

Title Number : WM173244

This title is dealt with by HM Land Registry, Coventry Office.

The following extract contains information taken from the register of the above title number. A full copy of the register accompanies this document and you should read that in order to be sure that these brief details are complete.

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This extract shows information current on 20 JAN 2021 at 15:45:02 and so does not take account of any application made after that time even if pending in HM Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: WM173244
Address of Property	: Wiggins Hill Farm, Wiggins Hill Road, Wishaw, Sutton Coldfield (B76 9QE)
Price Stated	: Not Available
Registered Owner(s)	: SPECTRE INVESTMENTS LIMITED care of 46 High Street, Solihull, W Midlands, B91 3TB.
Lender(s)	: None

Title number WM173244

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 20 JAN 2021 at 15:45:02. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

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A: Property Register

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

WEST MIDLANDS : BIRMINGHAM

- 1 (19.11.1979) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Wiggins Hill Farm, Wiggins Hill Road, Wishaw, Sutton Coldfield (B76 9QE).

NOTE: The land tinted green on the title plan is not included in this title.

- 2 (10.08.1994) 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.

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 (19.11.1979) PROPRIETOR: SPECTRE INVESTMENTS LIMITED care of 46 High Street, Solihull, W Midlands, B91 3TB.

C: Charges Register

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

- 1 A Deed of Grant dated 1 March 1961 made between (1) Ruth Annie Woodall (Landowner) and (2) The South Staffordshire Waterworks Company contains the following covenants:-

"With the intent to bind the land into whosoever hands the same may come the Landowner hereby covenants with the Water Company to observe and perform the covenants set out in the Second Schedule hereto

THE SECOND SCHEDULE before referred to

Covenants by the Landowner

Not within the easement area:-

(a) To construct or cause or permit to be constructed any building or other structure (including any roadway or permanent surfacing)

(b) To work or cause or permit to be worked any clay gravel sand or other mineral

(c) To lay or cause or permit to be laid any pipe sewer cable chamber manhole drain or the like (except the main) without the previous consent of the Water Company in writing which may be refused if the Water Company in their discretion consider that to grant such consent

C: Charges Register continued

might interfere with or endanger the main Provided that such consent shall not be unreasonably withheld for any such apparatus leading to any building to be constructed on the adjoining land of the Landowner

(d) To alter or cause or permit to be altered the existing ground level"

2 The land is subject to the following rights granted by the Deed of Grant dated 1 March 1961 referred to above:-

"Liberties and rights granted by the Landowner

1. The liberty and right of laying using maintaining repairing renewing removing and connecting to and affording supplies from the main within the easement area in the position shewn on the plan by a solid red line

2. The liberty and right of entering on the easement area at all times for the purpose of inspecting maintaining repairing renewing removing and connecting to and affording supplies from the main

In the deed the following words shall have these meanings:-

(i) "the main" means a Four inch diameter water main

(ii) "the easement area" means the Landowner's strip of land Twelve feet wide at or near to Wiggins Hill Lane Sutton Coldfield in the County of Warwick shewn for the purpose of identification edged green on the plan attached to this deed

(iii) "the Landowner" and "the Water Company" shall include where the context so permits their successors in title and assigns".

NOTE: Copy plan filed.

3 A Deed of Grant dated 1 March 1961 made between (1) Jervis Rymond (2) Lloyds Bank Limited and (3) The South Staffordshire Waterworks Company contains covenants identical with those contained in the Deed of Grant dated 1 March 1961 referred to above.

4 The land is subject to the rights granted by the Deed of Grant dated 1 March 1961 made between (1) Jervis Rymond (2) Lloyds Bank Limited and (3) The South Staffordshire Waterworks Company referred to above being in terms identical with the rights contained in the Deed of Grant dated 1 March 1994 made between (1) Ruth Annie Woodall (Landowner) and (2) The South Staffordshire Waterworks Company referred to above.

NOTE 1: The right of way coloured brown referred to is tinted blue on the filed plan. The dotted blue line referred to is shown by a blue broken line on the filed plan.

5 The land is subject to the following rights granted by a Deed dated 31 August 1978 made between (1) Vera Rollitt (Grantor) and (2) George Bernard McDonough and Ann McDonough:-

"The Grantor hereby grants unto the Grantees:

(a) The right to maintain a dumbwell in the position shown coloured red on the plan annexed hereto and the right to maintain drains leading thereto in the position marked brown on the said plan

(b) Te right to the free passage and running of water soil and waste through the said drains and pipes now existing serving the said Dumbwell

(c) The right to enter into and upon the land of the Grantor edged green on the said plan for the purpose of maintaining repairing renewing and cleansing the said drains pipes and dumbwell and for the purpose of emptying the same causing as little damage as possible and making good the surface without necessary delay at the sole expense of the Grantees

TO HOLD the said rights unto the Grantees in fee simple subject only as hereinafter mentioned

C: Charges Register continued

IT IS HEREBY AGREED AND DECLARED that the Grantor or her successors in title may at any time hereafter serve upon the Grantee or their successors in title notice in writing requiring that the site of the said dumbwell and drains and pipes serving the same shall be relocated to a position on the Grantors land not more than fifty yards from the present site of the same and in the event of such notice being served the Grantees shall complete the said relocation within three months of receipt of the said notice at their own expense".

