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Official copy of register of title

Title number WM518955

Edition date 10.07.2024

- This official copy shows the entries on the register of title on 07 NOV 2024 at 17:14:18.
- 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 07 Nov 2024.
- 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 : COVENTRY

- 1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 71-77 (odd), Wheelwright Lane, Coventry (CV6 4HN).
- 2 The mines and minerals are excepted from the land edged and numbered 1 in blue on the title plan.
- 3 The Conveyance dated 31 August 1923 referred to in the Charges Register contains the following provision:-

"Provided always and it is hereby agreed and declared that the purchaser his heirs and assigns shall not be entitled to any right of light or air or other easement which shall or may restrict or interfere with the free use and enjoyment of any adjoining land belonging to the vendors their heirs or assigns."
- 4 The mines and minerals together with ancillary powers of working are excepted from the edged and numbered 4,6 and 7 in blue on the title plan.
- 5 The mines and minerals together with ancillary powers of working are excepted from the land edged and numbered 2 and 3 in blue on the title plan with provision for compensation in the event of damage caused thereby.
- 6 The mines and minerals are excepted from the land edged and numbered 5 in blue.
- 7 The Conveyance dated 28 February 1923 referred to in the Charges Register contains the following provision:-

"Provided always and it is hereby agreed and declared that the purchaser his heirs and assigns shall not be entitled to any right of light or air or other easement which shall or may restrict or interfere with the free use and enjoyment of any adjoining land belonging to the vendors their heirs or assigns."
- 8 The Conveyance dated 29 March 1924 referred to above contains the following provision:-

"PROVISO Agreement and Declaration that the Purchaser his heirs and

A: Property Register continued

assigns should not be entitled to any right of light or air or other easement which should or might restrict or interfere with the free use and enjoyment of any adjoining land belonging to the Vendors their heirs or assigns"

- 9 The Conveyance dated 16 July 1924 referred to in the Charges Register contains the following provision:-

"Provided always And it is hereby agreed and declared that the Purchaser his heirs and assigns shall not be entitled to any right of light or air or other easement which shall or may restrict or interfere with the free use and enjoyment of any adjoining land belonging to the Vendor his heirs or assigns And it is hereby agreed and declared that nothing herein contained shall restrict the right of the Vendor to forego covenants on the part of the Purchaser or other parts of his adjoining or adjacent land of the kind hereby hereby imposed with respect to the land hereby conveyed."

- 10 The Conveyance dated 18 May 1931 referred to in the Charges Register contains the following provision:-

"Provided always and it is hereby agreed and declared by and between the parties hereto that the Purchasers and their successors in title shall not be entitled to any right of light or air or other rights or easements which shall restrict or interfere with the free and unrestricted use of any adjoining or adjacent or other land of the Vendor and his successors in title and nothing herein contained shall restrict the Vendors right to forego covenants on the part of Purchasers of other part of his adjoining land of the kind hereby imposed"

- 11 (22.01.2013) A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.

- 12 The Conveyance dated 1 June 1928 referred to in the Charges Register contains the following provision:-

"Provided always And it is hereby agreed and declared that the Purchaser and his successors in title shall not be entitled to any right of light or air or other easements which shall or may restrict or interfere with the free use and enjoyment of any adjoining land belonging to the Vendor and nothing herein contained shall restrict the right of the Vendor to forego covenants on the part of Purchasers of other parts of his adjoining land of the kind hereby imposed with respect of the land hereby conveyed."

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 HEALTH LIMITED (Co. Regn. No. 06501944) of 77 Wheelwright Lane, Holbrooks, Coventry CV6 4HN.

- 2 The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.

- 3 (14.02.2006) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate, or by the proprietor of any future registered charge, is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 10 January 2006 in favour of The Royal Bank Of Scotland Plc referred to in the Charges Register.

- 4 A Transfer dated 14 September 2006 of the land edged and numbered 6 and 7 in blue on the title plan made between (1) Alida Cardinal and (2) Coventry Health Limited contains Transferees personal covenant(s) details of which are set out in the schedule of personal covenants hereto.

