

Title Number : WM176052

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.

Neither this extract nor the full copy is an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy.

This extract shows information current on 20 MAR 2019 at 10:25:42 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	: WM176052
Address of Property	: 49 Dudley Street, Wolverhampton (WV1 3ER)
Price Stated	: £675,000
Registered Owner(s)	: KITCHCAP (ABBEY) LIMITED (incorporated in Jersey) of 28 Esplanade, St Helier, Jersey, JE2 3QA.
Lender(s)	: Close Brothers Limited Mount Street Mortgage Servicing Limited

Title number WM176052

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 20 MAR 2019 at 10:25:42. 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.

This copy is not an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the HM Land Registry web site explains how to do this.

A: Property Register

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

WEST MIDLANDS : WOLVERHAMPTON

- 1 (18.12.1979) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 49 Dudley Street, Wolverhampton (WV1 3ER).
- 2 A Release dated 21 March 1924 made between (1) George Tomlin Buxton and (2) Edward Grey Limited relates to uninterrupted access to light and air.

-NOTE: Copy filed.
- 3 An Agreement dated 9 April 1965 made between (1) Prices Tailors Limited (2) Wallis & Co. (Costumiers) Limited and (3) Buxton & Bonnett Limited relates to a party wall.

-NOTE: Copy filed.
- 4 (29.07.2013) The land has the benefit of the rights granted by a Deed dated 26 June 2013 made between (1) Eagle Crest (Wolverhampton) Limited (2) Omaha Nominees (A) Limited and Omaha Nominees (B) Limited (3) McDonald's Real Estate LLP (4) McDonald's Restaurants Limited and (5) Astrad Limited.

-NOTE: Copy filed.

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 (25.01.2019) PROPRIETOR: KITCHCAP (ABBEY) LIMITED (incorporated in Jersey) of 28 Esplanade, St Helier, Jersey, JE2 3QA.
- 2 (29.07.2013) RESTRICTION: No disposition of the registered estate (other than a charge) by the proprietor of the registered estate is to be registered without a certificate signed by a conveyancer that the provisions of Clause 10.1 of a Deed of easement dated 26 June 2013 made between (1) Eagle Crest (Wolverhampton) Limited (a company incorporated in the British Virgin Islands, (2) Omaha Nominees (A) Limited (Co. Regn. No. 06760158) and Omaha Nominees (B) Limited (Co. Regn. No. 06760178, (3) McDonald's Real Estate LLP (Co. Regn. No. OC303157, (4) McDonald's Restaurants Limited (Co. Regn. No. 01002769) and (5) Astrad Limited (Co. Regn. No. 03470157) have been complied with or that they do not apply to the disposition.
- 3 (25.01.2019) The price stated to have been paid on 10 January 2019 was £675,000.
- 4 (25.01.2019) RESTRICTION: No disposition of the registered estate 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 written consent signed

B: Proprietorship Register continued

by the proprietor for the time being of the Charge dated 10 January 2019 in favour of Close Brothers Limited referred to in the Charges Register.

- 5 (25.01.2019) 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 10 January 2019 in favour of Mount Street Mortgage Servicing Limited referred to in the Charges Register or their conveyancer.

C: Charges Register

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

- 1 An Agreement dated 23 August 1930 made between (1) George Tomlin Buxton (2) Buxton & Bonnett Limited and (3) Wolverhampton Corporation relates to a new building line but no evidence thereof could be produced on first registration.

- 2 (25.01.2019) REGISTERED CHARGE dated 10 January 2019 affecting also other titles.

NOTE 1: Charge reference CB247793.

NOTE 2: See the entry below altering the priority of this charge.

- 3 (25.01.2019) Proprietor: CLOSE BROTHERS LIMITED (Co. Regn. No. 195626) of 10 Crown Place, London EC2A 4FT.

- 4 (25.01.2019) The proprietor of the Charge dated 10 January 2019 referred to above is under an obligation to make further advances. These advances will have priority to the extent afforded by section 49(3) Land Registration Act 2002.

- 5 (25.01.2019) REGISTERED CHARGE dated 10 January 2019 affecting also other titles.

NOTE 1: Charge reference CB247793.

NOTE 2: See the entry below altering the priority of this charge.

