A. PROPERTY REGISTER

containing the description of the registered land and the estate comprised in the Title

COUNTY

LEICESTERSHIRE

DISTRICT

HINCKLEY AND BOSWORTH

The Freehold land shown and edged with red on the plan of the above Title filed at the Registry registered on 15 March 1990 known as 12 Priesthills Road, Hinckley.

NOTE 1:-A Conveyance of the land tinted pink on the filed plan dated 27 August 1946 made between (1) Samuel Kimberley Geary and (2) Frances Mabel Wilcox contains the following provisions:-

"It is hereby declared that the wall dividing the messuage hereby conveyed from the adjoini messuage on the western side thereof and the down water spout on the northern side of the s premises are a joint or party wall and down water respectively and shall forever hereafter maintained at the joint and equal expense of the owner or owners for the time being of the messuage hereby conveyed and the said adjoining messuage respectively".

Printed in the United Kingdom for Her Majesty's Stationery Office by Multiform Printing 8138736 1/89 1507

TITLE NUMBER LT227522

B. PROPRIETORSHIP REGISTER

stating nature of the Title, name, address and description of the proprietor of the land and any entries affecting the right of disposi

TITLE ABSOLUTE

Entry number	Proprietor, etc.
1.	ANNE ELIZABETH KNIGHT of 16 Springfield Road, Hinckley, Leics., registered on 1990.

C. CHARGES REGISTER

containing charges, incumbrances etc., adversely affecting the land and registered dealings therewith

Entry number	The date at the beginning of each entry is the date on which the entry was made on this edition of the register	Remarks
1.	15 March 1990-A Conveyance of the land tinted pink on the filed plan dated 7 June 1907 made between (1) Bailey Ridgway and others (Vendors) and (2) Matthew Peach contains covenants details of which are set out in the Schedule hereto.	
2.	15 March 1990-A Conveyance of the land tinted blue on the filed plan and other land dated 29 April 1919 made between (1) Thomas Baxter and Fred Elliott Aucott (Vendors) and (2) William Goadby (Purchaser) contains covenants details of which are set out in the Schedule hereto.	

Any entries struck through are no longer subsisting

H.M. LAND REGISTRY LT 13

C. CHARGES REGISTER — continued.

Schedule of restrictive covenants

The following are details of the covenants contained in the Conveyance dated 29 April 1919 referred to in the Charges Register.

COVENANT by the Purchaser with the Vendors their heirs and assigns that he the Purchaser his heirs executors administrators and assigns would observe perform and fulfil the covenants stipulations and agreements set forth in the Schedule thereunder written.

THE SCHEDULE before referred to

1. No building other than dwellinghouses with or without stables coach houses garages greenhouses conservatories and necessary outbuildings should be erected on the land thereby conveyed and no building when erected should be converted into shops or business premises or be used for the purpose of carrying on any wholesale or retail business whatsoever. All buildings should be detached or semi detached and should be set back from the line of road no less than 12 feet.

H.M. LAND REGISTRY LT 13

C. CHARGES REGISTER — continued.

Schedule of restrictive covenants

e following are details of the covenants contained in the Conveyance dated 7 June 1907 ferred to in the Charges Register.

ND the said Matthew Peach for himself his heirs and assigns and so as to bind not only mself his heirs executors administrators and assigns but also (so far as practicable) the id piece of land hereby conveyed and the successive owner and owners and tenants thereof th hereby covenant with the Vendors their heirs and assigns that the said Matthew Peach his irs executors administrators and assigns will at all times hereafter observe perform and ep all and every covenants restrictions and agreements and set forth in the Schedule reunder written.

THE SCHEDULE above referred to

The said Matthew Peach shall within three calendar months from the date hereof erect and r ever thereafter maintain substantial and sufficient boundary fences or walls on the uthern and Eastern sides of the said piece of land hereby conveyed where marked with a "T" thin the boundary line as shown on the said plan endorsed on the back of these presents. case any such fences or walls shall not be duly made and maintained the owner or owners r the time being of the land immediately adjoining the said piece of land hereby conveyed y enter upon the said piece of land hereby conveyed and make or repair such fences or walls d recover the expense thereby incurred from the said Matthew Peach. No fence or wall shall used as an Advertising Station.

The said Matthew Peach shall not use exercise or carry on or permit or suffer to be used ercised or carried on in or upon the said piece of land hereby conveyed or any messuages or ellinghouses tenements or buildings which may be at any times erected or standing thereon on some part or parts thereof any noxious noisy or offensive trade or business whatsoever.

No buildings other than dwellinghouses with or without shops for carrying on retail sinesses shall be erected on the said piece of land hereby conveyed. All buildings shall set back from the line of road twelve feet.