B: Proprietorship Register continued

- 5 (26.11.2009) 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 22 July 2009 in favour of The Royal Bank Of Scotland Plc referred to in the Charges Register or their conveyancer.

Schedule of personal covenants

- 1 "The Transferee hereby covenants with the Transferor to construct and thereafter maintain a wall or close boarded wooden fence of at least two meters in height separating the land hereby transferred from the rear of 87 Wheelwright Lane aforesaid."

C: Charges Register

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

- 1 A Conveyance of the land edged and numbered 1 in blue on the title plan dated 31 August 1923 made between (1) William Trevor Sidwell and Ernest Victor Gordon Sidwell (Vendors) and (2) Walter Layland (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 (14.02.2006) REGISTERED CHARGE of the land edged and numbered 1 in blue on the title plan dated 10 January 2006.
- 3 (10.07.2024) Proprietor: THE ROYAL BANK OF SCOTLAND PLC (Scot. Co. Regn. No. SC083026) of St Johns House, East Street, Leicester, Leicester LE1 6NB.
- 4 A Conveyance of the land edged and numbered 5 in blue on the title plan dated 28 February 1923 made between (1) William Trevor Sidwell and Ernest Victor Gordon Sidwell (Vendors) and (2) William Henry Faulkes (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 5 A Conveyance of the land edged and numbered 4 in blue on the title plan and other land dated 29 March 1924 made between (1) William Trevor Sidwell and Ernest Victor Gordon Sidwell (Vendors) and (2) Leonard De Cani (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 6 A Conveyance of the land edged and numbered 6 in blue on the title plan and other land dated 16 July 1924 made between (1) William Trevor Sidwell (Vendor) and (2) Wilfred Charles Skinner (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 7 A Conveyance of the edged and numbered 2 and 3 in blue on the title plan other land dated 1 June 1928 made between (1) William Trevor Sidwell (Vendor) and (2) Wilfred Charles Skinner (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 8 A Conveyance of the land edged and numbered 7 in blue on the title plan and other land dated 1 June 1928 made between (1) William Trevor Sidwell (Vendor) and (2) Wilfred Charles Skinner contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 9 A Conveyance of the land edged and numbered 3 in blue on the title plan dated 18 May 1931 made between (1) William Trevor Sidwell (Vendor) and (2) Stephen Osborne and Arthur James Jones (Purchasers) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 10 The land crossed hatched brown on the title plan is subject to the following rights reserved by the Conveyance dated 18 May 1931 referred to above:-
- "Except and reserving out of the Conveyance hereby made unto the Vendor and his successors in title the owners for the time being of the

C: Charges Register continued

hereditaments now the property of the Vendor on the West full and free right and liberty to pass and repass at all times on foot over and along the footpath four feet wide shown on the said plan and coloured brown Except also and reserved the existing rights of footway unto the general public as the same are now used and enjoyed"

NOTE: The footpath coloured brown referred to is cross hatched brown on the title plan.

- 11 A Conveyance of the land edged and numbered 3 in blue on the title plan dated 18 May 1931 made between (1) William Trevor Sidwell (Vendor) and (2) Stephen Osborne and Arthur James Jones (Purchasers) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 12 (26.11.2009) REGISTERED CHARGE of the land edged and numbered 2, 3, 4, 5, 6 and 7 in blue on the title plan dated 22 July 2009.
- 13 (10.07.2024) Proprietor: THE ROYAL BANK OF SCOTLAND PLC (Scot. Co. Regn. No. SC083026) of 4th Floor, 2 St Philips Place, Birmingham B3 2RB.
- 14 (22.01.2013) The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto.
The leases grant and reserve easements as therein mentioned.
- 15 (02.05.2019) By a Deed dated 1 May 2019 made between (1) Coventry Health Limited and (2) Sure Health Limited the terms of the lease dated 30 November 2012 of Ground floor premises, 71-73 Wheelwright Lane referred to in the schedule of leases hereto were varied.
- NOTE: Copy Deed filed under MM14672.*
- 16 (02.05.2019) By a Deed dated 1 May 2019 made between (1) Coventry Health Limited and (2) Anoop Singh Deol and Manvinderjit Kaur Deol the terms of the lease dated 30 November 2012 of Ground floor premises, 75-77 Wheelwright Lane referred to in the schedule of leases hereto were varied.
- NOTE: Copy Deed filed under MM14671.*
- 17 (02.05.2019) By a Deed dated 1 May 2019 made between (1) Coventry Health Limited and (2) Kenneth Martin Holton and others the terms of the lease dated 30 November 2012 of Ground floor and first floor rooms and offices, 71-77 Wheelwright Lane referred to in the schedule of leases hereto were varied.
- NOTE: Copy Deed filed under MM14666.*

