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Official copy of register of title

Title number LT338205

Edition date 22.03.2021

- This official copy shows the entries on the register of title on 16 FEB 2024 at 09:18:23.
- 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 16 Feb 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.

LEICESTERSHIRE : BLABY

- 1 (14.11.2001) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Land on the South side of Seine Lane, Enderby, Leicester.
- 2 (14.11.2001) A Conveyance of the land edged blue on the filed plan dated 29 March 1965 made between Ann Marston Moore and others and (2) Norman Ellis Shropshire contains the following provision:-

"IT IS HEREBY AGREED AND DECLARED between the parties hereto as follows:-

(i) All ways drains pipes cables or conduits and other matters and things now used and enjoyed or intended to be used and enjoyed in common by the owners and occupiers for the time being of the property hereby conveyed and of the Vendors' adjoining or neighbouring property shall continue to be so used and enjoyed and shall be repaired and maintained at the fair and proportionate expense of the owners of the properties entitled to use the same

(ii) For the purpose of this Conveyance the adjoining or neighbouring property of the Vendor consists of Fields 47 66 and 70 on the plan annexed hereto"

NOTE: Copy plan filed.

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 (16.11.2012) PROPRIETOR: HELEN ELIZABETH KNOWLES of Narborough Wood House, Desford Road, Enderby, Leicestershire LE19 4AD and SARAH JANE SHROPSHIRE-BODDY of The Manor, Enderby Road, Thurlaston, Leicester LE9 7TF.
- 2 (16.11.2012) RESTRICTION: No disposition by a sole proprietor of the

B: Proprietorship Register continued

registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.

- 3 (22.03.2021) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction is to be registered without a certificate signed by BDW Trading Limited (Co. Regn, No, 03018173) that the provisions of Barratt House, Cartwright Way, Bardon Hill, Coalville, Leicestershire LE67 1UF or its conveyancer of the provisions of clause 5 of an Agreement dated 16 March 2021 made between (1) Helen Elizabeth Knowles and Sarah Jane Shropshire-Boddy and (2) BDW Trading Limited 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 (22.03.2021) UNILATERAL NOTICE in respect of a sale and purchase agreement dated 16 March 2021 made between (1) Helen Elizabeth Knowles and Sarah Jane Shropshire-Boddy and (2) BDW Trading Limited.
- 2 (22.03.2021) BENEFICIARY: BDW Trading Limited (Co. Regn. No. 03018173) of Barratt House, Cartwright Way, Forest Business Park, Bardon Hill, Coalville, Leicestershire LE67 1UF and care of Eversheds Sutherland (International) LLP, 115 Colmore Row, Birmingham B3 3AL
(Ref:AdamsT.130209.000538.

End of register