

THIS IS A PRINT OF THE VIEW OF THE REGISTER OBTAINED FROM HM LAND REGISTRY SHOWING THE ENTRIES SUBSISTING IN THE REGISTER ON 11 NOV 2025 AT 11:27:30. BUT PLEASE NOTE THAT THIS REGISTER VIEW IS NOT ADMISSIBLE IN A COURT IN THE SAME WAY AS AN OFFICIAL COPY WITHIN THE MEANING OF S.67 LAND REGISTRATION ACT 2002. UNLIKE AN OFFICIAL COPY, IT MAY NOT ENTITLE A PERSON TO BE INDEMNIFIED BY THE REGISTRAR IF HE OR SHE SUFFERS LOSS BY REASON OF A MISTAKE CONTAINED WITHIN IT. THE ENTRIES SHOWN DO NOT TAKE ACCOUNT OF ANY APPLICATIONS PENDING IN HM LAND REGISTRY. FOR SEARCH PURPOSES THE ABOVE DATE SHOULD BE USED AS THE SEARCH FROM DATE.

THIS TITLE IS DEALT WITH BY HM LAND REGISTRY, COVENTRY OFFICE.

TITLE NUMBER: WR153943

There is no application or official search pending against this title.

A: Property Register

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

WORCESTERSHIRE : BROMSGROVE

1 The Freehold land shown edged with red on the plan of the above title filed at the Registry and being 12 Aston Court, George Road, Bromsgrove Technology Park, Bromsgrove (B60 3AL).

2 The mines and minerals together with ancillary powers of working are excepted.

NOTE: Particulars filed under HW46885.

3 (17.02.1997) A Transfer of the land in this title and other land dated 27 January 1997 made between (1) British Steel Engineering Steels Limited and (2) Ferrisdeu Limited contains the following provision:-

"Except as may be provided for elsewhere in this Transfer, the Property shall not enjoy any rights or privileges referred to in Section 62 of the Law of Property Act 1925 over any land adjoining the Property which is retained by the Transferor, whether such rights or privileges arise pursuant to Section 62, the rule in Wheeldon v Burrows, the presumed intention of either the Transferor or the Transferee or otherwise howsoever arising."

4 (06.01.2009) The land has the benefit of the rights granted by but is subject to the rights reserved by a Transfer of the land in this title and other land dated 5 December 2008 made between (1) Advantage GP Limited and Advantage (Nominee) Limited and (2) West Midlands Contracts Limited.

NOTE: Copy filed under WR121337.

5 (06.01.2009) The Transfer dated 5 December 2008 referred to above contains a provision as to light and air and a provision excluding the operation of section 62 of the Law of Property Act 1925 as therein mentioned.

6 (18.08.2014) The land has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 31 July 2014 referred to in the Charges Register.

7 (07.01.2015) The land has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 31 March 2003 referred to in the Charges Register.

8 (07.01.2015) The land in this title and other land has the benefit of the rights granted by a Deed of Grant dated 14 June 2006 made between (1) Persimmon Homes Limited and (2) Advantage West Midlands.

NOTE: Copy filed under WR80623.

9 (07.01.2015) The Transfer dated 31 March 2003 referred to above contains a provision as to light or air.

10 (07.01.2015) The land has the benefit of but is subject to the rights

A: Property Register continued

granted by a Deed of Grant dated 17 December 2007 made between (1) Bromsgrove District Council (2) Advantage (Gp) Limited And Advantage (Nominee) Limited and (3) Advantage West Midlands.

NOTE: Copy Deed filed under WR80623.

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 (18.08.2014) PROPRIETOR: LBC PROPERTIES LIMITED (Co. Regn. No. 03377702) of 2 Batemans Lane, Wythall, Birmingham B47 6NG.
- 2 (18.08.2014) The price stated to have been paid on 31 July 2014 was £190,216 plus VAT of £38,043.
- 3 (18.08.2014) RESTRICTION: No disposition of the registered estate (other than a charge) by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a certificate signed by the proprietor for the time being of the estate registered under title number WR121337 and WR114354 that the provisions of Clause 12.5 of the Transfer dated 31 July 2014 referred to in the charges register have been complied with.

