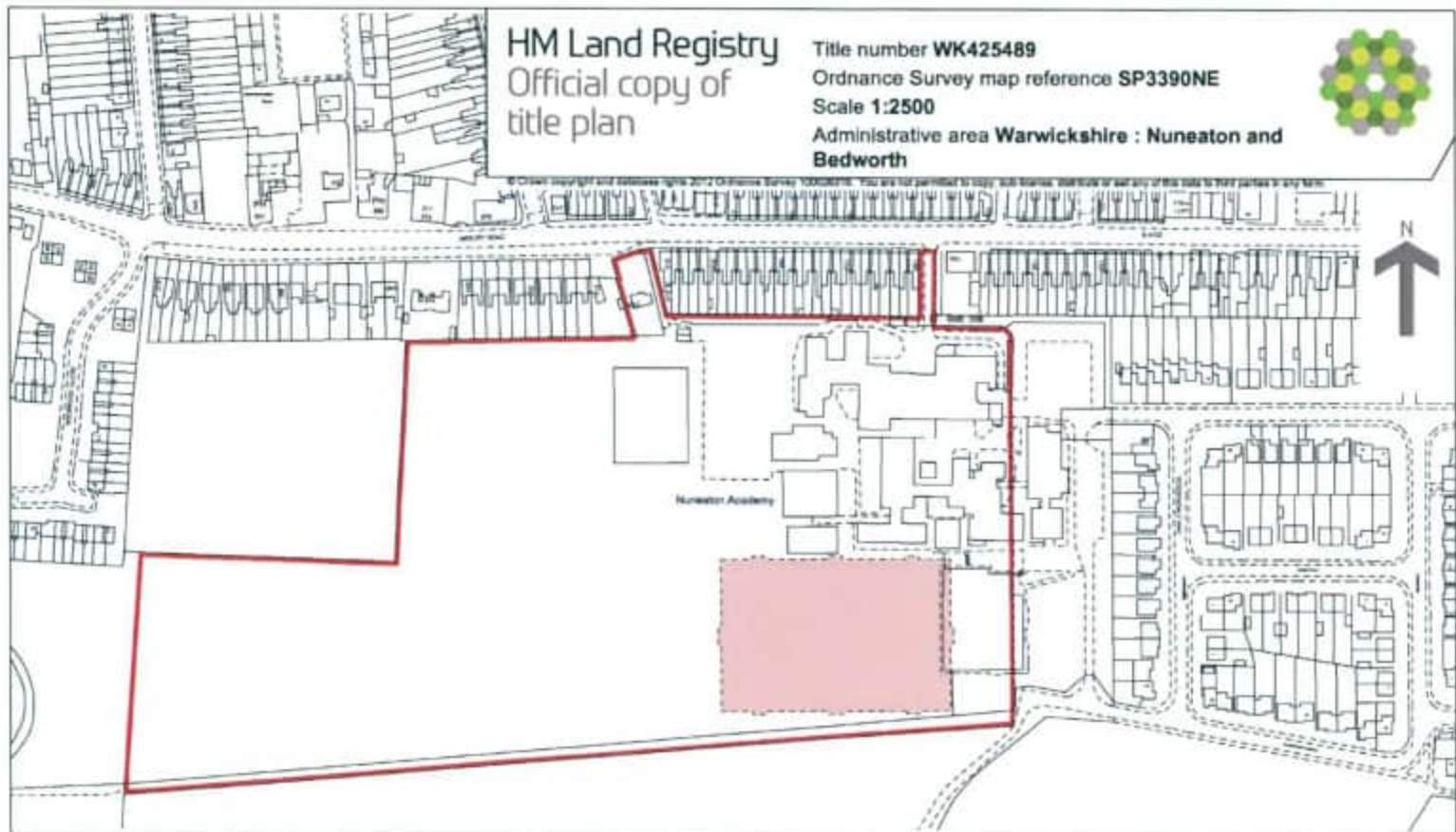
The electronic official copy of the title plan follows this message.

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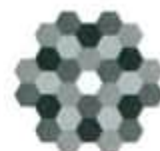
This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from HM Land Registry.

This official copy is issued on 20 February 2019 shows the state of this title plan on 20 February 2019 at 12:55:59. 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 .



This official copy is incomplete without the preceding notes page.



Official copy of register of title

Title number WK428695

Edition date 14.02.2017

This official copy shows the entries on the register of title on 20 FEB 2019 at 12:57:23.

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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 20 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 North Warwickshire & Hinckley College, Hinckley Road, Nuneaton (CV11 6BH).
- 2 (01.11.2000) A Conveyance of the land tinted blue on the title plan and other land dated 1 July 1939 made between (1) The Midland Bank Executor and Trustee Company Limited and others (Vendors) and (2) Ind Coope & Allsop Limited (Purchasers) contains the following provision:-

"The Purchasers shall not be entitled to any right of light air way or water or other easement which would interfere with the free use of the adjoining land of the Vendors edged blue on the said plan for building or other purposes."

-NOTE: Copy plan filed under WK390551.
- 3 (09.05.2006) The Conveyance affecting the land tinted mauve on the title plan dated 5 October 1951 referred to in the Charges Register contains the following provision:-

"IT IS HEREBY AGREED AND DECLARED that the Council or the persons deriving title under them shall not be entitled to any right of light or air which would in any manner restrict or interfere with free and uninterrupted user by the Vendors of their adjoining land for building or other purposes and the Conveyance hereinbefore contained shall not be deemed or construed to imply the grant of any such right."
- 4 (09.05.2006) The land tinted pink on the title plan has the benefit of the rights granted by the Conveyance dated 29 June 1962 referred to in the Charges Register.
- 5 (09.05.2006) The Conveyance dated 29 June 1962 referred to above contains a provision as to light or air.
- 6 (02.07.2008) 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.

Title number WK428695

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: NORTH WARWICKSHIRE & SOUTH LEICESTERSHIRE COLLEGE of Hinckley Road, Nuneaton, Warks CV11 6BH.
- 2 (09.05.2006) A Conveyance of the land tinted yellow on the title plan dated 25 September 1962 made between (1) Walter Henry Newey (Vendor) (2) National Provincial Bank Limited and (3) The Warwickshire County Council contains purchaser's personal covenant(s) details of which are set out in the schedule of personal covenants hereto.
- 3 (09.05.2006) A Conveyance of the land edged blue on the title plan dated 5 October 1962 made between (1) J. A. & S. Brown Limited (Vendor) and (2) The Warwickshire County Council (Council) contains purchaser's personal covenant(s) details of which are set out in the schedule of personal covenants hereto.
- 4 (18.06.2015) RESTRICTION: No disposition of the registered estate 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 proprietor for the time being of the Charge dated 17 April 2015 in favour of Lloyds Bank Plc referred to in the Charges Register.
- 5 (06.09.2016) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 26 August 2016 in favour of National Westminster Bank PLC referred to in the Charges Register.
- 6 (14.02.2017) RESTRICTION: No disposition of the registered estate 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 proprietor for the time being of the Charge dated 31 January 2017 in favour of The Secretary Of State For Education referred to in the Charges Register.

Schedule of personal covenants

- 1 The following are details of the personal covenants contained in the Conveyance of the land tinted yellow on the title plan dated 25 September 1962 referred to in the Proprietorship Register:-

"THE Council hereby covenant with the Vendor that they will erect and forever thereafter maintain a close-boarded fence five feet high on the western boundary of the property hereby conveyed."

NOTE: The western boundary referred to is the western boundary of the land tinted yellow on the title plan.
- 2 The following are details of the personal covenants contained in the Conveyance of the land edged blue on the title plan dated 5 October 1962 referred to in the Proprietorship Register:-

"THE Council for themselves and their successors in title hereby covenant with the Vendors and their successors in title owners and occupiers of the land situate on the west side of the property hereby conveyed forthwith to erect and forever thereafter maintain a good and substantial five feet high close boarded fence along the western boundary of the said property where marked "T" on the said plan."

NOTE: The "T" mark referred to affects the western boundary of the land edged blue on the title plan.

Title number WK428695

C: Charges Register

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

- 1 (09.05.2006) The land is subject to the following rights granted by a Agreement dated 31 March 1936 made between (1) Lucy Emma Yoxall and others (the Owners) and (2) Nuneaton Corporation (the Corporation):-

"THE Owners hereby grant unto the Corporation a perpetual easement and right to maintain the said sewer under the land of the Owners as shown on the said plan Together with the right to enter into and upon the said land for the purpose of maintaining repairing cleansing altering or enlarging the said sewer and for carrying out any necessary works in connection therewith the Corporation making good any damage thereby occasioned."

NOTE: The approximate position of the sewer is shown by a blue broken line on the title plan so far as it affects.
- 2 (09.05.2006) A Conveyance of the land hatched brown on the title plan and other land dated 7 December 1936 made between (1) Lucy Emma Yoxall and others (Vendors) and (2) Frederick Septimus Clay (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 3 (09.05.2006) The land is subject to the following rights reserved by a Conveyance of the land tinted mauve on the title plan and other land dated 5 October 1951 made between (1) Reginald Paul Ensor and Lewis Trevor Ensor (Vendors) and (2) The Warwickshire County Council:-

"EXCEPT AND RESERVED to the Vendors and their successors in title and licensees (a) full and free right of passing and re-passing with or without horses carriages and other vehicles at all times and for all purposes over and along the piece of land hereby conveyed (b) the right to construct when and where required means of access to and from the piece of land hereby conveyed from and to the adjoining land of the Vendors and (c) the right to use all sewers and drains now in or over the piece of land hereby conveyed or any part thereof and also upon giving previous reasonable notice to enter upon the piece of land hereby conveyed to make lay repair and cleanse any sewers pipes or drains so that the person or persons so entering shall make good all damage to the surface occasioned thereby"
- 4 (09.05.2006) A Conveyance of the land tinted pink on the title plan dated 29 June 1962 made between (1) Petrofina (GT Britain) Limited (2) Abbey Orchard Property Company Limited and (3) The Warwickshire County Council contains restrictive covenants.

-NOTE: Copy filed.
- 5 (06.02.2006) A Transfer of the land tinted blue on the title plan dated 12 January 2006 made between (1) Spirit Managed Pubs Limited and (2) North Warwickshire & Hinckley College contains restrictive covenants.

-NOTE: Copy filed under WK427085.
- 6 (06.02.2006) The land is subject to the rights granted by the Transfer dated 12 January 2006 referred to above.
- 7 (02.07.2008) The land is subject to the rights granted by a Transfer of the land edged and numbered WK443705 in green on the title plan dated 12 June 2008 made between (1) North Warwickshire And Hinckley College and (2) Robert Michael Newcombe.

-NOTE: Copy filed under WK443705.
- 8 (18.06.2015) REGISTERED CHARGE dated 17 April 2015 affecting also title LT427033.

NOTE: See the entry below altering the priority of this charge.
- 9 (18.06.2015) Proprietor: LLOYDS BANK PLC (Co. Regn. No. 00002065) of WBM Securities Department, 5th Floor, 110 St Vincent Street, Glasgow G2 5ER.
- 10 (18.06.2015) The proprietor of the Charge dated 17 April 2015 referred

Title number WK428695

C: Charges Register continued

to above is under an obligation to make further advances. These advances will have priority to the extent afforded by section 49(3) Land Registration Act 2002.

- 11 (06.09.2016) REGISTERED CHARGE dated 26 August 2016.

NOTE: See the entry below altering the priority of this charge.
- 12 (06.09.2016) Proprietor: NATIONAL WESTMINSTER BANK PLC (Co. Regn. No. 929027) of Credit Documentation Department, 8th Floor, 1 Hardman Boulevard, Manchester M3 3AQ.
- 13 (06.09.2016) The priorities of the charges dated 26 August 2016 and 17 April 2015 referred to above have been altered by a Deed dated 25 August 2016.
- 14 (14.02.2017) REGISTERED CHARGE dated 31 January 2017 affecting also other titles.

NOTE 1: Charge reference LT243918.

NOTE 2: See the entry below altering the priority of this charge.
- 15 (14.02.2017) Proprietor: THE SECRETARY OF STATE FOR EDUCATION of Sanctuary Buildings, 20 Great Smith Street, Westminster, London SW1P 3BT.
- 16 (14.02.2017) The proprietor of the Charge dated 31 January 2017 referred to above is under an obligation to make further advances. These advances will have priority to the extent afforded by section 49(3) Land Registration Act 2002.
- 17 (14.02.2017) The priorities of the charges dated 31 January 2017, 17 April 2015 and 26 August 2016 referred to above have been altered by a Deed dated 31 January 2017.

Schedule of restrictive covenants

- 1 (09.05.2006) The following are details of the covenants contained in the Conveyance dated 7 December 1936 referred to in the Charges Register:-

COVENANT by the Purchaser with the Vendors and their successors in title that he the Purchaser and his successors in title would at all times thereafter observe and perform the covenants conditions and stipulations set forth in the Schedule thereto.

THE SCHEDULE before referred to

1. No building to be erected on the said land or any part thereof should be used otherwise than as a private dwellinghouse or as a professional residence of a medical practitioner or dentist
2. Any dwellinghouse erected on the said land should front the road and no bungalow should be erected on land having a frontage to Hinckley Road aforesaid
3. There should not at any time be erected or placed or suffered to be or remain on any part of the said land any temporary building or structure hut caravan house-on-wheels or other chattel adapted or intended to be used as a dwelling or sleeping apartment
4. Not to do or suffer on the said land or any part thereof or upon or in any building to be erected thereon anything which should or might be a nuisance or annoyance to the Vendors or to the neighbourhood
5. The said land or any building thereon should not be used as an advertising station nor should hoarding be erected thereon for advertising purposes
6. No gravel sand earth or other material should be excavated from the land except for the purposes of foundations or for use in building

Title number WK428695

Schedule of restrictive covenants continued
thereon.

End of register

These are the notes referred to on the following official copy

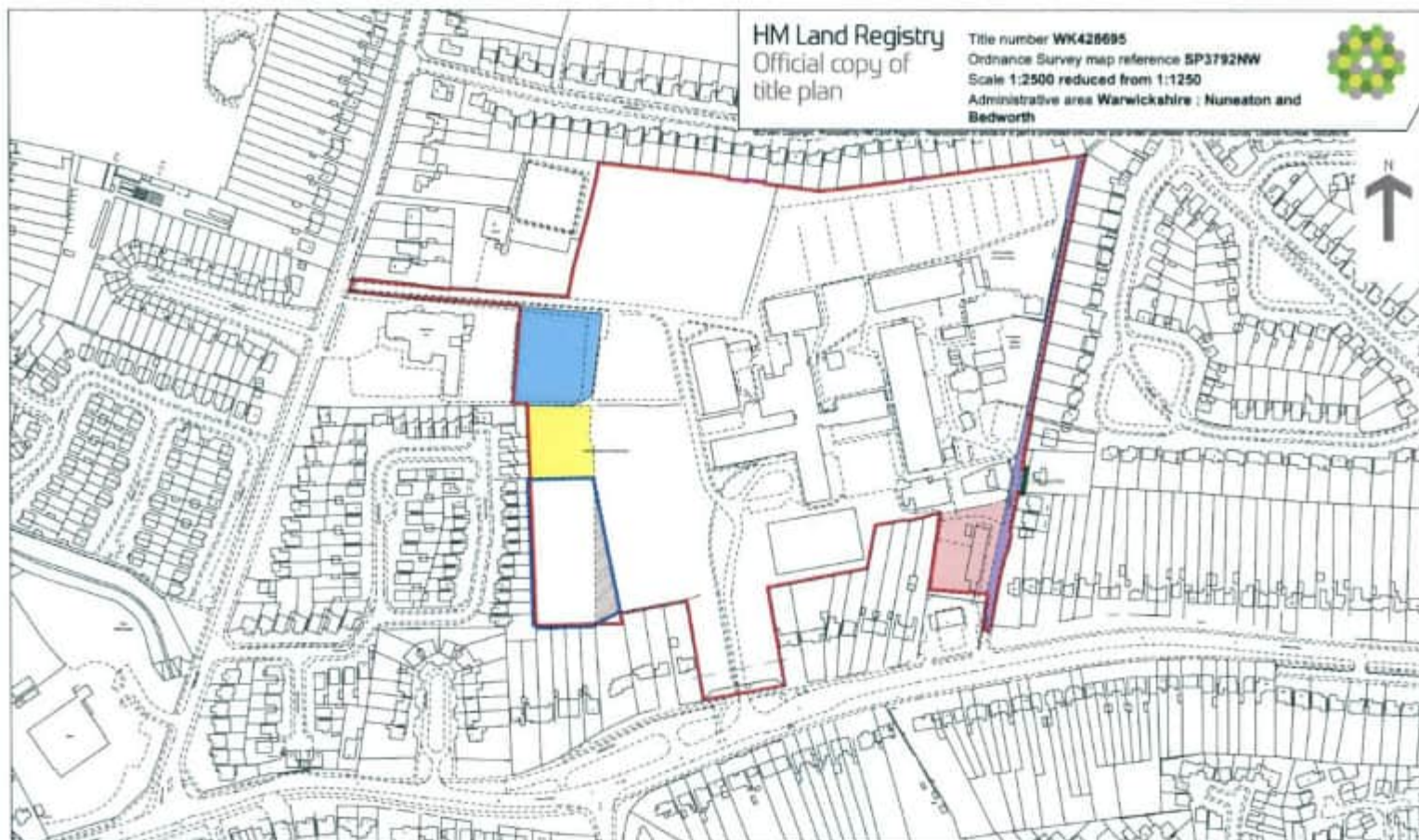
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This title is dealt with by the HM Land Registry, Gloucester Office .



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Official copy of register of title

Title number WK497842

Edition date 11.06.2018

This official copy shows the entries on the register of title on 25 JAN 2019 at 11:47:29.

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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 20 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 (11.06.2018) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being King Edward VI College, King Edward Road, Nuneaton (CV11 4BE).

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 (11.06.2018) PROPRIETOR: THE OFFICIAL CUSTODIAN FOR CHARITIES on behalf of the trustees of King Edward VI Foundation care of Mr J Sargeant, Nunfield, Grove Road, Burbage, Hinckley LE10 2AE.
- 2 (11.06.2018) The value as at 11 June 2018 was stated to be over £1,000,000.
- 3 (11.06.2018) RESTRICTION: No disposition by the proprietor of the registered estate to which section 117-121 or section 124 of the Charities Act 2011 applies is to be registered unless the instrument contains a certificate complying with section 122(3) or section 125(2) of that Act as appropriate.

C: Charges Register

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

- 1 (11.06.2018) The deeds and documents of title having been lost the land is subject to such restrictive covenants as may have been imposed thereon before 11 June 2018 and are still subsisting and capable of being enforced.

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.

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 CI), 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 CI), but this may not be reflected in the register at this stage.

This official copy is issued on 20 February 2019 shows the state of this title plan on 25 January 2019 at 11:47:29. 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 .

HM Land Registry
Official copy of
title plan

Title number **WK497842**

Ordnance Survey map reference **SP3691NE**

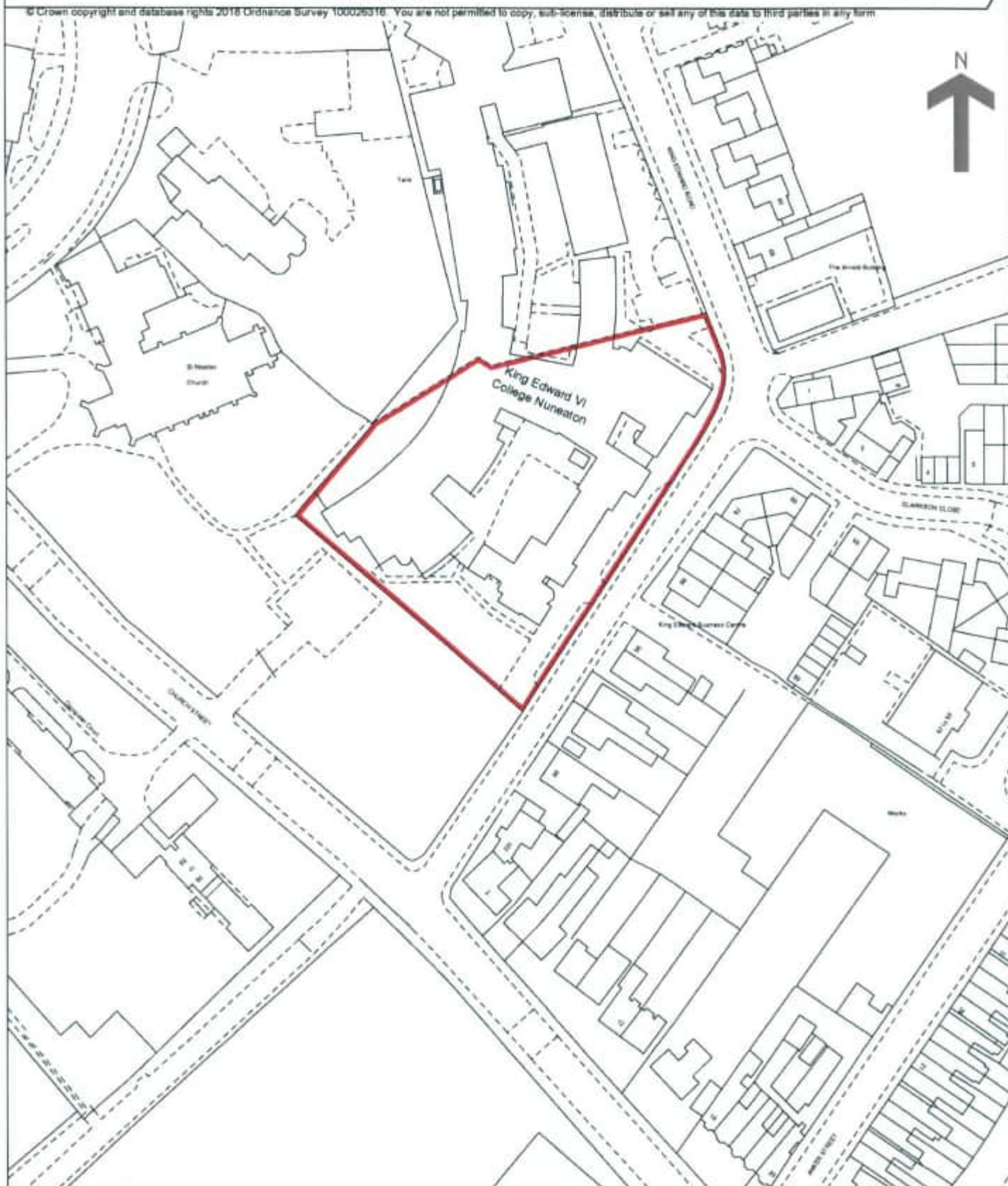
Scale **1:1250**

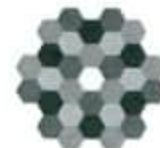
Administrative area **Warwickshire : Nuneaton and
Bedworth**



993

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Official copy of register of title

Title number WK497832

Edition date 11.06.2018

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Issued on 20 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 (11.06.2018) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being King Edward VI College, King Edward Road, Nuneaton (CV11 4BE).

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 (11.06.2018) PROPRIETOR: THE OFFICIAL CUSTODIAN FOR CHARITIES on behalf of the trustees of King Edward VI Foundation care of Mr J Sargeant, Nunfield, Grove Road, Burbage, Hinckley LE10 2AE.
- 2 (11.06.2018) The value as at 11 June 2018 was stated to be over £1,000,000.
- 3 (11.06.2018) RESTRICTION: No disposition by the proprietor of the registered estate to which section 117-121 or section 124 of the Charities Act 2011 applies is to be registered unless the instrument contains a certificate complying with section 122(3) or section 125(2) of that Act as appropriate.
- 4 (11.06.2018) The Conveyance 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 (11.06.2018) A Conveyance of the land in this title dated 9 August 1960 made between (1) The Reverend Canon Frank Selwood Herbert (2) The Church Commissioners For England (3) The Right Honourable Harold

Title number WK497832

C: Charges Register continued

Macmillan and (4) The Warwickshire County Council contains restrictive covenants.

-NOTE: Copy filed.

- 2 (11.06.2018) The land in this title is subject to any rights that are reserved by the Conveyance dated 9 August 1960 referred to above and affect the registered land.

End of register

These are the notes referred to on the following official copy

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

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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 CI), 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 CI), but this may not be reflected in the register at this stage.

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HM Land Registry
Official copy of
title plan

Title number **WK497832**

Ordnance Survey map reference **SP3691NE**

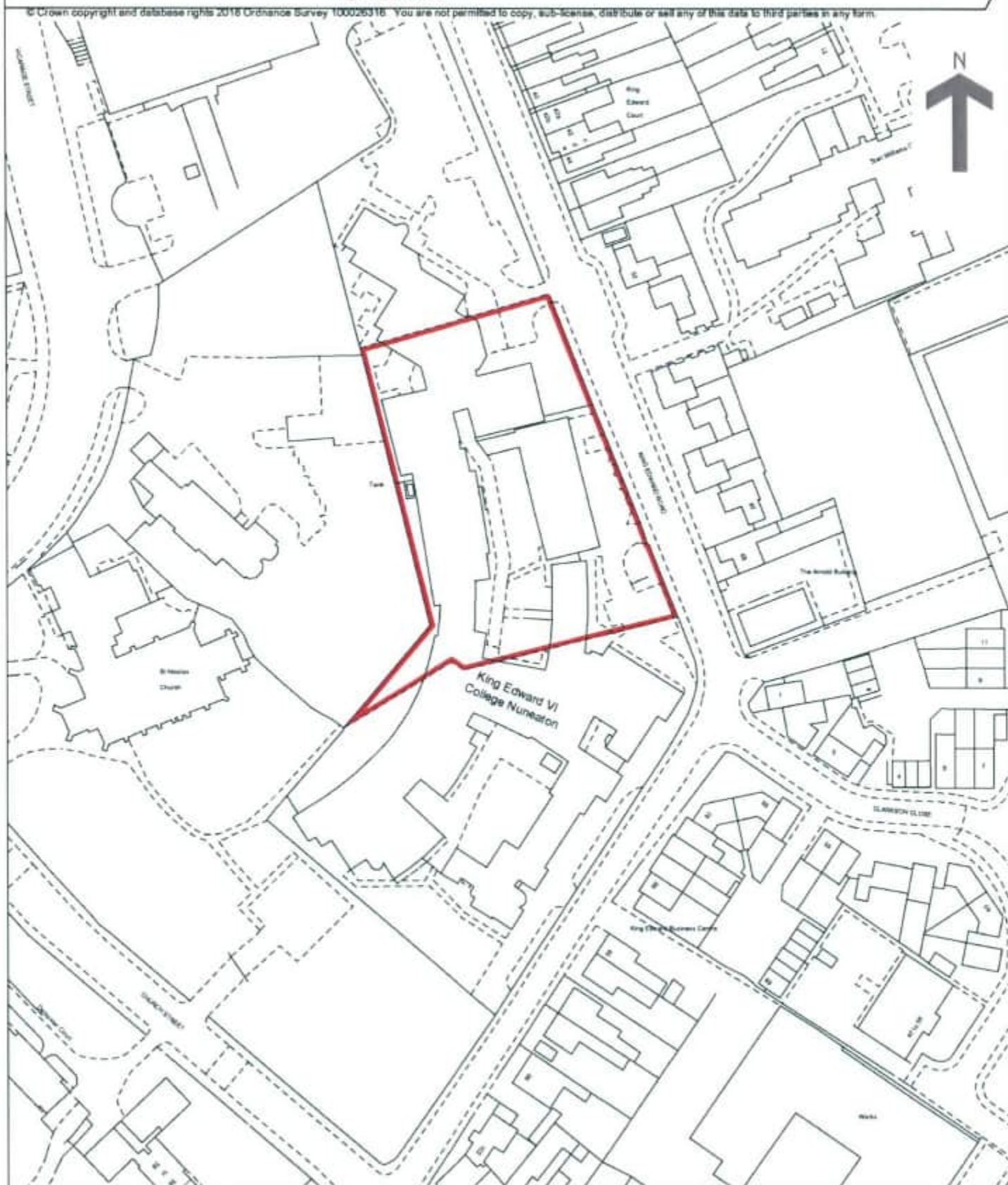
Scale **1:1250**

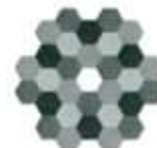
Administrative area **Warwickshire : Nuneaton and
Bedworth**



997

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Official copy of register of title

Title number WK426282

Edition date 06.01.2006

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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 20 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 (06.01.2006) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Bedworth Heath Nursery School, Glebe Avenue, Bedworth (CV12 0DP).
- 2 (06.01.2006) 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 (06.01.2006) PROPRIETOR: WARWICKSHIRE COUNTY COUNCIL care of County Solicitor & Assisitant Chief Executive, PO Box 9, Shire Hall, Warwick CV34 4RR.
- 2 (06.01.2006) A Conveyance of the land in this title dated 17 January 1950 made between (1) Bedworth Glebe Estate Company Limited (Compnay) (2) Midland Bank Limited (Mortgagees) and (3) Warwickshire County Council (Council) contains purchaser's 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 Conveyance dated 17 January 1950 referred to in the Proprietorship Register:-

"THE Council hereby covenant with the Compnay that they the Council will erect and maintain along the southern boundary of the piece of land hereby conveyed fencing consisting of four feet six inches high concrete posts with fir rails and pales."

Title number WK426282

End of register

These are the notes referred to on the following official copy

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HM Land Registry

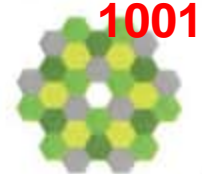
Official copy of title plan

Title number **WK426282**

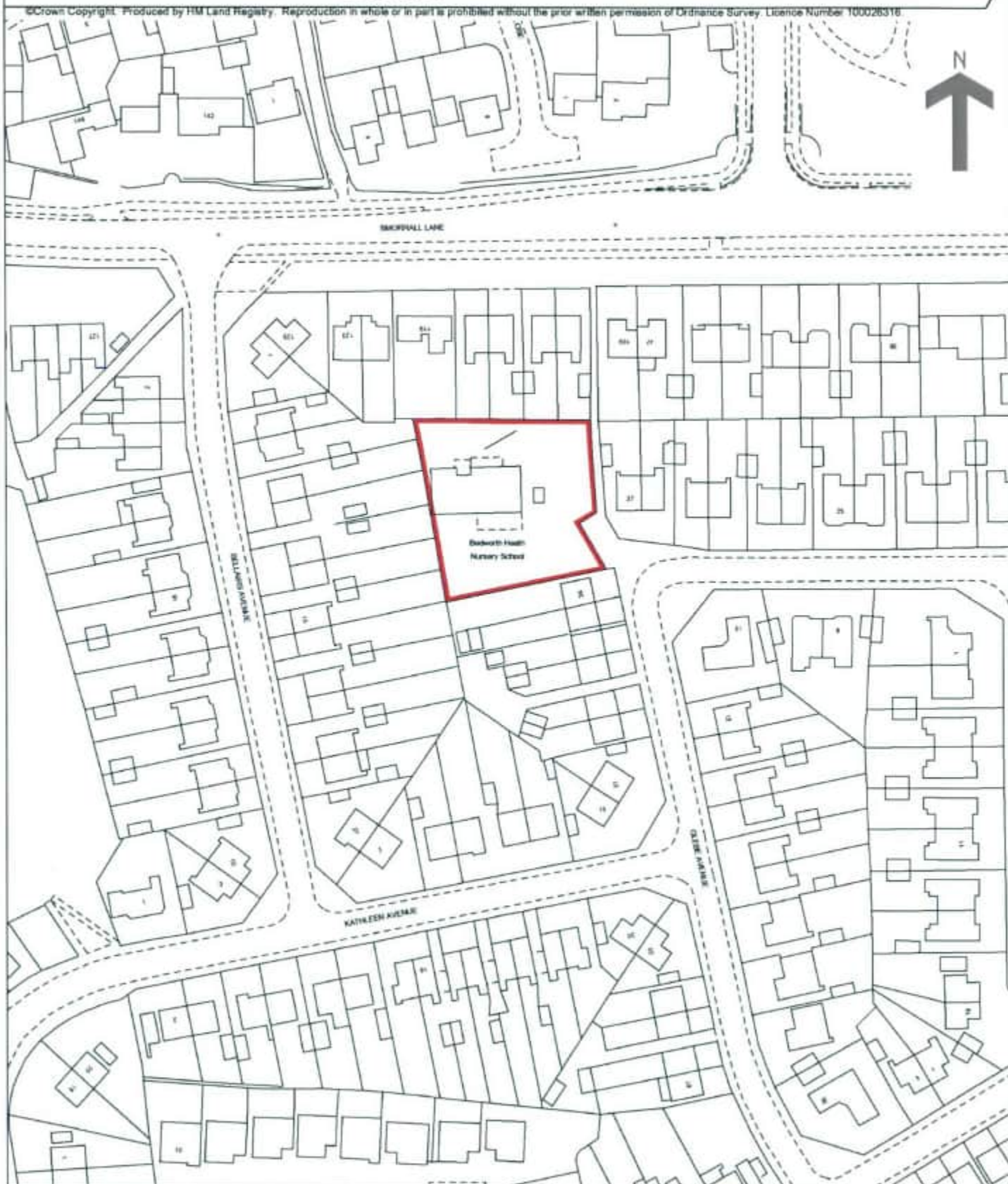
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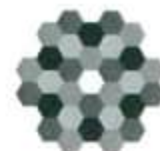
Scale **1:1250**

Administrative area **Warwickshire : Nuneaton and
Bedworth**



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Official copy of register of title

Title number WK426690

Edition date 10.06.2009

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Issued on 21 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 (20.01.2006) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Exhall Grange School And Science College, Wheelwright Lane, Bedworth (CV7 9HP).
- 2 (14.01.2008) 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.
- 3 (14.01.2008) The land has the benefit of the rights reserved by a Transfer of the land edged and numbered WK440475 in green on the title plan dated 21 December 2007 made between (1) Warwickshire County Council and (2) Royal National Institute Of The Blind.
-NOTE:-Copy filed under WK440475.
- 4 (15.01.2008) The registered proprietor claims that the land tinted brown on the title plan has the benefit of a right with or without vehicles over the track tinted brown on the title plan. The right claimed is not included in this registration. The claim is supported by a statutory declaration.
-NOTE:-Statutory declaration filed.
- 5 (18.07.2008) The land has the benefit of the rights granted by a Deed dated 26 October 2007 made between (1) Prologis (Coventry) Limited and (2) Warwickshire County Council .
-NOTE: Copy filed.
- 6 (10.06.2009) 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 WK450903 in green on the title plan dated 8 May 2009 made between (1) The Warwickshire County Council and (2) Zoe's Place Trust.
-NOTE: Copy filed under WK450903.