Every dwellinghouse to be erected on the said piece of land hereby conveyed with proper d suitable outoffices thereto and to be occupied therewith shall be of not less value at e time of the completion thereof than one hundred and fifty pounds. The value of any ellinghouse shall be the amount of its net first cost in materials and labour of nstruction only estimated at the lowest current prices. No building to be erected on the id piece of land hereby conveyed shall be erected within six feet of the Southern boundary r within three feet of the Eastern boundary of the said piece of land hereby conveyed.

Before the erection of any buildings shall be commenced a copy of the Block Plans and a scription of the Buildings shall be deposited with the Vendors Surveyor for his approval d no deviation shall be made from such plans without the previous approval in writing of ch Surveyor.

The said Matthew Peach shall not be entitled to any right of light or air or other sement which would detract from or interfere with the free use and enjoyment by the Vendors any adjoining or neighbouring lands for building or other purposes.

The Building Lines shewn on the Sale Plan of the said Priesthills Building Estate and the ilding and other restrictions imposed upon Purchasers shall not be binding on the Vendors respect of any unsold lot or lots and the Vendors reserve the right of making at any time d from time to time any alteration in the mode of laying out the said Estate and in the mber and area of the Lots shewn on the said Sale Plan and in the Special and General nditions of Sale".

TE:-The "T" mark referred to affects the eastern boundary of the land in this title and the ilding line is set back 12 feet from Priesthills Road.

TITLE NUMBER LT227522

N.Z. LAND LT 19

C. CHARGES REGISTER

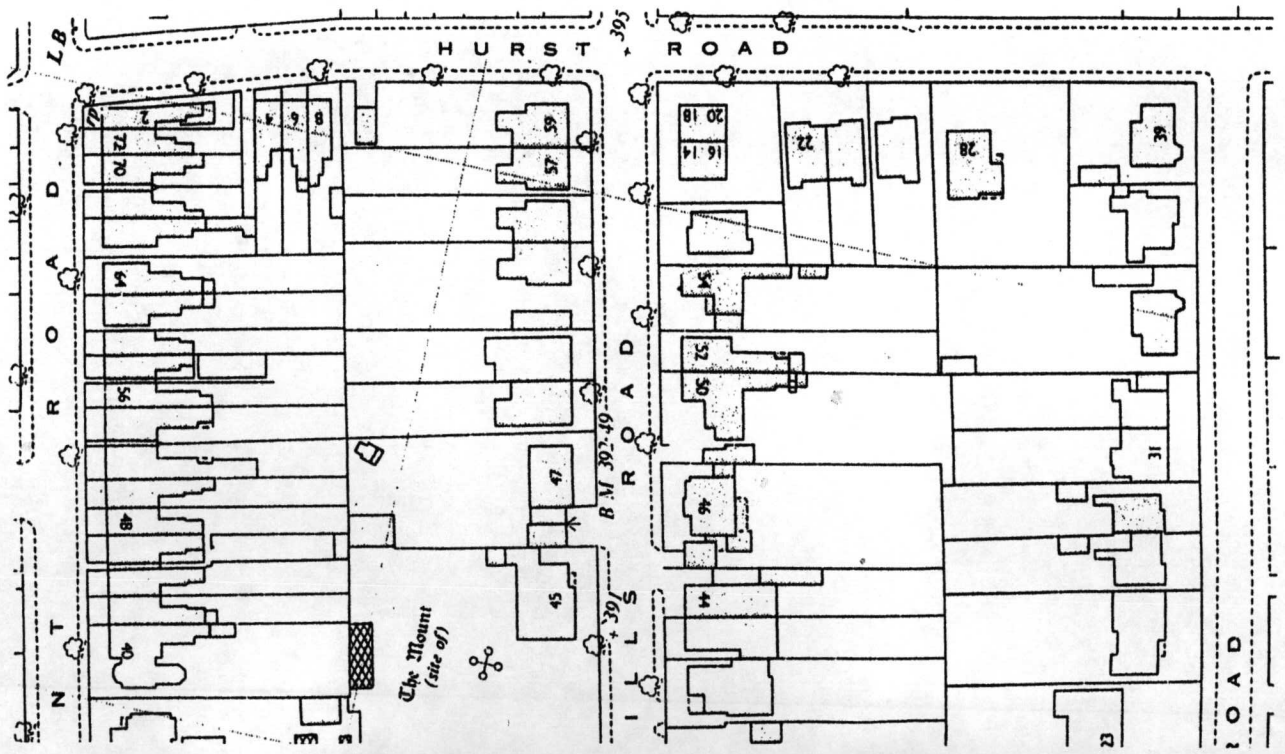
containing charges, incumbrances etc., adversely affecting the land and registered dealings therewith