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 31 August 1923 referred to in the Charges Register:-
- "And the purchaser doth hereby for himself his heirs and assigns and with the intent and so as to bind not only himself and themselves personally but also all future owners of the said piece of land hereby conveyed or any part thereof covenant with the vendors and with each of them their and each of their executors administrators and assigns as follows namely:-
1. To erect within two months from the date hereof and forever thereafter maintain at his or their own expense an approved fence on and along the south and west sides of the said piece of land hereby conveyed
 2. Not to make or burn or permit to be made or burnt any bricks or tiles on the said piece of land and not to excavate sand or clay thereout except for use in building thereon or for the purpose of laying drains or levelling the site
 3. That no noisy noxious or dangerous trade or business (nor the business of a fried fish shop) shall be carried on upon the said piece

Schedule of restrictive covenants continued

of land or any building erected or to be erected thereon

4. That the said piece of land or any building erected thereon shall not be used for the sale of ale beer wines and spirits or other intoxicating liquors or for any club at which intoxicating liquors are sold or used

5. That no house or other buildings shall be erected on the said piece of land hereby conveyed or any part thereof unless the same shall be set back at least fifteen feet from Wheelwright Lane formerly Holbrook Lane aforesaid and nothing shall be erected between such buildings and the frontage line except bay windows porches and front or side division fences."

2 The following are details of the covenants contained in the Conveyance dated 28 February 1923 referred to in the Charges Register:-

"And the purchaser doth hereby for himself his heirs and assigns and with the intent and so as to bind not only himself and themselves personally but also all future owners of the said piece of land hereby conveyed or any part thereof covenant with the vendors and with each of them their and each of their executors administrators and assigns as follows namely:-

1. To erect within two months from the date hereof and forever thereafter maintain at his or their own expense a substantial fence on and along the south and west sides of the said piece of land hereby conveyed

2. Not to make or burn or permit to be made or burnt any bricks or tiles on the said piece of land and not to excavate sand or clay thereout except for use in building thereon or for the purpose of laying drains or levelling the site

3. That no noisy noxious or dangerous trade or business (nor the business of a fried fish shop) shall be carried on upon the said piece of land or any building erected or to be erected thereon

4. That the said piece of land or any building erected thereon shall not be used for the sale of ale beer wines and spirits or other intoxicating liquors or for any club at which intoxicating liquors are sold or used

5. That no house or other buildings shall be erected on the said piece of land hereby conveyed or any part thereof unless the same shall be set back at least fifteen feet from Wheelwright Lane formerly Holbrook Lane aforesaid and nothing shall be erected between such buildings and the frontage line except bay windows porches and front or side division fences."

3 The following are details of the covenants contained in the Conveyance dated 29 March 1924 referred to in the Charges Register:-

"COVENANT by the Purchaser for himself his heirs and assigns and with the intent and so as to bind not only himself and themselves personally but all future owners of the said pieces of land thereby conveyed or any part thereof with the Vendors and each of them their heirs executors administrators and assigns as follows namely:-

1. To erect within two months from the date thereof and for ever thereafter maintain at his or their own expense a substantial fence on along the North South and West sides of the said piece of land thereby conveyed

2. No to make or burn or permit to be made or burnt any bricks or tiles on the said piece of land and not to excavate sand or clay thereout except for use in building thereon or for the purpose of laying drains or levelling the sites

