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# Official copy of register of title

Title number WK20102

Edition date 19.07.2019

- This official copy shows the entries on the register of title on 12 JUL 2021 at 13:31:16.
- 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 12 Jul 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 : RUGBY

- 1 (19.05.1965) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 21 Boughton Road, Rugby (CV21 1BH).
- 2 A Conveyance of the land tinted blue on the filed plan dated 28 August 1959 made between (1) Norman James Clifton (Vendor) and (2) Roy William Clifton (Purchaser) contains the following provision:-  
  
"IT IS HEREBY AGREED AND DECLARED that except as hereby specifically granted the Purchaser shall not by virtue of this Conveyance be entitled to any right of light or air or other easement over any adjoining or neighbouring land of the Vendor which would interfere with the free user of the same for building or any other purposes."
- 3 (22.07.1997) The land edged and lettered A in red on the title plan added to the title on 22 July 1997.
- 4 (19.07.2019) A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.
- 5 (19.07.2019) The land edged and numbered in green on the title plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.
- 6 (19.07.2019) The land has the benefit of any legal easements reserved by the Transfer dated 13 March 2019 referred to in the Charges Register but is subject to any rights that are granted by the said deed and affect the registered land.

## 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 (12.01.2010) PROPRIETOR: LLOYD WILLIAMS and MARILYN WILLIAMS of

## B: Proprietorship Register continued

Greenacres, Mitchell Troy, Monmouthshire NP25 4BD.

- 2 (05.07.2006) 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.

## C: Charges Register

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

- 1 A Conveyance of the land in this title and other land dated 14 August 1912 made between (1) Henry Allesley Ward Boughton Leigh (Vendor) and (2) Harry Arnold (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 The land is subject to an easement in respect of a line of pipes granted by an Indenture dated 4 July 1900 made between (1) Henry Allesley Ward Boughton-Leigh and (2) Rugby Urban District Council and to an Agreement dated 25 September 1903 made between the same parties relating to the supply of water. Both are referred to in the Conveyance dated 14 September 1912 referred to above but no further particulars of either were produced on first registration.
- 3 A Conveyance of land at the junction of Boughton Road and Reservoir Road dated 9 February 1914 made between (1) John James Martin and Albert Edward Phipps (Mortgagees) (2) Harry Arnold (3) Ernest Travis and (4) Phillips and Marriott Limited contains covenants by the vendor particulars of which are set out in the schedule annexed.
- 4 A Conveyance of the land in this title and other land dated 20 July 1951 made between (1) Gertrude Ann Ordish Arnold and others and (2) Norman James Clifton contains stipulations particulars of which are set out in the schedule annexed.

NOTE: No copy of the words of covenant to observe the restrictive stipulations was supplied on first registration.

- 5 A Conveyance of the land tinted pink on the filed plan dated 5 April 1965 made between (1) Norman James Clifton (Vendor) and (2) John Williams and Iris Lilian Williams (Purchasers) contains the following covenants:-

"THE Purchasers hereby jointly and severally covenant with the Vendor that they the Purchasers will not erect upon the piece of land hereby conveyed a lock-up garage or lock-up garages unless required for use in connection with any dwellinghouse or dwellinghouses to be erected upon the said piece of land."

- 6 (22.07.1997) The land edged and lettered A in red on the filed plan is included in the Conveyances dated 14 August 1912 and 20 July 1951 referred to above and is subject to the covenant in the Conveyance dated 9 February 1914 and to the matters contained in the Indenture dated 4 July 1900 and Agreement dated 25 September 1903 referred to above. If it was the intention of the parties that it should have been included in the Conveyance dated 5 April 1965 referred to above then it is subject to the covenant contained in that conveyance.
- 7 (19.07.2019) A Transfer of the land edged and numbered WK506788 in green on the title plan dated 13 March 2019 made between (1) Lloyd Williams and Marilyn Williams and (2) Marilyn Williams contains restrictive covenants by the Transferor.

NOTE: Copy filed under WK506788.

## Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 14 August 1912 referred to in the Charges Register:-

COVENANT by the Purchaser for himself his heirs and assigns with the

## Schedule of restrictive covenants continued

Vendor his heirs and assigns the owner or owners for the time being of the Mansion Houses of Brownsover Hall and Brownsover House aforesaid or either of them to perform and observe the stipulations and restrictions set forth in the second Schedule thereto

THE SECOND SCHEDULE above referred to

6. No part of the land thereinbefore assured and no building erected thereon should at any time be used for any offensive noxious or dangerous trade business occupation or purpose

7. The Purchaser would not allow any gypsies to encamp on any part of the premises thereinbefore assured or any steam roundabout caravan or house on wheels to be placed on the said premises or any part thereof.

2 The following are details of the covenants contained in the Conveyance dated 9 February 1914 referred to in the Charges Register:-

The Vendor for himself his heirs executors administrators and assigns doth hereby Covenant with the Purchasers their successors and assigns And the Mortgagees as to that part of the Rugby Station Estate which was conveyed to them by the above recited Indenture of Mortgage dated the nineteenth day of August One thousand nine hundred and twelve Do hereby for themselves and their assigns jointly and each of them Doth for himself and his assigns separately Covenant with the Purchasers their successors and assigns in manner following:-

That no house or other building which may be erected upon any portion of the Rugby Station Estate as shown upon the said plan other than the piece of land hereby conveyed shall be used for the purpose of the sale and/or consumption of ale beer wines or spirits or other intoxicating liquor either on or off the premises or for a Club at which intoxicating liquor shall be sold used or supplied.

Provided always and it is hereby agreed and declared that no personal liability in damages or otherwise for any breach of the covenants hereinbefore contained and on the part of the vendor his heirs executors administrators and assigns and on the part of the Mortgagees and their assigns to be observe and perform (except Covenant (a) on the part of the Vendor) shall attach either to the Vendor his heirs executors administrators or assigns or to the mortgagees their executors administrators or assigns after he or they respectively shall have parted with his or their entire interest in such plots to any person or Company who in the assurance to him her or them shall have entered into Covenants with the Vendor his heirs executors administrators or assigns with the Mortgagees their executors administrators or assigns similar to the Covenants hereinbefore contained.

3 The following are details of the stipulations contained in the Conveyance dated 20 July 1951 referred to in the Charges Register:-

THE SCHEDULE before referred to

1. The front wall of any house or building to be erected upon any plot of land shall range and be in a line with the building line marked on the said plan and no building or erection of any kind except bay windows or other architectural features projecting not more than 3 feet and suitable fences or enclosures with entrance gates shall be erected in front of the said building line. Not more than one dwellinghouse shall be erected upon any one plot of land.

2. No building shall be erected upon any plot (other than a corner plot) except a private dwellinghouse or private dwellinghouses.

3. No plot or any part thereof or any building or buildings to be erected thereon shall at any time be used for the purpose of the sale and/or consumption of ale beer wines spirits or other intoxicating liquor either on or off the premises or for a Club at which intoxicating liquor shall be sold used or supplied.

4. No plot or any building or buildings to be erected thereon shall be at any time used for any offensive noxious or dangerous trade

## Schedule of restrictive covenants continued

business occupation or purpose.

5. No gypsies shall be allowed to encamp on any plot nor shall any steam roundabout caravan or house on wheels be placed on the plot or plots.

6. (a) No "Shop" shall be built on any plot of less value than £275 (by 1912 standard of values) exclusive of the site.

(b) No dwellinghouse shall be built on any plot facing Boughton Road of less value than £225 (by 1912 standard values) exclusive of the site.

7. All the end house and the division and garden walls or fences (except walls adjoining streets and roads) shall be party walls or fences and shall be erected by any Owner half on his own land and half on the adjoining land The Owner or Owners for the time being of such adjoining land shall pay to the person or persons erecting such party walls or fences or to his her or their executors administrators or assigns half the cost of so much as shall be used by him at ordinary trade price and shall be payable as soon as the owner for the time being shall commence to build or make use of the said property wall or fence.

8. No erection or building of any kind shall be erected on the back way or passage mentioned in the Particulars hereto which shall for ever hereafter be left open and unbuilt upon.

NOTE: No building line as referred to above was shown on the Conveyance plan.

End of register