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Official copy of register of title

Title number SF392968

Edition date 16.01.2018

- This official copy shows the entries on the register of title on 11 JAN 2021 at 15:30:44.
- 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 11 Jan 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, Birkenhead Office.

A: Property Register

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

STAFFORDSHIRE : STAFFORD

- 1 (02.04.1998) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Red Lion, Sutton, Newport (TF10 8DQ).
- 2 (02.04.1998) The Conveyance dated 9 October 1952 referred to in the Charges Register contains the following provision:-

"It is hereby agreed and declared that the fences separating the property hereby conveyed from the adjoining property of the Vendor are party fences and shall at all times hereafter be used and maintained accordingly"
- 3 (23.03.2005) A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.

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 (19.08.2005) PROPRIETOR: ADMIRAL TAVERNS LIMITED (Co. Regn. No. 5438628) of Milton Gate, 60 Chiswell Street, London EC1Y 4AG.
- 2 (19.08.2005) A Transfer dated 7 June 2005 made between (1) Avebury Properties Limited and (2) Admiral Taverns (Cygnet) Limited contains purchasers personal covenants.

NOTE: Copy filed under BD68520.
- 3 (30.07.2013) 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 27 June 2013 in favour of Admiral Taverns Bidco Limited referred to in the Charges Register.

C: Charges Register

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

- 1 (02.04.1998) A Conveyance of the land in this title and other land dated 9 October 1952 made between (1) Ethel Morris (Vendor) (2) Thomas Arthur Walter Giffard and others and (3) The Wolverhampton and Dudley Breweries Limited (Purchasers) contains the following covenants:-

"The Purchasers hereby covenant with the Vendor that no part of the property hereby conveyed or any buildings now or hereafter to be erected thereon shall be used for any offensive noisy or dangerous trade or business pursuit or occupation or for any purpose which shall or may be or grow to be in any way a nuisance damage grievance or annoyance to the Vendor or her successors in title and assigns or her or their tenants or which may tend to depreciate or lessen the value of the adjoining or adjacent property of the Vendor. Such covenant shall run with the land and shall be for the benefit of the adjoining or adjacent property of the Vendor and forming part of her "Aqualate Estate."
- 2 (02.04.1998) The land is subject to the following rights reserved by the Conveyance dated 9 October 1952 referred to above:-

"EXCEPT AND RESERVED to the Vendor and her successors in title the existing water drainage and other service pipes and fittings with the right to enter for the purpose of repairing maintaining renewing and cleansing the same"
- 3 (30.07.2013) REGISTERED CHARGE contained in a Debenture dated 27 June 2013 affecting also other titles.

NOTE: Charge reference AGL3078.
- 4 (30.07.2013) Proprietor: ADMIRAL TAVERNS BIDCO LIMITED (Co. Regn. No. 7052594) of Milton Gate, 60 Chiswell Street, London EC1Y 4AG.
- 5 (30.07.2013) The proprietor of the Charge dated 27 June 2013 referred to above is under an obligation to make further advances. These advances will have priority to the extent afforded by section 49(3) Land Registration Act 2002.

End of register