3. That no noisy noxious or dangerous trade or business (nor the business of a fried fish shop) should be carried on upon the said piece of land or any building erected or to be erected thereon

Schedule of restrictive covenants continued

4. That the said piece of land or any building erected thereon should not be used for the sale of ale beer wines spirits or other intoxicating liquors or for any club at which intoxicating liquors are sold or used

5. That no house or other building should be erected on the said piece of land thereby conveyed or any part thereof unless the same should be set back at least 15 feet from Wheelwrights Lane aforesaid and nothing should be erected between such buildings and the frontage line except bay windows porches and front or side division fences."

NOTE 1: The northern and southern boundaries of the land edged and numbered 4 in blue on the title plan form part of the North and South boundaries referred to.

4 The following are details of the covenants contained in the Conveyance dated 16 July 1924 referred to in the Charges Register:-

"And the Purchaser doth hereby for himself his heirs and assigns with the intent and so as to bind not only himself and themselves personally but all future owners of the said piece of land thereby conveyed or any part thereof covenant with the Vendor his executors demonstrators and assigns as followed:-

1. To erect within two months from the date hereof and forever thereafter maintain at his or their own expense a substantial fence on and along the North and West and part of the South sides of the said piece of land hereby conveyed where marked "T" on the said plan.

2. Not to make or burn or permit to be made or burnt any bricks or tiles on the said piece of land and not to excavate sand or clay thereout except for use in building thereon or for the purpose of laying drains or levelling the site.

3. That no noisy noxious or dangerous trade or business (not the business of a fried fish shop) should be carried on upon the said piece of land or any building erected or to be erected thereon.

4. That the said piece of land or any building erected thereon should not be used for the sale of ale beer wines and spirits or other intoxicating liquors or for any club at which intoxicating liquors are sold or used.

5. That no house or other building should be erected on the said piece of land thereby conveyed or any part thereof unless the same should be set back at least fifteen feet from Wheelwrights Lane aforesaid and nothing should be erected between such buildings and the frontage line except bay windows porches and front or side division fences.

NOTE: A "T" mark referred to above in paragraph 1 affects the North-West boundary of the land edged and numbered 6 in blue on the title plan.

5 The following are details of the covenants contained in the Conveyance dated 1 June 1928 referred to in the Charges Register:-

"COVENANTS by Purchaser with Vendor for himself and his successors in title and with the intent and so as to bind not only himself and themselves but also all future owners of the said piece of land thereby conveyed as follows:-

(1) To erect within two months from the date thereof and for ever thereafter maintain at his or their own expense substantial fences on and along the sides of the said piece of land thereby conveyed where marked "T" inwards on the said plan

(2) Not to make or burn or permit to be made or burnt any bricks or tiles on the said piece of land and not to excavate sand or clay thereout except for use in building thereon or for the purpose of laying drains or levelling the site

(3) That no noisy noxious or dangerous trade or business nor the business of a fried fish shop shall be carried on upon the said piece

Schedule of restrictive covenants continued

of land or in any building erected or to be erected thereon

(4) That the said piece of land thereby conveyed or any building to be erected thereon should not be used for the sale of ale beer wines spirits or other intoxicating liquors or for any club at which intoxicating liquors were sold or used"

NOTE: T mark affects the western boundary of the land edged and numbered 2 in blue on the title plan.

6 The following are details of the covenants contained in the Coveyance dated 1 June 1928 referred to in the Charges Register.

"The Purchaser for himself and his successors in title and with the intent and so as to bind not only himself and themselves personally but also all future owners of the said piece of land hereby conveyed or any part thereof hereby covenants with the Vendor as follows:-

(1) To erect wihin two months from the date hereof and for ever thereafter maintain at his or their own expense substantial fences on and along the sides of the said piece of land hereby conveyed where marked "T" inwards on the said plan.

(2) Not to make or burn or permit to be made or burnt any bricks or tiles on the said piece of land and not to excavate sand or clay thereout except for use in building thereon or for the purpose of laying drains or levelling the site.