C: Charges Register

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

- 1 An Indenture dated 31 October 1895 made between (1) John Corbett and (2) The Salt Union Limited affecting the land in this title and other land contains restrictive covenants but neither the original Indenture nor a certified copy or examined abstract thereof was produced on first registration.
- 2 A Conveyance of the land in this title and other land dated 15 April 1909 made between (1) Charles George Lyttleton Viscount Cobham and John William Buno Willis-Buno (Vendors) and (2) Joseph Bennett Clarke (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 3 A Conveyance of the land in this title and other land dated 9 October 1918 made between (1) Joseph Bennett Clarke (Vendor) and (2) Thomas Sherwood (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 4 A Conveyance of the land in this title and other land dated 29 September 1933 made between (1) Celia Ethel Sherwood (Vendor) (2) Celia Ethel Sherwood and Allan Richard Quinney and (3) Samuel Isaac King (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 5 A Conveyance of the land in this title and other land dated 9 June 1942 made between (1) Samuel Isaac King (Vendor) (2) The West Bromwich Building Society and (3) The Deritend Stamping Company Limited (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 6 (13.10.2003) A Transfer of the land in this title and other land dated 31 March 2003 made between (1) Persimmon Homes Limited and (2) Advantage West Midlands contains restrictive covenants.

NOTE: Copy filed under WR106076.

- 7 (06.12.2007) The land is subject to the rights granted by a Transfer of

C: Charges Register continued

adjoining land dated 6 November 2007 made between (1) Advantage (GP) Limited and Advantage (Nominee) Limited and (2) Central Networks West Plc.

The said transfer also contains restrictive covenants by the transferor.

NOTE: Copy filed under WR114099

- 8 (18.08.2014) A Transfer of the land in this title dated 22 January 2010 made between (1) West Midlands Contracts Limited and (2) First Grade International Limited contains restrictive covenants.

NOTE:-Copy filed under WR121337.

- 9 (18.08.2014) A Transfer dated 31 July 2014 made between (1) West Midland Contracts Limited and (2) LBC Properties Limited contains restrictive covenants.

NOTE: Copy filed.

- 10 (18.08.2014) The Transfer dated 31 July 2014 referred to above contains a grant of a rentcharge as therein mentioned.

- 11 (07.01.2015) A Transfer of the land in this title and other land dated 31 March 2003 made between (1) Persimmon Homes Limited and (2) Advantage West Midlands contains restrictive covenants.

NOTE: Copy filed under WR80623.

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 15 April 1909 referred to in the Charges Register:-

COVENANT by Purchaser for himself and persons deriving title under him to hereditaments thereby conveyed and so as to bind such hereditaments into whosoever hands same shall come with Vendor

NOT to use said hereditaments without consent in writing of Vendors or persons deriving title under them for sale or distribution of brine or salt or for user thereof for purpose of baths not being ordinary baths in houses used as private dwellinghouses only nor baths for use of which no direct or indirect charge is made.

- 2 The following are details of the covenants contained in the Conveyance dated 9 October 1918 referred to in the Charges Register:-

COVENANT by Purchaser with Vendor not to use hereditaments and premises thereby conveyed for sale or distribution of brine or salt or for the purpose of Baths not being Ordinary Baths in Houses used as private dwellinghouse only nor Baths for use of which no direct or indirect charge was made PROVISIO that all liability of Purchaser under covenants by him thereinbefore contained should cease with regard to whole or any part of said hereditaments and premises as case might be after he should have parted with whole of interest therein.

- 3 The following are details of the covenants contained in the Conveyance dated 29 September 1933 referred to in the Charges Register:-

COVENANT by Purchaser with Vendor that he would not use hereditaments and premises thereby conveyed for sale or distribution of brine or salt or for purpose of baths not being ordinary baths in houses used as private dwellinghouses only nor baths for use of which no direct or indirect charge is made.

- 4 The following are details of the covenants contained in the Conveyance dated 9 June 1942 referred to in the Charges Register:-

"THE Purchasers hereby covenant with the Vendor to observe the restrictive and other covenants hereinbefore mentioned so far as they are now in force and also the covenants set out in the second part of the first schedule hereto but so that liability of the Purchasers under

Title number WR153943

Schedule of restrictive covenants continued

such covenants shall cease with regard to the whole or any part of the hereditaments hereby conveyed as the case may be after they shall have parted with the whole of their interest therein

THE FIRST SCHEDULE above referred to

Part II

Not at any time hereafter to carry on or permit to be carried on upon the said land hereby conveyed or any buildings to be erected thereon any noxious noisome or offensive trade business or occupation or which shall be or may grow to be a nuisance annoyance or inconveniences to the Vendor or other the owners for the time being of the piece of land edged blue on the plan hereto annexed but nothing in this clause shall be deemed to preclude the Purchasers from carrying on the business of drop forgers and stampers or any similar business.

End of register