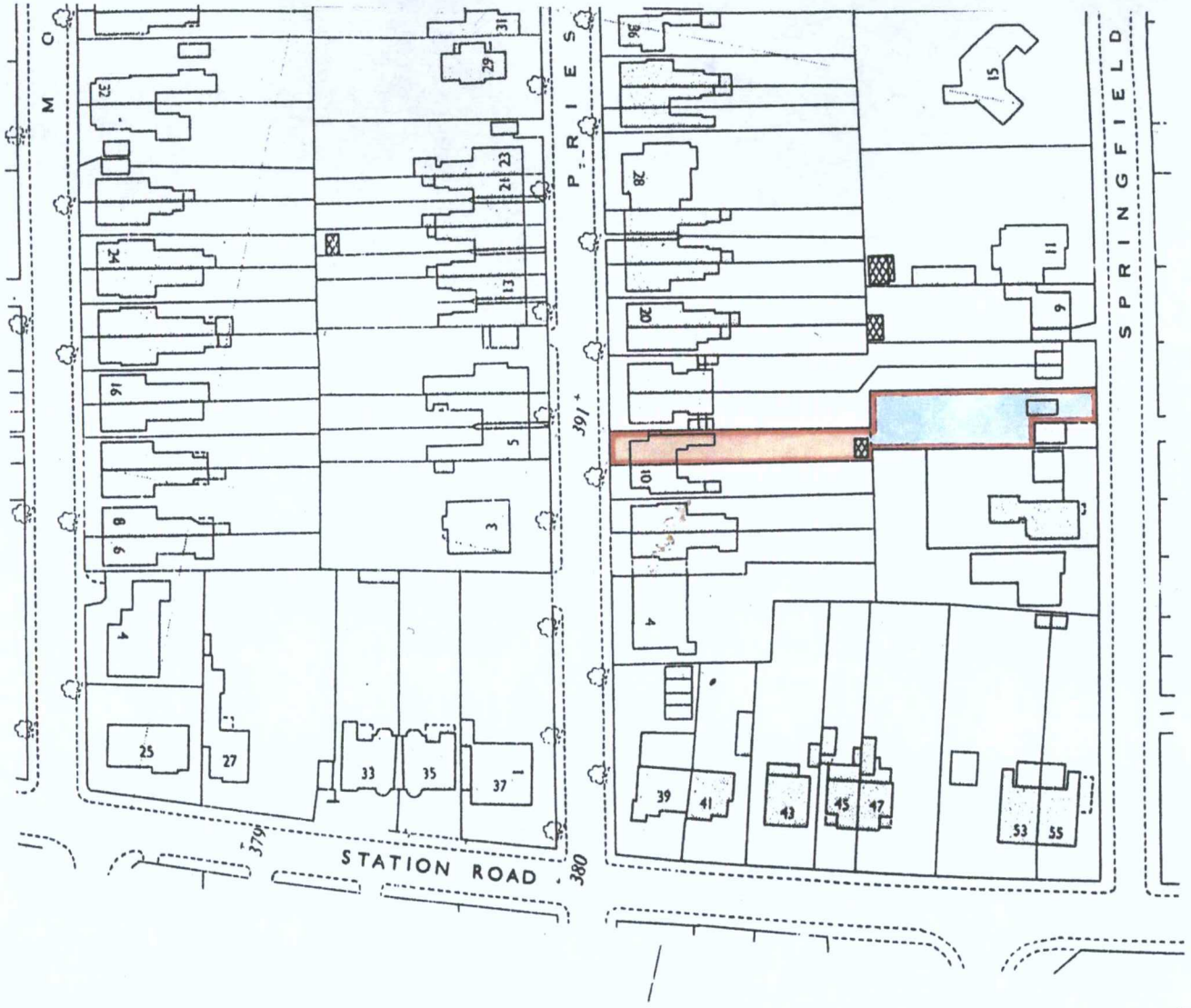
Entry number	The date at the beginning of each entry is the date on which the entry was made on this edition of the register	Remarks

GENERAL INFORMATION (continued)

ABBURTENANT RIGHTS AND PRIVILEGES

H.M. LAND REGISTRY		TITLE NUMBER LT227522	
ORDNANCE SURVEY PLAN REFERENCE	SP 4293	SECTION N	Scale 1/1250
COUNTY LEICESTERSHIRE	DISTRICT HINCKLEY AND BOSWORTH	© Crown copyright 1979	





CERTIFICATE COPY OF FILED PLAN
LAND REGISTRY
AB 3/90

The Ordnance
e plan filed at
this certificate

service (Land
any change of

(h) In the case of a possessory, qualified, or good leasehold title, all estates, rights, interests, and powers excepted from the effect of registration;

(i) Rights under local land charges unless and until registered or protected on the register in the prescribed manner;

(j) Rights of fishing and sporting, seignorial and manorial rights of all descriptions (until extinguished), and franchises;

(k) Leases for any term or interest not exceeding twenty one years

the title to the servient land if the proprietor of such land (after the presc is given to him) shows sufficient cause to the contrary.

The following overriding interests have been added to the list:

(1) Adverse rights, privileges and appurtenances appertaining to ot reputed to do so (Land Registration Rules, 1925, rule 258).

(2) All rights and title conferred on the National Coal Board (Coa section 41; Coal Industry Nationalisation Act 1946, section 5)