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# Official copy of register of title

Title number SF70192

Edition date 13.07.2010

- This official copy shows the entries on the register of title on 13 FEB 2020 at 16:15:21.
- 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.

WEST MIDLANDS : WALSALL

- 1 (28.06.1971) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 42 Lumley Road, (WS1 2LJ).
- 2 The mines and minerals are excepted.
- 3 The Conveyance dated 15 February 1945 referred to in the Charges Register contains the following provision:-

The Conveyance made by the above written Deed is not by implication or by virtue of general words implied by statute or otherwise to include or confer on the Purchaser any right or privilege by way of easement or otherwise in respect of light or air which might restrict or interfere with the free and unrestricted use of any property adjacent to or facing or neighbouring to the property conveyed by the above written Deed or any part thereof for building or any other purposes.

- 4 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 24 January 1958 made between (1) Violet Emma Fowles (Vendor) and (2) Samuel Marsh Fort (Purchaser):-

"TOGETHER with the right for the Purchaser and his successors in title owners or occupiers for the time being of the property hereby conveyed and his and their under-tenants and servants and all others authorised by him or them in common with the Vendor and all others entitled to a like right at all times and for all purposes as the same has hitherto been used and enjoyed to pass and repass over and along the entry or way leading to the rear of the property hereby conveyed as is coloured green on the said plan the Purchaser and his successors in title paying a proportionate part of the expense of maintaining the said entry and way but EXCEPT AND RESERVED to the Vendor and her successors in title owners or occupiers for the time being of the adjoining properties and her and their under-tenants and servants and all others authorised by her or them in common with the Purchaser the right to pass and repass at all times and for all purposes as the same has hitherto been used and enjoyed over and along that part of the property hereby conveyed as is coloured blue on the said plan the Vendor and the Purchaser and their successors in title paying a proportionate part of the expense of repairing and maintaining the said rights of way."

NOTE: The land coloured green referred to is tinted brown on the filed

## A: Property Register continued

plan. The land coloured blue referred to is tinted blue on the filed plan.

- 5 The Conveyance dated 24 January 1958 referred to above contains the following provision:-

"IT IS HEREBY AGREED AND DECLARED that the walls and fences separating the property hereby conveyed from the adjoining properties on both sides thereof belonging to the Vendor and the sewers and drains chimneys spouts fall pipes and water pipes and other services or matters if any hitherto used and enjoyed in common between the property hereby conveyed and the adjoining properties of the Vendor jointly shall all be party matters and repairable and maintainable 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 (23.11.1998) PROPRIETOR: LAURENCE MARIE MARGUERITE MAURER of 42 Lumley Road, Chuckery, Walsall, WS1 2LJ.

## C: Charges Register

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

- 1 The land is subject to the following rights reserved by a Conveyance of the land in this title dated 15 February 1945 made between (1) The Right Honourable Orlando Earl of Bradford (Vendor) (2) The Right Honourable Robert Clive Viscount Bridgeman and others (Trustees) and (3) Alfred Bates (Purchaser):-

There are reserved in fee simple unto the Vendor and his successors in title owner or owners from time to time fo all such lands respectively as on the Eighteenth day of September One thousand nine hundred and forty-four were vested in the Vendor in fee simple and comprised in or formed a part or parts of the Estate (apart from the exclusive of the property conveyed by the above written Deed) all such rights easements privileges and advantage (whether as regards way support water drainage light or boundary walls or fences or of laying or maintaining water or as or other pipes or mains and electric cables or poles or any other matters whatsoever) for the benefit of such lands or any of them as the owners lessees tenants or occupiers thereof at the said Eighteenth day of September One thousand nine hundred and forty-four were or had been accustomed to enjoy by way of easement quasi-easement profit a prendre or otherwise (whether subject to payment or not) over through or from the property conveyed by the before written Deed of any part or parts thereof.

End of register