Title number WK426690

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 (20.01.2006) PROPRIETOR: WARWICKSHIRE COUNTY COUNCIL care of County Solicitor And Assistant Chief Executive, Po Box 9,, Shire Hall, Warwick CV34 4RR and of DX723362, Warwick 5.
- 2 (14.01.2008) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge is to be registered without a certificate signed by the proprietor for the time being of the estate registered under title number WK440475 or if appropriate signed on such proprietor's behalf by its conveyancer that the provisions of clause 13.D.3 of the Transfer dated 21 December 2007 referred to in the Property Register have been complied with.

C: Charges Register

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

- 1 (18.03.2008) The lease of electricity sub stations dated 13 March 2008 made between (1) Warwickshire County Council and (2) Central Networks East plc referred to in the schedule of leases hereto contains covenants by the landlord.
- 2 (18.03.2008) 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 | 18.03.2008
electricity sub station
numbered 1 | 13.03.2008
99 years from
13.03.2008 | WK441781 |
|---|---|---|----------|

NOTE 1: Lease comprises also other land

NOTE 2: See entry in the Charges Register relating to landlords restrictive covenants.

End of register

These are the notes referred to on the following official copy

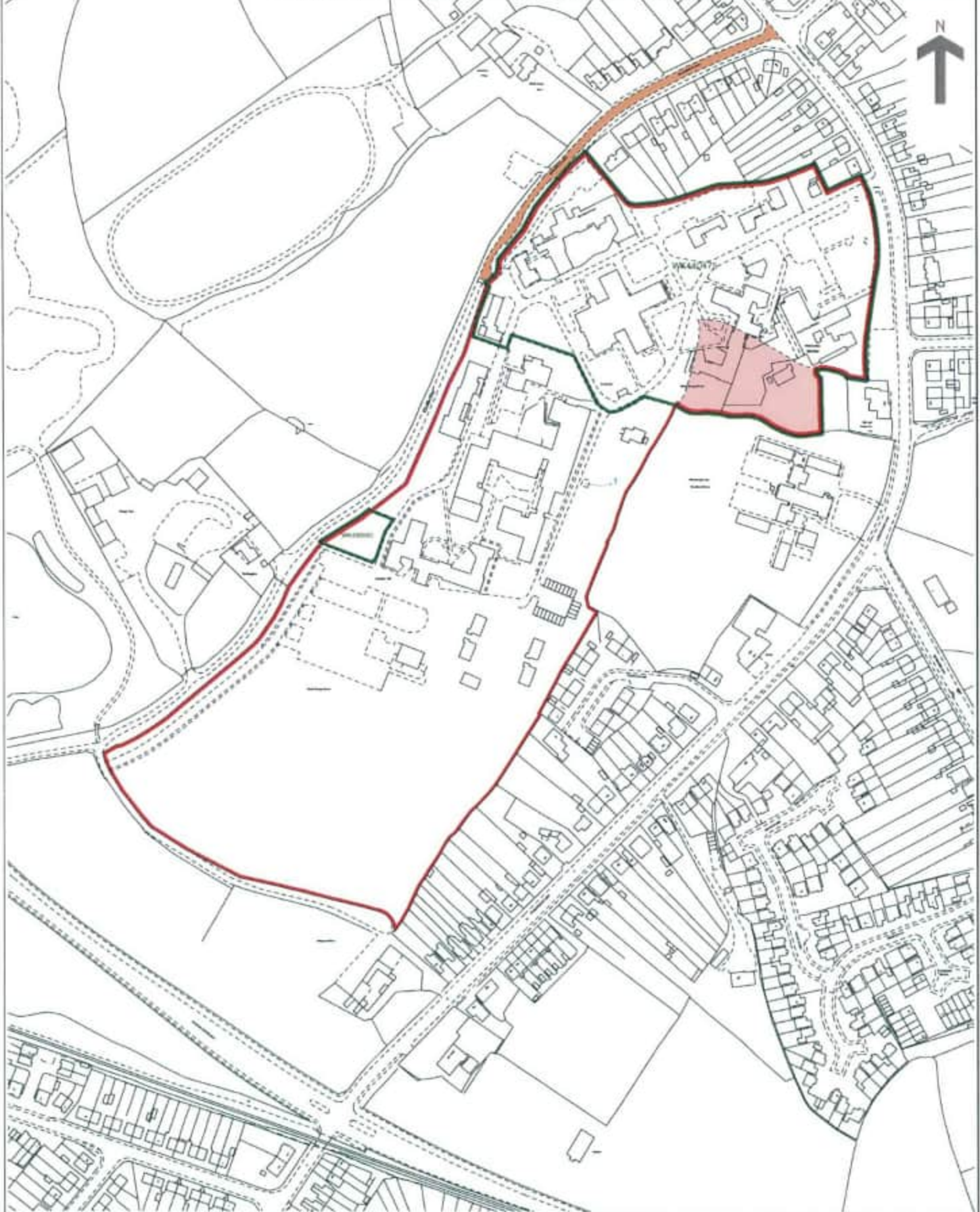
The electronic official copy of the title plan follows this message.

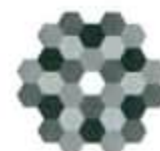
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Official copy of register of title

Title number WK450903

Edition date 10.06.2009

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A: Property Register

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

WARWICKSHIRE : NUNEATON AND BEDWORTH

- 1 (20.01.2006) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Land at Exhall Grange School and Science College, Wheelwright Lane, Bedworth (CV7 9HP).
- 2 (18.07.2008) The land has the benefit of the rights granted by a Deed dated 26 October 2007 made between (1) Prologis (Coventry) Limited and (2) Warwickshire County Council .

-NOTE: Copy filed under WK426690.
- 3 (10.06.2009) The land has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 8 May 2009 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 (10.06.2009) PROPRIETOR: ZOE'S PLACE TRUST (Co. Regn. No. 4446416) of 1 Mill Street, Leamington Spa, Warwickshire CV31 1ES.
- 2 (10.06.2009) The price stated to have been paid on 8 May 2009 was £81,525.
- 3 (10.06.2009) RESTRICTION: No disposition of the registered estate 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 certificate signed by the proprietor for the time being of the estate registered under title number WK440475 or if appropriate signed on such proprietor's behalf by its conveyancer that the provisions of Clause 13.D.3 of the Transfer dated 21 December 2007 made between (1) Warwickshire County Council and (2) Royal National Institute Of The Blind have been complied with.

Title number WK450903

C: Charges Register

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

- 1 (10.06.2009) A Transfer of the land in this title dated 8 May 2009 made between (1) The Warwickshire County Council and (2) Zoe's Place Trust contains restrictive covenants.

-NOTE: Copy filed.

End of register

These are the notes referred to on the following official copy

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HM Land Registry
Official copy of
title plan

Title number **WK450903**

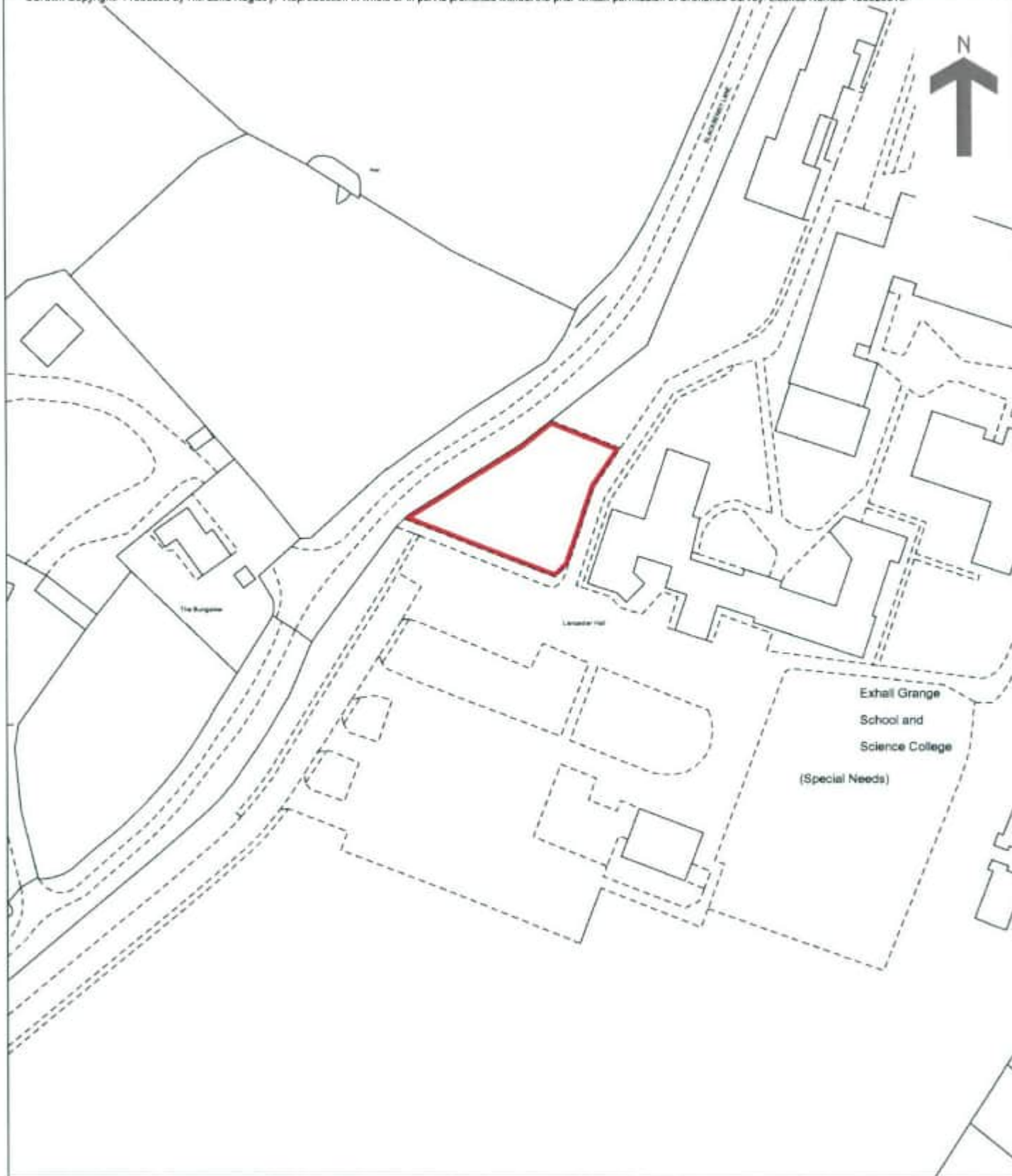
Ordnance Survey map reference **SP3384SW**

Scale **1:1250 enlarged from 1:2500**

Administrative area **Warwickshire : Nuneaton and
Bedworth**



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Official copy of register of title

Title number WK440475

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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 (20.01.2006) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Exhall Grange Special School, Wheelwright Lane, Coventry (CV7 9HP).

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 (14.01.2008) PROPRIETOR: THE ROYAL NATIONAL INSTITUTE OF BLIND PEOPLE of 105 Judd Street, London WC1H 9NE.
- 2 (14.01.2008) The price stated to have been paid on 21 December 2007 was £3,200,000.
- 3 (14.01.2008) RESTRICTION: No disposition 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.
- 4 (16.01.2009) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 31 December 2008 in favour of AIB Group (UK) PLC referred to in the Charges Register.

C: Charges Register

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

- 1 (20.01.2006) A Conveyance of the land tinted pink on the title plan dated 26 February 1959 made between (1) Phipps Northampton Brewery

Title number WK440475

C: Charges Register continued

Company Limited (2) William Alfred Frank Hearne and Douglas Harry Jelley and (3) Warwickshire County Council contains restrictive covenants.

-NOTE: Copy filed under WK426690.

- 2 (20.01.2006) The land tinted pink on the title plan is subject to the rights reserved by the Conveyance dated 26 February 1959 referred to above.
- 3 (14.01.2008) The land is subject to the rights reserved by a Transfer of the land in this title dated 21 December 2007 made between (1) Warwickshire County Council and (2) Royal National Institute Of The Blind.

-NOTE: Copy filed.

- 4 (22.07.2008) The land is subject to the rights granted by a Transfer of the land edged and numbered WK444068 in green on the title plan dated 11 July 2008 made between (1) The Royal National Institute Of Blind People (Transferor) and (2) Central Networks East Plc.

The said Transfer also contains restrictive covenants by the Transferor.

-NOTE:-Copy filed under WK444068.

- 5 (16.01.2009) REGISTERED CHARGE dated 31 December 2008.
- 6 (16.01.2009) Proprietor: AIB GROUP (UK) PLC (N.I. Co. Regn. No. NI018800) of 9/10, Angel Court, London EC2R 7AB.

End of register

These are the notes referred to on the following official copy

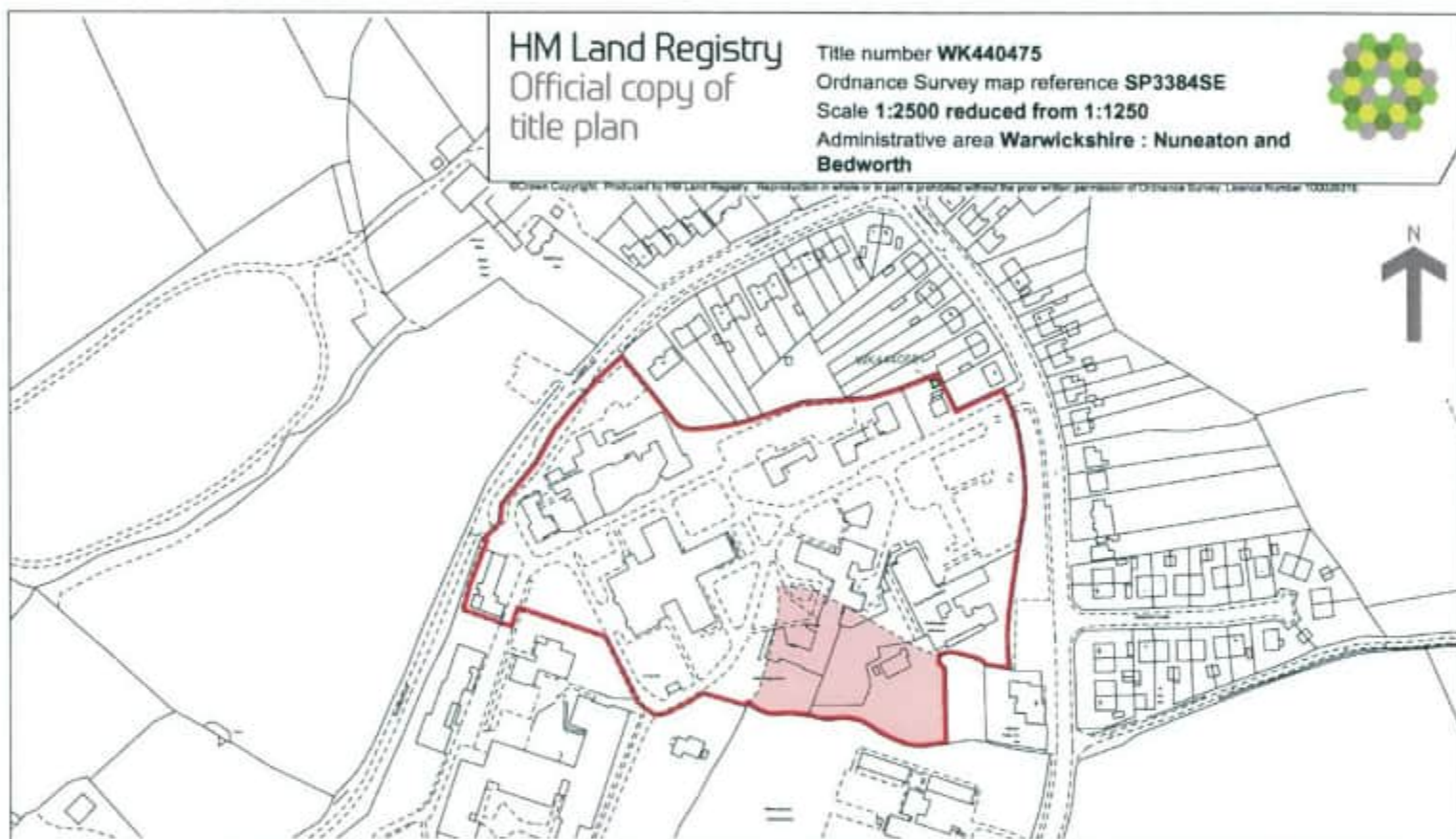
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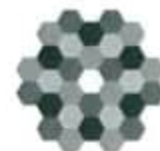
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Official copy of register of title

Title number WK365844

Edition date 10.06.2013

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Issued on 20 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 on the North side of Griff Lane, Nuneaton.
- 2 (25.03.1992) There are excluded from the registration of the land edged and numbered 2 in yellow on the filed plan the mines and minerals excepted by the Transfer dated 4 February 1992 referred to in the Charges Register in the following terms:-

"EXCEPTING AND RESERVING to British Coal ALL interests of British Coal in any mines beds and seams of coal and other minerals in or under the Property TOGETHER 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 British Coal has any interest including the right to drive occupy and use roadways and other works in the strata under or adjacent to the Property and the right to let down the surface of the Property and any building structure or works now or hereafter erected constructed placed or laid on or in the Property without any obligation to leave subjacent or lateral support for the Property or any such buildings structure or works and without liability (except as referred to in the proviso hereto) to make good or pay compensation for any damage or loss whatsoever caused directly or indirectly by or in consequence of any mining operations under or adjacent to the Property carried out by British Coal or by any other person whether before or on or after the date of this Transfer PROVIDED THAT nothing contained in this paragraph shall limit any claim against British Coal arising under any legislation for the time being in force providing a remedy or remedies for damage caused by the withdrawal of support from land in connection with the lawful working and getting of coal so long as that claim does not rely upon the provisions of any document affecting the title to the Property or the coal or other minerals referred to in this paragraph."

- 3 (25.10.1996) The land has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 4 October 1996 referred to in the Charges Register.
- 4 (25.10.1996) The Transfer dated 4 October 1996 referred to above

Title number WK365844

A: Property Register continued

contains a provision as to light or air.

- 5 (29.06.2007) 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.
- 6 (29.06.2007) The land has the benefit of rights reserved by the Transfer dated 12 January 2007 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 (25.10.1996) PROPRIETOR: WARWICKSHIRE COUNTY COUNCIL of Shire Hall, Warwick CV34 4RR.
- 2 (25.03.1992) The Transfer dated 4 February 1992 referred to in the Charges Register contains Vendors personal covenants details of which are set out in the schedule of personal covenants hereto.
- 3 RESTRICTION:-Except under an order of the Registrar or of the Court no transfer of the whole or any part of the land comprised in this title is to be registered unless there is furnished to the Registrar a certificate signed by the Registered Proprietor's solicitor confirming that such Transfer contains covenants by the Transferee and that a certified copy of such Transfer has been delivered to Electrocomponents Plc (Company number 647788) in accordance with the provisions of paragraphs 7 and 8 of the schedule to the Deed dated 11 April 1994 made between (1) Tawnywood Limited and (2) Electrocomponents Plc referred to in the Charges Register.

Schedule of personal covenants

- 1 The following are details of the personal covenants contained in the Transfer dated 4 February 1992 referred to in the Proprietorship Register:-

British Coal hereby covenants with Hallamshire to complete all restoration works required to the Property by virtue of the Authorisation issued by The Secretary of State for the Environment under Section 1 of the Opencast Coal Act 1958 on 22nd July 1985 in respect of (inter alia) the Property and the Planning Consent No 84-0554 dated 16th July 1985 in respect of (inter alia) the Property insofar as such restoration works relate to or affect the Property and insofar also as the same have at the date hereof not been completed and British Coal hereby undertake to indemnify and keep indemnified Hallamshire against all costs claims damages liabilities and proceedings in respect of any non-observance or non-performance by British Coal of or arising out of such obligation to undertake restoration works PROVIDED THAT Hallamshire shall allow British Coal all necessary rights of entry and access upon the Property as may be reasonably required in order to properly undertake and complete such restoration works.

C: Charges Register

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

- 1 The land edged and numbered 1 in yellow on the filed plan is subject to rights of drainage and rights in respect of water, gas and electricity supply services.
- 2 A Conveyance of the land in this title and other land dated 5 August 1980 made between (1) Francis Humphrey Maurice Fitzroy Newdegate (Owner) (2) Sir William Stratford Dugdale and Geoffrey David Wentworth-Stanley (Trustees) and (3) Faramir Interests Limited (Nominee) contains

Title number WK365844

C: Charges Register continued

covenants details of which are set out in the schedule of restrictive covenants hereto.

- 3 The land is subject to the following rights reserved by the Conveyance dated 5 August 1980 referred to above:-

.....
..

"4. THERE are excepted and reserved unto the owners for the time being of the adjoining parts of the Arbury Estate ("the Adjoining Owners"):-

.....
..

(b) the right to drain surface water from the Adjoining Owners adjoining and neighbouring land through the present existing drains and not exceeding the present existing volume from the present existing state of the Adjoining Owners adjoining and neighbouring land into the surface water drainage system to be constructed by the Nominee on the Land

(c) The free passage and running of water soil and electricity through all present existing pipelines and cables (if any) now used and enjoyed for the benefit of the Adjoining Owners' adjoining and adjacent property provided always that the Nominee may at any time remove or obstruct such pipes drains and cables or any of them if it shall first provide alternative services of at least equal capacity and efficiency in the place of those removed or obstructed."

- 4 The land in this title was formerly leasehold being held under a Lease dated 7 August 1980 by Paramir Interests Limited (Landlord) to Quietlece Limited (Tenant) for the term of 996 years (less 10 days) from 29 July 1979 at the rent of one peppercorn if demanded and by a Deed dated 7 October 1980 made by Quietlece Limited the said term was enlarged into a fee simple. The said land is accordingly subject to all such matters to which the said terms would have been subject had it not been so enlarged that are described in Section 153(8) of The Law of Property Act 1925 and in particular to those referred to below.

-NOTE: Copy Lease filed under WK261705.

- 5 The Lease dated 7 August 1980 referred to above contains covenants details of which are set out in the schedule of restrictive covenants hereto.

- 6 The land is subject to the following rights reserved by the Lease dated 7 August 1980 referred to above.

"THERE are excepted and reserved unto the owners for the time being of the adjoining parts of the Arbury Estate ("the Adjoining Owners")

.....
..

(b) the right to drain surface water from the Adjoining Owners' adjoining and neighbouring land through the present existing drains and not exceeding the present volume from the present existing state of the Adjoining Owners adjoining and neighbouring land into the surface water drainage system to be constructed by the Tenant on the Land

(c) the free passage and running of water soil and electricity through all present existing pipelines and cables (if any) now used and enjoyed for the benefit of the Adjoining Owner's adjoining and adjacent property provided always that the Tenant may at any time remove or obstruct such pipes drains and cables or any of them if it shall first provide alternative services of at least equal capacity and efficiency in the place of those removed or obstructed

(d) The sporting rights and all game and nests of game on the Land until 29th July 1981."

- 7 The land edged and numbered 2 in yellow on the filed plan is subject to the following rights reserved by a Transfer thereof and other land

Title number WK365844

C: Charges Register continued

dated 30 August 1985 made between (1) Deeley Properties Limited and (2) Hallamshire Developments Limited:-

"There are excepted and reserved out of the Red Land (other than that part of the Red Land which is comprised in Field Numbers 8069, 8586 and 7682) for the benefit of Deeley or other the owners of the Blue and Green Lands the rights set out in Schedule II hereto

Schedule II

Rights excepted and reserved for the benefit of the Blue and Green Lands (Clause 7)

(1) Rights of way and (subject to such drains having sufficient capacity) drainage over and through the roads and sewers to be constructed by the Purchaser pursuant to clause 8 hereof together with all necessary rights of connection and

(2) The right at any time within 80 years from the date of this Agreement to enter on to the Red Land for the purpose of laying water supply pipes and electricity cables therein (in positions approved by Hallamshire) and connecting the same (at points approved by Hallamshire) to the pipes or cables then in the Red Land (subject to such pipes or cables in the Red Land having sufficient capacity for the passage of the appropriate services to or from that part of the Red Land for which the same are constructed as well as for the proposed use thereof for the passage of the appropriate services to or from the Blue and Green Land (as the case may be) together with full rights of passage of water and electricity thereafter through the pipes and cables to which connections shall have been so made

Provided that:

(a) the exercise of any such rights of connection or entry shall be carried out so as not to affect the structure of any building or other structure on the Red Land and shall not interfere with or adversely affect the economical development of the Red Land; and

(b) the person exercising any such rights of entry shall make good to the reasonable satisfaction of the Purchaser (or other the owner of the part of the Red Land in question) any damage occasioned to the Red Land or to any buildings services or other works constructed thereon or therein by the exercise of any such rights

Hallamshire will subject to its obtaining all necessary approvals regarding the same at its own expense construct roads and sewers on or in the Red Land right up to the Blue and Green Boundaries (at such points thereon as Hallamshire shall select) in such manner as to enable roads and sewers on or in the Blue and Green Land to be connected directly to the roads and sewers to be constructed by the Purchaser as aforesaid and so that the construction of the roads and sewers up to the Blue Boundary shall be completed not later than ten years after the development of the Red Land for industrial development or for residential development or partly one or partly the other has commenced and the construction of those up to the Green Boundary shall be completed not later than 15 years after such development has commenced.

Hallamshire having no detailed knowledge of the use or development proposed by Deeley in respect of the Blue and Green Lands or the extent of any such development shall not be under any obligations to Deeley if the facilities so provided by Hallamshire are not adequate for the needs of such land."

NOTE: The land in this title forms part of the 'Red Land' referred to above in Paragraph (a). The 'Blue Land' referred to lies to the north of the land in this title. The Green Land referred to includes the land in Title WK336520 and Arbury Lane Farm. The Field Numbers 8069, 8586 and 7682 do not affect the land in this title.

8 (25.03.1992) A Transfer of the land edged and numbered 2 in yellow on the filed plan and other land dated 4 February 1992 made between (1) British Coal Corporation (British Coal) and (2) Hallamshire Developments Limited (Hallamshire) contains covenants details of which

Title number WK365844

C: Charges Register continued

are set out in the schedule of restrictive covenants hereto.

- 9 The land is subject to the following rights reserved by a Transfer of the land in this title and other land dated 18 June 1993 made between (1) Hallamshire Developments Limited and (2) Tawnywood Limited:-

"There are excepted and reserved out of the Property (excluding the Sale Property) for the benefit of the Retained Land and any other nearby land of HDL acquired during the Perpetuity Period

3.1 the right of way at all times and for all purposes over all roads to be constructed on the Property or any adjoining land giving access to the Property from a public highway including (without prejudice to the generality of the foregoing) over any land of or acquired from a third party and any part of Griff Lane acquired by Tawnywood or its successors in title during the Perpetuity Period and until such roads are constructed over some other convenient route through the Property as shall be agreed by HDL and Tawnywood (such agreement not to be unreasonably withheld) in order to obtain access to and egress from the Retained Land

3.2 the right to connect into any roads on the Property which do not come up to the boundary of the Retained Land and to construct roadways from them to the Retained Land and thereafter the right of way at all times and for all purposes over the roadways and connections so constructed and the right to enter and undertake all such works and roadways and subsequent inspection repair and maintenance of such works and roadways

3.3 the right to connect into any pipes wires cables sewers drains interceptors balancing lakes and other service facilities now or during the Perpetuity Period constructed on the Property and thereafter the right of free passage and running of such services through and the use of such connections and service facilities together with the right to enter and break open the Property in order to make connections and to inspect repair and maintain the service facilities and connections

All such rights to be exercised so as to cause as little damage to the Property as reasonably practicable and subject to the person exercising them making good all damage so caused."

NOTE 1: In this Transfer the following expressions shall have the meanings herein attributed to them:

"the Property" the land being part of the land comprised in Title No. WK292259 and the whole of the land comprised in Title No. WK336520 at Chilvers Coton

"the Retained Land" the remainder of the land comprised in the Title Number WK292259 and each and every part thereof

"HDL" Hallamshire Developments Limited whose registered office is situate at Mansfield Road, Corbriggs, Hasland, Chesterfield and shall include HDL's assigns and successors in title to the Retained Land

"Tawnywood" Tawnywood Limited whose registered office is situate at Mansfield Road, Hasland, Chesterfield S41 0JW and shall include Tawnywood's assigns and successors in title to the Property

"the Perpetuity Period" the period of 80 years from the date of this Transfer

NOTE 2: The land in this title does not form part of the sale property referred to.

- 10 (03.05.1994) A Transfer of land lying to the north-west of the land in this title dated 11 April 1994 made between (1) Tawnywood Limited (Transferor) and (2) Electrocomponents Plc (Transferee) contains covenants by the Transferor details of which are set out in the schedule of restrictive covenants hereto.

Title number WK365844

C: Charges Register continued

- 11 (03.05.1994) A Deed of Covenant dated 11 April 1994 made between (1) Tawnywood Limited and (2) Electrocomponents Plc contains covenants by Tawnywood Limited relating to the maintenance of the land remaining in this title.

NOTE 1: Details of the covenants are set out in the Fifth Schedule to the Transfer dated 4 October 1996 referred to below

-NOTE 2: Original filed under WK347995.

- 12 (14.02.1995) The parts of the land affected thereby are subject to rights in respect of a foul sewer and surface water sewer within the strip of land tinted blue on the filed plan granted by a Deed dated 9 February 1995 made between (1) Tawnywood Limited (2) Suon Limited and (3) Severn Trent Water Limited.

The said Deed also contains covenants affecting the said land.

-NOTE: Copy filed under WK347995.

- 13 (25.10.1996) A Transfer of the land in this title dated 4 October 1996 made between (1) Tawnywood Limited and (2) The Warwickshire County Council contains restrictive covenants.

-NOTE: Original filed.

- 14 (16.05.1997) 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 15 May 1997 made between (1) Warwickshire County Council and (2) Severn Trent Water Limited.

The said Deed also contains covenants affecting such land.

- 15 (29.05.1997) 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.

- 16 (11.03.2004) The parts of the land affected thereby are subject to the easements granted by the leases set out in the schedule of leases of easements hereto.

- 17 (15.01.2007) The land is subject to the rights granted by a Deed of Grant dated 11 January 2007 made between (1) The Warwickshire County Council and (2) North Warwickshire and Hinckley College and (3) National Grid Gas Plc.

The said Deed also contains restrictive covenants by the grantor.

-NOTE: Copy filed under WK369318.

- 18 (29.06.2007) The land is subject to the rights granted by a Transfer of the land edged and numbered WK436688 in green on the title plan dated 12 January 2007 made between (1) The Warwickshire County Council and (2) Central Networks East PLC.

The said transfer also contains restrictive covenants by the transferor.

-NOTE: Copy filed under WK436688.

- 19 (10.06.2013) By a Deed dated 3 May 2013 made between (1) Warwickshire County Council (2) North Warwickshire And Hinckley College and (3) The Midland Academies Trust the terms of the lease dated 18 March 1997 of Land on the north side of Griff Lane referred to in the schedule of leases hereto were varied.

-NOTE: Copy Deed filed under WK369318.

