



Official copy of register of title

Title number LT46644

Edition date 25.04.2024

- This official copy shows the entries on the register of title on 23 Aug 2024 at 15:25:01.
- 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 23 Aug 2024.
- 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 Leicester Office.

A: Property Register

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

LEICESTER

- 1 (10.12.1969) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 46 Melbourne Street, Leicester (LE2 0AS).
- 2 A Conveyance of the land in this title and other land dated 31 July 1933 made between (1) Walter Samuel Savige and Leonard Marsh (Vendors) and (2) Louisa Maud Jebbett (Purchaser) is expressed to grant the following rights. These rights are included in the registration only to the extent that they are legal and not equitable rights.

"Together with a right for the Purchaser and others the owners and occupiers for the time being of the messuages hereby conveyed (in common with all other persons entitled to a like right) to use the entry or passage running from the rear of the messuages hereby conveyed and also from the rear of the adjoining and neighbouring messuages Numbers 32, 34 36, 38, 40, 42, 44 and 50 Melbourne Street aforesaid into Melbourne Street aforesaid The Purchaser and the persons deriving title under the Purchaser contributing a proportionate part of the cost and expense of keeping the said entry or passage in repair."

- 3 The Conveyance dated 31 July 1933 referred to above contains the following provision:-

"It is hereby agreed and declared that the walls and fence walls dividing the messuages hereby conveyed from the adjoining messuages on either side thereof are party walls and party fence walls and shall at all times hereafter be kept and maintained accordingly And further that all eaves spouts down rainwater spouts down rainwater spouts cisterns drains water supply pipes and any other matters and things now used or intended to be used in common in connection with the messuages hereby conveyed and any adjoining or neighbouring messuages shall continue to be so used and shall at all times hereafter be kept and maintained in repair at the joint and rateable expense of the owners for the time being of the messuages entitled to use the same And further that the Purchaser and the persons deriving title under the Purchaser shall have no right of light or air (other than as now used and enjoyed in connection with the messuages hereby conveyed) over the adjoining property now or formerly belonging to the Vendors and shall not erect or cause to be erected any structures or thing which will interfere with the free flow of light and air to such adjoining property."

A: Property Register continued

- 4 The Transfer dated 11 January 1988 referred to in the Charges Register was made pursuant to Part V of the Housing Act 1985 and the land has the benefit of and is subject to such easements as are granted and reserved in the said Deed and the easements and rights specified in paragraph 2 of Schedule 6 of the said Act.

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 (25.04.2024) PROPRIETOR: HAVABIBI FAIZ FAKIRBHAI of 46 Melbourne Street, Leicester, LE2 0AS.
- 2 (12.06.2017) 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 9 June 2017 in favour of Together Commercial Finance Limited referred to in the Charges Register.
- 3 (25.04.2024) The price stated to have been paid on 19 April 2024 was £200,000.
- 4 (25.04.2024) 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 19 April 2024 in favour of Together Commercial Finance Limited referred to in the Charges Register.

C: Charges Register

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

- 1 A Conveyance of the land in this title and other land dated 4 September 1895 made between (1) Samuel Harris and (2) Maria Potter contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 A Transfer of the land in this title dated 11 January 1988 made between (1) The Leicester City Council and (2) Mohanlal Makankala Patel and Niruben Mohanlal Patel contains restrictive covenants.
NOTE: Original filed.
- 3 (12.06.2017) REGISTERED CHARGE dated 9 June 2017.
- 4 (12.06.2017) Proprietor: TOGETHER COMMERCIAL FINANCE LIMITED (Co. Regn. No. 2058813) of Lake View, Lakeside, Cheadle SK8 3GW, trading as Together.
- 5 (25.04.2024) REGISTERED CHARGE dated 19 April 2024.
- 6 (25.04.2024) Proprietor: TOGETHER COMMERCIAL FINANCE LIMITED (Co. Regn. No. 2058813) of Lake View, Lakeside, Cheadle SK8 3GW.

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 4 September 1895 referred to in the Charges Register:-

"The said Maria Potter doth hereby for herself her heirs executors administrators and assigns covenant and agree with and to the said Samuel Harris his heirs and assigns That she the said Maria Potter her heirs or assigns will at her own expense for ever hereafter maintain a good brick wall nine inches thick or a wall four and a half inches thick with piers and of the height of six feet at the least above the surface of the ground along the South East line or boundary of the said

Schedule of restrictive covenants continued

piece or plot of land hereby conveyed between the points B to C as shewn by the plan drawn hereon And also shall and will at her like expense maintain a dwarf wall with piers iron coping palisade fence and a gate or gates of such height material and design as shall be approved by the said Samuel Harris or his Surveyor along the front or South West boundary of the piece or plot of land hereby conveyed And also an open iron fence or other open fence from the point A to B as shewn on the said plan And shall not nor will at any time hereafter erect any building on the land or ground hereby conveyed within the space of eight feet from the line of the said boundary fronting the said street called Melbourne Street except a bay window or windows not to project more than two feet six inches from the face of the front wall of the house or houses And Also that the house or houses to be erected on the said piece or plot of land hereby conveyed shall front the said street. And also shall not at any time hereafter permit or suffer any dwellinghouse or houses erected or to be erected on the said piece of land hereby conveyed to be used as a Public House Beer House or Wine or Spirit Shop or suffer any retail trade or any offensive business or any manufacture to be carried on or working machines of any description to be used in any building erected or to be erected thereon nor permit any pigs or offensive animals to be kept or fed on the said premises And also shall not erect any dwellinghouse or houses on the said piece of land of less annual value than fifteen pounds the elevations of the house or houses being first submitted to and approved by the said Samuel Harris or his Surveyor And also that she the said Maria Potter her heirs or assigns will at her own expense maintain the side causeway in the said street to the extent of the boundary of the piece of land hereby conveyed to the satisfaction of the Sanitary Authority for the Borough of Leicester And also will until the said Street shall be adopted and repaired by the said Authority keep and maintain in repair one half of the width of the said street to the extent of the boundary of the piece of land hereby conveyed including the causeway abutting on such land."

NOTE: No points B to C or A to B as referred to were shown on the Conveyance Plan.

End of register