NOTE: The dumbwell shown coloured red referred to is similarly shown on the filed plan and the drain marked brown referred to is shown by a brown brokwn line on the filed plan. The land edged green referred to is tinted blue on the filed plan.

- 6 The land is subject to the following rights granted by a Conveyance of other land dated 16 August 1979 made between (1) Vera Rollitt (Vendor) and (2) George Bernard McDonough and Ann McDonough:-

"Full and free right and liberty for the Purchasers and their successors in title owners for the time being of the land hereby conveyed and all other persons authorised by them in common with all other persons having the like right from time to time and at all times hereafter and for all purposes to pass and repass with or without horses cattle carts motorcars and other vehicles over and along the right of way coloured brown on the said plan and TOGETHER ALSO WITH the right to construct and maintain an electricity cable or cables across the said right of way from Elmhurst aforesaid to the garage shown on the said plan and in the position shown by a dotted blue line on the said plan".

NOTE: The right of way coloured brown referred to is tinted blue on the filed plan. The dotted blue line referred to is shown by a blue broken line on the filed plan.

- 7 (06.07.2006) UNILATERAL NOTICE in respect of an option to purchase the Property dated 27 June 2006 made between (1) Spectre Investments Limited and (2) Chesterhouse Properties Limited.
- 8 (06.07.2006) BENEFICIARY: Chesterhouse Properties Limited of 22 Grafton Street, Mayfair, London, W1S 4EX and care of Shoosmiths, 125 Colmore Row, Birmingham, B3 3SH and DX701863, Birmingham 6.
- 9 (15.10.2008) The Lease dated 4 July 1972 made between (1) Vera Rollitt and (2) Mainline Pipelines Limited referred to in the schedule of leases hereto contains covenants by the landlord.
- 10 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.
- 11 (21.08.2015) The land is subject to the rights granted by a Deed dated 18 August 2015 made between (1) Spectre Investments Limited and (2) Western Power Distribution (West Midlands) Plc.

The said Deed also contains restrictive covenants by the grantor.

NOTE: Copy filed.

Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	Land tinted mauve	A strip of land 0.9144m (3ft) in width and 9.144m (30ft) in depth (but subject to paragraph 17 of the second schedule to the lease) excluding the top 0.762m (2ft 6 inches) thereof	04.07.1972 99 years from 1.11.1971	WM941321

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Schedule of notices of leases continued

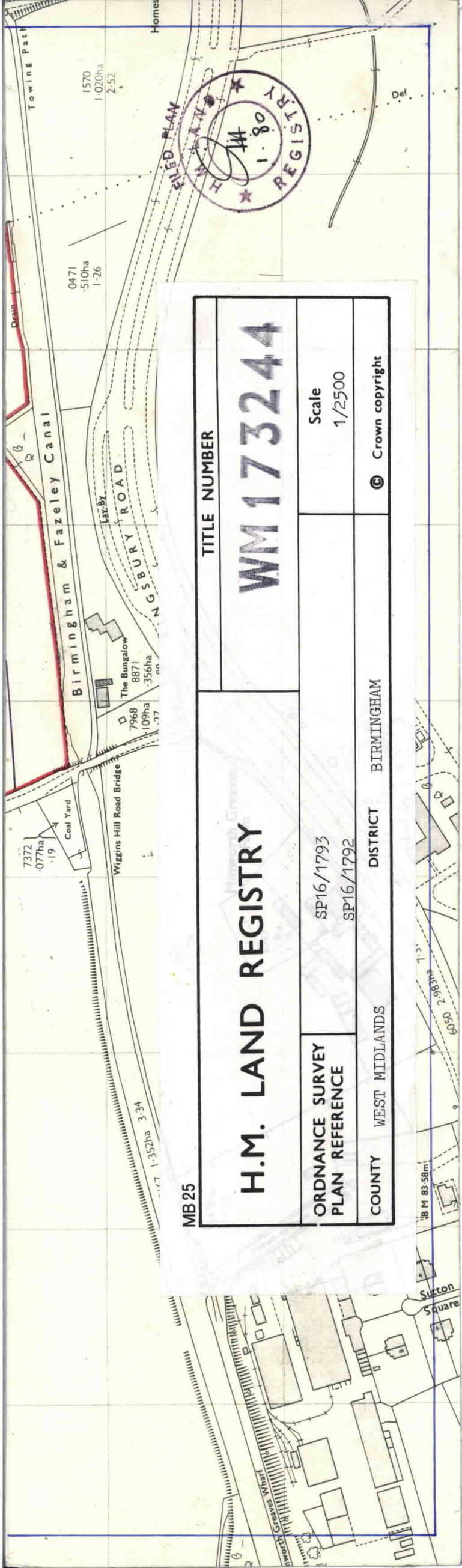
Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
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NOTE 1: See entry in the Charges Register relating to the landlord's restrictive covenants.

