



Official copy of register of title

Title number SF539947

Edition date 14.05.2013

- This official copy shows the entries in the register of title on 14 May 2013 at 10:11:32.
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- Issued on 14 May 2013.
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- For information about the register of title see Land Registry website www.landregistry.gov.uk or Land Registry Public Guide 1 - *A guide to the information we keep and how you can obtain it.*
- This title is dealt with by Land Registry Birkenhead Office.

A: Property register

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

STAFFORDSHIRE : STAFFORDSHIRE MOORLANDS

- 1 (15.05.2008) The Leasehold land shown edged with red on the plan of the above title filed at the Registry and being Flat 5, 39 Station Road, Biddulph, Stoke-On-Trent (ST8 6BL).

NOTE: Only the first floor is included in the title.

- 2 (15.05.2008) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : 31 March 2008
Term : 999 years from 1 January 2006
Parties : (1) Chris Shaw Properties Limited
(2) Station Management (Biddulph) Limited
(3) John Johnson
- 3 (15.05.2008) 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.
- 4 (15.05.2008) The title includes any legal easements referred to in clause LR11.1 of the registered lease but is subject to any rights that are granted or reserved by the lease and affect the registered land.
- 5 (15.05.2008) The landlord's title is registered.

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 (14.05.2013) PROPRIETOR: PATRICIA ANN BATES and NEIL BATES of Flat 5, 39 Station Road, Biddulph, Stoke-On-Trent ST8 6BL and of 75 Fellows Lane, Birmingham B17 9TX.
- 2 (14.05.2013) The price stated to have been paid on 9 May 2013 was £27,000.
- 3 (14.05.2013) RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.
- 4 (14.05.2013) 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.

C: Charges register

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

- 1 (15.05.2008) A Conveyance of the freehold estate in the land in this title and other land dated 8 March 1983 made between (1) Allied Breweries Limited (2) Ind Coope (West Midlands) Limited and (3) John Burton (Purchaser) contains the following covenants:-

"The Purchaser for himself and his successors in title and assigns and his and their tenants or tenant or other person and persons for the time being carrying on business on the property hereby conveyed to the intent and so as to bind the property hereby conveyed and each and every part thereof into whosoever hands the same may come and to benefit and protect the neighbouring property of the Vendor known as 'The Roebuck' and all other the Vendor's property whether freehold or leasehold situate within half a mile from the nearest point on the boundary of the property hereby conveyed and each and every part of the property of the Vendor intended to be benefitted and protected as aforesaid hereby covenant with the Vendor that if at any time within a period of Twenty years from the date of this Conveyance the property hereby conveyed shall be used for all or any of the purposes of a club (whether proprietary or members) of a public house or other licensed premises or otherwise for the preparation manufacture supply distribution or sale whether wholesale or retail and whether for consumption on or off the premises of all or any alcoholic liquors of any description then and in such event the Purchaser or such other person or persons as aforesaid will not during a period of Seven years from the date of commencement of any such use or uses purchase for sale except from the Vendor or its nominee intoxicating liquor (as defined by the Licensing Act 1964 as amended) whether in cask bottles tins or other containers nor sell or advertise for sale store or dispose of on or from or about the said premises or any part thereof any such products except those purchased from the Vendor or its nominee

3. The Purchaser hereby further covenants with the Vendor that he will not during the period of Twenty years aforesaid sell convey lease or otherwise dispose of any interest in the property hereby conveyed without procuring that the Purchaser or lessee thereof or any other person to whom any interest in the said property shall be sold conveyed leased or otherwise disposed of will enter into a covenant directly with the Vendor in the terms of Clause 2 above and this clause but for the balance only of the