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 5 August 1980 referred to in the Charges Register:-

Title number WK365844

Schedule of restrictive covenants continued

TO the intent that the covenants in this Clause hereinafter contained shall run with the estate or interest hereby conveyed and shall be enforceable only against the owner for the time being of the Land and so that the Nominee shall not be liable for any breach non-observance or non-performance of any covenant or obligation hereby or by laws expressed or implied occurring after the Nominee shall have ceased to have any interest in the Land the Nominee hereby covenants with the Owner:-

.....
..

(3) Subject to any directions of the Local Planning Authority to the contrary:-

(a) Not to allow the Land to be used for any industry within Clause 9 of the Use Classes Order of the Town and Country Planning Act.

- 2 The following are details of the covenants contained in the Lease dated 7 August 1980 referred to in the Charges Register:-

"TO the intent that the covenants in this Clause hereinafter contained shall run with the estate or interest hereby created and shall be enforceable only against the owner for the time being of the term hereby granted and so that the Tenant shall not be liable for any breach non-observance or non-performance of any covenant or obligation hereby or by law expressed or implied occurring after the Tenant shall have assigned all its interest in the Land the Tenant hereby covenants with the Landlord:-

.....
..

(3) Subject to any directions of the Local Planning Authority to the contrary:-

(a) not to allow the Land to be used for any industry within Clause 9 of the use Classes Order of The Town and Country Planning Act."

- 3 The following are details of the covenants contained in the Transfer dated 4 February 1992 referred to in the Charges Register:-

"Hallamshire to the intent and so as to bind (so far as practicable) the Property and any part or parts thereof into whosoever hands the same may come and to benefit and protect any mines and minerals in which British Coal has any interest and which provide subjacent or lateral support for the Property or any part or parts thereof hereby covenants with British Coal that no building structure or works shall at any time hereafter be erected constructed placed or laid on or in the Property or any part or parts thereof and no renewal or enlargement of or alteration to any building structure or works for the time being on or in the Property shall at any time be carried out unless the ground (including any voids therein) affording any subjacent or lateral support for the said building structure or works shall have been investigated and treated in accordance with the best available techniques not involving excessive cost and unless the design or layout of such building structure or works or of any renewal or enlargement thereof or any alteration or addition thereto and the method of erecting constructing placing laying renewing enlarging altering or adding to such building structure or works employ proper techniques and materials not entailing excessive cost for minimising damage caused by subsidence."

- 4 The following are details of the covenants contained in the Transfer dated 11 April 1994 referred to in the Charges Register:-

"The Transferor for itself and its successors in title and with intent to bind (so far as may be) the Retained Land into whosoever hands the same may come and to benefit and protect the Property hereby covenants with the Transferee in the terms set out in the Second Schedule.

THE SECOND SCHEDULE

Transferor's Covenants

Title number WK365844

Schedule of restrictive covenants continued

1. Not to use the Retained Land or any part thereof nor permit the same to be used for any noisy, offensive or dangerous trade or pursuit or in such a way as to constitute a legal nuisance or danger to the Purchaser or its successors in title or other the owners or occupiers for the time being of the property or any part thereof;

2. Not to develop or permit the development of the Retained Land or any part thereof for residential purposes."

Schedule of leases of easements

1 Benefiting land : Unit 3 (First Floor) and car parking spaces
 Title Number of
 benefiting land : Not registered
 Date of lease : 27 February 2004
 Term of lease : 3 years from 1 May 2004
 Registration date: 11.03.2004

Schedule of notices of leases

1 29.05.1997 Land on the north side of 18.03.1997 WK369318
 edged and Griff Lane 125 years from
 numbered 3 in and including
 blue 18.3.1997
 NOTE: See entry in the Charges Register relating to a Deed of variation
 dated 3 May 2013

End of register

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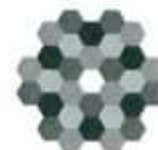
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H.M. LAND REGISTRY		TITLE NUMBER	
		WK 365844	
ORDNANCE SURVEY PLAN REFERENCE	SP3588	Scale 1/1250	
COUNTY	WARWICKSHIRE	DISTRICT	NUNEATON AND BEDWORTH
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Official copy of register of title

Title number WK240628

Edition date 01.10.2012

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A: Property Register

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

WARWICKSHIRE : NUNEATON AND BEDWORTH

- 1 (27.10.1976) 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 Leicester Road, Bedworth.
- 2 There are excluded from the registration of the land tinted pink on the filed plan the mines and minerals excepted and reserved by the Conveyance dated 16 July 1957 made between (1) The Urban District Council of Bedworth and (2) The Warwickshire County Council in the following terms:-

EXCEPT AND RESERVING ALL AND SINGULAR the mines and seams of coal ironstone limestone and fire clay and all other the mines and minerals whatsoever conveyed by two Conveyances dated respectively the fourteenth day of November One thousand eight hundred and seventy and made between William Howlett Grimes of the first part the said William Howlett Grimes James Weston and William Ledbrook of the second part and John Adenbrooke George Addenbrooke and Charles Pidcock of the third part and the twentieth day of April One thousand eight hundred and ninety-nine and made between Elizabeth Murcott Grimes the said William Howlett Grimes and Thomas Ledbrooke Grimes of the first part Harry Norton Schofield and Walter Whitehead of the second part and Stanley Bros Limited of third part and all the rights liberties powers and authorities thereby conveyed and provisions therein contained.

NOTE: No further evidence of the Conveyance dated 14 November 1870 or the Conveyance dated 20 April 1899 was produced on first registration.

- 3 There are excluded from this registration of the land tinted blue on the filed plan the mines and minerals excepted and reserved by a Conveyance thereof and other land dated 16 July 1957 made between (1) The Urban District Council of Bedworth and (2) The Warwickshire County Council in the following terms:-

EXCEPT AND RESERVING all and singular the mines and seams of coal ironstone limestone and fireclay and all other the mines and minerals whatsoever conveyed by two Conveyances dated respectively the fourteenth day of November One thousand eight hundred and seventy and made between William Howlett Grimes of the first part the said William Howlett Grimes James Weston and William Ledbrook of the second part

Title number WK240628

A: Property Register continued

and John Addenbrooke George Addenbrooke and Charles Pidcock of the third part and the twentieth day of April One thousand eight hundred and ninety-nine and made between Elizabeth Murcott Grimes the said William Howlett Grimes and Thomas Ledbrooke Grimes of the first part Harry Norton Schofield and Walter Whitehead of the second part and Stanley Bros Limited of the third part and all the rights liberties powers and authorities thereby conveyed and provisions therein contained.

NOTE: No further evidence of the Conveyance dated 14 November 1870 or the Conveyance dated 20 April 1899 was produced on first registration.

- 4 The land has the benefit of the rights granted by a Deed dated 28 March 1991 made between (1) Nuneaton and Bedworth Borough Council and (2) The Warwickshire County Council.

~NOTE: Original filed.

- 5 (16.04.2008) A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.
- 6 (16.04.2008) 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 (09.10.1986) PROPRIETOR: THE WARWICKSHIRE COUNTY COUNCIL of Shire Hall, Warwick, CV34 4RR.

C: Charges Register

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

- 1 (01.10.2012) The land is subject to the lease set out in the schedule of leases hereto.

Schedule of notices of leases

- | | | | | |
|---|---|-------------------------|----------------|----------|
| 1 | 01.10.2012 | Race Leys Junior School | 20.09.2012 | WK465841 |
| | Edged blue on | | 125 years from | |
| | the title plan | | 1/9/2012 | |
| | NOTE: The Lease includes also other land. | | | |

End of register

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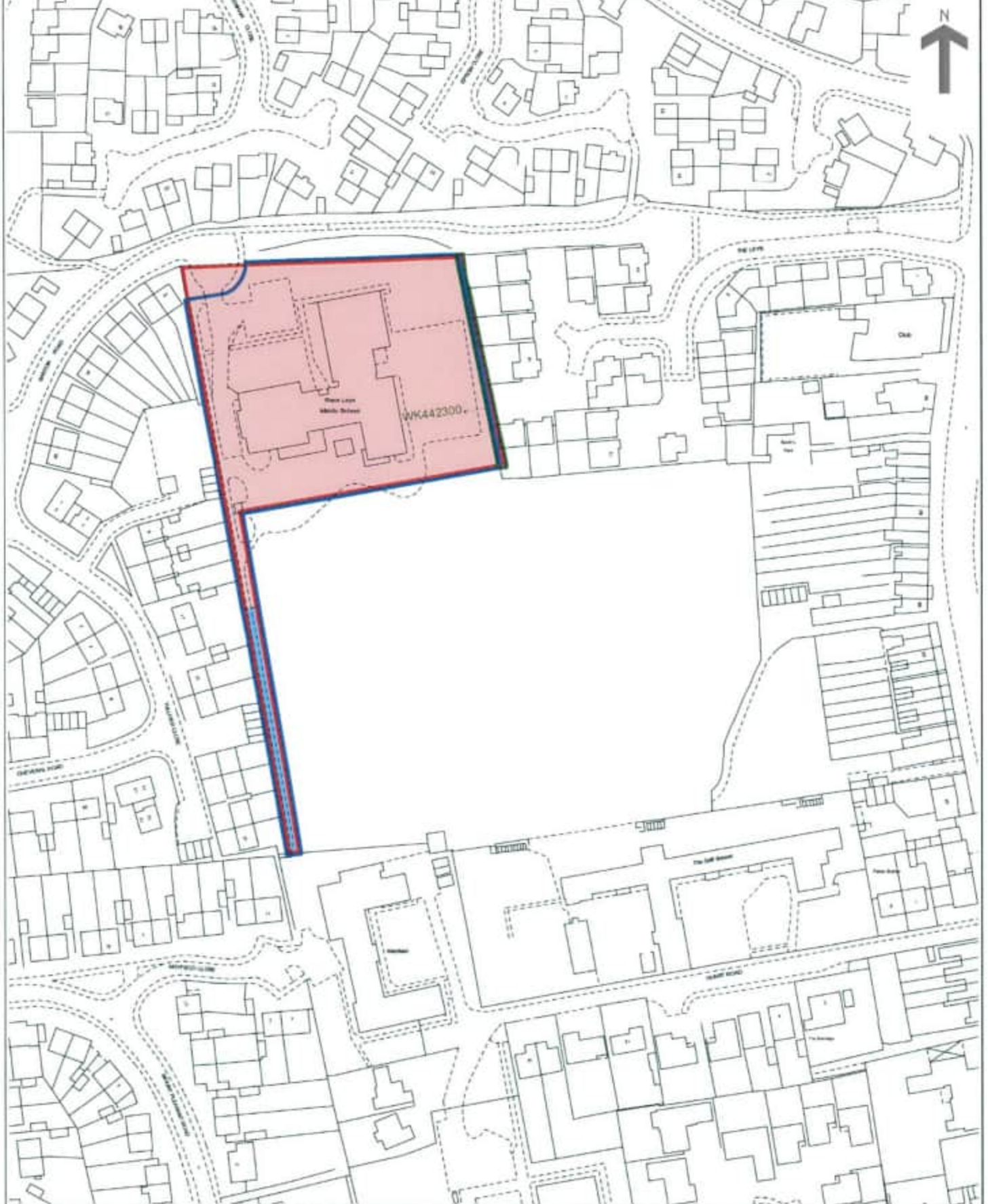
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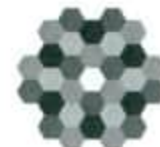
HM Land Registry
Official copy of
title plan

Title number **WK240628**
Ordnance Survey map reference **SP3587NE**
Scale **1:1250**
Administrative area **Warwickshire : Nuneaton and
Bedworth**



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Official copy of register of title

Title number WK465841

Edition date 06.11.2012

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Issued on 20 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. Except as mentioned below, the title includes any legal easements granted by the registered lease but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

WARWICKSHIRE : NUNEATON AND BEDWORTH

- 1 (01.10.2012) The Leasehold land shown edged with red on the plan of the above title filed at the Registry and being Race Leys Middle School, Barton Road, Bedworth (CV12 8HG).
- 2 (01.10.2012) The mines and minerals of the land tinted mauve and yellow on the title plan are excepted.
- 3 (01.10.2012) The title includes any legal easements referred to in clause LR11.1 of the registered lease but is subject to any rights that are granted or reserved by the lease and affect the registered land.
- 4 (01.10.2012) There are excluded from this registration of the land tinted blue on the title plan the mines and minerals excepted and reserved by a Conveyance of the freehold estate thereof and other land dated 16 July 1957 made between (1) The Urban District Council of Bedworth and (2) The Warwickshire County Council in the following terms:-

EXCEPT AND RESERVING all and singular the mines and seams of coal ironstone limestone and fireclay and all other the mines and minerals whatsoever conveyed by two Conveyances dated respectively the fourteenth day of November One thousand eight hundred and seventy and made between William Howlett Grimes of the first part the said William Howlett Grimes James Weston and William Ledbrook of the second part and John Addenbrooke George Addenbrooke and Charles Pidcock of the third part and the twentieth day of April One thousand eight hundred and ninety-nine and made between Elizabeth Murcott Grimes the said William Howlett Grimes and Thomas Ledbrooke Grimes of the first part Harry Norton Schofield and Walter Whitehead of the second part and Stanley Bros Limited of the third part and all the rights liberties powers and authorities thereby conveyed and provisions therein contained.

NOTE: No further evidence of the Conveyance dated 14 November 1870 or the Conveyance dated 20 April 1899 was produced on first registration.

Title number WK465841

A: Property Register continued

- 5 (01.10.2012) There are excluded from the registration of the land tinted pink and brown on the title plan the mines and minerals excepted and reserved by the Conveyance of the freehold estate thereof dated 16 July 1957 made between (1) The Urban District Council of Bedworth and (2) The Warwickshire County Council in the following terms:-

EXCEPT AND RESERVING ALL AND SINGULAR the mines and seams of coal ironstone limestone and fire clay and all other the mines and minerals whatsoever conveyed by two Conveyances dated respectively the fourteenth day of November One thousand eight hundred and seventy and made between William Howlett Grimes of the first part the said William Howlett Grimes James Weston and William Ledbrook of the second part and John Adenbrooke George Addenbrooke and Charles Pidcock of the third part and the twentieth day of April One thousand eight hundred and ninety-nine and made between Elizabeth Murcott Grimes the said William Howlett Grimes and Thomas Ledbrooke Grimes of the first part Harry Norton Schofield and Walter Whitehead of the second part and Stanley Bros Limited of third part and all the rights liberties powers and authorities thereby conveyed and provisions therein contained.

NOTE: No further evidence of the Conveyance dated 14 November 1870 or the Conveyance dated 20 April 1899 was produced on first registration.

- 6 (01.10.2012) The land has the benefit of the rights granted by but is subject to the rights reserved by a Conveyance of the freehold estate in the land tinted pink and brown on the title plan and other land dated 16 July 1957 made between (1) The Urban District Council of Bedworth and (2) Warwickshire County Council.

-NOTE: Copy filed under WK424432.

- 7 (01.10.2012) The land tinted pink, brown and blue on the title plan has the benefit of the rights granted by a Deed thereof dated 28 March 1991 made between (1) Nuneaton and Bedworth Borough Council and (2) The Warwickshire County Council.

-NOTE: Original filed under WK240628.

- 8 (01.10.2012) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:

Date : 20 September 2012
Term : 125 years from 1 September 2012
Parties : (1) Warwickshire County Council
(2) The Griffin Schools Trust

NOTE: The lease includes also other land.

- 9 (01.10.2012) The Lease prohibits or restricts alienation.

- 10 (01.10.2012) The landlord's title is registered.

B: Proprietorship Register

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

Title absolute

- 1 (01.10.2012) PROPRIETOR: THE GRIFFIN SCHOOLS TRUST (Co. Regn. No. 07893665) of Race Leys Middle School, Barton Road, Bedworth, Warwickshire CV12 8HG.
- 2 (01.10.2012) RESTRICTION: No disposition of the registered estate 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 Secretary of State for Education of Sanctuary Buildings, Great Smith Street, London SW1P 3BT.

End of register

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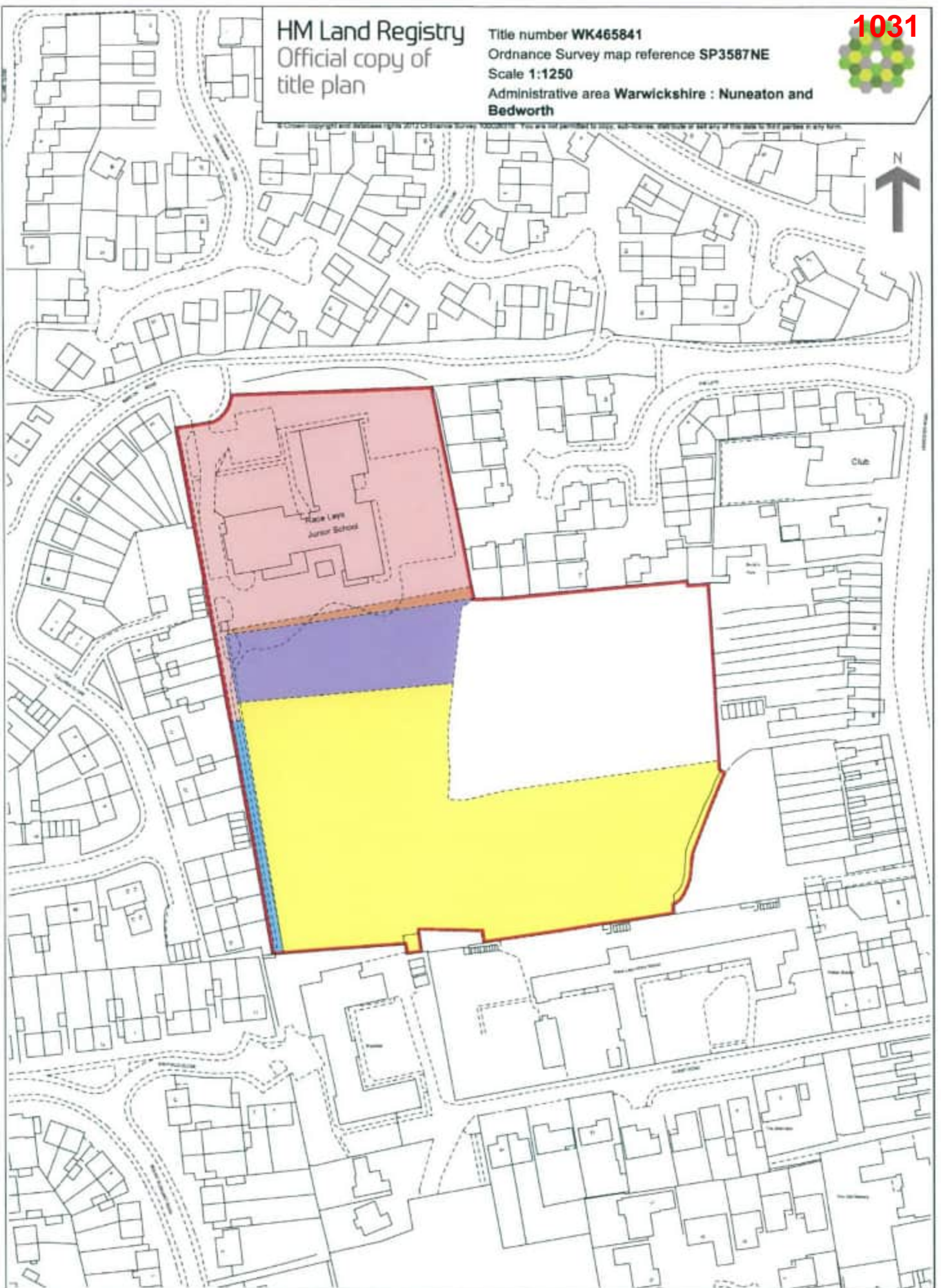
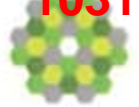
Title number **WK465841**

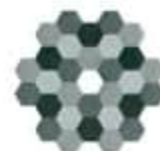
Ordnance Survey map reference **SP3587NE**

Scale **1:1250**

Administrative area **Warwickshire : Nuneaton and
Bedworth**

1031





Official copy of register of title

Title number WK426673

Edition date 24.03.2009

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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 (19.01.2006) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Stockingford Junior And Infant School, Grove Road, Nuneaton (CV10 8JY).
- 2 (19.01.2006) The mines and minerals together with ancillary powers of working are excepted.
- 3 (19.01.2006) The land has the benefit to use the foul sewer shown by a brown broken line on the title 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 (19.01.2006) PROPRIETOR: WARWICKSHIRE COUNTY COUNCIL care of County Solicitor And Assistant Chief Executive, Po Box 9,, Shire Hall, Warwick CV34 4RR and of DX723362, Warwick 5.

C: Charges Register

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

- 1 (19.01.2006) The land tinted blue on the title plan is subject to such restrictive covenants as may have been imposed thereon before 1 April 1945 and are still subsisting and capable of being enforced.
- 2 (19.01.2006) By a Deed dated 3 June 1911 made between (1) Thomas Horton and (2) Nuneaton Corporation the land tinted pink on the title plan was conveyed subject to the stipulations contained therein.
-NOTE: Copy filed.
- 3 (24.03.2009) The parts of the land affected thereby are subject to the

Title number WK426673

C: Charges Register continued

leases set out in the schedule of leases hereto.
The leases grant and reserve easements as therein mentioned.

Schedule of notices of leases

1	24.03.2009	Electricity Substation	16.12.2008	WK449242
	1 in blue		21 years from	
			16.12.2008	

End of register

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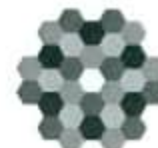
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Official copy of register of title

Title number WK380085

Edition date 23.04.1999

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Issued on 20 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 (23.04.1999) 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 south side of St Paul's Road, Nuneaton.
- 2 (23.04.1999) 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 (23.04.1999) PROPRIETOR: THE WARWICKSHIRE COUNTY COUNCIL of Shire Hall, Warwick, CV34 4RR.

C: Charges Register

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

- 1 (23.04.1999) A Conveyance of the land in this title dated 9 February 1999 made between (1) Nuneaton and Bedworth Borough Council (Transferor) and (2) The Warwickshire County 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 said Conveyances 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 liable in damages for any breach of the covenant after parting with all interest in the said land that the Transferee will not use the land hereby transferred for any purposes other than educational and/or ancillary community purposes only provided such ancillary

Title number WK380085

C: Charges Register continued

community purposes are of a non-commercial nature."

End of register

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H.M. LAND REGISTRY

TITLE NUMBER

WK 380085

ORDNANCE SURVEY
PLAN REFERENCE

SP3391

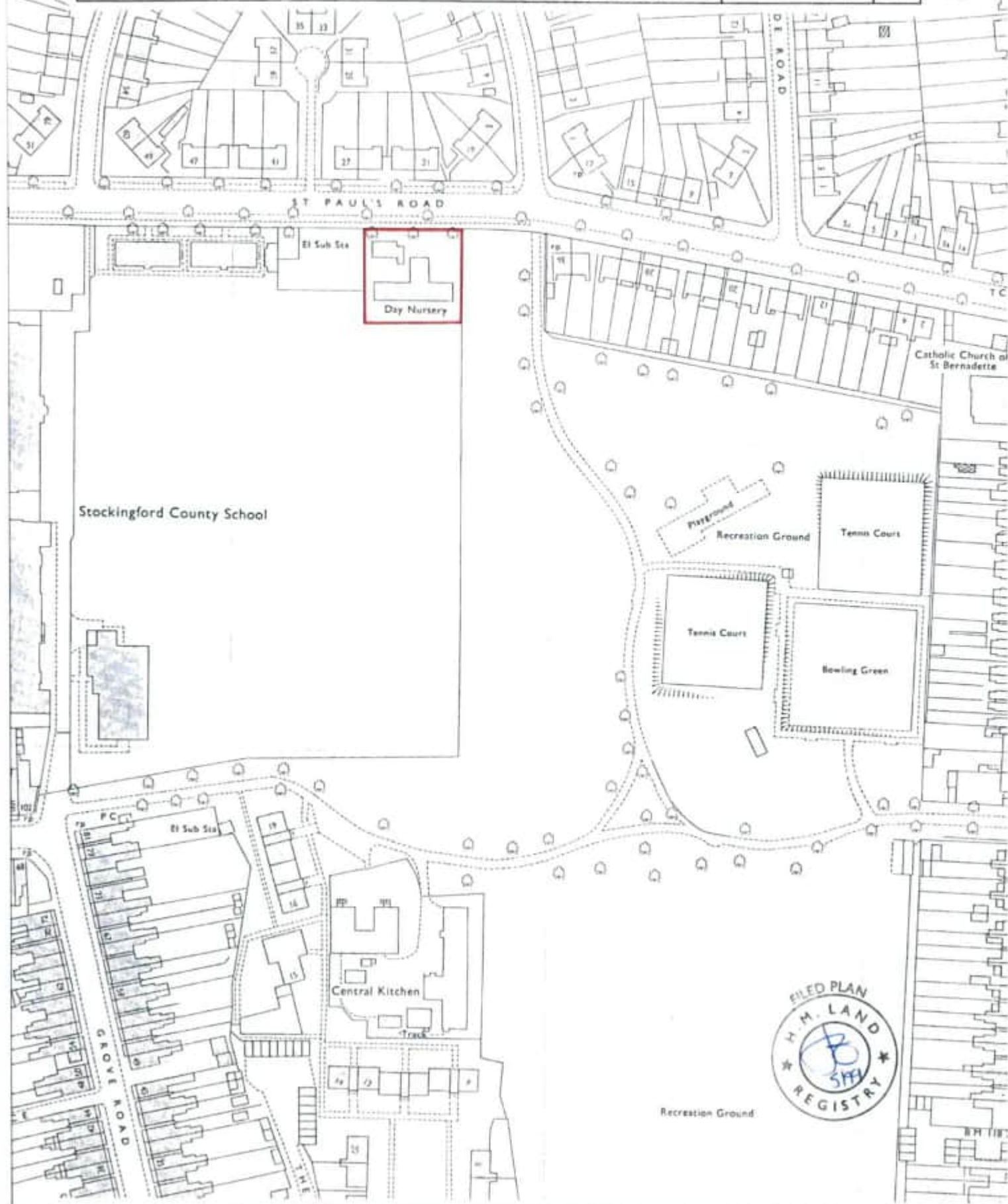
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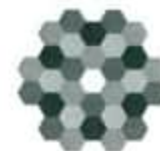
1/1250

COUNTY WARWICKSHIRE

DISTRICT NUNEATON AND BEDWORTH

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Official copy of register of title

Title number WK23140

Edition date 09.11.1993

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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 (24.08.1965) 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 Magyer Crescent, Nuneaton.

2 The land has the benefit of the following rights granted by a Conveyance of the land in this title dated 27 May 1965 made between (1) The Mayor Aldermen and Burgesses of The Borough of Nuneaton (Corporation) and (2) The Warwickshire County Council (Council):-

"TOGETHER with the right in common with others entitled thereto

(1) to pass from Gipsy Lane aforesaid over and along the sites of the said estate roads and any other estate roads constructed or to be constructed by the Corporation at all times and for all purposes until such estate roads become highways maintainable at the public expense and

(2) to connect to and use the sewers drains and other services laid in the estate roads to which the first and secondly described pieces of land have a frontage".

3 (09.11.1993) 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.

4 (09.11.1993) The land has the benefit of the following rights reserved by a Transfer of the land edged and numbered WK350143 in green on the filed plan dated 20 September 1993 made between (1) The Warwickshire County Council and (2) The Secretary of State for Health:-

"EXCEPTED AND RESERVED therefrom the right of the Council to enter the site of the Clinic in order to inspect repair and maintain the northern elevation of the garage block on its adjoining land which is situated adjacent to the southern boundary of the Clinic."

5 (09.11.1993) The Transfer dated 20 September 1993 referred to above contains the following provision:-

"The fences on the western boundary of the Clinic belong to the Secretary of State and will be repaired and maintained accordingly and

Title number WK23140

A: Property Register continued

the fences on the southern boundary of the Clinic belong to the Council and will be repaired and maintained accordingly."

B: Proprietorship Register

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

Title absolute

- 1 (24.08.1965) Proprietor(s): THE WARWICKSHIRE COUNTY COUNCIL of Shire Hall, Warwick.
- 2 (24.08.1965) 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 1933 or some other Act or authority.

End of register

These are the notes referred to on the following official copy

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H. M. LAND REGISTRY

NATIONAL GRID PLAN
WARWICKSHIRE

SP 3889 NW

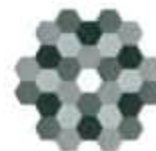
Scale 1/1250

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



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Filed Plan of Title No. **WK23140**



Official copy of register of title

Title number WK256088

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Issued on 20 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 (25.09.1979) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Attleborough Mills, Attleborough Road, Nuneaton.
- 2 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 The land remaining in this title has the benefit of the following rights reserved by a Transfer of the land edged and numbered WK270815 in green on the filed plan dated 17 May 1982 made between (1) A H Wilson Group Limited and (2) A W Phillips Limited:-

"EXCEPTING AND RESERVING unto the Transferor or other the owner or owners and occupiers for the time being of the Transferor's retained property the rights and matters as set out in Part one of the Schedule annexed hereto

THE SCHEDULE before referred to

PART ONE

(Exceptions and reservations unto the Transferor)

1. The free passage of water soil gas electricity and other matters from and to the Transferor's retained property as now used and enjoyed through any drains pipes cables or conduits now existing or hereafter to be substituted therefor in under or over the property hereby transferred
2. The right to use all or any part of the Transferor's retained property for building or other purposes 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 property hereby transferred to or for any building or other erection now or hereafter to be erected thereon."
- 4 Where the parts edged and numbered in green on the filed plan contain parts of emergency exists rights of way are reserved thereover.

Title number WK256088

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 (25.09.1979) Proprietor(s): DAVID WILSON HOMES LIMITED of Leicester Road, Ibstock, Leics.

C: Charges Register

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

- 1 The parts of the land affected thereby are subject to the following rights granted by a Transfer of the land edged and numbered WK261956 in green on the filed plan dated 29 October 1980 made between (1) A H Wilson & Son (Contractors) Limited (Transferor) and (2) The East Midlands Electricity Board (Transferees):-

"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 so far as may be necessary for the purpose of erecting and maintaining the substation housing 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 road and footpath 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 and maintain electric cables and lines and conduits or pipes for containing the same where necessary under and across the land shown by a broken red line on the said plan and also under and across the land forming part of the Transferors 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 Transferors 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."

NOTE 1:-The broken red line referred to is shown by a brown broken line on the filed plan.

NOTE 2:-The said Transfer also contains the following covenant by the Transferor:-

"The Transferor herreby covenants with the Transferee and its successors in title

Not at any time hereafter to construct or permit to be constructed any building erection or structure of any kind whatsoever or within three feet on either side of the route of the electric cables and lines and conduits or pipe to be laid or placed by the Transferee in pursuance of the grant hereinbefore contained."

- 2 The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto and to such rights of way drainage passage of water steam gas electricity and telephone services rights of entry and support and other rights as are granted by those leases.

Title number WK256088

C: Charges Register continued

- 3 The land is subject to rights of drainage and rights in respect of water gas and electricity and telephone supply services.
- 4 The estate road is subject to rights of way.
- 5 The emergency exists included in the title are subject to rights of way.
- 6 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 to repair and maintain buildings erected on or near the boundaries of the said parts edged and numbered in green.
- 7 The parts of the land affected thereby are subject to the following rights granted by a Transfer of the land edged and numbered WK272584 in green on the filed plan dated 25 June 1982 made between (1) A H Wilson Grou Limited (Transferor) and (2) The Abbey Hosiery Mills Limited (Transferee):-

.....

4. The right to pass and repass at all reasonable times with all others entitled to the like rights with or without vehicles workmen and equipment from and to the land hereby transferred and along the land coloured orange and having a width of ten feet within the land shown edged in green on the said plan annexed hereto

5. The necessary rights to lay and construct such service pipes and cables for the purpose aforesaid in and under the land shown hatched in blue on the said plan PROVIDED ALWAYS that the Transferee shall give reasonable notice in the exercise of such rights as aforesaid and make good all damage caused or pay proper compensation therefor

6. The right to enter on the said land hatched in blue on the said plan but only insofar as the Transferor is able to grant the same."

NOTE:-The land coloured orange referred to is tinted brown on the filed plan. The land hatched in blue referred to is tinted yellow on the filed plan.

Schedule of notices of leases

- | | | | |
|---|---|---|--|
| 1 | 20.6.1989
edged and
WK324831
numbered 1,
2,3 and 4 in
blue | Unit 1 Trident Business Park
Units 8A and 8B Trident

Business Park Units 2 3 and 4
Trident Business Park | 10.6.1988
999 years

from 10.6.1988 |
|---|---|---|--|

NOTE :-The lease contains an option to purchase the reversion as therein mentioned.