NOTE 2: The lease contains provisions relating to diversion and an option to renew upon the terms therein mentioned.

NOTE 3: The lease comprises also other land.

End of register



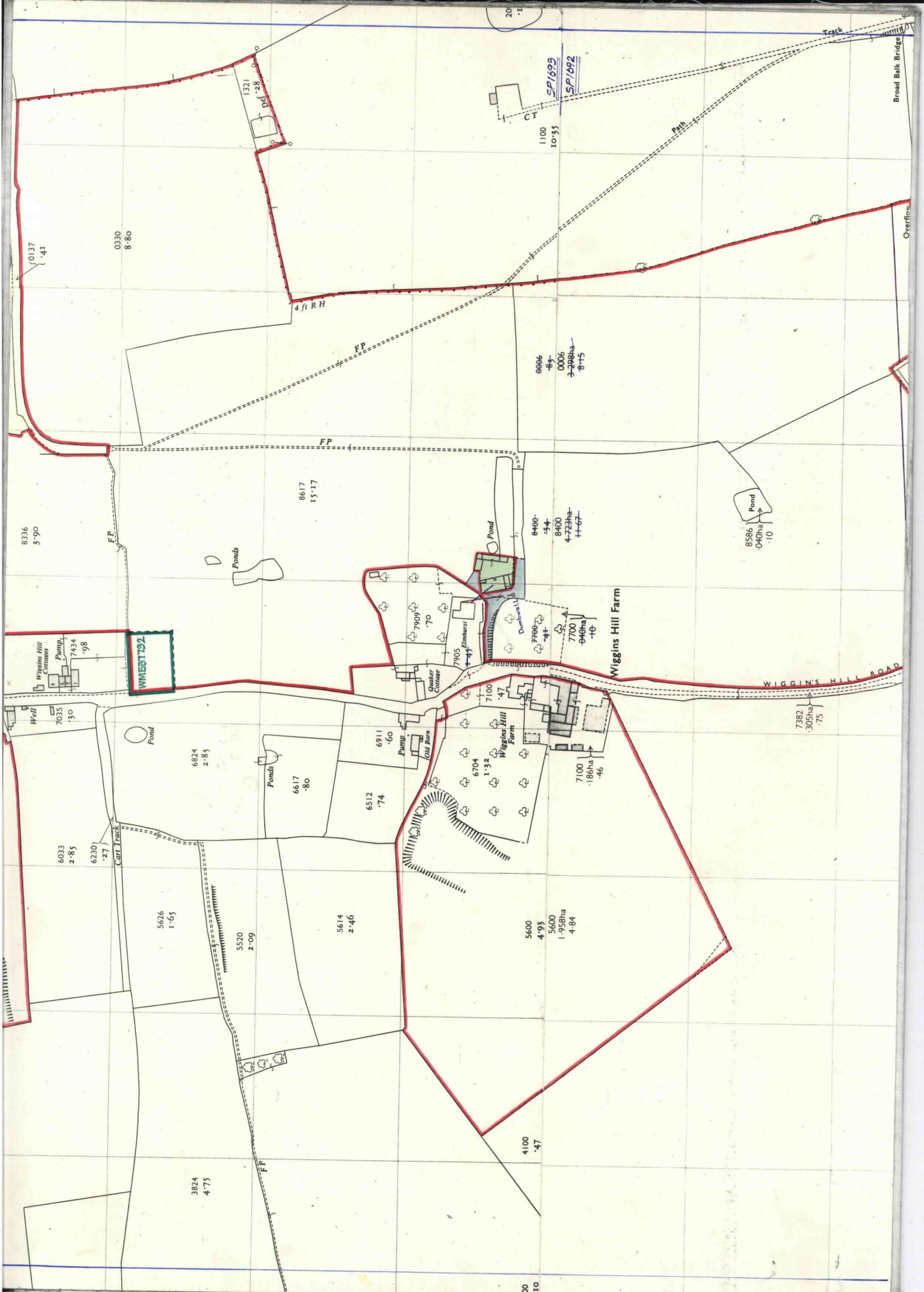
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