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Official copy of register of title

Title number WM915358

Edition date 10.10.2018

- This official copy shows the entries on the register of title on 07 AUG 2020 at 11:36:09.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 07 Aug 2020.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Coventry Office.

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 (04.10.2007) The Leasehold land shown edged with red on the plan of the above title filed at the Registry and being Land at Bedford Road, Camp Hill, Birmingham.
- 2 (04.10.2007) The title includes any legal easements referred to in clause LR11.1 of the registered lease but is subject to any rights that are granted or reserved by the lease and affect the registered land.
- 3 (04.10.2007) The land tinted pink on the title plan has the benefit of the following rights granted by a Conveyance of the freehold estate of the land tinted pink on the title plan dated 26 September 1958 made between (1) Evelyn Gertrude Clarke and Others (Vendors) and (2) Midland Heating and Ventilation Company Limited (Purchaser):-

"Together with all existing rights of way water light drainage and other easements and quasi easements privileges or advantages now or at any time heretofore used or enjoyed by or in connection with the property hereby conveyed through over or in connection with any adjoining property now or formerly of the vendors or their predecessors in title notwithstanding that by unity of ownership no such right easement quasi-easement privilege or advantage shall at or prior to the date hereof actually exist."
- 4 (04.10.2007) The Conveyance dated 29 September 1980 referred to in the Charges Register contains a provision as to light or air.
- 5 (04.10.2007) The Transfer dated 1 November 1994 referred to in the Charges Register contains a provision as to light or air.
- 6 (04.10.2007) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : 28 September 2006
Term : from 28 September 2006 ending 27 September 3005
Parties : (1) Dowding & Mills (U.K.) Limited (Lessor)
 (2) A & J Mucklow (Birmingham) Limited (Lessee)
- 7 (04.10.2007) The landlord's title is registered.

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 (24.05.2018) PROPRIETOR: EUTOPIA LAND LTD (Co. Regn. No. 10857677) of 40 Craven Street, London WC2N 5NG.
- 2 (24.05.2018) The price stated to have been paid on 30 April 2018 for the land in this title and titles WM816486 and WM94798 was £7,000,000.
- 3 (24.05.2018) 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.
- 4 (24.05.2018) The Transfer to the proprietor contains a covenant to observe and perform the covenants on the part of the Landlord contained in the leases referred to in the Schedule of Leases hereto and of indemnity in respect thereof.
- 5 (24.05.2018) 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 30 April 2018 in favour of Areo S.a.r.l referred to in the Charges Register or their conveyancer.
- 6 (10.10.2018) RESTRICTION: No disposition of the registered estate (other than a charge) by the proprietor of the registered estate or by the proprietor of any registered charge, is to be completed by registration without a certificate signed by a conveyancer that the provisions of paragraph 3.2 of Schedule 5 of an Agreement dated 22 December 2017 made between (1) A. & J. Mucklow (Investments) Limited and (2) Eutopia Land LTD have been complied with or that they do not apply to the disposition.

C: Charges Register

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

- 1 (04.10.2007) A Conveyance of the freehold estate dated 8 November 1920 made between (1) Thomas James Daniel (Vendor) and (2) The Midland Heating & Ventilation Company Limited (Purchaser) contains the following covenants:-

"The Purchasers do hereby for themselves their successors and assigns covenant with the Vendor his heirs executors and administrators that they the Purchasers will not at any time hereafter erect any building on the piece of land coloured blue on the said plan nearer Sandy Lane aforesaid than the line marked "Building Line" on the said plan."

NOTE: The land coloured blue referred to is tinted blue on the title plan. The building line referred to affects the western boundary of the land tinted blue on the title plan.
- 2 (04.10.2007) The land tinted blue on the title plan is subject to the following rights reserved by the Conveyance dated 8 November 1920 referred to above:-

"Subject to any public or other rights which may have arising or accrued over the land or respecting the user or enjoyment thereof."
- 3 (04.10.2007) A Conveyance of the freehold estate of the land tinted yellow on the title plan dated 29 September 1980 made between (1) The City Of Birmingham District Council and (2) Dowding & Mills (Midlands) Limited contains restrictive covenants and reserves rights.

NOTE: Copy filed under WM201822.
- 4 (04.10.2007) A Transfer of the freehold estate of the land tinted brown on the title plan dated 1 November 1994 made between (1) Birmingham City Council (Transferor) and (2) Carter Thermal Industries Limited (Transferee) contains restrictive covenants.

C: Charges Register continued

NOTE: Copy filed under WM604976.

- 5 (04.10.2007) The land tinted brown on the title plan is subject to the rights reserved by the Transfer dated 1 November 1994 referred to above.
- 6 (14.05.2010) The land is subject to the lease set out in the schedule of leases hereto.
- 7 (17.01.2018) By a Deed of variation and lease dated 22 December 2017 made between (1) A & J Mucklow (Birmingham) Limited (2) Sulzer Electro Mechanical Services (UK) Limited and (3) Sulzer (UK) Holdings Limited the terms of the lease dated 28 September 2006 referred to in the schedule of leases hereto were varied.

NOTE:-Copy filed under MM99427.

- 8 (24.05.2018) REGISTERED CHARGE dated 30 April 2018 affecting also other titles.

NOTE: Charge reference WM694798.

- 9 (24.05.2018) Proprietor: AREO S.A.R.L (incorporated in Luxembourg) of 55 Avenue Pasteur, L-2311, Luxembourg.
- 10 (24.05.2018) The proprietor of the Charge dated 30 April 2018 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.

Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	14.05.2010	Land on the east side of Bedford Road, Camp Hill	28.09.2006 from 28.9.2006 to 27.9.2018	WM967074

NOTE 1: The Lease comprises also other land.

NOTE 2: See entry in the Charges Register relating to a Deed of variation and lease dated 22 December 2017

2	17.01.2018	193 Camp Hill	22.12.2017 Beginning on and including 28.9.2018 and ending on and including 27.3.2020	MM99427
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NOTE 1: This is a reversionary lease

NOTE 2: The lease includes also other land.

End of register