

THIS IS A PRINT OF THE VIEW OF THE REGISTER OBTAINED FROM HM LAND REGISTRY SHOWING THE ENTRIES SUBSISTING IN THE REGISTER ON 2 OCT 2025 AT 08:09:12. 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, GLOUCESTER OFFICE.

TITLE NUMBER: WK286510

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.

WARWICKSHIRE : RUGBY

1 (20.09.1984) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 2, 2A and 2B Market Place, Rugby (CV21 3DY).

2 A Deed dated 30 August 1956 made between (1) Rugby Corporation (2) Ravenscroft Properties Limited and (3) J Hepworth & Son Limited relates to a party wall and ancillary rights in connection therewith.

NOTE: Copy filed under WK3624.

3 The land has the benefit of the following rights granted by a Conveyance of the land in this title dated 31 August 1984 made between (1) J Hepworth & Son PLC (Vendor) and (2) Cornhill Insurance PLC (Purchaser):-

"FOR the consideration aforesaid the vendor as beneficial owner hereby grants to the Purchaser and its successors in title the owners and occupiers for the time being of the land hereby conveyed and each and every part thereof a right of way at all times for the purpose only of obtaining access to and from the rear of the property hereby conveyed from and to Little Church Street Rugby aforesaid with or without vehicles capable of negotiating the same over and along the area edged brown on the drawing numbered 263/84/1 annexed hereto (which area forms part of the land comprised in Title Number WK140827."

NOTE: The area edged brown referred to is tinted brown on the filed plan.

4 The Conveyance dated 31 August 1984 referred to above contains the following provision:-

"IT IS HEREBY AGREED AND DECLARED that the Vendor or its successors in title to numbers 3 and 3A Market Place aforesaid shall be entitled to require the Purchaser or its successors in title by 28 days notice in writing to surrender the right of way hereinbefore granted in exchange for the grant in fee simple of such other alternative right of way across numbers 3 and 3A Market Place as the Vendor or its successors in title may at any time wish to substitute PROVIDED that such alternative right of way shall:-

(i) have a minimum width throughout of 6 ft

(ii) be constructed and suitably surfaced by the Vendor or its successors in title at its or their own expense to the reasonable satisfaction of the Purchaser or its successors in title prior to such surrender and grant and

(iii) be so sited as to afford access to the rear of the property hereby conveyed which shall not be materially less commodious and convenient than that previously enjoyed over the area edged brown on the said drawing."

A: Property Register continued

- 5 (12.01.2004) 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 (08.07.2019) PROPRIETOR: REDD INVESTMENTS LIMITED (Co. Regn. No. 6235665) of Celtic House, 135-140 Hatherton Street, Walsall WS1 1YB.
- 2 (08.07.2019) The price stated to have been paid on 2 July 2019 was £580,000.
- 3 (08.07.2019) 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.
- 4 (08.07.2019) 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.

C: Charges Register

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

- 1 The land is subject to the following rights granted by a Deed dated 5 June 1963 made between (1) A G Chamberlain (Chemists) Limited (2) Cyril George Johnson and J Hepworth & Son Limited:-

"Hepworths as beneficial owners hereby grant unto Chamberlains full right and liberty for Chamberlains and their successors in title the owners and occupiers for the time being of Chamberlains property to discharge rainwater on to the roof of Hepworths' property in the position shown on the plan Number 648/25 attached hereto TO HOLD the same unto Chamberlains in fee simple."

NOTE: Copy plan filed.

- 2 (12.01.2004) 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.
- 3 (08.01.2025) REGISTERED CHARGE contained in a Debenture dated 19 December 2024 affecting also other titles.
- NOTE: Charge reference SF246936.*
- 4 (08.01.2025) Proprietor: MATTHEW JON REDDY of Celtic House, 135-140 Hatherton Street, Walsall WS1 1YB.

Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	31.05.2013 Edged and numbered 1 in blue (Part of):Edged and	2B Market Place (Ground Floor entrance, first and second floors and rear staircase and walkway leading thereto)	22.03.2013 10 years from and including 25.03.2013 to and including	WK468697

Schedule of notices of leases continued

	Registration date and plan ref. numbered 2 in blue (Part of)	Property description	Date of lease and term	Lessee's title
			24.03.2023	
2	16.11.2018 Edged and numbered 1 in blue (part of)	2 Market Place (ground and first floor premises)	06.07.2018 10 years beginning on, and including 6 July 2018 and ending on, and including 5 July 2028	WK501279
3	28.01.2019 Edged and numbered 2 in blue (part of)	2a Market Place (ground floor)	17.01.2019 10 years from and including 17/01/2019 to and including 16/01/2029	WK502899

End of register