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Official copy of register of title

Title number SF94332

Edition date 13.01.2015

This official copy shows the entries on the register of title on 12 JUL 2019 at 13:40:30.

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 12 Jul 2019.

Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.

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

A: Property Register

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

WEST MIDLANDS : WOLVERHAMPTON

- 1 (30.11.1972) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 44 Harrow Street, Whitmore Reans, (WV1 4PD).
- 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 12 June 1950 made between (1) Lilian Gertrude Matthews (Vendor) and (2) William Henry Bolton and Annie Hipwood (Purchaser):-

"With the right for the Purchaser and the persons deriving title under him and all persons authorised by him or them in common with the Vendor and the persons deriving title under her or other the owner or occupiers for the time being of the property known as numbers 40, 42, 46, 48 and 50 Harrow Street aforesaid to pass and repass at all times and on all occasions in connection with the use and enjoyment of the property hereby conveyed over and along the entry or passage lying between numbers 44 and 46 Harrow Street aforesaid into and from Harrow Street aforesaid and over and along the pathway at the rear of numbers 40, 42 and 44 Harrow Street aforesaid the Purchaser contributing a proportionate part of the cost of keeping such pathway and entry or passage in repair and together with but subject to all rights of lateral and subjacent support as at present existing and to all rights of water spouting drainage easements or quasi easements or privileges as are now enjoyed by or over the property hereby conveyed in common with the adjoining property numbered 40, 42, 44, 48 and 50 Harrow Street aforesaid the free right and passage from time to time and at all times hereafter of running water and soil through in over and along the drains water courses and sewers which may be in and under the property hereby conveyed."
- 3 The Conveyance dated 12 June 1950 referred to above contains the following provision:-

"It is hereby agreed and declared that the walls and fences dividing the property hereby conveyed from the adjoining property on either side shall be party walls and fences and repairable and maintainable as such."

Title number SF94332

B: Proprietorship Register

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

Title absolute

- 1 (13.01.2015) PROPRIETOR: ROGER JOHN PARKER-PAVIER of 21 Leybourne Crescent, Wolverhampton WV9 5QL.
- 2 (13.01.2015) The price stated to have been paid on 22 December 2014 was £80,000.
- 3 (13.01.2015) 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 22 December 2014 in favour of Charter Court Financial Services Limited referred to in the Charges Register.

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 2 October 1899 made between (1) William Henry Court and (2) Samuel Addenbrooke contains the following covenants:-

The said Samuel Addenbrooke for himself his heirs executors administrators and assigns thereby covenanted with the said William Henry Court his heirs executors and administrators that he would at all times thereafter observe the building line shewn upon the said plan thereupon endorsed and that he would not erect any building or other construction nearer the said street than a dwarf boundary wall surmounted with ornamental iron palisading.

NOTE: The building line referred to is set back six feet from the road frontage.

- 2 (13.01.2015) REGISTERED CHARGE dated 22 December 2014.
- 3 (13.01.2015) Proprietor: CHARTER COURT FINANCIAL SERVICES LIMITED (Co. Regn. No. 6749498) of 2 Charter Court, Broadlands, Wolverhampton WV10 6TD, trading as Precise Mortgages.

End of register