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Official copy of register of title

Title number WK303149

Edition date 12.10.2018

- This official copy shows the entries on the register of title on 05 MAY 2021 at 11:49:27.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 05 May 2021.
- 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 : WARWICK

- 1 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 north east side of the Saltisford.
- 2 The land has the benefit of the following rights reserved by a Transfer of 120 Saltisford dated 27 September 1985 made between (1) Peter Herbert Antrobus (vendor) and (2) Margaret Ann Marriott:-

"THERE is excepted and reserved to the Vendor and his successors in title the owners and occupiers for the time being of all or any part of the Vendor's adjoining land coloured pink on the plan on the plan numbered 2 annexed hereto a right of way to pass and repass with or without vehicles at all times over and along the access way coloured green on the plan numbered 3 annexed hereto for all purposes connected with the use and enjoyment of the said adjoining land of the Vendor SUBJECT TO the payment of a fair proportion of the cost of repairing and maintaining the said access way."

NOTE: The land in this title comprises the land coloured pink referred to. The accessway coloured green referred to is hatched brown on the filed plan.

- 3 (12.10.2018) The land has the benefit of any legal easements granted by a Deed dated 16 February 2005 made between (1) Shepherd Development Company (Warwick) Limited and (2) Coventry Turned Parts Limited.

NOTE: Copy filed under WK421247.

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: COVENTRY TURNED PARTS LIMITED of 3 Welton Road, Wedgnoek Industrial Estate, Warwick.

B: Proprietorship Register continued

- 2 The Transfer of the land tinted pink on the filed plan to the proprietors contains a covenant to observe and perform the covenants referred to in the charges register and of indemnity in respect thereof.

C: Charges Register

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

- 1 A Conveyance of the land tinted pink on the filed plan dated 13 September 1978 made between (1) Warwick District Council (Vendor) and (2) Peter Herbert Antrobus (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 By a Deed dated 4 November 1987 made between (1) Warwick District Council and (2) Coventry Turned Parts Limited the covenants contained in the Conveyance dated 13 September 1978 were expressed to be modified.

NOTE: Copy filed.

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 13 September 1978 referred to in the Charges Register:-

"FOR THE BENEFIT and protection of the Vendor's adjoining land known as Saltisford Depot (hereinafter called the retained land) or any part or parts thereof and so as to bind the land hereby conveyed into whosoever hands the same may come the Purchaser hereby covenants with the Vendor that he the Purchaser and the persons deriving title under him will at all times hereafter observe and perform the following restrictions and stipulations

(a) To use he land hereby conveyed as a garden for the Purchaser's adjoining property known as the Leper Hospital Saltisford aforesaid and not for any other purpose

(b) Not to erect any building or structure of any kind on the land hereby conveyed to be sold except a garden shed or greenhouse or a garage for one or two private motor cars any such buildings to be of type and size to be approved in writing by the Council's Planning and Technical Officer for the time being (hereinafter called 'the Planning and Technical Officer')

(c) Within three months of the date hereof to erect and forever after maintain to the satisfaction of the Planning and Technical Officer a substantial chain link fence. 108 metres high between the points marked A to B on the plan hereto annexed."

End of register