End of register

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H. M. LAND REGISTRY

NATIONAL GRID PLAN

SP 3691

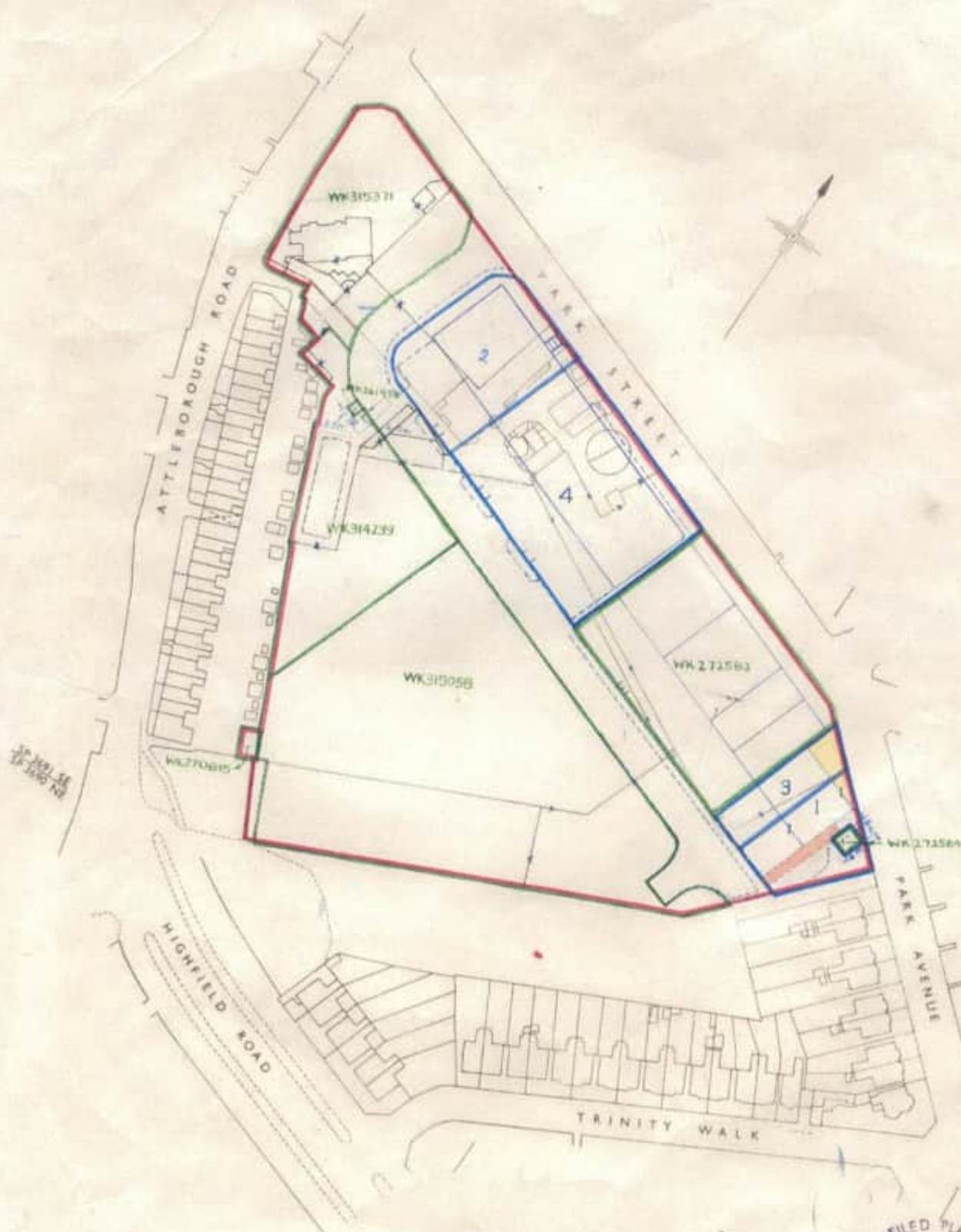
SECTION O

WARWICKSHIRE

NUNEATON DISTRICT

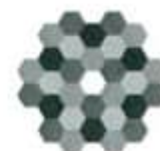
Scale 1/1250

NUNEATON AND BEDWORTH DISTRICT.



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TITLE No. WK 256088



Official copy of register of title

Title number WK430022

Edition date 28.01.2016

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Issued on 21 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 (19.07.2006) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Manor Park Community School, Beaumont Road, Nuneaton (CV11 5HJ).
- 2 (19.07.2006) The mines and minerals 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.

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 (19.07.2006) PROPRIETOR: WARWICKSHIRE COUNTY COUNCIL care of County Solicitor And Assistant Chief Executive, PO Box 9,, Shire Hall, Warwick CV34 4RR and of DX723362, Warwick 5.
- 2 (19.07.2006) A Conveyance of the land tinted mauve on the title plan dated 23 January 1923 made between (1) The Nuneaton Town Association Football Club Company Limited (Vendor) (2) Barclays Bank Limited and (3) Nuneaton Corporation (corporation) contains purchaser's 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 Conveyance dated 23 January 1923 referred to in the Proprietorship Register:-

"the Corporation for themselves their successors and assigns hereby covenant with the Vendors their successors and assigns that the Corporation their successors and assigns will erect and maintain a good

Title number WK430022

Schedule of personal covenants continued

and sufficient boundary fence on the west and south west sides of the said premises hereby conveyed where marked with a black "T" within the boundary lines on the said plan."

C: Charges Register

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

- 1 (19.07.2006) By a Conveyance of the land tinted brown on the title plan dated 28 April 1920 made between (1) George Marshall Turner and Francis George Swinden (2) Selina Swinden and Matthanah Standbridge and (3) Nuneaton Corporation the land was conveyed subject as follows:-

subject to and with the benefit of an Indenture dated the nineteenth day of July One thousand nine hundred and five made between the said George Marshall Turner George Edwards the said Francis George Swinden and Henry Summer of the first part the said Selina Swinden and Matthanah Standbridge of the second part and the Urban District Council of Nuneaton and Chilvers Coton of the third part.

NOTE: No further particulars of the Indenture dated 19 July 1905 were lodged on first registration.

- 2 (19.07.2006) A Conveyance of the land tinted pink on the title plan dated 9 July 1920 made between (1) The Nuneaton Town Association Football Club Company Limited (2) Barclays Bank Limited (3) James Eadie Limited and (4) Stephen James Sizen contains restrictive covenants.

-NOTE: Copy filed.

- 3 (19.07.2006) Several Conveyances comprising of the land tinted blue on the title plan all dated 21 August 1920 made between (1) The Nuneaton Town Association Football Club Company Limited and (2) Various other parties contains identical restrictive covenants.

-NOTE:-Copy filed.

- 4 (19.07.2006) A Conveyance of the land edged blue on the title plan dated 20 March 1935 made between (1) James Payne and Others and (2) Stephen James Sizen contains restrictive covenants.

-NOTE: Copy filed.

- 5 (12.01.2009) The parts of the land thereby affected are subject to the rights granted by a Lease dated 22 October 2008 referred to in the schedule of leases hereto.

The said deed also contains restrictive covenants by the grantor.

-NOTE: Copy lease filed under WK447513.

- 6 (12.01.2009) 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.

- 7 (01.10.2015) The parts of the land thereby affected are subject to the rights granted by a lease dated 21 August 2015 referred to in the schedule of leases hereto.

The said deed also contains restrictive covenants by the grantor.

-NOTE: Copy lease filed under WK480572.

Schedule of notices of leases

- | | | | | |
|---|---|-------------------------|---|----------|
| 1 | 12.01.2009
Edged yellow | Electricity Sub Station | 22.10.2008
21 years from
11.10.08 | WK447513 |
| | NOTE: See entry in the Charges Register relating to rights granted in this lease. | | | |
| 2 | 01.10.2015 | Electricity substation | 21.08.2015 | WK480572 |

Title number WK430022

Schedule of notices of leases continued

Edged brown

125 years
commencing
21.8.2015

NOTE: See entry in the Charges Register relating to rights granted in this lease

End of register

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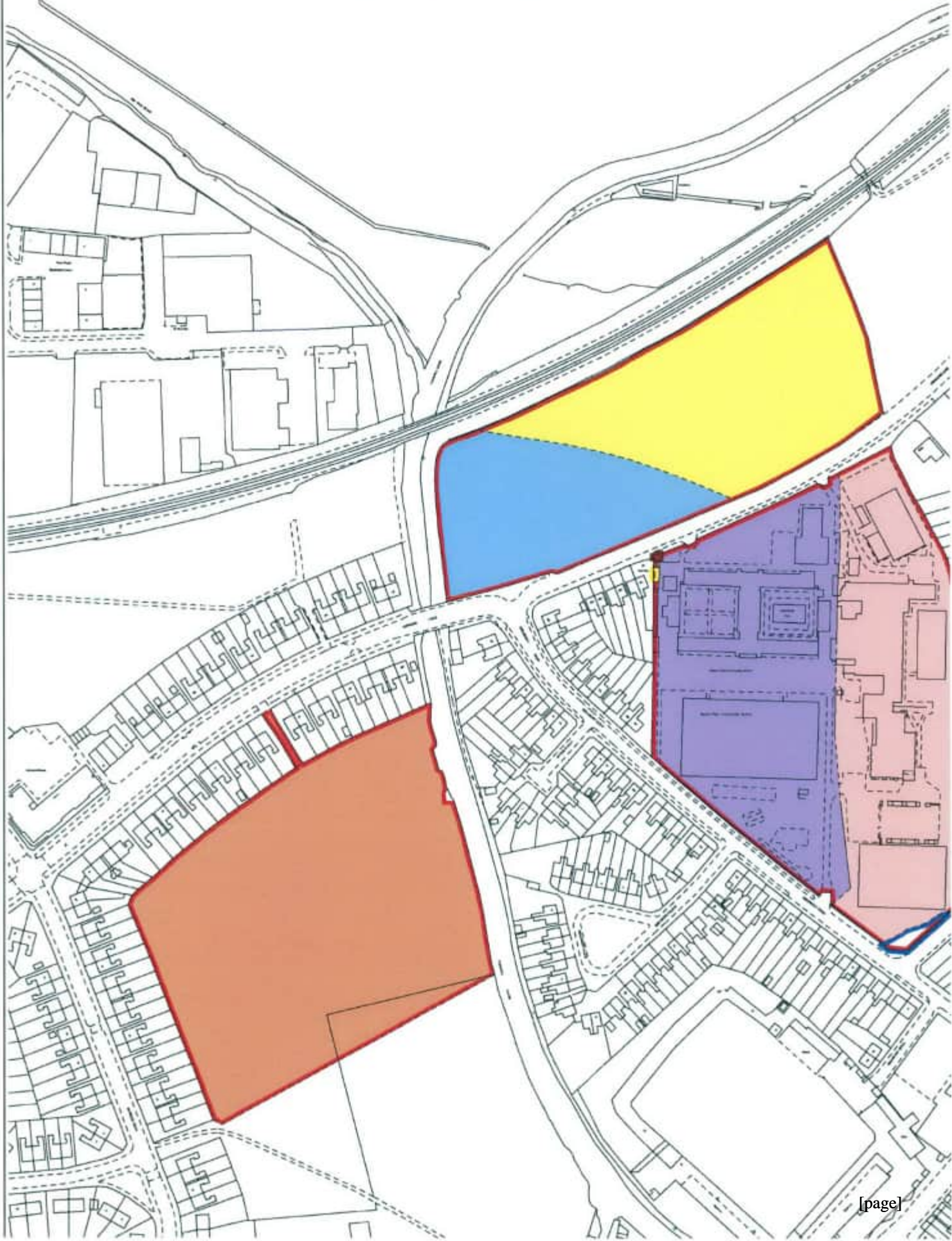
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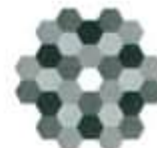
Title number **WK430022** **1053**
Ordnance Survey map reference **SP349**
Scale **1:2500 reduced from 1:1250**
Administrative area **Warwickshire : Nu**
Bedworth

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Official copy of register of title

Title number WK447390

Edition date 07.01.2009

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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 St Davids Way Hub, St Davids Way, Bermuda Park, Nuneaton.

2 The land has the benefit of the following rights granted by the Transfer dated 30 August 1985 referred to in the Charges Register:-

"(a) The Red Property is sold together with the rights set out in Schedule I hereto which shall be exercisable (inter alia) by Hallamshire its successors in title and its and/or their tenants and those authorised by them

(b) in consideration of the sum of £1,000 now paid by Hallamshire to Deeley Construction Limited hereby grants to Hallamshire such of the rights set out in the Schedule I hereto as are the prerogative of Deeley Construction Limited to grant

SCHEDULE I

Rights granted to Hallamshire (Clause 6)

(1) The right at any time within the period of 80 years from the date hereof to enter on the Blue and Green Land for the purpose of:-

(a) constructing and retaining sewers cables drains pipes channels conduits manholes and the like (hereinafter called "the Service Media") upon under or over the Blue and Green Land or any part or parts of them in such positions as the Vendor shall previously approve (such approval not to be unreasonably withheld) and in default of such approval as shall be approved by a Civil Engineer appointed at the request of either party by the President for the time being of the Chartered Institute of Civil Engineers

(b) making connections to any Service Media which have already been or are in the course of being or shall within the period of 80 years from the date hereof be constructed or installed on or in the Blue and Green Land for the purpose of accommodating (among other properties) the Red Land

Title number WK447390

A: Property Register continued

(c) inspecting repairing and renewing any of the Service Media either so constructed or installed pursuant to the rights granted in the foregoing paragraphs (a) and (b) or to which any of the same may be so connected

Provided that the person exercising any such rights of entry shall make good to the reasonable satisfaction of the Vendor any damage occasioned to the Blue or Green Land (as the case may be) or to any buildings services or other works constructed thereon or therein by the exercise of any such rights

(2) The right to the free and uninterrupted passage and running of water soil gas electricity and other services through any of the Service Media referred to in the preceeding paragraph (1)

(3) Rights of way and drainage over the through any roads or sewers which may within 80 years from the date hereof be constructed on or in the Blue or Green Land and connected to any of the roads or sewers to be constructed by Hallamshire pursuant to Clause 8 hereof."

NOTE: The land in this title forms part of the red land referred to. The Blue land referred to lies to the north of the land in this title and includes the Bermuda Development. The Green Land referred lies to the west of the land in this title

- 3 (25.03.1992) There are excluded from the registration the mines and minerals excepted by the Transfer dated 4 February 1992 referred to in the Charges Register in the following terms:-

"EXCEPTING AND RESERVING to British Coal ALL interests of British Coal in any mines beds and seams of coal and other minerals in or under the Property TOGETHER 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 British Coal has any interest including the right to drive occupy and use roadways and other works in the strata under or adjacent to the Property and the right to let down the surface of the Property and any building structure or works now or hereafter erected constructed placed or laid on or in the Property without any obligation to leave subjacent or lateral support for the Property or any such buildings structure or works and without liability (except as referred to in the proviso hereto) to make good or pay compensation for any damage or loss whatsoever caused directly or indirectly by or in consequence of any mining operations under or adjacent to the Property carried out by British Coal or by any other person whether before or on or after the date of this Transfer PROVIDED THAT nothing contained in this paragraph shall limit any claim against British Coal arising under any legislation for the time being in force providing a remedy or remedies for damage caused by the withdrawal of support from land in connection with the lawful working and getting of coal so long as that claim does not rely upon the provisions of any document affecting the title to the Property or the coal or other minerals referred to in this paragraph."

- 4 (11.03.1999) The land has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 1 March 1999 referred to in the Charges Register.

-NOTE: A copy of the Agreement dated 15 February 1999 is filed under WK379417.

- 5 (29.04.2003) The land edged and numbered 4 in yellow on the title plan has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 14 June 2002 referred to in the Charges Register.

- 6 (11.03.1999) The land has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 31 October 2008 referred to in the Charges Register.

- 7 (11.03.1999) The Transfer dated 31 October 2008 referred to above contains provisions as to light and air and a provision excluding the operation of section 62 of the Law of Property Act 1925 and other matters as therein mentioned.

Title number WK447390

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: HERMES EUROPEAN LOGISTICS LIMITED (Co. Regn. No. 6602085) of Otto House, Ingleby Road, Bradford, West Yorkshire BD7 2XE.
- 2 (07.01.2009) The price stated to have been paid on 31 October 2008 was £5,750,000.
- 3 (07.01.2009) RESTRICTION: No transfer or lease (other than the grant a lease for a term of less than 21 years) of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge other than a disposition by the proprietor of any registered charge registered before the entry of this restriction is to be registered without a certificate signed by such proprietor or its conveyancer that the provisions of clause 11.11.1 of the Transfer dated 31 October 2008 referred to in the Charges Register have been complied with.
- 4 (25.03.1992) The Transfer dated 4 February 1992 referred to in the Charges Register contains Vendors personal covenants 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 February 1992 referred to in the Proprietorship Register:-

British Coal hereby covenants with Hallamshire to complete all restoration works required to the Property by virtue of the Authorisation issued by The Secretary of State for the Environment under Section 1 of the Opencast Coal Act 1958 on 22nd July 1985 in respect of (inter alia) the Property and the Planning Consent No 84-0554 dated 16th July 1985 in respect of (inter alia) the Property insofar as such restoration works relate to or affect the Property and insofar also as the same have at the date hereof not been completed and British Coal hereby undertake to indemnify and keep indemnified Hallamshire against all costs claims damages liabilities and proceedings in respect of any non-observance or non-performance by British Coal of or arising out of such obligation to undertake restoration works PROVIDED THAT Hallamshire shall allow British Coal all necessary rights of entry and access upon the Property as may be reasonably required in order to properly undertake and complete such restoration works.

C: Charges Register

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

- 1 A Conveyance of the land edged and numbered 1, 3 and 4 in yellow on the title plan and other land dated 5 August 1980 made between (1) Francis Humphrey Maurice Fitzroy Newdegate (Owner) (2) Sir William Stratford Dugdale and Geoffrey David Wentworth-Stanley (Trustees) and (3) Faramir Interests Limited (Nominee) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 The land edged and numbered 1, 3 and 4 in yellow on the title plan is subject to the following rights reserved by the Conveyance dated 5 August 1980 referred to above:-

.....
..

"4. THERE are excepted and reserved unto the owners for the time being of the adjoining parts of the Arbury Estate ("the Adjoining Owners"):-

Title number WK447390

C: Charges Register continued

(a) The right for the Adjoining Owners and their tenants to use the private road Harefield Lane between the points marked 'C' and 'D' on the said plan and the Bermuda Road between the points marked 'E' and 'F' on the said plan as a means of throughfare and access to the Arbury Estate for all purposes provided that the nominee having first obtained the consent of the Local Authority may close either or both of the said private roads if it shall first provide an alternate road or roads of no less width and capacity in accordance with the requirements of the Highway Authority to take the place of the said private roads

(b) the right to drain surface water from the Adjoining Owners adjoining and neighbouring land through the present existing drains and not exceeding the present existing volume from the present existing state of the Adjoining Owners adjoining and neighbouring land into the surface water drainage system to be constructed by the Nominee on the Land

(c) The free passage and running of water soil and electricity through all present existing pipelines and cables (if any) now used and enjoyed for the benefit of the Adjoining Owners' adjoining and adjacent property provided always that the Nominee may at any time remove or obstruct such pipes drains and cables or any of them if it shall first provide alternative services of at least equal capacity and efficiency in the place of those removed or obstructed."

NOTE 1: The points C, D and E referred to do not affect the land in this title and point F referred to is reproduced on the title plan

NOTE 2: See entry relating to the Deed dated 27 May 1982 below.

3 The Lease dated 7 August 1980 referred to below contains covenants details of which are set out in the schedule of restrictive covenants hereto.

4 The land in this title with other land was formerly leasehold being held under a Lease dated 7 August 1980 by Faramir Interests Limited (Landlord) to Quietlece Limited (Tenant) for the term of 996 years (less 10 days) from 29 July 1979 at the rent of one peppercorn if demanded and by a Deed dated 7 October 1980 made by Quietlece Limited the said term was enlarged into a fee simple. The said land is accordingly subject to all such matters to which the said terms would have been subject had it not been so enlarged that are described in Section 153(8) of The Law of Property Act 1925 and in particular to those referred to below.

-NOTE: Copy Lease filed under WK261705.

5 The land is subject to the following rights reserved by the Lease dated 7 August 1980 referred to above.

"THERE are excepted and reserved unto the owners for the time being of the adjoining parts of the Arbury Estate ("the Adjoining Owners")

(a) the right for the Adjoining Owners and their tenants to use the private roads Harefield Lane between the points marked 'C' and 'D' on the said plan and the Bermuda Road between the points marked 'E' and 'F' on the said plan as a means of throughfare and access to the Arbury Estate for all purposes provided that the Tenant having first obtained the consent of the Local Authority may close either or both of the said private roads if it shall first provide an alternative road or roads of no less width and capacity in accordance with the requirements of the Highway Authority to take place of the said private road

(b) the right to drain surface water from the Adjoining Owners' adjoining and neighbouring land through the present existing drains and not exceeding the present volume from the present existing state of the Adjoining Owners adjoining and neighbouring land into the surface water drainage system to be constructed by the Tenant on the Land

(c) the free passage and running of water soil and electricity through all present existing pipelines and cables (if any) now used and enjoyed for the benefit of the Adjoining Owner's adjoining and adjacent property provided always that the Tenant may at any time remove or

Title number WK447390

C: Charges Register continued

obstruct such pipes drains and cables or any of them if it shall first provide alternative services of at least equal capacity and efficiency in the place of those removed or obstructed

(d) The sporting rights and all game and nests of game on the Land until 29th July 1981."

NOTE: The points C, D and E referred to do not affect the land in this title and the point F referred to in Paragraph (a) above is reproduced on the title plan.

- 6 By a Deed dated 27 May 1982 made between (1) Francis Humphrey Maurice Fitzroy Newdegate and (2) Deeley Properties Limited the right of way between the points marked E and F referred to above was expressed to be released in the following terms:-

The Dominant Owner in exercise of the powers conferred upon him by the Settled Land Act 1925 and every other power enabling him and as Trustee HEREBY RELEASES UNTO the Servient Owner all that right to use the private road known as Bermuda Road between the points marked "E" and "F" shown on the filed plan of the said Title Number Wk261705 referred to in Entries 4 and 9 of the Charges Register to the intent that the said right of way shall henceforth be extinguished.

NOTE: Point E referred to lies some distance to the north of the land in this title. Entries 4 and 9 of the Charges Register are those at Entries numbered and above.

- 7 The land is subject to the following rights reserved by a Transfer of the land in this title and other land dated 30 August 1985 made between (1) Deeley Properties Limited and (2) Hallamshire Developments Limited:-

"There are excepted and reserved out of the Red Land (other than that part of the Red Land which is comprised in Field Numbers 8069, 8586 and 7682) for the benefit of Deeley or other the owners of the Blue and Green Lands the rights set out in Schedule II hereto

Schedule II

Rights excepted and reserved for the benefit of the Blue and Green Lands (Clause 7)

(1) Rights of way and (subject to such drains having sufficient capacity) drainage over and through the roads and sewers to be constructed by the Purchaser pursuant to clause 8 hereof together with all necessary rights of connection and

(2) The right at any time within 80 years from the date of this Agreement to enter on to the Red Land for the purpose of laying water supply pipes and electricity cables therein (in positions approved by Hallamshire) and connecting the same (at points approved by Hallamshire) to the pipes or cables then in the Red Land (subject to such pipes or cables in the Red Land having sufficient capacity for the passage of the appropriate services to or from that part of the Red Land for which the same are constructed as well as for the proposed use thereof for the passage of the appropriate services to or from the Blue and Green Land (as the case may be) together with full rights of passage of water and electricity thereafter through the pipes and cables to which connections shall have been so made

Provided that:

(a) the exercise of any such rights of connection or entry shall be carried out so as not to affect the structure of any building or other structure on the Red Land and shall not interfere with or adversely affect the economical development of the Red Land; and

(b) the person exercising any such rights of entry shall make good to the reasonable satisfaction of the Purchaser (or other the owner of the part of the Red Land in question) any damage occasioned to the Red Land or to any buildings services or other works constructed thereon or

Title number WK447390

C: Charges Register continued

therein by the exercise of any such rights

Hallamshire will subject to its obtaining all necessary approvals regarding the same at its own expense construct roads and sewers on or in the Red Land right up to the Blue and Green Boundaries (at such points thereon as Hallamshire shall select) in such manner as to enable roads and sewers on or in the Blue and Green Land to be connected directly to the roads and sewers to be constructed by the Purchaser as aforesaid and so that the construction of the roads and sewers up to the Blue Boundary shall be completed not later than ten years after the development of the Red Land for industrial development or for residential development or partly one or partly the other has commenced and the construction of those up to the Green Boundary shall be completed not later than 15 years after such development has commenced.

Hallamshire having no detailed knowledge of the use or development proposed by Deeley in respect of the Blue and Green Lands or the extent of any such development shall not be under any obligations to Deeley if the facilities so provided by Hallamshire are not adequate for the needs of such land."

NOTE: The land in this title forms part of the 'Red Land' referred to above in Paragraph (a). The 'Blue Land' referred to lies to the north of the land in this title. The Green Land referred to includes the land in Title WK336520 and Arbury Lane Farm. The Field Numbers 8069, 8586 and 7682 do not affect the land in this title.

- 8 (25.03.1992) A Transfer of the land in this title and other land dated 4 February 1992 made between (1) British Coal Corporation (British Coal) and (2) Hallamshire Developments Limited (Hallamshire) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 9 (21.06.1993) The land is subject to the following rights reserved by a Transfer of the land in this title and other land dated 18 June 1993 made between (1) Hallamshire Developments Limited and (2) Tawnywood Limited:-

"There are excepted and reserved out of the Property (excluding the Sale Property) for the benefit of the Retained Land and any other nearby land of HDL acquired during the Perpetuity Period

3.1 the right of way at all times and for all purposes over all roads to be constructed on the Property or any adjoining land giving access to the Property from a public highway including (without prejudice to the generality of the foregoing) over any land of or acquired from a third party and any part of Griff Lane acquired by Tawnywood or its successors in title during the Perpetuity Period and until such roads are constructed over some other convenient route through the Property as shall be agreed by HDL and Tawnywood (such agreement not to be unreasonably withheld) in order to obtain access to and egress from the Retained Land

3.2 the right to connect into any roads on the Property which do not come up to the boundary of the Retained Land and to construct roadways from them to the Retained Land and thereafter the right of way at all times and for all purposes over the roadways and connections so constructed and the right to enter and undertake all such works and roadways and subsequent inspection repair and maintenance of such works and roadways

3.3 the right to connect into any pipes wires cables sewers drains interceptors balancing lakes and other service facilities now or during the Perpetuity Period constructed on the Property and thereafter the right of free passage and running of such services through and the use of such connections and service facilities together with the right to enter and break open the Property in order to make connections and to inspect repair and maintain the service facilities and connections

All such rights to be exercised so as to cause as little damage to the Property as reasonably practicable and subject to the person exercising them making good all damage so caused."

Title number WK447390

C: Charges Register continued

NOTE 1: In this Transfer the following expressions shall have the meanings herein attributed to them:

"the Property" comprised whole of WK336520	the land being part of the land in Title No. WK292259 and the the land comprised in Title No. at Chilvers Coton
"the Retained Land"	the remainder of the land comprised in the Title Number WK292259 and each and every part thereof
"HDL" Mansfield Chesterfield Land	Hallamshire Developments Limited whose registered office is situate at Road, Corbriggs, Hasland, and shall include HDL's assigns and successors in title to the Retained
"Tawnywood" office Hasland,	Tawnywood Limited whose registered is situate at Mansfield Road, Chesterfield S41 0JW and shall include Tawnywood's assigns and successors in title to the Property
"the Perpetuity Period"	the period of 80 years from the date of this Transfer

NOTE 2: The land in this title does not form part of the The sale land referred to.

- 10 (03.05.1994) A Transfer of the land lying to the north-west of the land in this title dated 11 April 1994 made between (1) Tawnywood Limited (Transferor) and (2) Electrocomponents Plc (Transferee) contains covenants by the Transferor details of which are set out in the schedule of restrictive covenants hereto.
- 11 (03.05.1994) A Deed of Covenant dated 11 April 1994 made between (1) Tawnywood Limited and (2) Electrocomponents Plc contains covenants by Tawnywood Limited relating to the maintenance of the land in this title and other land.
- NOTE: Original filed under WK347995.
- 12 (05.03.1997) The parts of the land affected thereby are subject to rights in respect of a foul sewer and surface water sewer within the strips of land tinted blue on the title plan granted by a Deed dated 4 March 1997 made between (1) Tawnywood Limited (2) Suon Limited and (3) Severn Trent Water Limited.

The said Deed also contains covenants affecting the said land.

- 13 (27.03.1997) The land is subject to the following rights granted by a Transfer of the land adjoining part of the western boundary of the land edged and numbered 1 and 3 in yellow on the title plan dated 7 March 1997 made between (1) Tawnywood Limited (Transferor) and (2) The Canada Life Assurance Company of Great Britain Limited (Transferee):-

"Together with the rights set out in Schedule 1

SCHEDULE 1

Rights granted to the Transferee in favour of the Property

1. The rights attaching to the Property and each and every part or parts of the Property to the intent that the rights will run with the Property for the benefit of all successors in title and/or occupiers of it are:

Title number WK447390

C: Charges Register continued

1.1 the free and uninterrupted passage of water, steam, soil, air, gas, electricity and telephone communications from and to the property through the Conducting Media which now are or may in the future be in, upon or under the Transferor's Retained Property from and to the mains supplies

1.2 installing or connecting to the Conducting Media in or on the Transferor's Retained Property Conducting Media to serve the Property (subject to the conditions relating to the exercise of the right set out in paragraph 2);

1.3 entry upon the Transferor's Retained Property for the purpose of repairing, altering, maintaining, renewing, replacing, installing or connecting the Conducting Media; and

1.4 the right of way at all times and for all purposes in connection with the lawful use and occupation of the Property over such of the roads built on the Transferor's Retained Property as are intended to become highways maintainable at the public expense until they become so maintainable.

2. The exercise of the rights of entry referred to in paragraphs 1.2, 1.3 and 1.4 above is subject to the following conditions that:

2.1 before exercising any such right (except in cases of emergency) the Transferee is to give not less than 28 days' written notice specifying the purpose for which entry is required, accompanied if available, by drawings, specifications and other written details of the work (whatever its nature), and the method of undertaking the work which the Transferee requires to execute on the Transferor's Retained Property.

2.2 the Transferee is required to obtain the approval in writing of the Transferor for the works to be done on the Transferor's Retained Property, such approval not to be unreasonably withheld or delayed;

2.3 in exercising any such right, the Transferee is to execute all work at its own expense, in a good and workmanlike manner, with good and suitable materials, complying with good building practice, and in accordance with drawings, specification and other information submitted to and approved by the Transferor (such approval not to be unreasonably withheld or delayed), and in accordance with any requisite statutory consents and the requirements of competent authorities;

2.4 the Transferee is to keep the Transferor and all persons deriving title under it indemnified against all claims liability and costs sustained or incurred from or incidental to the exercise or purported exercise of the right."

"Conducting Media" means drains, sewers, conduits, flues, gutters, gullies, channels, ducts, shafts, watercourses, pipes, cables and wires and mains or any of them."

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

- 14 (11.06.1998) The land is subject to the following rights granted by two Transfers of land adjoining part of the north-western boundary of the land edged and numbered 1 and 3 in yellow on the title plan both dated 14 May 1998 made between (1) Tawnywood Limited (Vendor) and (2) Lloyds Bank Plc (Purchaser):-

"The Property is transferred together with the benefit of the new rights in Part 1 of the First Schedule in common with the Vendor and all others entitled, the Retained Land and each part of it being henceforth subject to such matters.

FIRST SCHEDULE

Part 1

Title number WK447390

C: Charges Register continued

(New Rights Granted)

1. A right of free and uninterrupted passage and running of Utilities to and from the Property over or under the Retained Land through the Service Media which are now (or which may in the future be laid within the Perpetuity Period) in, upon, over or under the Retained Land pending any adoption by the relevant statutory authority.
2. Subject to first obtaining the written consent of the Vendor (which consent shall not be unreasonably withheld so long as such connection does not result in the Service Media having insufficient capacity to serve the Retained Land) the right to enter such parts of the Retained land as are then unbuilt upon with or without workmen and equipment to make connections to existing Service Media now or before the expiration of the Perpetuity Period within the Retained Land and capable of serving the Property.
3. The right at all reasonable times with or without workmen and equipment on reasonable prior written notice (except in case of emergency) to enter such parts of the Retained Land as are then unbuilt upon in order to repair maintain and replace as necessary the Service Media referred to in paragraphs 1 and 2.
4. The right of support shelter and protection as now exists for the Property from the Retained Land and any buildings now or to be erected on it.

.....

PROVIDED THAT when the Purchaser exercises any right of entry on to the Retained Land to execute works it shall cause as little disturbance and inconvenience as is reasonably practicable and shall make good all damage caused to the Retained Land."