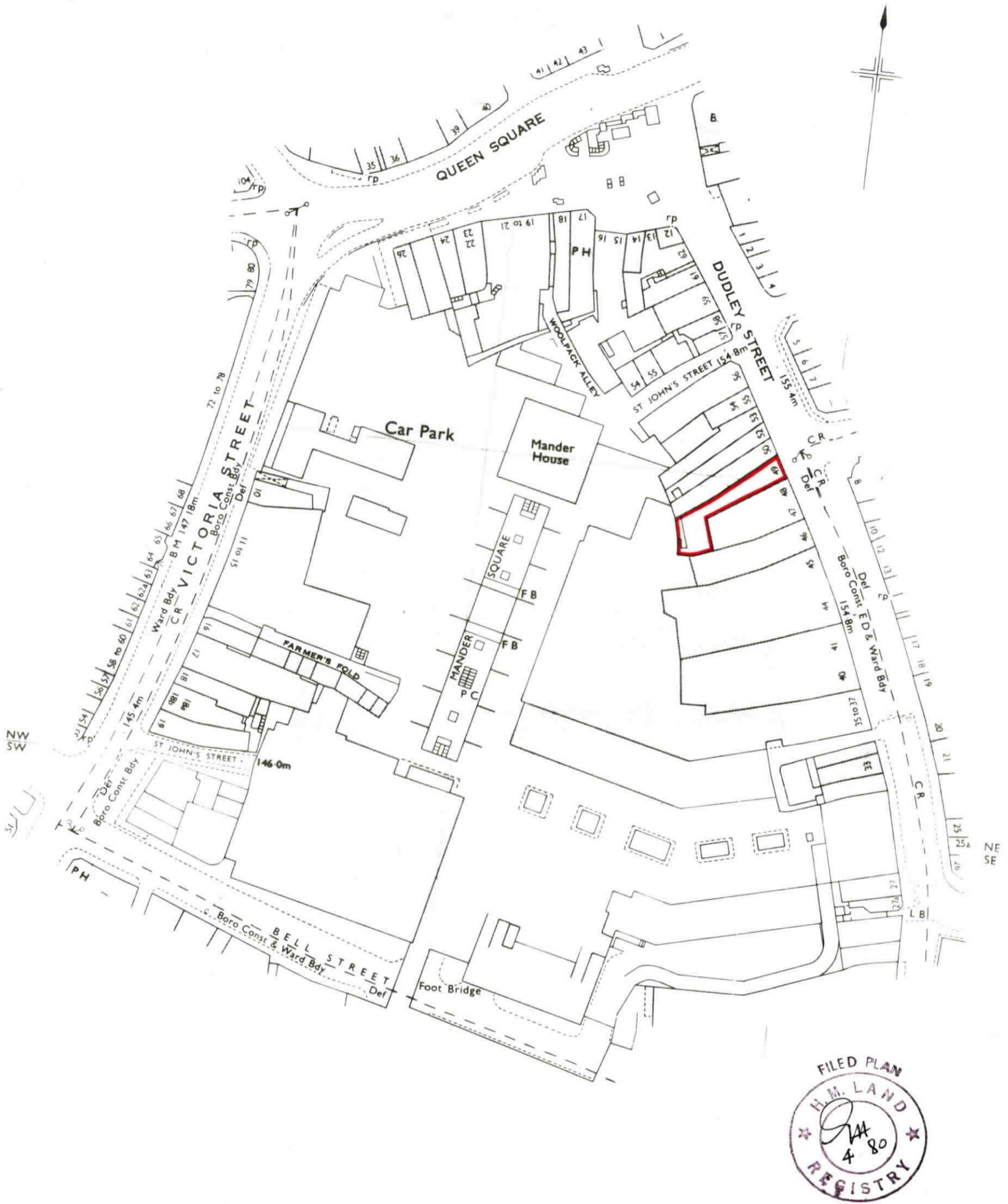
- 6 (25.01.2019) Proprietor: MOUNT STREET MORTGAGE SERVICING LIMITED (Co. Regn. No. 3411668) of Woolgate Exchange, 25 Basinghall Street, London EC2V 5HA.

- 7 (25.01.2019) The proprietor of the Charge dated 10 January 2019 referred to above is under an obligation to make further advances. These advances will have priority to the extent afforded by section 49(3) Land Registration Act 2002.

- 8 (25.01.2019) The priorities of the charges dated 10 January 2019 and 10 January 2019 referred to above have been altered by an Intercreditor Agreement dated 10 January 2019.

End of register

H.M. LAND REGISTRY		TITLE NUMBER	
		WM 176052	
ORDNANCE SURVEY PLAN REFERENCE	SO 9198	SECTION Z	Scale 1/1250
COUNTY WEST MIDLANDS	DISTRICT WOLVERHAMPTON	© Crown copyright 1977	



This is a copy of the title plan on 20 MAR 2019 at 10:25:42. 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.

This copy is not an 'Official Copy' of the title plan. An official copy of the title plan is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the HM Land Registry web site explains how to do this.

HM Land Registry endeavours to maintain high quality and scale accuracy of title plan images. The quality and accuracy of any print will depend on your printer, your computer and its print settings. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

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

Crown Copyright. Produced by HM Land Registry. Further reproduction in whole or in part is prohibited without the prior written permission of Ordnance Survey. Licence Number 100026316.