



# Official copy of register of title

Title number WR6944

Edition date 07.06.2018

- This official copy shows the entries on the register of title on 21 Jun 2018 at 11:45:23.
- 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 21 Jun 2018.
- 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 : SANDWELL

- 1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Priest House, Priest Street, Cradley Heath and car park (B64 6JN).
- 2 As to the part tinted blue and tinted mauve on the title plan the mines and minerals are excepted and reserved.
- 3 The Transfer dated 26 July 1979 referred to in the Charges Register contains a provision as to rights of lights or air or other easements.
- 4 (26.08.2011) 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 (23.04.2018) PROPRIETOR: PRIEST HOUSE LTD (Co. Regn. No. 11078963) of 9 Wimpole Street, London W1G 9SR.
- 2 (23.04.2018) The price stated to have been paid on 6 April 2018 was £650,000.
- 3 (23.04.2018) 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.
- 4 (23.04.2018) The Transfer to the proprietor contains a covenant to observe and perform the covenants by the landlord contained in the leases referred to in the Schedule of Notices of Leases and of indemnity in respect thereof.
- 5 (07.06.2018) The proprietor's address for service has been changed.

## C: Charges Register

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

- 1 The land tinted mauve on the title plan is subject to the following rights excepted and reserved by a Conveyance dated 8 August 1973 made between (1) Benjamin Priest & Sons (Holdings) Limited (2) Eagle Star Insurance Company Limited and (3) Warley Corporation:-  
  
"AND ALSO except and reserved unto the persons entitled thereto the right of drainage through the said premises as at present exists."
- 2 A Transfer of the land tinted pink tinted blue and tinted mauve on the title plan dated 26 July 1979 by (1) The Borough Council of Sandwell to (2) Benjamin Priest Group Services Limited contains restrictive covenants.  
  
*NOTE: Copy filed.*
- 3 The Deeds and Documents of Title having been lost the land tinted yellow on the title plan is subject to such restrictive covenants as may have been imposed thereon before 26 November 1980 and are still subsisting and capable of being enforced.
- 4 The land tinted yellow on the title plan is subject to the following rights granted by a Deed dated 11 May 1961 made between (1) Irene May Dewsbury Jackson (Grantor) and (2) Patrick Joseph Regan and Mary Regan (Grantees):-  
  
"THE Grantor as Beneficial Owner hereby grants to the Grantees and their successors in title owner or occupier for the time being of the Grand Picture Theatre Old Hill aforesaid and their tenants and servants and all persons authorised by them a right of way over and along the yard shown yellow on the plan attached hereto such right of way to be used as an emergency exit from the doors at the rear of the Grand Picture Theatre to Priest Street aforesaid".  
  
*NOTE: No copy of the plan referred to was lodged on first registration.*
- 5 (26.08.2011) 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.
- 6 (07.06.2018) REGISTERED CHARGE dated 25 May 2018.
- 7 (07.06.2018) Proprietor: CASTLE TRUST CAPITAL PLC (Co. Regn. No. 07454474) of 10 Norwich Street, London EC4A 1BD.
- 8 (07.06.2018) REGISTERED CHARGE contained in a Debenture dated 25 May 2018.
- 9 (07.06.2018) Proprietor: CASTLE TRUST CAPITAL PLC (Co. Regn. No. 07454474) of 10 Norwich Street, London EC4A 1BD.

## Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	26.08.2011 Edged blue (part of)	Ground Floor, Priest House	04.08.2011 10 years from 1.8.2009	WM988918

End of register