NOTE: The following definitions were given in the Transfer:-

"Definitions

- | | |
|---------------------|---|
| "Perpetuity Period" | 80 years from the date this Transfer |
| "Retained Land" | The Vendor's retained land being the remainder of the land comprised in the Title Number WK347995 and the land comprised in Title Numbers WK351715 and Wk292259 |
| "Service Media" | Conducting media for the passage of Utilities |
| "Utilities" | Telephone, electronic transmissions, electricity, gas, water, sewerage and all other similar services and supplies |

- 15 (11.03.1999) A Transfer of the land edged and numbered 1, 2 and 3 in yellow on the title plan dated 1 March 1999 made between (1) Tawnywood Limited and (2) Bolsterstone (Nuneaton) Limited contains restrictive covenants.

-NOTE: Original filed under WK379417.

- 16 (22.09.1999) The land is subject to the rights granted by a Transfer of the land cross hatched blue on the title plan dated 27 August 1999 made between (1) Bolsterstone (Nuneaton) Limited and (2) East Midlands Electricity Plc.

-NOTE: Original filed under WK382853.

- 17 (29.04.2003) A Transfer of the land edged and numbered 4 in yellow on the title plan dated 14 June 2002 made between (1) Tawnywood Limited (Transferor) and (2) Bolsterstone (Nuneaton) Limited contains restrictive covenants.

Title number WK447390

C: Charges Register continued

-NOTE: Copy filed under WK407668.

- 18 (04.02.2005) The land edged and numbered 4 in yellow is subject to the rights granted by a Deed of Grant dated 24 January 2005 made between (1) Bolsterstone (Nuneaton) Ltd and (2) Central Network East Plc.

The said Deed also contains restrictive covenants by the grantor.

-NOTE: Copy filed under WK407668.

- 19 (07.01.2009) A Transfer of the land in this title dated 31 October 2008 made between (1) St David's Way (Nuneaton) Limited (Transferor) and (2) Hermes European Logistics Limited (Transferee) contains covenants.

-NOTE: Copy filed.

Schedule of restrictive covenants

- 1 (07.01.2009) The following are details of the covenants contained in the Conveyance dated 5 August 1980 referred to in the Charges Register:-

TO the intent that the covenants in this Clause hereinafter contained shall run with the estate or interest hereby conveyed and shall be enforceable only against the owner for the time being of the Land and so that the Nominee shall not be liable for any breach non-observance or non-performance of any covenant or obligation hereby or by laws expressed or implied occurring after the Nominee shall have ceased to have any interest in the Land the Nominee hereby covenants with the Owner:-

.....
..

(3) Subject to any directions of the Local Planning Authority to the contrary:-

(a) Not to allow the Land to be used for any industry within Clause 9 of the Use Classes Order of the Town and Country Planning act.

- 2 The following are details of the covenants contained in the Lease dated 7 August 1980 referred to in the Charges Register:-

"TO the intent that the covenants in this Clause hereinafter contained shall run with the estate or interest hereby created and shall be enforceable only against the owner for the time being of the term hereby granted and so that the Tenant shall not be liable for any breach non-observance or non-performance of any covenant or obligation hereby or by law expressed or implied occurring after the Tenant shall have assigned all its interest in the Land the Tenant hereby covenants with the Landlord:-

.....
..

(3) Subject to any directions of the Local Planning Authority to the contrary:-

(a) not to allow the Land to be used for any industry within Clause 9 of the use Classes Order of The Town and Country Planning Act."

- 3 The following are details of the covenants contained in the Transfer dated 4 February 1992 referred to in the Charges Register:-

"Hallamshire to the intent and so as to bind (so far as practicable) the Property and any part or parts thereof into whosoever hands the same may come and to benefit and protect any mines and minerals in which British Coal has any interest and which provide subjacent or lateral support for the Property or any part or parts thereof hereby covenants with British Coal that no building structure or works shall at any time hereafter be erected constructed placed or laid on or in the Property or any part or parts thereof and no renewal or enlargement

Title number WK447390

Schedule of restrictive covenants continued

of or alteration to any building structure or works for the time being on or in the Property shall at any time be carried out unless the ground (including any voids therein) affording any subjacent or lateral support for the said building structure or works shall have been investigated and treated in accordance with the best available techniques not involving excessive cost and unless the design or layout of such building structure or works or of any renewal or enlargement thereof or any alteration or addition thereto and the method of erecting constructing placing laying renewing enlarging altering or adding to such building structure or works employ proper techniques and materials not entailing excessive cost for minimising damage caused by subsidence."

- 4 The following are details of the covenants contained in the Transfer dated 11 April 1994 referred to in the Charges Register:-

"The Transferor for itself and its successors in title and with intent to bind (so far as may be) the Retained Land into whosoever hands the same may come and to benefit and protect the Property hereby covenants with the Transferee in the terms set out in the Second Schedule.

THE SECOND SCHEDULE

Transferor's Covenants

1. Not to use the Retained Land or any part thereof nor permit the same to be used for any noisy, offensive or dangerous trade or pursuit or in such a way as to constitute a legal nuisance or danger to the Purchaser or its successors in title or other the owners or occupiers for the time being of the property or any part thereof;
2. Not to develop or permit the development of the Retained Land or any part thereof for residential purposes."

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 13:11:50. 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.

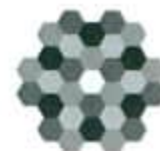
This title is dealt with by the HM Land Registry, Gloucester Office .

HM Land Registry
Official copy of
title plan

Title number **WK447390** **1067**
Ordnance Survey map reference **SP351**
Scale **1:1250**
Administrative area **Warwickshire : Nu**
Bedworth

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Bermuda Business Park



Official copy of register of title

Title number WK390614

Edition date 18.05.2016

This official copy shows the entries on the register of title on 21 FEB 2019 at 13:09:50.

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 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 (25.04.1991) 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 south side of Newtown Road, Nuneaton.
- 2 (25.04.1991) The mines and minerals together with ancillary powers of working are excepted.
- 3 (26.06.1992) 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.
- 4 (10.09.1992) The land edged and lettered A in red on the filed plan added to the title on 10 September 1992.

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 (10.09.2014) PROPRIETOR: CIP THREADNEEDLE UK PROPERTY NOMINEE NO.1 LIMITED (Co. Regn. No. 05444253) and CIP THREADNEEDLE UK PROPERTY NOMINEE NO.2 LIMITED (Co. Regn. No. 05444256) care of Threadneedle Property Investments Limited, Third Floor, 60 St Mary Axe, London EC3A 8JQ.
- 2 (30.12.2009) The price stated to have been paid on 15 December 2009 for the land in this title and other property was £25,691,619.
- 3 (10.09.2014) RESTRICTION: No disposition 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.
- 4 (10.09.2014) A Transfer of the land in this title dated 28 February 2014 made between (1) J.P. Morgan Trustee and Depositary Company Limited and (2) CIP Threadneedle UK Property Nominee No. 1 Limited and

Title number WK390614

B: Proprietorship Register continued

CIP Threadneedle UK Property Nominee No.2 Limited contains purchaser's personal covenants.

NOTE:-Copy filed

- 5 (18.05.2016) RESTRICTION: No transfer or lease for a term expiring more than 30 years after the date of the lease of the registered estate by the proprietor of the registered estate is to be completed by registration without a certificate signed by Citibank Europe Plc (incorporated in Ireland) (UK Regn. No. FC032763) of Citigroup Centre, Canada Square, Canary Wharf, London, E14 5LB or their attorney or their conveyancer that the provisions of clause 3 of the agreement dated 14 May 2016 made between Threadneedle Investment Services Limited (1) and Citibank Europe Plc (2) have been complied with.

C: Charges Register

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

- 1 (25.04.1991) A Conveyance of the land tinted yellow on the filed plan and other land dated 10 November 1919 made between (1) Thomas Hood Clay (Vendor) and (2) L. Tansey & Company Limited (Purchasers) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 (25.04.1991) A Deed of Exchange affecting the land tinted blue on the filed plan dated 15 May 1947 made between (1) The Mayor Aldermen and Burgesses of the Borough of Nuneaton (Corporation) and (2) L. Tansey and Co. Limited (Company) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 3 (25.04.1991) A Conveyance of the land tinted pink on the filed plan dated 24 June 1949 made between (1) The Mayor Aldermen and Burgesses of the Borough of Nuneaton (Corporation) and (2) L Tansey and Company Limited (Company) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 4 (25.04.1991) A Conveyance of the land in this title dated 6 March 1989 made between (1) British Coal Corporation (Corporation) and (2) Ward White Developments Limited (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 5 (25.07.2005) The land is subject to the lease set out in the schedule of leases hereto.
- 6 (25.07.2005) By a Deed dated 30 June 2005 made between (1) Tapp Property Limited and (2) Halfords Limited the terms of the lease dated 13 July 2001 referred to in the schedule of leases hereto were varied.

-NOTE: Copy Deed filed.

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 10 November 1919 referred to in the Charges Register:-

"The Purchasers for themselves and their assigns hereby covenant with the Vendor that no trade or business shall be carried on in or upon the said piece of land hereby conveyed which shall or may be or grow to be a nuisance or annoyance to the Vendor or to the neighbourhood And also that all the Buildings to be erected on the said piece of land hereby conveyed shall range with and shall not approach nearer the said road than the building line shall not in any case extend beyond eight feet from the said road."
- 2 The following are details of the covenants contained in the Deed of Exchange dated 15 May 1947 referred to in the Charges Register:-

"FOR the consideration aforesaid the Company and its successors in title hereby covenant with the Corporation that the Company and its successors in title will at all times observe perform and fulfil the

Title number WK390614

Schedule of restrictive covenants continued

covenants stipulations and provisions set forth in the said Third Schedule hereto

THE THIRD SCHEDULE referred to:-

1. NO building or erection shall be erected on the land coloured yellow on the said plan other than boundary walls and fences nearer to Newtown Road than the building line shown upon the said plan
2. NO wall or fence or other erection of any kind on the said land shall be used as an Advertising Station or be so constructed or used as to be condemned by the Surveyor for the time being of the Corporation or their successors as an injury or nuisance to the owners of any adjoining or neighbouring land
3. THE Company shall forthwith erect and at all times hereafter maintain and keep in repair good and substantial walls or fences of a kind to be approved of by the Surveyor for the time being of the Corporation along the northern and eastern boundaries of the land coloured yellow on the said plan and on the southern side of the land coloured pink upon the said plan
4. THE Company shall at its own expense forthwith lay down and maintain a grass or ornamental verge between the said building line shown on the said plan and the southern boundary of the land coloured pink upon the said plan and the northern boundary of the land coloured yellow on the said plan so far as they are co-extensive
5. THERE shall not be carried on upon the said land any noisy noxious or offensive business or trade nor any trade which may be or grow to be a nuisance or offence to the owners or occupiers of any adjacent or neighbouring land but the carrying on by the Company or its successors of the business of Needle Manufacturers or other similar businesses to that now carried on by the Company on its adjoining premises shall not be deemed to be a breach of this condition
6. THE Company shall not be liable for a breach of any of the covenants or restrictions occurring by or in respect of the property on the said plan or any part or parts thereof after the Company shall have parted with all interests thereon
7. NO hut shed caravan house on wheels adapted or intended for use as a dwellinghouse or sleeping apartment nor any booths shows swings or roundabouts shall be erected or placed or used or allowed to be or to remain on the said land and the Corporation and their successors in title and the owners of any adjacent land may remove or dispose of any such erection and shall not be liable for any damage resulting from any such removal."

NOTE: The building line referred to is set back 5 feet from the road frontage. The Eastern boundary of the land coloured yellow is now internal. The Northern boundary of the land coloured yellow and the Southern side of the land coloured pink together comprise the Northern boundary of the land tinted yellow and tinted blue on the filed plan.

3. The following are details of the covenants contained in the Conveyance dated 24 June 1949 referred to in the Charges Register:-

"FOR the benefit of the adjoining and neighbouring land of the Corporation the Company for itself and its successors in title hereby covenants with the Corporation and their successors in title to observe and perform the conditions covenants and stipulations contained in the Schedule hereto

THE SCHEDULE before referred to

- (a) No building or erection shall be erected on the said land edged pink other than boundary walls and fences nearer to Newtown Road than the building line shown upon the said plan
- (b) No wall or fence or other erection of any kind on the said land shall be used as an Advertising Station or be so constructed or used as to be condemned by the Surveyor for the time being of the Corporation

Title number WK390614

Schedule of restrictive covenants continued

or their successors as an injury or nuisance to the owners of any adjoining or neighbouring land

(c) The Company shall forthwith erect and at all times hereafter maintain and keep in repair good and substantial walls or fences of a kind to be approved of by the Surveyor for the time being of the Corporation along such of the boundaries as are marked with a 'T' on the plan annexed hereto

(d) The Company shall at its own expense forthwith lay down and maintain a grass or ornamental verge between the said building line shown on the said plan and the Northern boundary of the said land edged pink on the said plan

(e) There shall not be carried on upon the said land any noisy noxious or offensive business or trade nor any trade which may or may grow to be a nuisance or offence to the owners or occupiers of any adjacent or neighbouring land but the carrying on by the Company or its successors of the business of Needle Manufacturers or other similar business to that now carried on by the Company on its adjoining premises shall not be deemed to be a breach of this condition

(f) No hut shed caravan or house on wheels adapted or intended for use as a dwellinghouse or sleeping apartment nor any booths shows swings or roundabouts shall be erected or placed or used or allowed to be or to remain on the said land and the Corporation and their successors in title and the owners of any adjacent land may remove or dispose of any such erection and shall not be liable for any damage resulting from any such removal."

NOTE: The northern boundary of the land tinted pink on the filed plan is co-extensive with the building line referred to. The T marks affect the Northern and Southern boundaries of the land tinted pink on the filed plan.

- 4 The following are details of the covenants contained in the Conveyance dated 6 March 1989 referred to in the Charges Register:-

"THE Purchaser 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 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 Purchaser personally liable in damage 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 addition 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 in default of agreement be referred to the arbitration of a single arbitrator appointed by the Corporation and the Purchaser or in default of agreement by each party subject to and in accordance with the provisions of the Arbitration Act 1950 or any statutory modification or re-enactment thereof."

Schedule of notices of leases

1	25.07.2005	Halfords Superstore	13.07.2001
			20 years from
			24.6.2001

NOTE: See entry in the Charges Register relating to a Deed of Variation dated 30 June 2005

End of register

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TITLE NUMBER
WK390614



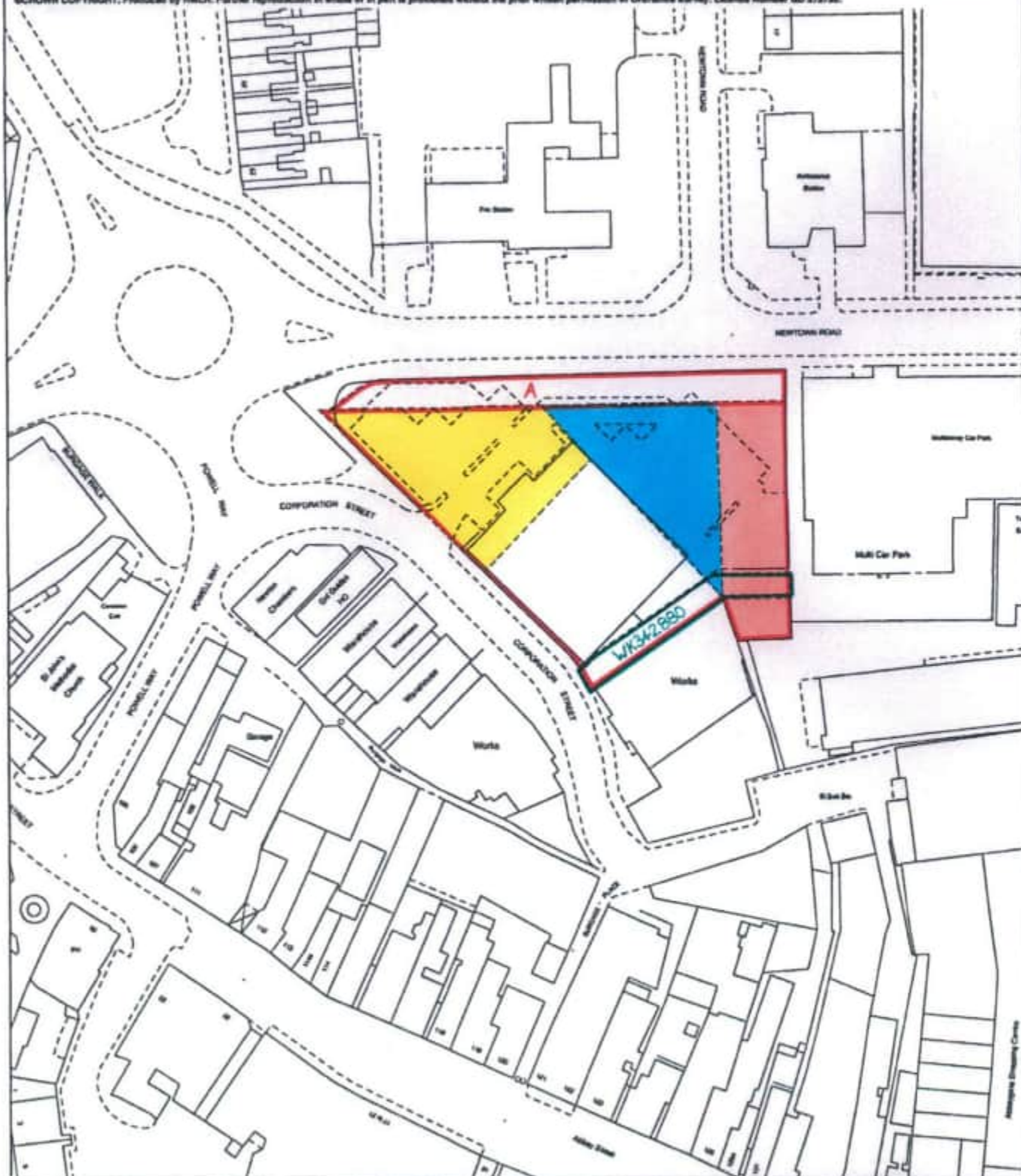
WARWICKSHIRE : NUNEATON AND BEDWORTH

ORDNANCE SURVEY MAP REFERENCE:

SP30025W

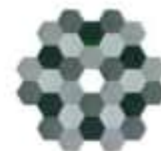
SCALE 1:1250

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Official copy of register of title

Title number WK474729

Edition date 03.10.2014

This official copy shows the entries on the register of title on 21 FEB 2019 at 13:06:12.

This date must be quoted as the "search from date" in any official search application based on this copy.

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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. Except as mentioned below, the title includes any legal easements granted by the registered lease but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

WARWICKSHIRE : NUNEATON AND BEDWORTH

- 1 (19.09.2014) The Leasehold land shown edged with red on the plan of the above title filed at the Registry and being Bermuda Community Centre, Bermuda Road, Nuneaton (CV10 7HU).
- 2 (19.09.2014) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
 Date : 4 September 2014
 Term : 99 years from 04.09.2014
 Parties : (1) Deeley Properties Limited (Lessor)
 (2) The Bermuda Phoenix Centre Limited (Lessee)
- 3 (19.09.2014) The Lease prohibits or restricts alienation.
- 4 (19.09.2014) The title includes any legal easements referred to in clause LR11.1 of the registered lease but is subject to any rights that are granted or reserved by the lease and affect the registered land.
- 5 (19.09.2014) The landlord's title is registered.

B: Proprietorship Register

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

Title absolute

- 1 (19.09.2014) PROPRIETOR: THE BERMUDA PHOENIX CENTRE LIMITED (Co. Regn. No. 08432588) of Bermuda Community Centre, Bermuda Road, Nuneaton CV10 7HU.

Title number WK474729

C: Charges Register

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

- 1 (19.09.2014) A Conveyance of the freehold estate in the land in this title and other land dated 5 August 1980 made between (1) Francis Humphrey Maurice Fitzroy Newdegate (Owner) (2) Sir William Stratford Dugdale and Geoffrey David Wentworth-Stanley (Trustees) and (3) Faramir Interests Limited (Nominee) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
 - 2 (19.09.2014) The land is subject to the following rights reserved by the Conveyance dated 5 August 1980 referred to above:-

"4. THERE are excepted and reserved unto the owners for the time being of the adjoining parts of the Arbury Estate ("the Adjoining Owners"):-

 - (a)
 - (b) The right to drain surface water from the Adjoining Owners' adjoining and neighbouring land through the present existing drains and not exceeding the present existing volume from the present existing state of the Adjoining Owners' adjoining and neighbouring land into the surface water drainage system to be constructed by the Nominee on the Land
 - (c) The free passage and running of water soil and electricity through all present existing pipelines and cables (if any) now used and enjoyed for the benefit of the Adjoining Owners' adjoining and adjacent property provided always that the Nominee may at any time remove or obstruct such pipes drains and cables or any of them if it shall first provide alternative services of at least equal capacity and efficiency in the place of those removed or obstructed
 - (d) The sporting rights and all game and nests of game on the Land until 29th July 1981.
 - 3 (19.09.2014) The Lease dated 7 August 1980 contains covenants details of which are set out in the schedule of restrictive covenants hereto.
 - 4 (19.09.2014) The freehold estate in the land in this title and other land was formerly leasehold being held under a Lease dated 7 August 1980 made between (1) Faramir Interests Limited (Landlord) and (2) Quietlece Limited (Tenant) for the term of 996 years (less 10 days) from 29 July 1979 at the rent of one peppercorn if demanded and by a Deed dated 7 October 1980 made by Quietlece Limited the said term was enlarged into a fee simple. The said land is accordingly subject to all such matters to which the said terms would have been subject had it not been so enlarged that are described in Section 153 (8) of the Law of Property Act 1925 and in particular to those in the entries relating to the said Lease referred to below.
- ~NOTE: Copy Lease filed under WK261705.
- 5 (19.09.2014) A Transfer of land lying to the south of the land in this title dated 30 August 1985 made between (1) Deeley Properties Limited and (2) Hallamshire Developments Limited contains covenants by the Transferor details of which are set out in the schedule of restrictive covenants hereto.
 - 6 (19.09.2014) The land is subject to the following rights granted by the Transfer dated 30 August 1985 referred to above:-

The Red Property is sold together with the rights set out in Schedule I hereto which shall be exercisable (inter alia) by Hallamshire its successors in title and its and/or their tenants and those authorised by them

Schedule I

Rights granted to Hallamshire (clause 6)

(1) The right at any time within the period of 80 years from the date hereof to enter on the Blue and Green Land for the purpose of:-

Title number WK474729

C: Charges Register continued

(a) constructing and retaining sewers cables drains pipes channels conduits manholes and the like (hereinafter called "the Service Media") upon under or over the Blue and Green Land or any part or parts of them in such positions as the Vendor shall previously approved (such approval not to be unreasonably withheld) and in default of such approval as shall be approved by a Civil Engineer appointed at the request of either party by the President for the time being of the Chartered Institute of Civil Engineers

(b) making connections to any Service Media which have already been or are in the course of being or shall within the period of 80 years from the date hereof be constructed or installed on or in the Blue and Green Land for the purposes of accommodating (among other properties) the Red Land

(c) inspecting repairing and renewing any of the Service Media either so constructed or installed pursuant to the rights granted in the foregoing paragraphs (a) and (b) or to which any of the same may be so connected

Provided that the person exercising any such rights of entry shall make good to the reasonable satisfaction of the Vendor any damage occasioned to the Blue or Green Land (as the Case may be) or to any buildings services or other works constructed thereon or therein by the exercise of any such rights

(2) The right to the free and uninterrupted passage and running of water soil gas electricity and other services through any of the Service Media referred to in the preceding paragraph (1)

(3) Rights of way and drainage over and through any roads or sewers which may within 80 years from the date hereof be constructed on or in the Blue or Green Land and connected to any of the roads or sewers to be constructed by Hallamshire pursuant to clause 8 hereof.

Hallamshire will subject to its obtaining all necessary approval regarding the same at its own expense construct roads and sewers on or in the Red Land right up to the Blue and Green Boundaries (at such points thereon as Hallamshire shall select) in such manner as to enable roads and sewers on or in the Blue and Green Land to be connected directly to the roads and sewers to be constructed by the Purchaser as aforesaid and so that the construction of the roads and sewers up to the Blue boundary shall be completed not later than ten years after the development of the Red Land for industrial development or for residential development or partly one or partly the other has commenced and the construction of those up to the Green boundary shall be completed not later than 15 years after such development has commenced. Hallamshire having no detailed knowledge of the use or development proposed by Deeley in respect of the Blue and Green Lands or the extent of any such development shall not be under any obligation to Deeley if the facilities so provided by Hallamshire are not adequate for the needs of such land.

NOTE: The Red Land lies to the south of the land in this title. The land edged yellow on the filed plan forms part of the Blue Land. The Green Land does not affect the land in this title

Schedule of restrictive covenants

- 1 (19.09.2014) The following are details of the covenants contained in the Conveyance dated 5 August 1980 referred to in the Charges Register:-

Subject to any directions of the Local Planning Authority to the contrary:-

Not to allow the Land to be used for any industry within Clause 9 of the Use Classes Order of the Town and County Planning Act.

- 2 (19.09.2014) The following are details of the covenants contained in the Lease dated 7 August 1980 referred to in the Charges Register:-

Title number WK474729

Schedule of restrictive covenants continued

"Subject to any directions of the Local Planning Authority to the contrary:-

Not to allow the Land to be used for any industry within Clause 9 of the Use Classes Order of the Town and County Planning Act."

- 3 (19.09.2014) The following are details of the covenants contained in the Transfer dated 30 August 1985 referred to in the Charges Register:-

Deeley hereby covenants with Hallamshire and its successors in title of the Red Land (other than that part of the Red Land which is comprised in Field Numbers 8069, 8586 and 7682) so that the same shall bind the owners for the time being of the Green and Blue Lands respectively that no warehouse or (subject as provided in the proviso referred to below) industrial development of any part of the Blue or Green Land will be started until 10 years after the development referred to in clause 8 hereof has commenced provided that development of the Blue and Green Land or parts thereof for purely residential purposes and commercial purposes ancillary to such a residential development shall be permissible at any time.

End of register

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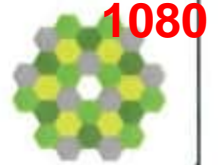
HM Land Registry
Official copy of
title plan

Title number **WK474729**

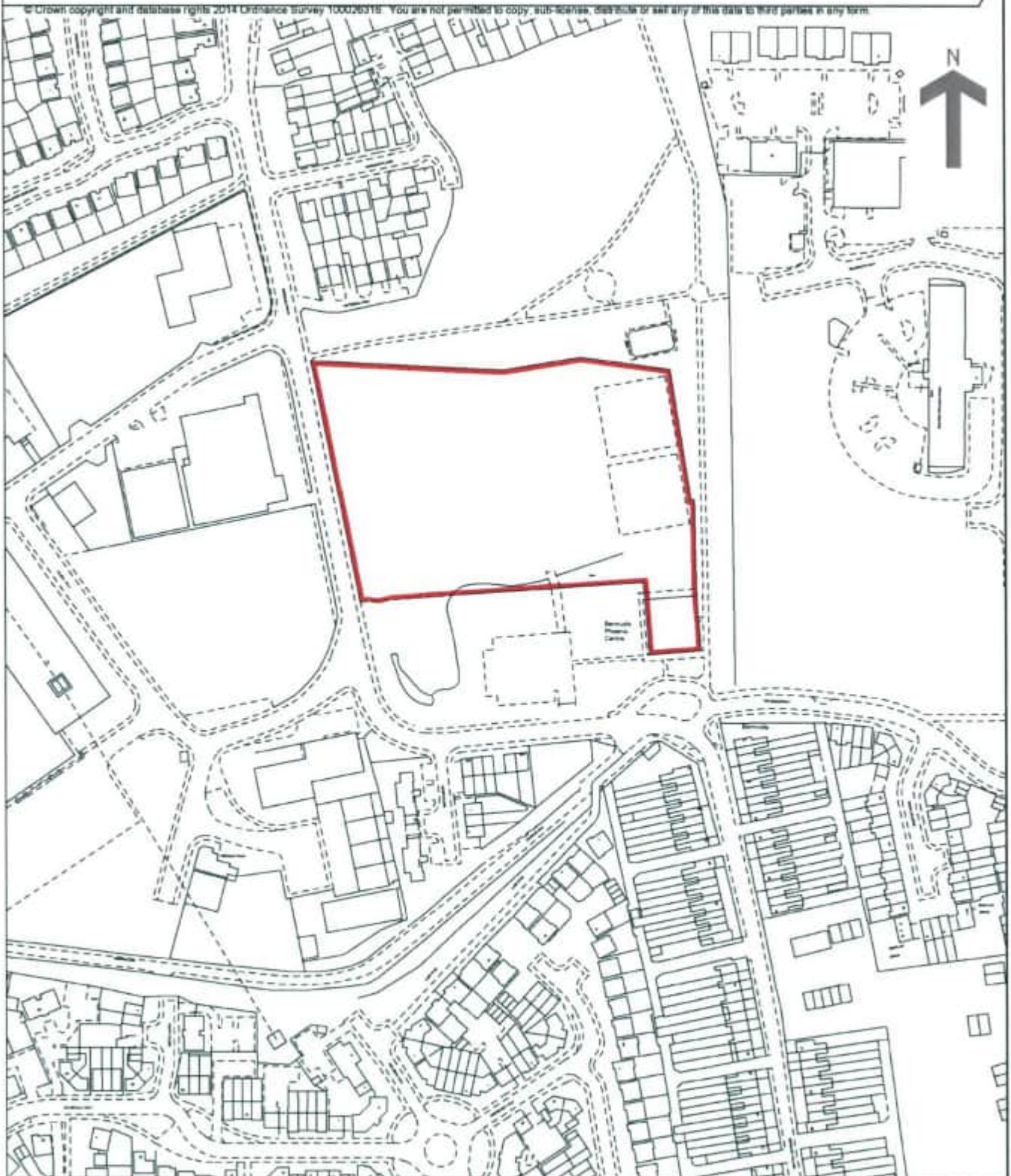
Ordnance Survey map reference **SP3590SW**

Scale **1:2500**

Administrative area **Warwickshire : Nuneaton and
Bedworth**



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Official copy of register of title

Title number WK425515

Edition date 01.02.2012

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Issued on 20 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 (22.11.2005) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Etone College, Leicester Road, Nuneaton (CV11 6AA).
- 2 (01.02.2012) 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 (22.11.2005) PROPRIETOR: WARWICKSHIRE COUNTY COUNCIL care of County Solicitor & Assistant Chief Executive, PO Box 9, Shire Hall, Warwick CV34 4RR and of DX723362, Warwick 5.

C: Charges Register

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

- 1 (22.11.2005) An Indenture of the land tinted blue on the title plan dated 31 December 1908 made between (1) Reverend John George Deed (2) The Ecclesiastical Commissioners for England (3) Right Honourable Herbert Henry Asquith and (4) Warwickshire County Council contains restrictive covenants.
~NOTE:-Copy filed.
- 2 (22.11.2005) An Indenture of the land tinted pink on the title plan dated 23 July 1914 made between (1) Reverend John George Deed (2) The Ecclesiastical Commissioners for England (3) Right Honourable Herbert Henry Asquith and (4) Warwickshire County Council contains restrictive covenants.