(3) That no noisy noxious or dangerous trade or business not the business of a fried fish shop shall be carried on upon the said piece of land or in any building erected or to be erected thereon

(4) That the said piece of land hereby conveyed or any building to be erected thereon shall not be used for the sale of ale beer wines spirits or other intoxicating liquors or for any club at which intoxicating liquors are sold or used."

NOTE :-A "T" mark referred to above in paragraph 1 is affects the South-Western boundary of the land edged and numbered 7 in blue on the title plan.

7 The following are details of the covenants contained in the Conveyance dated 18 May 1931 referred to in the Charges Register:-

"2. The Purchasers hereby jointly and severally covenant with the Vendor and so as to bind not only themselves personally but also all future owners of the piece of land hereby conveyed in manner following:-

(a) Forthwith to erect and forever hereafter to maintain a substantial fence in and along the South side of the piece of land hereby conveyed

(b) Not to make or burn or permit to be made or burnt any bricks or tiles on the said piece of land and not to excavate sand or clay thereout except for use in building or laying drains or levelling the site

(c) That no noisy noxious or dangerous trade or business nor the business of a fried fish shop shall be carried on upon the said piece of land or any building to be erected thereon

(d) That the said piece of land or any building erected thereon shall not be used for the purpose of the sale of ale beer wines and spirits or other intoxicating liquors or for any club at which intoxicating liquors are sold or used

Provided nevertheless that nothing in this covenant contained shall preclude the Purchasers from applying for and obtaining an occasional licence in connection with the building proposed to be erected on the said piece of land not more than four times in any one year

(e) That no house or building shall be erected on the said piece of land unless the same shall be set back fifteen feet from Wheelwright

Schedule of restrictive covenants continued

Lane aforesaid and nothing shall be erected between the said building line and the frontage line except bay windows porches verandahs and front and side division fences."

8 The following are details of the covenants contained in the Conveyance dated 18 May 1931 referred to in the Charges Register:-

"2. The Purchasers hereby jointly and severally covenant with the Vendor and so as to bind not only themselves personally but also all future owners of the piece of land hereby conveyed in manner following:-

(a) Forthwith to erect and forever hereafter to maintain a substantial fence in and along the South side of the piece of land hereby conveyed

(b) Not to make or burn or permit to be made or burnt any bricks or tiles on the said piece of land and not to excavate sand or clay thereout except for use in building or laying drains or levelling the site

(c) That no noisy noxious or dangerous trade or business nor the business of a fried fish shop shall be carried on upon the said piece of land or any building to be erected thereon

(d) That the said piece of land or any building erected thereon shall not be used for the purpose of the sale of ale beer wines and spirits or other intoxicating liquors or for any club at which intoxicating liquors are sold or used

Provided nevertheless that nothing in this covenant contained shall preclude the Purchasers from applying for and obtaining an occasional licence in connection with the building proposed to be erected on the said piece of land not more than four times in any one year

(e) That no house or building shall be erected on the said piece of land unless the same shall be set back fifteen feet from Wheelwright Lane aforesaid and nothing shall be erected between the said building line and the frontage line except bay windows porches verandahs and front and side division fences."

Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	22.01.2013 Tinted pink (part of) and tinted blue (part of)	Ground floor and first floor rooms and offices, 71-77 Wheelwright Lane	30.11.2012 From 30.11.2012 to 22.09.2041	MM14666
	NOTE: See entry in the Charges Register relating to a Deed of variation dated 1 May 2019.			
2	22.01.2013 Tinted pink (part of)	Ground floor premises, 75-77 Wheelwright Lane	30.11.2012 From 30.11.2012 to 22.9.2041	MM14671
	NOTE: See entry in the Charges Register relating to a Deed of variation dated 1 May 2019.			
3	22.01.2013 Tinted blue (part of)	Ground floor premises, 71-73 Wheelwright Lane	30.11.2012 From 30.11.2012 to 22.9.2041	MM14672
	NOTE: See entry in the Charges Register relating to a Deed of variation dated 1 May 2019.			

End of register