

THIS IS A PRINT OF THE VIEW OF THE REGISTER OBTAINED FROM HM LAND REGISTRY SHOWING THE ENTRIES SUBSISTING IN THE REGISTER ON 6 OCT 2025 AT 15:56:18. 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: WM731476

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. Except as mentioned below, the title includes any legal easements granted by the registered lease but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

WEST MIDLANDS : BIRMINGHAM

- 1 (23.10.2000) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being 45 Walmley Road, Walmley, Sutton Coldfield, (B76 1NP).

NOTE: Only the ground floor shop is included in the title.

- 2 (23.10.2000) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : 25 August 2000
Term : 99 years from 25 December 1999
Rent : as therein mentioned
Parties : (1) Central Homes PLC
(2) Frank Marks and Union Pension Trustees Limited
- 3 (23.10.2000) There are excepted from the effect of registration all estates, rights, interests, powers and remedies arising upon, or by reason of, any dealing made in breach of the prohibition or restriction against dealings therewith inter vivos contained in the Lease.
- 4 (23.10.2000) The lessor's title is registered.
- 5 Unless otherwise mentioned the title includes any legal easements granted by the registered lease(s) but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

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 (16.02.2017) PROPRIETOR: FRANK MARKS of Pool House, 30 Dam Street, Lichfield WS13 6AA as trustees of the FVM SSAS and VICTORIA MARKS of Pool House, 30 Dam Street, Lichfield WS13 6AA as trustees of the FVM SSAS and POOL HOUSE TRUSTEES LIMITED (Co. Regn. No. 07313548) of Pool House, 30 Dam Street, Lichfield WS13 6AA as trustees of the FVM SSAS.
- 2 (23.10.2000) RESTRICTION: No disposition by a sole proprietor of the land (not being a trust corporation) under which capital money arises is to be registered except under an order of the registrar or of the

B: Proprietorship Register continued

Court.

- 3 (23.10.2000) The price, other than rents, stated to have been paid on the grant of the lease was £100,000.
- 4 (16.02.2017) The Transfer to the proprietor contains a covenant to observe and perform the covenants by the landlord contained in the lease referred to in the Schedule of Notices of Leases and of indemnity in respect thereof.
- 5 (16.02.2017) The covenant implied under section 4(1)(b) of the Law of Property (Miscellaneous Provisions) Act 1994 in the disposition to the proprietor is modified.

C: Charges Register

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

- 1 (23.10.2000) A Wayleave Agreement and Consent dated 22 March 2000 made between (1) Central Homes plc (Grantors) and (2) Midlands Electricity Plc (the Company) contains provisions in the following terms:-

"The Grantors hereby give the Company full and free licence and liberty and consent for the Company its servants workmen and others authorised by them to erect and or lay and use and thereafter from time to time repair inspect and maintain re-erect re-lay and remove electric lines either overhead or underground as the Company shall require for the transmission and distribution of electricity and the necessary service turrets poles stays ducts pipes and other apparatus appurtenant thereto (herein collectively referred to as "the said electric lines") (the right hereby granted to include the right to erect and or lay additional apparatus to that originally erected and laid in contradistinction from and in addition to the right already given to replace apparatus) over on and or under the said land on the plan Nod. M2008 annexed hereto and for any of the purposes aforesaid to enter upon the said land to execute all or any of such works as aforesaid and to break up and excavate so much of the said land as may from time to time be necessary and remove and dispose of any surplus earth PROVIDED that in so doing the Company shall cause as little damage as may be to the said land and shall so far as practicable make good and restore the surface thereof."

The said Agreement and Consent also contains the following conditions:-

"The Grantors hereby AGREES with the Company:-

(i) That he/she/they will not erect or permit to be erected any building or erection of any kind whatsoever or plant any trees under over or in close proximity to the said electric lines without first obtaining the prior approval of the Company such approval not to be unreasonably withheld.

(ii) Not to raise or lower the level of the said land which would in any way affect the rights hereby licensed.

(iii) That he/she/they will on any sale lease or other disposition of the said land or any part thereof sell lease or dispose of such land subject to this agreement."

THIS Agreement shall remain in force for a term of 99 years computed from the date hereof and shall continue thereafter from year to year until determined by either party giving to the other six months notice in writing.

NOTE: The land in this title forms part of the said land referred to.

- 2 (08.05.2009) The land is subject to the rights granted by a Lease dated 28 April 2009 for a term of 3 years.

NOTE: Copy filed.

Title number WM731476

C: Charges Register continued

3 (07.01.2013) The land is subject to the lease set out in the schedule of leases hereto.

Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	28.04.2025	45 Walmley Road (Ground Floor Shop)	24.03.2025 10 years from and including 24 March 2025	MM207934

End of register