Exhibit PR2

1084

Statement on behalf of the Claimant
Witness: P. Richardson
1st Statement
Dated: 19/02/2019
Exhibits: PR1 – PR11

IN THE HIGH COURT OF JUSTICE

Claim No: QB -2019-000616

QUEEN'S BENCH DIVISION

IN THE MATTER OF SECTION 222 LOCAL GOVERNMENT ACT 1972 AND SECTION
187B TOWN AND COUNTRY PLANNING ACT 1990

BETWEEN:

BETWEEN

(1) NUNEATON AND BEDWORTH BOROUGH COUNCIL

(2) WARWICKSHIRE COUNTY COUNCIL

Claimants

-and-

(1) THOMAS CORCORAN & [52] OTHER NAMED DEFENDANTS IN SCHEDULE 1
OF THE CLAIM FORM

(2) PERSONS UNKNOWN FORMING UNAUTHORISED ENCAMPMENTS WITHIN THE
BOROUGH OF NUNEATON AND BEDWORTH

Defendants

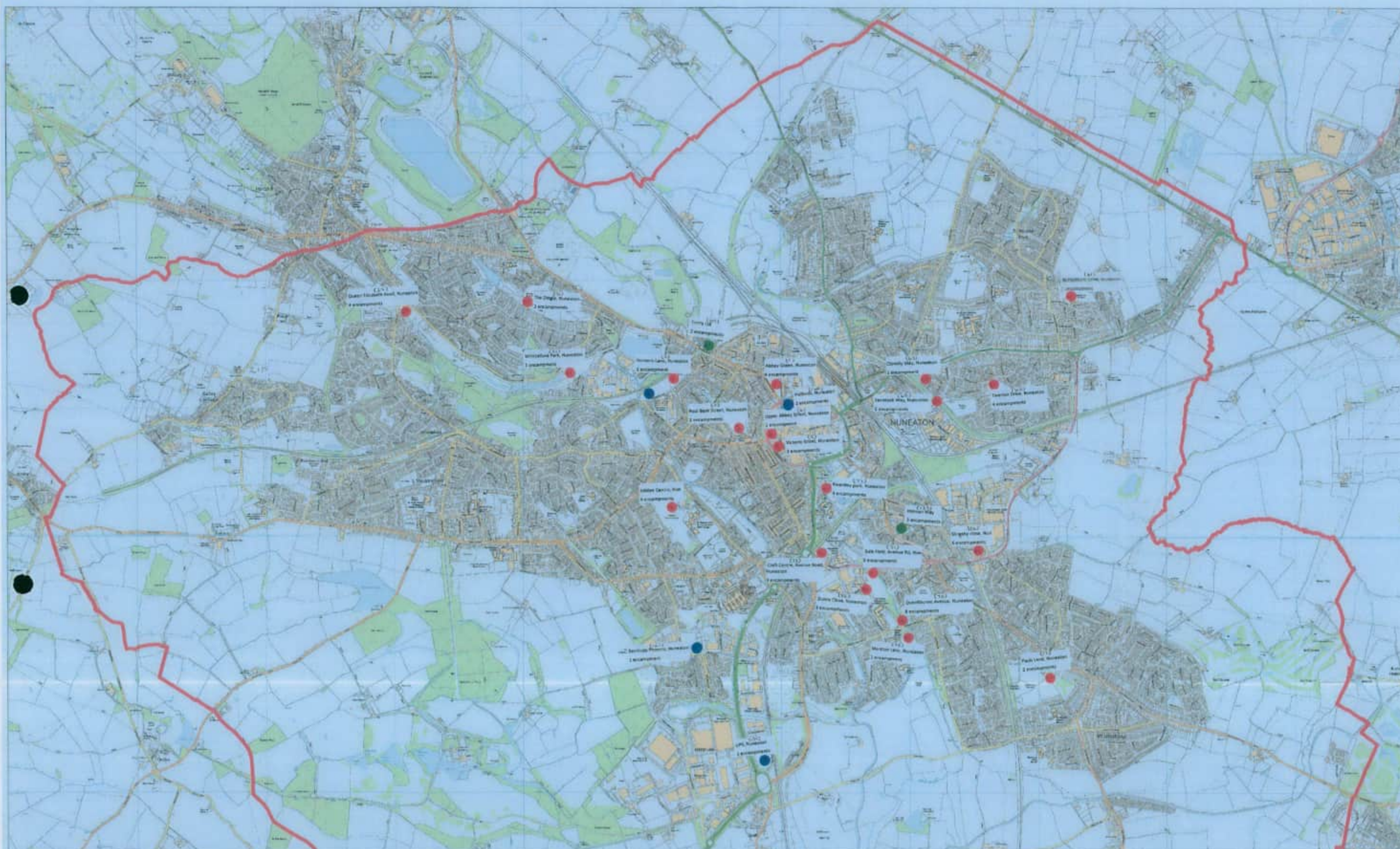
This is the Exhibit marked "PR 2" and referred to in the witness statement of Philip
Richardson

SITE NUMBER	SITE	POSTCODE	PREVIOUS INCURSIONS	Land Owner	No. of encampments on site (2015-18)	No of days on encampment (2015-18)	Impact of Encampment (1)	Impact of Encampment (2)	Impact of Encampment (3)
1	Abbey Green POS		Yes	NBBC	4	19	Litter	Human Excrement	
2	Nuneaton Recreational Ground/Pool Bank St.	CV11 5PZ	Yes	NBBC	2	15	Litter	Human Excrement	
3	Stanley Road/Vernons Lane Recreational Ground	CV11 5ET	Yes	NBBC	1	2	Litter	Human Excrement	
4	Upper Abbey Street (Car Park)	CV11 5DG	Yes	NBBC	1	5	Litter	Human Excrement	Business Disruption
5	Victoria Street 1 and 2 (Car Park)	CV11 5QE	Yes	NBBC	2	9	Litter	Human Excrement	Business Disruption
17	Pauls Land	CV11 6QA	Yes	NBBC	2	12	Litter	Human Excrement	Business Disruption
18	Greenmoor Road (Jubilee)	CV10 7EL	Yes	NBBC	4	20	Litter	Human Excrement	Business Disruption
21	Vale View (Whittleford Park)	CV10 8PY	Yes	NBBC	1	2	Litter	Human Excrement	
29	Queen Elizabeth Road	CV10 9DA	Yes	NBBC	4	23	Litter	Human Excrement	
31	The Dingle	CV10 9DE	Yes	NBBC	2	4	Litter	Human Excrement	School Closure
33	Blackberry Lane		Yes	NBBC	2	10	Litter	Human Excrement	
34	Heckley Recreational Ground	CV7 9EX	Yes	NBBC	1	5	Litter	Human Excrement	Business Disruption
35	Keresley Recreational Ground	CV7 8NG	Yes	NBBC	2	9	Litter	Human Excrement	
58	Arbury Avenue POS		Yes	NBBC	2	11	Litter	Human Excrement	
61	Buttermere Avenue/Greendale Road	CV11 6EP	Yes	NBBC	1	3	Litter	Human Excrement	
63	Clovelly Way	CV11 6YB	Yes	NBBC	1	10	Litter	Human Excrement	
65	Tiverton Drive/Tavistock Way	CV11 6YL	Yes	NBBC	2	8	Litter	Human Excrement	
70	Donnithorne Ave/Caldwell Grange		Yes	NBBC	8	35	Litter	Human Excrement	
71	Gala Fields		Yes	NBBC	7	56	Litter	Human Excrement	ASB
72	Heritage Centre/Pingles Showground		Yes	NBBC	3	19	Litter	Human Excrement	Business Disruption
75	Marston Lane Fields	CV11 4RE	Yes	NBBC	1	3	Litter	Human Excrement	
77	Riversley Park	CV11 5TY	Yes	NBBC	5	28	Litter	Human Excrement	Business Disruption
79	Riversley Park (Car Park)	CV11 5TX	Yes	NBBC	5	28	Litter	Human Excrement	Business Disruption
80	Pingles Leisure Centre (Car Park)	CV11 4LX	Yes	NBBC	5	28	Litter	Human Excrement	Business Disruption
82	Trinity Court Flats (Car Park), Highfield Rd, Attleborough	CV11 4PW	Yes	NBBC	1	1	Litter	Human Excrement	
83	Acacia Crescent		Yes	NBBC	1	12	Litter	Human Excrement	
84	Dunns Close, Nuneaton		Yes	NBBC	3	9	Litter	Human Excrement	
85	Lymington Drive, Coventry		Yes	NBBC	1	1	Litter	Human Excrement	
86	Slingsby Close, Nuneaton		Yes	NBBC	6	32	Litter	Human Excrement	Business Disruption
88	Ash Green School, Ash Green, Coventry	CV7 9AH	YES	WCC	1		Litter	Human Excrement	School Closure
137	Holman Way, Nuneaton		YES	WCC	4	Unknown	Litter	Human Excrement	
107	Recycling Centre, Tuttle Hill Refuse Site, Nuneaton	CV10 0HU	YES	WCC	1	1	Litter	Human Excrement	
138	The Discovery Academy, Nuneaton	CV11 5SS	YES	Private	3	36	Litter	Human Excrement	Business Disruption
139	UPS, St Davids Way, Nuneaton	CV10 7SD	YES	Private	1	2	Litter	Human Excrement	
140	Halfords Corporation St Nuneaton	CV11 5UT	YES	Private	2	6	Litter	Human Excrement	
141	Bermuda Road Phoenix Centre	CV10 7HU	YES	Private	1		Litter	Human Excrement	Business Disruption

Total

47

Nuneaton with borough boundary



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 Nuneaton and Bedworth Borough Council
 100018416

Scale

0

1

2

3

4 km



Bedworth with borough boundary



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Nuneaton and Bedworth Borough Council
100018416

Scale

0

1

2

1

4 km

4 km



Statement on behalf of the Claimant
 Witness: P. Richardson
 1st Statement
 Dated: 19/02/2019
 Exhibits: PR1 – PR11

IN THE HIGH COURT OF JUSTICE

Claim No: QB -2019-000616

QUEEN'S BENCH DIVISION

IN THE MATTER OF SECTION 222 LOCAL GOVERNMENT ACT 1972 AND SECTION
 187B TOWN AND COUNTRY PLANNING ACT 1990

B E T W E E N:

BETWEEN

(1) NUNEATON AND BEDWORTH BOROUGH COUNCIL

(2) WARWICKSHIRE COUNTY COUNCIL

Claimants

-and-

(1) THOMAS CORCORAN & [52] OTHER NAMED DEFENDANTS IN SCHEDULE 1
 OF THE CLAIM FORM

(2) PERSONS UNKNOWN FORMING UNAUTHORISED ENCAMPMENTS WITHIN THE
 BOROUGH OF NUNEATON AND BEDWORTH

Defendants

This is the Exhibit marked "PR 3" referred to in the Witness Statement of Philip
 Richardson

NUNEATON AND BEDWORTH BOROUGH COUNCIL

COUNCIL

8th October, 2018

The Extraordinary meeting of the Nuneaton and Bedworth Borough Council was held at the Town Hall, Nuneaton, on Monday, 8th October, 2018.

Present

The Mayor (Councillor C.M. Watkins)
The Deputy Mayor (Councillor J. Tandy)

Councillors, J.B Beaumont, K. Brindley-Edwards, S. Croft, G. Daffern, S. Doughty, P.M. Elliott, K. Evans, J. Glass, C. Golby, S. Gran, J. Gutteridge, W.J. Hancox, L. Hocking, J.A. Jackson, K.A. Kondakor, I.K. Lloyd, B.J. Longden, B. Pandher, N.J.P. Phillips, G.D. Pomfrett, M. Rudkin, A. Sargeant, J. Sargeant, J. Sheppard, T. Sheppard, R. Smith, R. Tromans, H. Walmsley and K.D. Wilson.

No apologies were received.

CL34 Interests

The Declarations of Interest for this meeting are as set out in the schedule attached to these minutes.

CL35 Public Participation

a) Mrs Pauline Willdig asked the following question:

Can the Leader of the Council please explain why a group of Travellers were recently given permission to park on public land in Nuneaton rather than their parking on land in Coventry, as I would expect that Coventry City Council also have legal obligations to accommodate Travellers using public facilities in their area?

Councillor B.J. Longden, Portfolio Holder for Housing, Health and Communities, responded as follows:

The simple answer to the question is when Travellers arrive in the Local Authority area, it is the responsibility of that Local Authority to deal with the incursions, that's true of here and every local authority in the country. This particular instance there is a medical situation with a child that is very ill and we have to take into account that and also we also have to take into account the welfare of the family group. When the Council go to Court they are asked those questions and you have to say you have dealt with those issues before you can take the legal course of action that you want to take, so all that, is being done, all the time. This was exacerbated by

the fact of this very ill child and because a message was received in these offices very late on the Monday evening and the decision was made because of what they said about putting 100 caravans on the roads of Nuneaton the following day if they didn't get permission to stay. Now I think that was the wrong decision to let them stay, I was not able to be involved in that decision but I can understand why the decision was made, it was probably the right decisions for the wrong reasons because of the chaos that would have ensued.

On the Wednesday of that week, in front of one of the council officers because they wanted to bring 15 caravans here and we said no only 12, they said there would be 300 caravans on the roads of Nuneaton if we didn't comply. Now I said ok we are not going to go any further with this, let them bring 300 if they wish. In fact it didn't materialise but if it had, it would have been a matter for the police to actually deal with and those responsible would have been accountable in law for obstructing the highway so as it happened then an agreement was reached to allow them to stay, it was reached very quickly in fact, and that agreement was then withdrawn. We asked the police to exercise their powers Section 62 of the Gypsy and Traveller Act but they refused, they said as far as they were concerned its still a tolerated encampment so we have had to go through the normal procedures of using our Section 77 provisions of the law and issued notices to quit the land which they always ignore and so we got a court date of last Thursday. The court gave a ruling that we get the ground back, there was no action on the Friday because we couldn't get the bailiffs involved, the bailiffs would have needed police protection as well and police keep saying they have lack of resources to do this and they need time to get the resources in place so they were given until this morning to move. It was anticipated by myself and the officers that they would actually move over the weekend, which they did, that's been pattern all the way through for the last three months and moved on Saturday onto the Pingles. Notice was again served today, and we are awaiting a further court date this week, hopefully, we normally get them within a few days, to actually move them again, hopefully we will be supported by the police. I can tell you, I found out as late as 3.30pm this afternoon, that the police have confirmed that the Emergency Stopping Place (ESP) which is in Hartshill is not suitable given the number of caravans and they will not be using their Section 62 powers for this encampment. The family have refused to reduce the number of caravans to meet the ESP capacity of 10 so it looks like the police are supporting that argument and they may consider using their Section 61 powers but at the moment this is not even being considered. This has been case for the whole three month period, we are left in the middle all the time so that's the best I can explain in the time I have been allowed to.

b) Arthur Kelly asked the following question:

Repeated time lost in school closures, business losses, cost to evict them repeatedly and the repeating cost of clean up of human waste and rubbish paid for by residents of Nuneaton borough through council tax. Shouldn't travellers pay for that?

Councillor B.J. Longden, Portfolio Holder for Housing, Health and Communities responded as follows:

Thank you Mr Kelly,

The simple answer to that is yes, but first you have to identify the people who are actually doing it, its no good just saying 'them', you have to identify individuals, the police have the same thing in the Police and Criminal Evidence Act, they have to find the individuals, identify them and charge them. We have to do the same thing if we want to take them into court and we have to get their names and addresses and when you have got them into court, if you have got a court order, if you get a fine or whatever, you then have got to collect it. By the time you have gone round to collect it, they have gone. So yes I agree but it's not as simple thing to prosecute and get the paperwork.

c) Brian Walmsley made the following statement:

Regarding Gypsy and Traveller Incursions, do these local conservative councillors need to be reminded their comment "illegal Gypsy and Traveller incursions has blighted this Council and its residents for many years" does not just apply to Nuneaton and Bedworth, do they not watch the news? As a very recent BBC Midlands report cited Traveller encampments as being a "never ending game of cat & mouse" "from Bilston to Bulkington, Warwick to Wolverhampton", so quite clearly it is not just Nuneaton, it is not just the Midlands, this is a National issue! Just in case the conservative councillors should actually wish to educate themselves, for once, I include the web link...
<https://www.bbc.co.uk/iplayer/episode/b0bkf66c/sunday-politics-west-midlands-30092018#>

Let me firstly deal with the conservative councillor's reference to "target hardening vulnerable sites within our Borough" have these conservative councillors not seen the photographs of six foot metal fences being ripped down? One would have expected a six foot metal fence to be a 'hard target' to overcome?... although I guess not. (Let's not even mention conservative government police cuts at this point...)

However, I must say I am extremely pleased to see the large concrete blocks that have already been positioned, at various locations throughout our Borough, and I would like to thank NBBC for this effort, work which was already in progress prior to this current conservative motion. Returning to injunctions, why on Wednesday 12th September, did every conservative councillor vote against a motion that included NBBC applying for an injunction, but now they call for the same thing they voted against? You could not make it up!

After that meeting I saw a social media post by one or other of these conservative councillors claiming their party all voted against that particular motion because it appeared to be a congratulatory message to NBBC council officers... how absolutely petty and pathetic of them... when Warwickshire Police said NBBC are doing a good job, and I quote Superintendent Mike Smith "Nuneaton and Bedworth Borough Council

have a good record for progressing evictions very quickly within the legislation".

Did the conservative councillors hear that part? "within the legislation" it is clearly the legislation that needs to change, the legislation/law is the responsibility of government, when will MJ MP listen to the people of Nuneaton and do something that benefits us? It would appear the Irish Government listened to their people and have already introduced a change in their law.

There is a petition to the UK government to... "Make entering and occupying land without consent a criminal offence"
<https://petition.parliament.uk/petitions/220663> I do hope these conservative councillors have signed it? It refers to a change from "civil law" into "criminal law", which is categorically a responsibility of government.

In conclusion I would suggest these conservative councillors should actually be looking at the root cause of the issue and should be calling for an Extraordinary Meeting with their precious Marcus Jones to tell him that, for once, MJ MP needs to step up to the plate, to stop talking and to start doing.

Councillor B.J. Longden, Portfolio Holder for Housing, Health and Communities did not respond

d) Karl Mayer asked the following question:

With Hawkesbury being put into the plan at such a late stage could the portfolio holder inform me of the timescale he thinks at which the plan will be reviewed regards housing numbers when the plan is eventually adopted days, months or years?

Councillor N.J.P Phillips, Portfolio Holder for Planning and Development, responded as follows

Mr Mayor,

The timescale of the Plan as far as we are aware of it is that the consultation on the Main Modifications will end on the 7th November following which the representations will be referenced in line with the Inspectors recommendations as soon as practicable before being forwarded to the Inspector.

The timescale for what happens then is in the hands of the Inspector and it will be his decision as to whether or not further hearings are required. The next stage would be for the Inspector to issue his report to the Council which will then be reported to Cabinet and to full Council before the Local Plan can be adopted.

Government legislation and guidance states Local Plans should be reviewed every five years and so it is likely that a review of the evidence base would be the first stage of this and would commence after the Plan is

adopted. Perhaps at this stage the party and the councillor opposite will review the "nothing to do with us" policy and engage with the future of the borough.

Mr Mayor, even our MP wants the plan adopted, not paused. At a recent transforming Nuneaton meeting with consultants, business & health leaders want the plan adopted.

If and when the plan is adopted there are supplementary planning documents that need to be produced, affecting the town centre, which sit under the local plan.

I do not see it being 5 years till the next reviews of the numbers, as other districts will I hope, want to also review based on the new framework. Unless the government turn round and say 'there is NO NO duty to cooperate then it will be best to work across the housing area, in reviewing the numbers as instructed based on the new framework that comes in 2018/19.

e) Mrs Isobel Jacques asked the following question:

I was in Hawkesbury during the first consultation at which were present several officers of the council who appeared out of their depth and unable to provide clear or detailed information on the Borough Plan, and in this instance Hawkesbury. Why were no Labour councillors present?

If this is your plan and you are confident in it then surely you should be there to answer the questions and listen to the residents concerns. Are we to take your absence as a failing to care about the residents of Hawkesbury, or the fact that your plan is unsound and that therefore you are unable to face the residents as you know you are unable to defend your own position on the Borough Plan?

Why were no Labour Councillors there supporting the officers and more importantly their residents?

I ask this in good faith on behalf of residents from all over the Borough

Councillor N.J.P. Phillips, Portfolio Holder for Planning and Development, responded as follows:

Mr Mayor

I have seen nothing at present to suggest the plan is not sound, we have had nothing back from the inspector, apart from the main modifications to the plan that need addressing.

Since May I have attempted to keep to the facts of the planning process under the National Planning Policy Framework but despite this some residents still believe it is politically driven by the Labour Group. Nothing could be further from the truth, but even if I said, in the echo chamber of

Facebook and twitter, it makes no difference so we just have to live with that.

The events at Hawkesbury were attended by officers of the Policy team and at any one time there were 3 officers present. One of the reasons for the events was to inform residents about the Local Plan process and how to engage in the Main Modifications – which is best placed for officers to do and what had been requested of them by the Cabinet.

Mr Mayor they were not political meetings although any Councillor was free to attend as were members of the public.

f) Lubs Cvetkovic asked the following question:

The consultation on Hawkesbury and the main modifications is now well underway. The turn out by residents to the first public consultation was extremely low. As I write this the second consultation event being held in Hawkesbury is yet to happen.

Residents across the Borough including Hawkesbury have vented frustration with how difficult the representation forms are to complete. Other Councils have conducted similar exercises and the forms have been much clearer and easier for members of the public to complete. Many have asked why the Borough Council are not holding sessions on how to complete these forms. Instead it has fallen to local residents groups and MPs to explain the process. In a series of community based meetings. If we are to have a full and open consultation then this Council needs to fully engage and support people. I have seen on the councils Facebook page an attempt to engage and I have read the comments. Most of the people who have commented feel disconnected with the plan and say "it is your plan not our plan". I would once again urge the council to review the plan as soon as it has been submitted under the NPPF 2018 which would allow for a reduction in numbers, and would make the majority of residents much happier. You keep saying it is down to the inspector he has said on several occasions "it is your plan" so how about taking ownership and making decisions which resonate with the residents and not within Coventry or Warwickshire or even the inspector.

I would like to ask the portfolio holder for a full and comprehensive breakdown of how they have proactively advertised these consultation events and are there any further ways even at this stage that they could reach out to the local communities on improving the consultation process?

Councillor N.J.P. Phillips, Portfolio Holder for Housing, Communities and Economic Development, responded as follows:

Sometimes we do get a play on words when it says that other Councils have conducted similar exercises and the forms have been much clearer, and easier for the public to complete. Similar is not 'this', 'other councils' how many? We can all stand there and say these things but need examples.

Contrary to the question, officers of the Planning Policy team who attended the consultation drop-in session felt it was well attended, with around 60 people coming to the event. The Hawkesbury Village Residents Association also commented on the fact that the event was well attended on their Facebook page.

There were just over 750 letters sent out to the residents informing them of the events. The first session ran from 2pm to 8pm, and was attended by at least three members of the Planning Policy team at any one time. There was a period of about 10 minutes around 7.15pm when there were no members of the public, however at all other times there were members of the public in attendance. Questions were asked of the officers who were there, including guidance on how to complete the forms, which were available at the drop-in session as were the guidance notes. The event on Saturday ran from 10am to 4pm, with, disappointingly, around 25 people attending out of 750 letters being sent.

The representation forms to be completed are based on model forms from the Planning Inspectorate, and include clear guidance on how to fill them in. Planning Policy officers are available from 9am – 5pm, Monday to Friday, in person at the Town Hall, as well as via phone and email in order to help anyone with filling in the representation forms should they have any questions. The team have dealt with very few queries about completing the forms thus far.

As mentioned, all the residents of Hawkesbury between the level crossing on Blackhorse Road and the canal, which totals around 750 properties, were sent letters informing them of the consultation and of the drop-in sessions. Many of the people attending the events mentioned that they had received a letter. Alongside this, the Head of Planning visited the chair and the treasurer of the Hawkesbury Village Residents Association prior to the consultation period on 10th September, to explain the process, to agree where and when the drop in sessions would occur, how they were to be advertised, and to deliver paper copies of the representation forms. The council have also issued several press releases to the local newspapers in order to inform as many people as possible, as well as using social media to advertise the events.

Apart from the consultation in Hawkesbury, all those who are on the Councils local plan database together with all of those people who have commented on the publication version of the plan, whether or not they took part in the hearings have been informed by letter or email of the consultation on the main modifications, which equates to over 3000 people.

CL36 Notice of Motion – Hawkesbury Village

In accordance with Procedure Rule Part 4A, Paragraph 3.1(iv) of the Council's Constitution, the Monitoring Officer requested the calling of an Extraordinary Meeting following a requisition from Councillors K. Wilson, C. Golby, D. Gissane, S. Gran, J. Gutteridge, K. Brindley-Edwards, R. Smith, K. Evans, B.

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Pandher, A. Llewellyn-Nash, S. Croft, A. Sargeant, J. Sargeant, D. Brown and H. Walmsley to consider the following motion:

"This Council expresses its concern at another example of this Council's failure to provide a carefully considered and sustainable Borough Plan following the recent findings of the Inspector regarding the site at Hawkesbury Village. This Council believes that residents should be fully consulted about this proposed change to the Borough Plan and resolves to learn from the mistakes of previous consultations by holding, in addition to the statutory consultation, consultation events in the Hawkesbury locality that are accessible to residents (including those in employment) and are staffed by officers of the Planning Policy team who can answer issues from the residents of Hawkesbury."

Councillor Wilson proposed that the notice of motion be accepted. This was seconded by Councillor Evans.

Councillor N.J.P. Phillips moved the following amendment:

"Following the recent findings of the inspector regarding the site at Hawkesbury, this Council believes that residents should be fully consulted about this proposed change to the Borough Plan.

This Council note the extension of the length of the consultation from the statutory 6 weeks to 8 weeks and accordingly two consultations events were held. One on Wednesday 26th September from 2pm to 8pm and one on Saturday 6th October from 10am to 4pm and staffed by officers of the Planning Policy team who can answer issues from the residents of Hawkesbury.

This Council continues to encourage residents to make their views known during this extended consultation period on the Main modifications."

Councillor Tandy seconded the amendment

A recorded vote was taken as follows on the amendment:

For: Councillors J.B. Beaumont, C. Daffern, S. Doughty, P.M. Elliott, J. Glass, W.J. Hancox, L. Hocking, J.A. Jackson, I.K. Lloyd, B.J. Longden, N.J.P. Phillips, G.D. Pomfrett, M. Rudkin, J. Sheppard, T.E. Sheppard, J.A Tandy and C.M. Watkins.

Against: Councillors K.L. Brindley-Edwards, S. Croft, K. Evans, C. Golby, S. Gran, J. Gutteridge, K.A. Kondakor, B. Pandher, A. Sargeant, J. Sargeant, R.T. Smith, R. Tromans, H. Walmsley and K.D. Wilson

Abstentions: None

The amendment was approved as the substantive motion.

Councillor Jackson moved in accordance with the constitution Part 4A 13.11 a motion to move to the vote. This was seconded by Councillor Lloyd.

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A recorded vote was taken follows on moving to the vote:

For: Councillors J.B. Beaumont, G. Daffern, S. Doughty, P.M. Elliott, J. Glass, W.J. Hancox, L. Hocking, J.A. Jackson, , I.K. Lloyd, B.J. Longden, N.J.P. Phillips, G.D. Pomfrett, M. Rudkin, J. Sheppard, T.E. Sheppard, J.A Tandy and C.M. Watkins.

Against: Councillors K.L. Brindley-Edwards, S. Croft, K. Evans, C. Golby, S. Gran, J. Gutteridge, K.A. Kondakor, B. Pandher, A. Sargeant, J. Sargeant, R.T. Smith, R. Tromans, H. Walmsley and K.D. Wilson.

Abstentions: None

The motion to move to the vote was carried

A recorded vote was taken as follows on the substantive motion:

For: Councillors J.B. Beaumont, G. Daffern, S. Doughty, P.M. Elliott, J. Glass, W.J. Hancox, L. Hocking, J.A. Jackson, , I.K. Lloyd, B.J. Longden, N.J.P. Phillips, G.D. Pomfrett, M. Rudkin, J. Sheppard, T.E. Sheppard, J.A Tandy and C.M. Watkins.

Against: Councillors K.L. Brindley-Edwards, S. Croft, K. Evans, C. Golby, S. Gran, J. Gutteridge, K.A. Kondakor, B. Pandher, A. Sargeant, J. Sargeant, R.T. Smith, R. Tromans, H. Walmsley and K.D. Wilson.

Abstentions: None

RESOLVED that the substantive motion be approved.

CL37 Notice of Motion – Business Improvement Districts

In accordance with Procedure Rule Part 4A, Paragraph 3.1(iv) of the Council's Constitution, the Monitoring Officer requested the calling of an Extraordinary Meeting following a requisition from Councillors K. Wilson, C. Golby, D. Gissane, S. Gran, J. Gutteridge, K. Brindley-Edwards, R. Smith, K. Evans, B. Pandher, A. Llewellyn-Nash, S. Croft, A. Sargeant, J. Sargeant, D. Brown and H. Walmsley to consider the following motion:

"The continued viability and vitality of our Town Centres is critically important to the economic success of our Town Centres. This Council welcomes the proposals by the local business community to pursue a Business Improvement District for Nuneaton Town Centre and instructs the Leader of the Council, where it is in the best interests of the Council to do so, to exercise the Council's vote in any future referendum of local businesses in favour of the establishment of the Business Improvement District. In the event that a Bedworth Business Improvement District should be proposed, the Leader of the Council, where it is in the best interests of the Council to do so, is also instructed to exercise their vote in favour of the establishing of a BID in Bedworth."

Councillor Wilson moved the motion to be accepted. Councillor Tromans seconded the motion.

Councillor Jackson moved the following amendment:

"The continued viability and vitality of our town centres is critically important to the economic success of our town centres. This Council welcomes the proposals by the local business community to pursue a Business Improvement District for Nuneaton Town Centre.

Should businesses in Bedworth Town Centre decide to look at a Business Improvement District we will support with some funding towards a feasibility study as we did with Nuneaton.

The Council will always act in the best interests of both its Town Centres"

Councillor Lloyd seconded the amendment.

A vote was taken on the amendment

The amendment was approved as the substantive motion.

A vote was taken on the substantive motion

The substantive motion was carried.

RESOLVED that the substantive motion be approved.

CL38 Notion of Motion – Gypsy and Traveller Incursions

In accordance with Procedure Rule Part 4A, Paragraph 3.1(iv) of the Council's Constitution, the Monitoring Officer requested the calling of an Extraordinary Meeting following a requisition from Councillors K. Wilson, C. Golby, D. Gissane, S. Gran, J. Gutteridge, K. Brindley-Edwards, R. Smith, K. Evans, B. Pandher, A. Llewellyn-Nash, S. Croft, A. Sargeant, J. Sargeant, D. Brown and H. Walmsley to consider the following motion:

"The issue of illegal Gypsy and Traveller incursions has blighted this Council and its residents for many years, but this Council has failed to exercise all of the legal options open to it to deter and prevent illegal encampments. This Council therefore resolves:

1. To instruct officers to prepare and, if merited by the evidence, apply for a Borough-wide injunction to provide the possibility of criminal sanctions against both named individuals and persons unknown who establish unauthorised encampments within our Borough.
2. To instruct officers to prepare and, if merited by the evidence, apply for injunctions on land that has been repeatedly the subject of unauthorised encampments within our Borough to provide for the possibility of criminal sanctions against both named individuals and persons unknown.

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3. Establish a working group to prepare recommendations for a proposed Public Space Protection Order or Orders to Cabinet, to be comprised of 7 members and subject to the political proportionality rules.
4. That the working group at paragraph 3 above also make recommendations to Cabinet about target hardening vulnerable sites within our Borough against unauthorised encampments."

Councillor Wilson moved the motion to be accepted. Councillor Walmsley seconded the motion.

Councillor Jackson moved the following amendment:

"This Council:

1. Will continue to prepare and, if merited by the evidence, apply for an injunction on specific pieces of public open space and car parks which would provide sanctions against both named individuals and person unknown who establish unauthorised encampments in these places.
2. Will continue to use the full powers of the Criminal Justice and Public Order Act 1994"

Councillor Hocking seconded the amendment.

A recorded vote was taken on the amendment as follows:

For: Councillors J.B. Beaumont, G. Daffern, S. Doughty, P.M. Elliott, J. Glass, W.J. Hancox, L. Hocking, J.A. Jackson, , I.K. Lloyd, B.J. Longden, N.J.P. Phillips, G.D. Pomfrett, M. Rudkin, J. Sheppard, T.E. Sheppard, J.A Tandy and C.M. Watkins.

Against: Councillors K.L. Brindley-Edwards, S. Croft, K. Evans, C. Golby, S. Gran, J. Gutteridge, K.A. Kondakor, B. Pandher, A. Sargeant, J. Sargeant, R.T. Smith, R. Tromans, H. Walmsley and K.D. Wilson.

Abstentions: None

The amendment was approved as the substantive motion

A recorded vote was taken as follows on the substantive motion:

For: Councillors J.B. Beaumont, G. Daffern, S. Doughty, P.M. Elliott, J. Glass, W.J. Hancox, L. Hocking, J.A. Jackson, , I.K. Lloyd, B.J. Longden, N.J.P. Phillips, G.D. Pomfrett, M. Rudkin, J. Sheppard, T.E. Sheppard, J.A Tandy and C.M. Watkins.

Against: Councillors K.L. Brindley-Edwards, S. Croft, K. Evans, C. Golby, S. Gran, J. Gutteridge, B. Pandher, A. Sargeant, J.

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Sargeant, R.T. Smith, R. Tromans, H. Walmsley and K.D. Wilson.

Abstentions: K.A. Kondakor

The substantive motion was carried

RESOLVED that the substantive motion be approved.

