

The electronic official copy of the register follows this message.

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



Official copy of register of title

Title number WM588552

Edition date 03.02.2020

- This official copy shows the entries on the register of title on 13 FEB 2020 at 09:50:53.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 13 Feb 2020.
- 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. 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.

WEST MIDLANDS : BIRMINGHAM

- 1 (24.02.1994) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being 57 Orchard Rise, Yardley, Birmingham garden ground and parking space (B26 1QT).

NOTE: As to the part tinted blue on the title plan only the first floor maisonette is included in the title.
- 2 (24.02.1994) The Transfer dated 27 July 1993 referred to in the Charges Register contains a provision as to light or air.
- 3 (24.02.1994) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : 4 February 1994
Term : 99 years from 24 June 1991
Rent : £50 rising to £100 and additional rent
Parties : (1) V. J. Mantle (Consultants) Limited
(2) Richard Peter Dunne
- 4 (24.02.1994) There are excepted from the effect of registration all estates, rights, interests, powers and remedies arising upon, or by reason of, any dealing made in breach of the prohibition or restriction against dealings therewith inter vivos contained in the Lease.
- 5 (24.02.1994) The landlord's title is registered.
- 6 Unless otherwise mentioned the title includes any legal easements granted by the registered lease(s) but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

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 WM588552

Title absolute

- 1 (03.04.2006) PROPRIETOR: EMMA LOUISE FRENCH of 57 Orchard Rise, Yardley, Birmingham, W Midlands B26 1QT.
- 2 (03.04.2006) The price stated to have been paid on 3 March 2006 was £76,950.
- 3 (03.04.2006) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.
- 4 (03.04.2006) The covenant implied under section 4(1)(b) of the Law of Property (Miscellaneous Provisions) Act 1994 in the disposition to the proprietor is modified.
- 5 (03.04.2006) 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 3 March 2006 in favour of Capital Home Loans Limited referred to in the Charges Register.

C: Charges Register

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

- 1 (24.02.1994) A Transfer of the freehold estate in the land in this title and other land dated 27 July 1993 made between (1) The Warwickshire Congregational Union (Incorporated) and (2) V.J. Mantle (Consultants) Limited contains restrictive covenants.
NOTE: Original filed under WM579766.
- 2 (24.02.1994) The land is subject to the rights reserved by the Transfer dated 27 July 1993 referred to above.
- 3 (03.04.2006) REGISTERED CHARGE dated 3 March 2006.
- 4 (09.01.2020) Proprietor: CAPITAL HOME LOANS LIMITED (Co. Regn. No. 2174236) of Admiral House, Harlington Way, Fleet, Hants. GU51 4YA.
- 5 (17.10.2006) Charge dated 29 September 2006 in favour of Progressive Financial Services Limited.
NOTE 1:-Copy filed.
NOTE 2:- The Charge has been varied by a Deed of Variation dated 17 September 2016 made between (1) Welcome Financial Services Limited and (2) Alpha Credit Solutions 4 S.a.r.l.
- 6 (25.11.2016) The Deed of Variation dated 17 September 2016 made between (1) Welcome Financial Services Limited and (2) Alpha Credit Solutions 4 S.a.r.l. varies the charge dated 29 September 2006 in favour of Progressive Financial Services Limited referred to above.
NOTE: Copy filed under WA384736.
- 7 (03.02.2020) UNILATERAL NOTICE in respect of an option agreement dated 4 November 2019 made between (1) Emma Louise French and (2) Nationwide Property Developments limited.
NOTE: Copy filed.
- 8 (03.02.2020) BENEFICIARY: Nationwide Property Developments Ltd (Co. Regn. No. 05854929) of 1 Hunters Walk, Canal Street, Chester CH1 4EB.

End of register