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Official copy of register of title

Title number SF297023

Edition date 16.05.2019

- This official copy shows the entries on the register of title on 01 APR 2023 at 10:11:43.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 01 Apr 2023.
- 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, Birkenhead Office.

A: Property Register

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

STAFFORDSHIRE : SOUTH STAFFORDSHIRE

- 1 (23.05.1991) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 20 The Avenue, Featherstone, Wolverhampton (WV10 7AT).
- 2 (23.05.1991) The mines and minerals are excepted.
- 3 (23.05.1991) The land has the benefit of the rights granted by but is subject to the rights reserved by the Conveyance dated 5 April 1991 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 (09.05.2019) PROPRIETOR: SUBAGINI KALAICHELVAN of 16 Lyndhurst Road, Coulsdon CR5 3HT.
- 2 (09.05.2019) The price stated to have been paid on 3 April 2019 for the land in this title and in SF638569 was £210,000.
- 3 (09.05.2019) 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 (09.05.2019) 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 3 April 2019 in favour of Lloyds Bank PLC referred to in the Charges Register.

C: Charges Register

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

- 1 (23.05.1991) A Conveyance of the land in this title and other land dated 21 February 1927 made between (1) The Rural District Council of Cannock (the Council) and (2) Alfred Perks and Henry Dominic Wilson (the Partners) contains the following covenants:-

"The Partners as for the piece or parcel of land hereby assured and with intent to bind all persons in whom the said land shall for the time being be respectively owned or occupied but not so as to be liable under this covenant after they have parted with the said land hereby covenant with the Council as follows:-

(a) Not to erect on the said piece or parcel of land any buildings other than permanent ones of the type and size specified by the Council and according to plans to be approved by the Councils Surveyor

(b) Not to carry on in or upon the said premises any thing which shall be a nuisance to the Council or its successors in title or the person or persons owning or occupying any of the land adjacent to or in the neighbourhood of the land hereby conveyed"
- 2 (23.05.1991) A Conveyance of the land in this title dated 5 April 1991 made between (1) George Hewitt and Shirley Annette Hewitt (the Vendors) and (2) Kundan Singh Bahia and Devinder Kaur (the Purchasers) contains restrictive covenants.

NOTE: Original filed.
- 3 (09.05.2019) REGISTERED CHARGE dated 3 April 2019 affecting also title SF638569.
- 4 (09.05.2019) Proprietor: LLOYDS BANK PLC (Co. Regn. No. 2065) Dept. No.3282 of Pendeford Securities Centre, Pendeford Business Park, Wobaston Road, Wolverhampton WV9 5HZ.

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 01 April 2023 shows the state of this title plan on 01 April 2023 at 10:11:44. 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, Birkenhead Office .

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H.M. LAND REGISTRY		TITLE NUMBER	
		SF297023	
ORDNANCE SURVEY PLAN REFERENCE	SJ 9405	SECTION C	Scale 1/1250 Enlarged from 1/2500
COUNTY STAFFORDSHIRE	DISTRICT SOUTH STAFFORDSHIRE		© Crown copyright 1986

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