Mayor

Statement on behalf of the Claimant
 Witness: P. Richardson
 1st Statement
 Dated: 19/02/19
 Exhibits: PR1 – PR11

IN THE HIGH COURT OF JUSTICE

Claim No: QB -2019-000616

QUEEN'S BENCH DIVISION

IN THE MATTER OF SECTION 222 LOCAL GOVERNMENT ACT 1972 AND SECTION
 187B TOWN AND COUNTRY PLANNING ACT 1990

B E T W E E N:

BETWEEN

(1) NUNEATON AND BEDWORTH BOROUGH COUNCIL

(2) WARWICKSHIRE COUNTY COUNCIL

Claimants

-and-

(1) THOMAS CORCORAN & [52] OTHER NAMED DEFENDANTS IN SCHEDULE 1
 OF THE CLAIM FORM

(2) PERSONS UNKNOWN FORMING UNAUTHORISED ENCAMPMENTS WITHIN THE
 BOROUGH OF NUNEATON AND BEDWORTH

Defendants

This is the Exhibit marked "PR 4" referred to in the Witness Statement of Philip
 Richardson

IN THE HIGH COURT OF JUSTICE

Claim No: QB-2019-000616

QUEEN'S BENCH DIVISION

IN THE MATTER OF SECTION 222 LOCAL GOVERNMENT ACT 1972 AND SECTION 187B TOWN AND COUNTRY PLANNING ACT 1990

BETWEEN

- (1) NUNEATON AND BEDWORTH BOROUGH COUNCIL
- (2) WARWICKSHIRE COUNTY COUNCIL

Claimants

-and-

- (1) THOMAS CORCORAN & [52] OTHER NAMED DEFENDANTS IN SCHEDULE 1 OF THE CLAIM FORM
- (2) PERSONS UNKNOWN FORMING UNAUTHORISED ENCAMPMENTS WITHIN THE BOROUGH OF NUNEATON AND BEDWORTH

Defendants

WITNESS STATEMENT OF LOUISE TRACEY BARRASS

I Louise Tracey Barrass of Camp Hill Primary School, Hollystitches Road, Nuneaton, Warwickshire, CV10 9QA

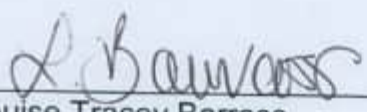
WILL SAY as follows:

1. I make this witness statement in support of the Claimant's application for an injunction pursuant to Section 222 of the Local Government Act 1972 and Section 187B of the Town and Country Planning Act 1990. I am duly authorised by the school governing body to make this witness statement. I make it from my own information, knowledge and belief save where otherwise stated.
2. I am employed by Warwickshire County Council as Head Teacher and I have been employed by the school since January 2014.

3. On 24th April and 13th September 2017 travellers camped on the field directly adjacent to the school gate. The governors and I had to close the school on both occasions because we felt it would have been dangerous and intimidating for our families to walk directly through the field to access the school gate. My understanding is that the land is owned by Warwickshire County Council.
4. The period of time in which we closed totalled 5 days; 3 days for the first encampment and 2 days for the second. There were faeces and soiled toilet roll on the floors and attached to bushes lining the perimeter of the school and alleyway. In addition, there were dogs running free and travelling children on the skate park that were verbally abusive and using profanities at staff and children.
5. In addition, there was rubbish thrown all over the floor and dirty nappies scattered around. When the governors and I tried to walk around the school, conducting a risk assessment, we were verbally abused by some of the travellers.
6. The closure of the school had an enormous impact on our families as obviously working parents had to take time off work and our pupils couldn't play on the skate park due to concerns over their safety and well-being. As the first closure was so close to our year 6 SAT's tests, we had to provide alternative accommodation and travel for those children to revise in another setting. This came at a huge cost to the school. There were obviously some parents who were unhappy about the closure, but the governors and I felt that the risk outweighed the inconvenience.
7. The school's surrounding areas were left in a mess as the debris and rubbish was discarded and faeces was still left on the floor or was present on tissue that was on floors and in bushes. This meant that there was a costly clean-up of the area which further delayed our re-opening. I attach some photographs of the area for your consideration as Exhibit LB01.

Statement of Truth

I believe that the facts stated in this Witness Statement are true.

Signed 
Louise Tracey Barrass

Date 15.02.19

Statement on behalf of the Claimants
 Witness: LOUISE TRACEY BARRASS
 1st Statement

Dated: 15/02/2019
 Exhibit "LB01"

IN THE HIGH COURT OF JUSTICE

Claim No: QB-2019-000616

QUEEN'S BENCH DIVISION

IN THE MATTER OF SECTION 222 LOCAL GOVERNMENT ACT 1972 AND SECTION
 187B TOWN AND COUNTRY PLANNING ACT 1990

BETWEEN

- (2) NUNEATON AND BEDWORTH BOROUGH COUNCIL
- (2) WARWICKSHIRE COUNTY COUNCIL

Claimants

-and-

- (2) THOMAS CORCORAN & [52] OTHER NAMED DEFENDANTS IN SCHEDULE
 1 OF THE CLAIM FORM
- (2) PERSONS UNKNOWN FORMING UNAUTHORISED ENCAMPMENTS WITHIN THE
 BOROUGH OF NUNEATON AND BEDWORTH

Defendants

THIS IS THE EXHIBIT MARKED "LB01" REFERRED TO IN THE WITNESS
 STATEMENT OF LOUISE TRACEY BARRASS



















IN THE HIGH COURT OF JUSTICE

Claim No: QB - 2019 - 000616

QUEEN'S BENCH DIVISION

IN THE MATTER OF SECTION 222 LOCAL GOVERNMENT ACT 1972 AND SECTION 187B TOWN AND COUNTRY PLANNING ACT 1990

BETWEEN:

(1) NUNEATON AND BEDWORTH BOROUGH COUNCIL

(2) WARWICKSHIRE COUNTY COUNCIL

Claimants

-and-

(1) THOMAS CORCORAN & [52] OTHER NAMED DEFENDANTS IN SCHEDULE 1 OF THE CLAIM FORM

(2) PERSONS UNKNOWN FORMING UNAUTHORISED ENCAMPMENTS WITHIN THE BOROUGH OF NUNEATON AND BEDWORTH

Defendants

WITNESS STATEMENT OF MATTHEW PIKE

I, Matthew Pike, WILL SAY as follows:

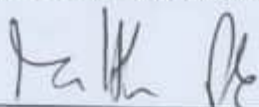
1. I make this witness statement in support of the Claimant's application for an injunction pursuant to Section 222 of the Local Government Act 1972 and Section 187B of the Town and Country Planning Act 1990. I am duly authorised by MacIntyre Academies Trust to make this witness statement. I make it from my own information, knowledge and belief save where otherwise stated.
2. I am employed by MacIntyre Academies Trust as Principal of Discovery Academy and I have been employed by the Trust since April 2015.
3. On 13th September 2018 at approximately 11am, it was brought to my attention someone was attempting to access the school field of Discovery Academy, Vernon's Lane, Nuneaton, CV11 5SS. I went towards the gate and saw a group of males attempting to gain access to our school field. They were clearly cutting the metal lock with an angle grinder. This was captured on video by a member

- of staff. In addition some stills of the event were taken by a visitor to the school.
4. A member of staff dialed 999 and whilst waiting for the police to attend, I tried to verbally dissuade the males from continuing their actions and potentially upsetting our students by taking over the school field. This was to no avail.
 5. As soon as the gates were cut and opened I stood away as they drove onto the field. Many police attended and helped. We showed the police and the travellers the court order that shows we have an order to stop anyone being on the field but this didn't help.
 6. Around 30 caravans drove up Vernons Lane and onto the field; we moved a couple of cars on Vernon's Lane which made access to the field easier for the larger vans but also stopped any potential damage to our staff's belongings. When the police arrived they blocked entry to the field but given that Vernons Lane is a dead end and we needed the road to be safe for staff we did unblock the gate to allow two more caravans to enter the field - seemed no big deal whether we had 30 or 32.
 7. The travellers vacated the field overnight but again caused damage to fences and gates as they left (they moved two fields down the road). The field was left in a poor state - unclean and with raw sewage on it.
 8. This occupation followed quickly on from previous times when the field had again been left in a disgusting state and cost us a lot of money to clean up. We have spent over £3,000 in cleaning and legal bills since the first occupation started on 6th June 2018 and second on 12th July 2018.
 9. The travellers caused significant damage to fences and gates and showed no regard for hygiene or the impact they have had on our children's routines and facilities. (It does have to be said that there were no verbal or physical threats from the travellers to our children or staff at any time in any of the three occupations).
 10. Around the 5th October 2018 the travellers reimbursed the school, in full, (via police liaison) for the costs of repairing the fence and gates and reinstating a lock.

Statement of truth

I believe that the facts stated in this Witness Statement are true.

Signed



Date

15.02.19.

IN THE HIGH COURT OF JUSTICE

Claim No: QB - 2019 - 000616

QUEEN'S BENCH DIVISION

IN THE MATTER OF SECTION 222 LOCAL GOVERNMENT ACT 1972 AND
SECTION 187B TOWN AND COUNTRY PLANNING ACT 1990

BETWEEN:

(1) NUNEATON AND BEDWORTH BOROUGH COUNCIL

(2) WARWICKSHIRE COUNTY COUNCIL

Claimants

-and-

(1) THOMAS CORCORAN & [52.] OTHER NAMED DEFENDANTS IN
SCHEDULE 1 OF THE CLAIM FORM

(2) PERSONS UNKNOWN FORMING UNAUTHORISED ENCAMPMENTS WITHIN
THE BOROUGH OF NUNEATON AND BEDWORTH

Defendants

WITNESS STATEMENT OF Simon Luke Pearson

Simon Luke Pearson of Wembrook Primary School, Avenue Road, Nuneaton,
CV11 4LU

WILL SAY as follows:

1. I make this witness statement in support of the Claimant's application for an injunction pursuant to Section 222 of the Local Government Act 1972. I am duly authorised by the school governing body to make this witness statement. I make it from my own information, knowledge and belief save where otherwise stated.
2. I am employed by Warwickshire County Council as Headteacher and I have been employed by the school since 2006.


3. Over the last three year there have been at least four separate occasions when the running of the school has been disrupted by a traveller encampment setting up next to the school on the Pingles overflow car park or on the fields adjacent to the Pingles.
4. On each occasion we have seriously considered closing the school due to the following issues:
 - On all four occasions rubbish has been thrown over the school fence. This has varied from litter, to large discarded items such as bikes. In addition we have had to deal with bottles filled with urine as well as excrement in clothes, bedding and nappies. This clearly is a health hazard which my unfortunate caretaker has had to clear up on each occasion.
 - Both parents and pupils have felt intimidated by the encampments. On two visits the traveller children would regularly hurl expletives at both parents and pupils. On several occasions bottles and stones were thrown over the fence resulting in playtimes being cancelled and entry to and from school becoming very problematic.
 - On the last occasion one of the school gates was blocked so pupils could not gain entry to school from their usual point of entry.
 - School attendance on each occasion has been severely affected. On the last occasion a significant number were absent on the first day that the travellers were onsite due to parents feeling too intimidated to bring their children to school.
 - To ensure the safety of my pupils, on each occasion myself and senior staff have regularly patrolled the school site throughout the day to ensure any issues were dealt with.

Statement of truth

I believe that the facts stated in this Witness Statement are true.

Signed

Date


26/2/19

IN THE HIGH COURT OF JUSTICE

Claim No: QB - 2019-000616 .

QUEEN'S BENCH DIVISION

IN THE MATTER OF SECTION 222 LOCAL GOVERNMENT ACT 1972 AND SECTION 187B TOWN AND COUNTRY PLANNING ACT 1990

BETWEEN:

(1) NUNEATON AND BEDWORTH BOROUGH COUNCIL

(2) WARWICKSHIRE COUNTY COUNCIL

Claimants

-and-

(1) THOMAS CORCORAN & [52] OTHER NAMED DEFENDANTS IN SCHEDULE 1 OF THE CLAIM FORM

(2) PERSONS UNKNOWN FORMING UNAUTHORISED ENCAMPMENTS WITHIN THE BOROUGH OF NUNEATON AND BEDWORTH

Defendants

WITNESS STATEMENT OF BEN BETTERIDGE

I, Ben Betteridge, WILL SAY as follows:

1. I make this witness statement in support of the Claimant's application for an injunction pursuant to Section 222 of the Local Government Act 1972 and Section 187B of the Town and Country Planning Act 1990. I am duly authorised by SLM to make this witness statement. I make it from my own information, knowledge and belief save where otherwise stated.
2. I am employed by SLM as General Manager of the Jubilee Sports Centre, Nuneaton (the Centre).
3. The Travellers arrived at the Centre field on the evening of 14th August 2018 and stayed at the site until 24th August 2018. During this ten day period, the Centre lost over £2,000 in income, whilst footfall for the month fell by 30% compared to previous months in the 2018/2019 financial year.

4. On the evening of Wednesday 15th August 2018, I was forced to close the Centre at 7.00pm (three hours early) due to threats made to both staff and customers. Both staff and customers called the Police who arrived after a one hour wait to escort people away. During this time, the travelling community continued to bang on building doors and windows.
5. On Thursday 16th August 2018, the Centre remained closed whilst I gained advice from the Police and senior management.
6. On Friday 17th August 2018, I reopened the Centre as normal. That afternoon, a group of traveller children came on to the site and smashed a fire alarm break glass and continued to give staff verbal abuse.
7. Over the weekend, staff also received verbal threats when the Centre was hired out for private parties and travellers were denied access.
8. Over the remaining five days, the group would often enter the site demanding staff to fill water jugs/barrels, however staff refused and received verbal threats. A small number of the group paid for the use of shower facilities but left clothes, razors and other toiletries after use. As well as leaving areas uncleared, they would leave faeces on the toilet and cubicle walls for staff to clean up. We also closed the Centre one hour early to ensure that staff weren't leaving the Centre after dark hours for their safety.
9. Many customers refused to use the Centre whilst the travelling community were here and also highlighted their concerns that they were allowed to use the facilities, creating a tension.
10. Due to the blocks now in place to prevent further encampments, the Centre has not had its bins emptied as Biffa cannot gain access to the site. These blocks cannot be removed whilst there is a risk that the travellers may return. There are still areas around the site with human faeces left by the group.

Statement of truth

I believe that the facts stated in this Witness Statement are true.

Signed



Date

15.2.19

IN THE HIGH COURT OF JUSTICE

Claim No: QB-2019-000616

QUEEN'S BENCH DIVISION

IN THE MATTER OF SECTION 222 LOCAL GOVERNMENT ACT 1972 AND SECTION
187B TOWN AND COUNTRY PLANNING ACT 1990

BETWEEN:

- (1) NUNEATON AND BEDWORTH BOROUGH COUNCIL
- (2) WARWICKSHIRE COUNTY COUNCIL

Claimants

-and-

- (1) THOMAS CORCORAN & [52] OTHER NAMED DEFENDANTS IN SCHEDULE
1 OF THE CLAIM FORM
- (2) PERSONS UNKNOWN FORMING UNAUTHORISED ENCAMPMENTS WITHIN THE
BOROUGH OF NUNEATON AND BEDWORTH

Defendants

WITNESS STATEMENT OF ADELE GLENN

I, Adele Glenn, WILL SAY as follows:

1. I make this witness statement in support of the Claimant's application for an injunction pursuant to Section 222 of the Local Government Act 1972 and Section 187B of the Town and Country Planning Act 1990. I am duly authorised by SLM to make this witness statement. I make it from my own information, knowledge and belief save where otherwise stated.
2. I am employed by SLM as General Manager of the Pingles Leisure Centre, Nuneaton (the Centre) and have been employed by SLM since 1st May 2014.
3. During the period 25th August 2018 to 30th August 2018, the following incidents occurred as a result of an illegal encampment:

- Traveller children were sitting on the leisure pool balcony throwing chips into the leisure pool during swimming lessons
 - An adult traveller was refused entry into the Centre to use the toilet because of intimidating behaviour towards staff. He therefore dropped his trousers in front of the main entrance doors and defecated on the floor.
 - Verbal abuse towards staff: Chris Hook (disabled Gym Instructor) was told 'Mum should have aborted you'; Mark Hanlon (disabled Cleaner) was called a 'spaker' and Julie, who works in the café, was called an 'old cow' and had milkshake thrown over her.
 - Three lockers located inside the Centre were broken into using a crow-bar in the space of half an hour. Car keys, house keys and mobile phones were stolen and the car to which the keys belonged was also stolen. Items from retail displays were also stolen.
 - Simon Day, a member of staff at the Centre, got spat at twice. Lorna Stemp (café manager) also got spat at.
 - Two urinals within the Centre were broken.
 - Misbehaviour in the pool, intimidating and threatening customers.
 - A Duty Manager was threatened with a dog because wouldn't let a traveller have a shower free of charge.
 - The travelers caught a cat and tied it to a fence. We called the RSPCA but they didn't attend.
 - Racing a horse around the car park.
 - Fighting amongst themselves.
4. The Centre suffered a huge amount of loss of earnings due to customers not wanting to attend the Centre. Customers were also demanding refunds and posting negative comments on social media.

5. The Centre received no support from the Police during these incidents.
6. I would like it to be noted that we did not refuse entry to the travelers unless they were causing a problem. We allowed entry and usage the same as any other customer and issues only arose due to their poor behavior.

Statement of truth

I believe that the facts stated in this Witness Statement are true.

Signed Menna

Date 18/02/19.

IN THE HIGH COURT OF JUSTICE

Claim No: QB - 2019 - 000616

QUEEN'S BENCH DIVISION

IN THE MATTER OF SECTION 222 LOCAL GOVERNMENT ACT 1972 AND SECTION 187B TOWN AND COUNTRY PLANNING ACT 1990

BETWEEN

(1) NUNEATON AND BEDWORTH BOROUGH COUNCIL

(2) WARWICKSHIRE COUNTY COUNCIL

Claimants

-and-

(1) THOMAS CORCORAN & [52] OTHER NAMED DEFENDANTS IN SCHEDULE 1 OF THE CLAIM FORM

(2) PERSONS UNKNOWN FORMING UNAUTHORISED ENCAMPMENTS WITHIN THE BOROUGH OF NUNEATON AND BEDWORTH

Defendants

WITNESS STATEMENT OF JAMES COLLINS

I James Collins of the Bermuda Phoenix Centre in Nuneaton

WILL SAY as follows:

1. I make this witness statement in support of the Claimants application for an injunction pursuant to Section 222 of the Local Government Act 1972 and Section 187B of the Town and Country Planning Act 1972. I am duly authorised by Bermuda Phoenix Centre to make this witness statement. I make it from my own information, knowledge and belief save where otherwise stated.
2. I am employed by Bermuda Phoenix Centre Centre Coordinator and I have been employed by them since 2013.

3. The Bermuda Phoenix Centre is used as a community centre and we have lots of activities for the local people, including OAP Arts and Crafts, Diddy Rugby, youth martial arts groups, football and blood donation sessions.
4. At the end of August 2018 around 30 caravans turned up at the centre. The gate, which was usually kept locked had been broken, the gate post had been pulled out and the lock broken. There was, already, 1 caravan and 1 vehicle on the field. I tried to push the gate back on the other vehicles to stop them getting on the field.
5. However, about 9 men got out of some of the other vehicles and made threats of violence towards me, a fight ensued and I was punched, two of my teeth were loosened and, later, fell out. I decided to leave.
6. However, Councillor Claire Golby arrived and we decided to go back to the encampment together. The people in the encampment were trying to intimidate Claire Golby and she rang the Police. The people of the encampment were very rowdy and playing loud music.
7. The Police arrived the following day. They took a statement from me and asked if I wanted to press charges for the assault. I declined as I didn't think I could accurately identify the man that threw the punch.
8. I contacted the owner of the land that the Centre occupies, Deeleys Group Ltd. They said that they would arrange bailiffs to come and evict the encampment.
9. There was a wedding reception planned to be held at the centre on Saturday, but, the bride and groom cancelled because they were worried about the size of the encampment. This was a financial loss to the Centre of approximately £2000. The Bedworth Dog Club, also, cancelled, which was a financial loss of about £50. The Slimming World Group had to be locked into the club as the children of the encampment kept trying to get in to use the toilets, showers etc.
10. The Saturday was chaotic as we had events organised that we had to try and manage around the encampment. There were dogs running loose, the Dog Warden took one dog away.
11. The caravans and vehicles all left late on Sunday. There was a lot of rubbish left in the field, including human excrement. I cleaned the field with help from Glendale (the Council's Grounds Maintenance Contractor) . I arranged for a large skip to be put in front of the gate to deter future encampments.
12. The children's play park was damaged, a swing was broken, the slide had the cushioned matting removed, the round-a-bout was stolen and the see-saw was broken in half. Six dedication trees were snapped. The Centre has not been able to find the funds to replace the play equipment or trees.

Statement of truth

I believe that the facts stated in this Witness Statement are true.

Signed 
JAMES COLLINS

Date 15/02/19.

IN THE HIGH COURT OF JUSTICE

Claim No: QB - 2019 - 000616

QUEEN'S BENCH DIVISION

IN THE MATTER OF SECTION 222 LOCAL GOVERNMENT ACT 1972 AND SECTION 187B TOWN AND COUNTRY PLANNING ACT 1990

BETWEEN

(1) NUNEATON AND BEDWORTH BOROUGH COUNCIL

(2) WARWICKSHIRE COUNTY COUNCIL

Claimants

-and-

(1) THOMAS CORCORAN & [SR] OTHER NAMED DEFENDANTS IN SCHEDULE 1 OF THE CLAIM FORM

(2) PERSONS UNKNOWN FORMING UNAUTHORISED ENCAMPMENTS WITHIN THE BOROUGH OF NUNEATON AND BEDWORTH

Defendants

WITNESS STATEMENT OF PATRICK MORONEY on behalf of DEELEY GROUP LTD

I Patrick Moroney of Deeley Group Limited, George House, Herald Avenue, Coventry CV5 6UB

WILL SAY as follows:

1. I make this witness statement in support of the Claimants application for an Injunction pursuant to Section 222 of the Local Government Act 1972 and Section 187B of the Town and Country Planning Act 1990. I am duly authorised by Deeley Group Limited to make this witness statement. I make it from my own information, knowledge and belief save where otherwise stated.
2. I am employed by Deeley Group Limited as Director and I have been employed by the Deeley Group Limited since October 1996. As well as being

a director of Deeley Group I am also a Trustee of the Bermuda Phoenix Centre.

3. On the dates noted below Deeley Group Limited organised the removal of travellers who had encamped on land in our ownership at Bermuda Community Park off Bermuda Road Nuneaton CV10 7GH. On each occasion we employed the services of bailiffs Constant & Co, Princeton Court, Pilgrim Centre, Brickhill Drive, Bedford, MK41 7PZ in order to help us clear our land of the encampment. On all but the most recent event we cleared the sites of debris etc. following the departure of the travellers.
4. 10th May 2018 till 11th May 2018. Cost from Constant and Co - £690.96 inc VAT. I refer to Exhibit PM 1 being the invoice received. The travellers gained access through a gate provided for maintenance of the Community Park. The gate is sited at the end of Goldsmith Way to the east of the park. On this occasion the manager of the nearby Bermuda Phoenix Centre organised the removal of debris left by the travellers but we have no record of this.
5. 30th August 2018 till 1st September 2018. Cost from Constant and Co - £12,221.04 inc VAT. Clear up cost from Nuneaton and Bedworth Borough Council - £540 inc VAT.- see Exhibit PM 2. I refer to Exhibit PM 3 being photos from NBBC waste management team of waste removed and the site following the clear up. The travellers gained access through a gate provided for maintenance of the Community Park. The gate is sited at the end of Goldsmith Way to the east of the park. Following this event a large skip container was placed across this access. On this occasion the manager of the nearby Bermuda Phoenix Centre reported that he 'lost' a booking for an event on one of the evening's that the travellers were encamped. I understand it was a wedding party and the Centre will have lost income as a result. The following is the text of an email (timed at Thursday 30/08/2018 22:48) from the Centre manager:

Hi Both, They are back on the playground. I tried to stop them but i failed as they outnumbered me 90 - 1. They have come through via that gate again. I have contacted the police but they said I am on my own until they have someone to send. I think I may have to stay here tonight just to keep the building safe - I have a busy weekend ahead and can't risk anything going wrong. x
6. I understand as part of the attempt to stop the travellers gaining access the Centre Manager was assaulted. This was reported in the press. I refer to Exhibit PM 4.
7. On other earlier occasions we have had encampments on Barling Way which is an, as yet, un-adopted road that forms the principal access road of the Eliot Business Park which we have developed over the last 18 years. One such example from June 2012, bailiff costs for that were £602.88.
8. In all cases we 'suffer' undue management expenses and time lost, and, occasionally, 'reputational damage' in the Twitter enabled world.

Statement of truth

I believe that the facts stated in this Witness Statement are true.

Signed Pat Moroney.

PATRICK MORONEY

Date 14TH FEBRUARY 2019.

Statement on behalf of the Claimant
Witness: PATRICK MORONEY

1st Statement

Dated: 14/02/2019

Exhibit "PM1"

IN THE HIGH COURT OF JUSTICE

Claim No: QB-2019-000616

QUEEN'S BENCH DIVISION

IN THE MATTER OF SECTION 222 LOCAL GOVERNMENT ACT 1972 AND SECTION
187B TOWN AND COUNTRY PLANNING ACT 1990

BETWEEN

(2) NUNEATON AND BEDWORTH BOROUGH COUNCIL

(2) WARWICKSHIRE COUNTY COUNCIL

Claimants

-and-

(2) THOMAS CORCORAN & [SR] OTHER NAMED DEFENDANTS IN SCHEDULE 1
OF THE CLAIM FORM

(2) PERSONS UNKNOWN FORMING UNAUTHORISED ENCAMPMENTS WITHIN THE
BOROUGH OF NUNEATON AND BEDWORTH

Defendants

THIS IS THE EXHIBIT MARKED "PM1" REFERRED TO IN THE WITNESS
STATEMENT OF PATRICK MORONEY

CONSTANT & CO**Investigators, Bailiffs, High Court Enforcement***Established 1973**Criminal, Civil, Matrimonial, Process and Certificated Bailiffs***INVOICE**

02/07/2012

Deeley Properties
George House
Herald Avenue
Coventry
CV5 6UB

Crown Chambers, 66 Harpur Street**Bedford MK40 2RA****Tel: 01234 340091 DX3641 Bedford****Fax: 01234 301299****Email: accounts@constantandco.co.uk****Website: www.constantandco.co.uk**

Invoice No 67821 G8854
Your Ref Pat Moroney - Director
P/Order No. DP030
Our Ref CW (10)

Re: Travellers - 4 Caravans - Barling Way, Nuneaton, Coventry CV10 7RH**Service of Notice to Vacate (gone on arrival)**

Day/date Saturday 30th June 2012

Travelling Time:	5 man hours @	£75 per hour	£375.00
Time on Site:	0 man hours @	per hour	£0.00

Mileage:	124 Miles @	0.60 per mile	£74.40
Number of bailiffs charged for	2 Number of bailiffs in attendance	2	

Admin/tel/fax/photocopying & postage	£53.00
--------------------------------------	--------

V.A.T. @ 20.0%	£502.40
----------------	---------

TOTAL	£100.48
--------------	----------------

VAT NO: 283 7985 96

BACS PAYMENT:-**BANK: LLOYDS TSB, BRANCH: 30-90-66, A/C No. 36602368****A/c Name: Constant & Co (Bedford) Limited****TERMS: 30 DAYS FROM DATE OF INVOICE**

Also at Milton Keynes, Cambridge, Aylesbury, Birmingham, Eddisbury, Luton, Watford and Slough.

Registered Office: 110 Bedford Road, Luton, Bedfordshire MK4 0 2RT, Reg'd No 7249476.
Constant and Co (Bedford) Ltd is a corporate member of the Association of Civil Enforcement Agencies

Our Ref: 67821 G8854

Your Ref: Pat Moroney

02 July 2012

CONSTANT & CO

Investigators, Bailiffs, High Court Enforcement

Established 1973

Criminal, Civil, Matrimonial, Process and Certificated Bailiffs

Crown Chambers, 66 Harpur Street

Bedford MK40 2RA

Tel: 01234 340091 DX5641 Bedford

Fax: 01234 301299

Email: accounts@constantandco.co.uk

Website: www.constantandco.co.uk

Deeley Properties

George House

Herald Avenue

Coventry

CV5 6UB

Dear Sirs

Re: Travellers - 4 Caravans - Barling Way, Nuneaton, Coventry CV10 7RH

Thank you for your instructions in connection with the above. Please find enclosed a note of our charges which are addressed as instructed.

Should you subsequently require the invoice to be addressed to a third party we will be happy to do so on receipt of written confirmation from the third party that they will be responsible for our charges.

Yours faithfully

CONSTANT & CO

Emergency Out of Hours Telephone Numbers : 07770 861707

Statement on behalf of the Claimant
 Witness: PATRICK MORONEY
 1st Statement
 Dated: 14/02/2019
 Exhibit "PM2"

IN THE HIGH COURT OF JUSTICE

Claim No: QB-2019-000616

QUEEN'S BENCH DIVISION

IN THE MATTER OF SECTION 222 LOCAL GOVERNMENT ACT 1972 AND SECTION
 187B TOWN AND COUNTRY PLANNING ACT 1990

BETWEEN

- (3) NUNEATON AND BEDWORTH BOROUGH COUNCIL
- (2) WARWICKSHIRE COUNTY COUNCIL

Claimants

-and-

- (3) THOMAS CORCORAN & [SR] OTHER NAMED DEFENDANTS IN SCHEDULE 1
 OF THE CLAIM FORM
- (2) PERSONS UNKNOWN FORMING UNAUTHORISED ENCAMPMENTS WITHIN THE
 BOROUGH OF NUNEATON AND BEDWORTH

Defendants

THIS IS THE EXHIBIT MARKED "PM2" REFERRED TO IN THE WITNESS
 STATEMENT OF PATRICK MORONEY

INVOICE



6335 5530 1800 0700 0423 1407

Finance and Procurement, Council House, Colton Road, Nuneaton, Warwickshire, CV11 5AA
Vat Reg No. 115 3357 90

Deeley Properties Ltd

George House
Herald Street
Coventry Business Park
Coventry
CV5 6UB

Account Number: 3000171819

Invoice Number: 7000423140

Date of Invoice: 11/09/18

Payments: (024) 7637 8172
Arrears Enquiries: (024) 7637 6530

Details of Charges	Quantity	Unit Price	VAT	Total
Cleansing of field				
VAT Rate: 20%				
Ad-hoc Waste Collection. Clearance of fly-tipping/littering on Bermuda Phoenix Field following traveller encampment	1.00	450.00	90.00	540.00
Invoice Total:			90.00	540.00

Amount Due: £540.00

Payment due by: 25/09/18

See overleaf for payment methods

PAYING YOUR INVOICE

Remember to always quote your invoice number when making any payment.



Debit Card - If you have a Debit Card or Credit Card, payment can be made using the Council's dedicated hotline. To use this method, telephone (024) 7637 6172. You will need to have your Debit/Credit Card Details and Invoice number to hand.



Telephone / Internet banking / BACS or CHAPS - If your bank offer a bill paying facility and you wish to make a payment using the telephone/internet banking /automated credit transfer/BACS or CHAPS, the bank account details to quote for the transfer of funds are:-

Our Sort Code 30-96-20

Our Account number 02832028

Reference This will be the Invoice number as shown overleaf.

Payee Name The name of the Payee sending the payment to us.



Direct Debit - If you wish to pay by direct debit, please contact the Council on either (024) 7637 6530 or (024) 7637 6534 to set up a direct debit over the telephone. Please note that a number of direct debit dates are available.



Internet - Log on to www.nuneatonandbedworth.gov.uk, click on "Payments - Council Bills, Invoices and Services" and follow the given instructions.



Payzone - You can make payments free of charge at any Payzone outlet, using the barcode on the front of this invoice. You can only make payments in cash. Please allow at least five working days for the payment to reach your account.



At a Post Office - You may pay at any Post Office free of charge, using the barcode on the front of this document. Please allow at least 4 working days for the payment to reach your account.



By Post - Cheques or Postal Orders may be sent through the post to the address shown overleaf. Cheques should be made payable to "Nuneaton and Bedworth Borough Council". Please ensure that your invoice number is written on the reverse of your cheque or postal order. Please allow sufficient time for your payment to reach us by the due date.



Standing Order - Should you wish to set up a Standing Order at your bank, please quote the Council's bank account details:

Sort Code: 30-96-20

Account Number: 02832028

You must quote your invoice number, shown on the front of this invoice.

Statement on behalf of the Claimant
 Witness: PATRICK MORONEY
 1st Statement
 Dated: 14 / 02 / 2019
 Exhibit "PM3"

IN THE HIGH COURT OF JUSTICE

Claim No: QB - 2019 - 000616

QUEEN'S BENCH DIVISION

IN THE MATTER OF SECTION 222 LOCAL GOVERNMENT ACT 1972 AND SECTION
 187B TOWN AND COUNTRY PLANNING ACT 1990

BETWEEN

- (4) NUNEATON AND BEDWORTH BOROUGH COUNCIL
- (2) WARWICKSHIRE COUNTY COUNCIL

Claimants

-and-

- (4) THOMAS CORCORAN & [52] OTHER NAMED DEFENDANTS IN SCHEDULE 1
 OF THE CLAIM FORM
- (2) PERSONS UNKNOWN FORMING UNAUTHORISED ENCAMPMENTS WITHIN THE
 BOROUGH OF NUNEATON AND BEDWORTH

Defendants

THIS IS THE EXHIBIT MARKED "PM3" REFERRED TO IN THE WITNESS
 STATEMENT OF PATRICK MORONEY







Statement on behalf of the Claimant
 Witness: PATRICK MORONEY
 1st Statement
 Dated: 14/02/2019
 Exhibit "PM4"

IN THE HIGH COURT OF JUSTICE

Claim No: QB-2019-000616

QUEEN'S BENCH DIVISION

IN THE MATTER OF SECTION 222 LOCAL GOVERNMENT ACT 1972 AND SECTION
 187B TOWN AND COUNTRY PLANNING ACT 1990

BETWEEN

- (5) NUNEATON AND BEDWORTH BOROUGH COUNCIL
- (2) WARWICKSHIRE COUNTY COUNCIL

Claimants

-and-

- (5) THOMAS CORCORAN & [52.] OTHER NAMED DEFENDANTS IN SCHEDULE 1
 OF THE CLAIM FORM

- (2) PERSONS UNKNOWN FORMING UNAUTHORISED ENCAMPMENTS WITHIN THE
 BOROUGH OF NUNEATON AND BEDWORTH

Defendants

THIS IS THE EXHIBIT MARKED "PM4" REFERRED TO IN THE WITNESS
 STATEMENT OF PATRICK MORONEY



4°C

JOBS

MENTAL HEALTH

FOOTIES

MOTORS

PROPERTY

DIRECTORY

FUNER



ADVERTISEMENT

NEWS

Police investigate reports of assault as travellers move onto Nuneaton play area

Bermuda Phoenix Centre manager James Collins says he was assaulted during an incident with the travellers

SHARE



By **Ben Eccleston** & **Claire Harrison**

18:42, 31 AUG 2018 UPDATED 18:44, 31 AUG 2018

► See news near you

Be Q Q Q
YourArea

Enter your postcode

Go



4°C

JOBS

MENTAL HEALTH

FOOTIES

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AROUND 30 CARAVANS ARRIVED ON LAND NEXT TO BERMUDA PHOENIX CENTRE LATE LAST NIGHT (AUGUST 30).

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A popular play area in Nuneaton has been taken over by an illegal traveller encampment after a stand-off which led to an alleged assault.

Trustees at Bermuda Phoenix Centre were this morning due to meet to discuss what will happen following the arrival of 30-plus caravans on Thursday, August 30.

Centre manager James Collins was allegedly assaulted as he tried to stop the encampment getting onto the play area.

He claims he called police – only to be told that he would have to wait until a unit was available.

"What do you have to do when you call the police and they tell you, 'you on your own until we can spare a unit to come to you'.

"I tried to stop the travellers coming onto Bermuda playground but to no avail.

Police investigate reports of assault as travellers move onto Nuneaton play area - Cove...Page 3 of 16

"I want to know if I can opt out of paying for police in my council tax as I get no help when I need it."



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LOADING

Around 30 caravans arrived on land next to Bermuda Phoenix Centre late last night (August 30).

Nuneaton and Bedworth Borough ward councillor Clare Golby said she would be speaking to police chiefs this morning.

"Unfortunately the police have not been in attendance as there were no units available despite the fact there was an assault when the travellers were gaining

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"In fact the 999 call handler put the phone down on me because he said they are aware of the travellers and I should not be ringing the police on that number," she said.

Events are planned at the centre and trustees are due to meet this morning to start legal proceedings.

"As it's private land hopefully it'll be faster than when it's council land," Cllr Golby said.

"The reason they can gain entry is because the gate they break is part of the planning condition put on by the council and I want it removing so the access can be permanently closed."

Moved on

It is not the first time that an illegal traveller encampment has taken over land in Bermuda.

There have been illegal incursions at the site back in May of this year and also in June last year.

It is understood that some of the travellers are those who had been parked up near to the Pingles Athletics Stadium for almost a week.

Police were due to evict them at 10am this morning but the encampment moved off.

There are suggestions that there are some caravans parked up on Eastboro Way.

PC Callum Howell of Nuneaton & Bedworth Safer Neighbourhood Team said: "Police were called shortly after 10.20pm last night (Thursday 30 August) to a

reports of an unauthorised encampment on land near to Goldsmith Way, Nuneaton.



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Officers have

situation and to carry out regular patrols, whilst working with the landowner to reach a resolution. A notice is due to be served at 1pm today.

"Officers will continue to be in the area over the coming days to conduct reassurance patrols and to liaise with the local community."

Warwickshire Police added that officers later received a report of an altercation which took place at Bermuda Phoenix Park on Bermuda Road at around 10.15pm on Thursday, in which a man sustained an injury to his mouth.

Officers have spoken to the man and enquiries are ongoing.

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Travellers in Nuneaton

Police investigate reports of assault as travellers move onto Nuneaton play area - Cove... Page 6 of 16



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Injunction to be explored

IN THE HIGH COURT OF JUSTICE

Claim No: QB-2019-000616

QUEEN'S BENCH DIVISION

IN THE MATTER OF SECTION 222 LOCAL GOVERNMENT ACT 1972 AND
SECTION 187B TOWN AND COUNTRY PLANNING ACT 1990

BETWEEN:

(1) NUNEATON AND BEDWORTH BOROUGH COUNCIL

(2) WARWICKSHIRE COUNTY COUNCIL

Claimants

-and-

(1) THOMAS CORCORAN & [52.] OTHER NAMED DEFENDANTS IN
SCHEDULE 1 OF THE CLAIM FORM

(2) PERSONS UNKNOWN FORMING UNAUTHORISED ENCAMPMENTS WITHIN
THE BOROUGH OF NUNEATON AND BEDWORTH

Defendants

WITNESS STATEMENT OF SAM CHATER

I, Sam Chater, WILL SAY as follows:

1. I make this witness statement in support of the Claimant's application for an injunction pursuant to Section 222 of the Local Government Act 1972 and Section 187B of the Town and Country Planning Act 1990. I am duly authorised by Caldwell Grange to make this witness statement. I make it from my own information, knowledge and belief save where otherwise stated.
2. I am employed by Caldwell Grange as Care Home Manager and I have been employed by Runwood Homes since 19th September 2018.
3. In September 2018, the recent traveller encampment of visitors outside Caldwell Grange has affected us tremendously. We are a Dementia Care Home, caring for 76 vulnerable residents whom live at the home. During this time these residents have been unable to go out for their usual walks due to the traveller's dogs biting people as they pass by. We have also experienced a decreased

number of visits to the residents as people are too frightened to visit. Care staff have been verbally abused on entering and leaving work.

4. The staff have also been verbally abused when the travellers have demanded to use the care home amenities, which we cannot allow due to health and safety reasons and our own duty of care to staff, residents and visitors.
5. The traveller children have also thrown bricks at the home and jumped up and down on visitors and staff cars. The encampment has lost us potential self-funding residents whom have looked around the home with a view to move in and have then declined due to the encampment.
6. Food deliveries have had to be escorted due to the traveller children, shouting, 'let's steal the food'. The rubbish thrown in hedges is also an attraction for rats, which could then affect the home.

Statement of truth

I believe that the facts stated in this Witness Statement are true.

Signed _____



Date _____

17-2-2019

IN THE HIGH COURT OF JUSTICE

Claim No: QB-2019-000616

QUEEN'S BENCH DIVISION

IN THE MATTER OF SECTION 222 LOCAL GOVERNMENT ACT 1972 AND SECTION 187B TOWN AND COUNTRY PLANNING ACT 1990

BETWEEN

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(2) WARWICKSHIRE COUNTY COUNCIL

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-and-

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(2) PERSONS UNKNOWN FORMING UNAUTHORISED ENCAMPMENTS WITHIN THE BOROUGH OF NUNEATON AND BEDWORTH

Defendants

WITNESS STATEMENT OF [REDACTED]

I [REDACTED] of Nuneaton and Bedworth Borough Council, Town Hall, Coton Road, Nuneaton, CV11 5AA

WILL SAY as follows:

1. I make this witness statement in support of the Claimants application for an injunction pursuant to Section 222 of the Local Government Act 1972 and Section 187B of the Town and Country Planning Act 1990. I am duly authorised by the Claimant to make this witness statement. I make it from my own information, knowledge and belief save where otherwise stated.
2. I am employed by the Claimant as the Community Centre Administrator for the Keresley Community Centre in Keresley, Coventry and I have been employed by the Claimant since October 2012.

3. On 19 May 2017 I was made aware via Facebook that caravans were arriving at Keresley Community Centre, so I went to have a look. The padlock to our entrance gate was broken. There were caravans on both the car park and the playing field. I tried to stop the caravans in the car park getting on to the playing field. I was confronted by a man from the group. He threatened me with violence if I didn't get out of their way. I decided that it would be safer for me if I got out of their way. However, even though I moved, 2 men from the group got out of a white van with a pole with a long blade attached and came at me with it. I called the Police and they escorted me home to ensure that I wasn't followed. Following this, I decided to close the Community Centre for the duration of the encampment as our customers and small businesses deal with vulnerable members of our community.
4. This meant that many groups had to cancel classes and meetings; The Liberty Dance Academy, Take A Break Childrens Group, Tai Kwon Do Group, Youth Club, Presence of God Church Group, Arts and Crafts for Older Ladies, Over 60s Bingo and football matches. Most of the small businesses lost money.
5. When the caravans had left, I went to have a look. The field was badly littered with domestic refuse, excrement, used toilet paper and dirty nappies.
6. On 27 July 2018, I found out via Facebook that caravans had, again, arrived at the Community Centre. Due to the threats of violence that I had last time, I decided, again, to close the Community Centre. The same community groups and small businesses were affected and, in addition, Stamina Fitness. The padlock to the gate had been broken and, when they left the site on 2 August 2018, the hedge boundary was badly littered with domestic refuse, excrement, used toilet paper and dirty nappies.
7. My concerns about these encampments are for the groups that are affected when the Centre has to close. The Take a Break Childrens Group provide a range of activities for children with special needs for half a day at a time. This gives the children an opportunity to develop social skills and it gives their parents/ cares some respite. The Liberty Dance Academy use the centre three times a week and provide classes for 4 to 18 year olds. The Arts and Crafts for Older Ladies is once a week for 3 hours and the Over 60s Bingo was once a week for 2 hours. The Presence of God Ministry were unable to worship as the Centre is their place of worship. This group also assists members of our community that have fallen on hard times or are struggling in some way.

Statement of truth

I believe that the facts stated in this Witness Statement are true.

Signed _____

Date _____

18/2/19.

Statement on behalf of the Claimant
 Witness: P. Richardson
 1st Statement
 Dated: 19/02/2019
 Exhibits: PR1 – PR11

IN THE HIGH COURT OF JUSTICE

Claim No: QB -2019-000616

QUEEN'S BENCH DIVISION

IN THE MATTER OF SECTION 222 LOCAL GOVERNMENT ACT 1972 AND SECTION
 187B TOWN AND COUNTRY PLANNING ACT 1990

B E T W E E N:

BETWEEN

(1) NUNEATON AND BEDWORTH BOROUGH COUNCIL

(2) WARWICKSHIRE COUNTY COUNCIL

Claimants

-and-

(1) THOMAS CORCORAN & [52] OTHER NAMED DEFENDANTS IN SCHEDULE 1
 OF THE CLAIM FORM

(2) PERSONS UNKNOWN FORMING UNAUTHORISED ENCAMPMENTS WITHIN THE
 BOROUGH OF NUNEATON AND BEDWORTH

Defendants

This is the Exhibit marked "PR 5" referred to in the Witness Statement of Philip
 Richardson

Name of Function being assessed	Injunction against unauthorised encampments in the Borough of Nuneaton and Bedworth.
Service Unit	Corporate Function
Officer/Officers completing Analysis	Craig Dicken – Equality and Safeguarding Officer
Date of assessment	13 th September 2018 to 15 th February 2019
Publication date	15 th February 2019

Executive Summary

Nuneaton and Bedworth Borough Council and Warwickshire County Council proposes to obtain an injunction against persons 'known' and unknown who have been involved in a number of unauthorised encampments across the Borough in the last several years.

The legal basis for making the application is set out in the following legislation:

Section 222 Local Government Act 1972;
 Section 1 Anti-Social, Crime and Policing Act 2014-
 Section 187B Town and Country Planning Act 1990.

Equality considerations have been identified in the respect that the Gypsy/Travellers belong to the protected characteristic of Race in Chapter 1 Section 9 of the Equality Act 2010. In addition, Age and Disability have also been identified due to a child (within the recent encampments) undergoing treatment for cancer.

The Council has a responsibility to facilitate the traditional and nomadic way of life of Gypsy/Travellers and will continue to do so where possible. The Council welcomes all law abiding Gypsy/Travellers to the Borough. They will not be discriminated against when accessing Council services. The Council will have full regard to the Public Sector Equality Duty (within the Equality Act 2010), the Human Rights Act 1998 and the National Assistance Act 1948. The Council will not tolerate any discrimination against the Gypsy/Traveller community and have made several reports to the Police for discriminatory comments made against Gypsy/Travellers (that it has been made aware of).

This decision will have adverse impact on the Gypsy/Traveller Community (and the relevant protected characteristics identified) due to the decision directly impacting on them & their way of life. It will also impact on their ability to access There is also the consideration of the impact the unauthorised encampments are having on the population of the Borough.

On balance, the decision to apply for an injunction can be justified. Efforts have been made previously with the Gypsy/Traveller Community in previous encampments to accommodate them however these efforts have not been successful.

Support/alternative accommodation has been offered following welfare checks being carried out each time there has been an unlawful encampment but has been declined by the current group & previous groups of Gypsy/Travellers. For example, a Negotiated Stopping Agreement was agreed in September 2018 with an encampment however this broke down due to the terms of that agreement being breached.

Welfare checks will be carried out should any future unauthorised encampment in the Borough occur should the injunction be obtained. Support/accommodation will be offered as appropriate through a structured housing allocations policy along with other necessary resources to support persons with vulnerabilities.

The injunction should go ahead as planned.

Section 1 – Preparation

1.1) What protected characteristics may this function impact upon? *(Tick all that apply)*

Group	This may have a positive impact	This may have a negative impact	No adverse impact
Age		X	
Disability		X	
Gender			X
Gender Reassignment			X
Marriage and Civil Partnership			X
Pregnancy and Maternity			X
Race – which includes ethnic or national origins, colour, caste or nationality		X	
Religion or Belief – this also includes no religion/belief			X

Sexual Orientation (Including LGBT)			X
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	This may have a positive impact	This may have a negative impact	No adverse impact
Does the policy/practice/change to current service provision have any particular impact to Serving and Ex Serving Armed Forces Personnel and their families			X

1.2) What is the aim/purpose of the Function?

Nuneaton and Bedworth Borough Council proposes to obtain an injunction against persons 'known' and unknown who have been involved in a number of unauthorised encampments across the Borough in the last several years.

The aim of the injunction is to protect the rights, interests, liberties and safety of local residents living near, frequenting or visiting Council open space or leisure facilities at or near unauthorised encampments. Unauthorised encampments in the Borough have become more frequent recently and have had an adverse impact on a number of local residents, business owners and leisure facilities resulting in the cancelation of events or disrupted usage.

Currently the Private Sector Housing Team at the Council is responsible for managing the unauthorised encampment process. The Lead Officer will first determine land ownership and conduct an initial visit. The purpose of the initial visit is to establish whether there has been an unauthorised encampment, what the trespassers intentions are and validate the land ownership by establishing the exact location of the encampment. If the land is privately owned, the lead officer will offer guidance and support to the landowner. If the land is Council owned, the initial visit will also include a welfare visit. The purpose of the welfare visit is to gain information to assist with the decision making process and to determine whether there are any humanitarian or welfare reasons as to why the encampment should not be evicted. As well as the needs of the travellers also taken into consideration, the nuisance and antisocial behaviour being caused as a result of the encampment and the impact it is having on the use of the land by local businesses and residents. If there are no welfare issues, directions will be served on the encampment to leave the land and proceedings will be instigated under section 77 and 78 of the Criminal Justice and Public Order Act 1994.

The Council has improved its internal processes in relation to the service of the s.77 notices and obtaining the orders under s78, therefore expediting the eviction process helping to reduce the anti-social behaviour, the level of fly tipping as a result of the encampments and the subsequent clean up costs.

Despite the efforts of Council Officers to utilise these existing powers available, it is clear they are not robust enough or effective (hence the requirement for the injunction). Once a group have been successfully evicted from one location in the Borough, the group move to another site in the Borough and the legal process would need to start again.

The residents of the Borough (including the Council, local businesses and residents) should not have to incur heavy costs (due to the cost of the clean-up following an encampment, loss of revenue for businesses and disruption to resident's lives) due to an unauthorised encampment. These costs cannot be afforded by the Council when viewed in content of the huge financial challenges the Council faces over the next several years.

1.3) What impact will this Function will have on a particular group or the Borough as a whole?

It is expected that the injunction will affect the Gypsy and Traveller community and their lifestyle. Accordingly, the Council need to balance the rights of the Gypsy/Traveller community and the local population and while doing that have due regard to the Public Sector Equality Duty

The impact on the Gypsy/Traveller community will be significant as it will prohibit entry on to Council open space or car parks within the Borough. On the other hand, the injunction will benefit the resident of the borough as a whole as it will avoid the disruption noted above and the costs that have been incurred so far in cleansing the occupied sites and securing evictions which are currently recharged to the Council Tax payer.

1.4) Is it anticipated that any group benefit from this Function?

Yes. The proposed injunction will benefit the residents of the Borough due to the disruption that has been caused by the various unauthorised encampments across the Borough.

The Council has received a large amount of correspondence on the matter from all stakeholders in the Borough. The objective of the injunction will be to reduce any future community tension and the significant economic, social and environmental impact as a result of an unauthorised encampment. These include: breaches of law, fly-tipping, anti-social behaviour and criminal damage.

1.5) Is it anticipated that any group will be disadvantaged from this Function?

Yes. This injunction will directly impact on the protected characteristics of Race, Age and Disability due to:

- Race: the people affected identifying themselves from the Gypsy/Traveller community.
- Age & Disability: we have also highlighted this protected characteristic as a child within one of the previous encampments was undergoing treatment for cancer and is likely to require treatment locally again in the future

However, the encampments are unauthorised and involve in some cases involve forced entry on to land as such there is no real disadvantage in so far as the injunction is protecting land from criminal damage and unlawful trespass.

For example, during a previous unauthorised encampment, an offer of accommodation to accommodate a family with immediate welfare needs (the child as highlighted above) was rejected. Furthermore, the insistence that the family group of 15 caravans remain intact meant that no suitable site within the Borough could be found to accommodate a suitable encampment of this size. The emergency stopping place in Oldbury could have been suitable had the group been

prepared to reduce the number of caravans to 10. The representative of that encampment indicated they was not prepared to reduce their numbers.

Section 2 - Current Data

2.1) What data currently exists which is relevant to this Assessment?

- The number of encampments within the Borough since 2015
- Information from Warwickshire Police in respect of unauthorised encampments in the Borough
- Witness statement from:
 - General Manager, Jubilee Sports Centre
 - Principal, Discovery Academy
 - Technical Officer, Nuneaton and Bedworth Borough Council
 - Private Sector Housing Manager, Nuneaton and Bedworth Borough Council

Section 3 - Primary Data/Engagement

What advice/information has been sought from expert/professional/external agencies?

The decision to seek an injunction of this kind was not taken lightly.

During 2018, there has been significant input from Warwickshire Police into the Council's approach to dealing with the unauthorised encampments. Warwickshire Police has a dedicated Liaison Officer for Gypsy/Travellers

Warwickshire Equality and Inclusion Partnership have been supporting the Gypsy/Traveller Community and have liaised with the Council in respect of developments over the course of the year with the unauthorised encampments.

Warwickshire County Council have also been consulted and agreed to be a party to the injunction, following encampments on County land in the Borough causing disruption to local schools.

Discussions and meetings have taken place to address unauthorised encampments in the Borough and the housing needs of the gypsy and traveller community. It was recognised that the actions of an unlawful few have had an adverse effect on the Gypsy and Traveller Community as a whole.

There is currently a permanent site for travellers in Nuneaton and a transient site managed by the County Council has recently been opened in the neighbouring Borough of North Warwickshire to which travellers can be directed by the police using their powers under s61 of the Criminal Justice and Public Order Act 1994.

Section 4 - What data has been collected?

List of sites within the Borough with previous encampments:

SITE	POSTCODE	PREVIOUS INCURSIONS	Land Owner	No. of encampments on site (2015-18)	No of days on encampment (2015-18)
Abbey Green POS		Yes	NBBC	4	19
Nuneaton Recreational Ground/Pool Bank St.	CV11 5PZ	Yes	NBBC	2	15
Stanley Road/Vernons Lane Recreational Ground	CV11 5ET	Yes	NBBC	1	2
Upper Abbey Street (Car Park)	CV11 5DG	Yes	NBBC	1	5
Victoria Street 1 and 2 (Car Park)	CV11 5QE	Yes	NBBC	2	9
Pauls Land	CV11 6QA	Yes	NBBC	2	12
Greenmoor Road (Jubilee)	CV10 7EL	Yes	NBBC	4	20
Vale View (Whittleford Park)	CV10 8PY	Yes	NBBC	1	2
Spitalfields 1 and 2 (Car Park)	CV12 8NF	Yes	NBBC		
Bulkington Recreational Ground	CV12 9LT	Yes	NBBC		
Queen Elizabeth Road	CV10 9DA	Yes	NBBC	4	23
The Dingle	CV10 9DE	Yes	NBBC	2	4
Blackberry Lane		Yes	NBBC	2	10
Heckley Recreational Ground	CV7 9EX	Yes	NBBC	1	5
Keresley Recreational Ground	CV7 8NG	Yes	NBBC	2	9
Silverstone Drive		Yes	NBBC		
St. Giles Recreational Ground	CV7 9GZ	Yes	NBBC		
Bluebell Drive	CV12 0GE	Yes	NBBC		
Bedworth Leisure Centre	CV12 8NW	Yes	NBBC		
Johnson Road	CV12 9BH	Yes	NBBC		
Miners Welfare Park	CV12 8JT	Yes	NBBC		
Miners Welfare Park (Car Park)	CV12 8JT	Yes	NBBC		
Arbury Rd POS		Yes	NBBC	2	11
Collycroft Recreational Ground		Yes	NBBC		

Buttermere Avenue/Greendale Road	CV11 6EP	Yes	NBBC	1	3
Clovelly Way	CV11 6YB	Yes	NBBC	1	10
Tiverton Drive/Tavistock Way	CV11 6YL	Yes	NBBC	2	8
Donnithorne Ave/Caldwell Grange		Yes	NBBC	8	35
Gala Fields		Yes	NBBC	7	56
Heritage Centre/Pingles Showground		Yes	NBBC	3	19
Marston Lane Fields	CV11 4RE	Yes	NBBC	1	3
Riversley Park	CV11 5TY	Yes	NBBC	5	28
Sorrell Road	CV10 7AW	Yes	NBBC		
Riversley Park (Car Park)	CV11 5TX	Yes	NBBC	5	28
Pingles Leisure Centre (Car Park)	CV11 4LX	Yes	NBBC	5	28
Trinity Court Flats (Car Park), Highfield Rd, Attleborough	CV11 4PW	Yes	NBBC	1	1
Acacia Crescent		Yes	NBBC	1	12
Dunns Close, Nuneaton		Yes	NBBC	3	9
Lymington Drive, Coventry		Yes	NBBC	1	1
Slingsby Close, Nuneaton		Yes	NBBC	6	32
Ash Green School, Ash Green, Coventry	CV7 9AH	YES	WCC	1	
Holman Way, Nuneaton		YES	WCC	4	Unknown
Recycling Centre, Tuttle Hill Refuse Site, Nuneaton	CV10 0HU	YES	WCC	1	1
The Discovery Academy, Nuneaton	CV11 5SS	YES	Private	3	36
UPS, St Davids Way, Nuneaton	CV10 7SD	YES	Private	1	2
Halfords Corporation St Nuneaton	CV11 5UT	YES	Private	2	6
Bermuda Road Phoenix Centre	CV10 7HU	YES	Private		

The key information from the other collected data is as follows:

- Information from the Police states there has been twenty seven unauthorised encampments in the Nuneaton and Bedworth area (There have been further encampments since the production of the report). The impact of each of these encampments has varied and are detailed within the report. The report details the Police actions in respect of the unauthorised encampments and the impact on the community & the Borough.
- Information has also been submitted by the Police from August 2016 to December 2017 in relation to previous unauthorised encampments in the Borough in this period.
- From previous welfare checks carried out by the Authority & the Police report, one of the Gypsy/Traveller children in previous encampments has a serious medical condition which she is receiving treatment for at both the University Hospital in Coventry and Birmingham Hospital.
- The statement of the Technical Officer for Nuneaton and Bedworth Borough Council details the actions taken by the Officers during the unauthorised encampments on Nuneaton and Bedworth Borough Council land during 2018 (up to the 19th September 2018)

- The witness statements of both the Principal at the Discovery Academy and the General Manager at the Jubilee Sports Centre detail their organisations interaction in respect of an unauthorised encampment either on or near their organisation. Both statements detail the disruption and financial loss caused to their organisations due to the unauthorised encampments.
- The statement of the Private Sector Housing Manager for Nuneaton and Bedworth Borough Council details the Council's interaction with the Gypsy/Travellers between 6th August and 3rd October. It focuses on the offer, acceptance and breakdown of a Negotiated Stopping Agreement between Nuneaton and Bedworth Borough Council and the Gypsy/Travellers.

Section 5 - Conclusions

5.1) Have there been any positive impacts due to the Function?

The proposed injunction will benefit the residents of the Borough/Indigenous population due to the disruption that the unauthorised encampments have caused in previous years.

5.2) Is there any negative impact on any group/s?

Yes. This injunction will directly impact on the protected characteristics of Race, Age and Disability as detailed in section 1.5.

5.3) If there is adverse impact, can this be justified?

The purpose of the injunction is to prevent any further unauthorised encampments (and unlawful) on specific areas of land in the Borough. This injunction would apply consistently to any person or groups of people possessing any protected characteristic.

This decision would impact on the Gypsy/Traveller community. The Council is also mindful of the impact on the child (who has been on a previous encampment) who has a medical condition (cancer) and is currently undergoing medical treatment at nearby hospitals and (if her family returned to the area) would require on-going medical treatment.

Any child welfare concerns identified during welfare checks will be reported to the Warwickshire Multi Agency Safeguarding Hub (known as the MASH) as per requirements of the Children Act 1989, Children Act 2004 and Working Together to Safeguard Children 2018.

However, the child (and her medical condition/welfare concerns) has increased the numbers of the Gypsy/Traveller community that have been present in the Borough in 2018. The welfare concerns have also over the year delayed evictions. As a result, no suitable accommodation has been found within the Borough to accommodate the numbers of Gypsy/Travellers.

There is an emergency stopping point outside of the Borough (Oldbury, in the Borough of North Warwickshire) but this site can only accommodate 10 pitches (caravan).

This site has been offered to previous Gypsy/Traveller encampments however that group of Gypsy/Travellers refused to reduce their numbers to enable them to take up the offer of the site.

The Council has attempted to meet the needs of previous encampments. For example, a Negotiated Stopping Agreement was agreed in September 2018 with a previous encampment however this broke down due to the terms of this agreement being breached. One of the main reasons this broke down was due to the refusal of the group of Gypsy/Travellers to reduce their numbers.

The injunction will benefit the residents of the Borough as a whole as it will avoid the regular disruption and costs that have been incurred so far in cleansing the occupied sites and securing evictions (which are currently recharged to the Council Tax payer). The purpose of injunction is to protect land from criminal damage and unlawful trespass. In addition to this, there is evidence to support that people who partake in the unlawful encampments then go on to behave in an anti-social manner. The Borough has experienced significant and prolonged issues as a direct result of each unauthorised encampment: fly-tipping, anti-social behaviour and criminal damage. Added to this, are the environmental and health risks associated with the majority of unauthorised tipped waste e.g. human excrement. The Council has incurred significant expense in both legal and clear up costs. There is little doubt that the unauthorised encampments have had a serious detrimental impact upon local businesses and the community as a whole.

The Council has a responsibility to facilitate the traditional and nomadic way of life of Gypsy/Travellers and will continue to do so, however, this right must be balanced against a requirement to respect the interests of the settled community. The interests of the settled community have suffered greatly as a result of the unauthorised encampments set out above. Accordingly, on balance the injunction (and the adverse impact it will cause on the traveller community) can be justified.

5.4) Can anything be done to minimise any adverse or differential impact?

Yes. Various forms of accommodation have been offered to previous Gypsy/Traveller encampments but these have been refused. For example, particular attention was paid to the needs of a child (in a previous encampment) who has a medical condition (cancer) and accommodation to meet her needs however accommodation was refused.

The offer of alternative accommodation will be offered by the Authority should any future unauthorised encampment occur in the Borough. The welfare needs of any of the people in an unauthorised encampment will be considered and assessed. The Council will welcome members of the Gypsy/Traveller community, acting lawfully, through the provisions currently in place through a structured housing allocations policy along with other necessary resources to support persons with vulnerabilities. Any vulnerabilities or requested support identified via welfare checks or requests from the Gypsy/Traveller will be actioned. Child welfare concerns will be reported to the Warwickshire Multi Agency Safeguarding Hub (known as the MASH) as per requirements of the Children Act 1989, Children Act 2004 and Working Together to Safeguard Children 2018 Guidance. Adult welfare concerns (with consent where required) will be reported to Adult Social Care or Mental Health Services as appropriate. Other support agencies operate in the Borough which can be accessed depending on the support required.

The Council welcomes all law abiding Gypsy/Travellers to the Borough. They will not be discriminated against when accessing Council services. The Council will have full regard to the Public Sector Equality Duty (within the Equality Act 2010) and the Human Rights Act 1998. The

Council will not tolerate any discrimination against the Gypsy/Traveller community and have made several reports to the Police for discriminatory comments made against Gypsy/Travellers (that it has been made aware of).

Warwickshire Equality and Inclusion Partnership have been involved in supporting the Gypsy/Traveller Community & if appropriate will be contacted for further support should it be deemed appropriate. Warwickshire Police will also be consulted.

The Council is looking to review its Gypsy, Traveller and Travelling Show person site allocation. There is an emergency stopping point outside of the Borough (Oldbury, in the Borough of North Warwickshire).

Section 6 - Amendments

6.1) What amendments (if any) have been made to this function in light of this assessment?

- | | |
|----|-------------------------------------|
| 1. | No amendments have been identified. |
|----|-------------------------------------|

Section 7 – Other factors

Please highlight any other factors which may affect future actions in respect of this function:

1.	Public/Indigenous Population: There is a general negative perception of the Gypsy/Traveller Community in the Borough due to the number of unauthorised encampments, the location of these and the consequential disruption these cause. These have not only been in the last 12 months, but in previous years also.
2.	Police: The Council's future actions will depend on working with/being guided by Warwickshire Police.
3.	Financial: There is a significant cost to the Authority to deal with unauthorised encampments.

Section 8 – Future Action

Please indicate what future action is to be taken in light of this EIA:

The injunction should go ahead as planned.

Section 9 – Conclusion

Please indicate which of the following best describes the outcome of this EIA:

- This function is to go ahead as planned ☒
- This function is to go ahead with minor amendments ☐
- This function is not going ahead/needs amendments to mitigate impacts ☐
- No conclusive decision has been reached. Function put on hold ☐

Section 10 - The Equality Duty

Does this function have due regard to:

- Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Equality Act 2010 ☒
- Advance equality of opportunity between people from different group's ☐
- Foster good relations between people from different group's ☐

Section 11 - Monitoring

When is this function and this EIA due to be reviewed?	12 months from obtaining the injunction
Please indicate the reasons for this time scale for review:	A better picture of whether the injunction has been effective will only be obtained once the injunction is in place and the number of attempted unauthorised encampments are recorded.

Signed (Completing Officer):	Print Name:	Date:
	Craig Dicken	15 th February 2019

Statement on behalf of the Claimant
 Witness: P. Richardson
 1st Statement
 Dated: 19/02/2019
 Exhibits: PR1 – PR11

IN THE HIGH COURT OF JUSTICE

Claim No: QB -2019-000616

QUEEN'S BENCH DIVISION

IN THE MATTER OF SECTION 222 LOCAL GOVERNMENT ACT 1972 AND SECTION
 187B TOWN AND COUNTRY PLANNING ACT 1990

B E T W E E N:

BETWEEN

(1) NUNEATON AND BEDWORTH BOROUGH COUNCIL

(2) WARWICKSHIRE COUNTY COUNCIL

Claimants

-and-

(1) THOMAS CORCORAN & [52] OTHER NAMED DEFENDANTS IN SCHEDULE 1
 OF THE CLAIM FORM

(2) PERSONS UNKNOWN FORMING UNAUTHORISED ENCAMPMENTS WITHIN THE
 BOROUGH OF NUNEATON AND BEDWORTH

Defendants

This is the Exhibit marked "PR 6" referred to in the Witness Statement of Philip
 Richardson
