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Official copy of register of title

Title number WK536969

Edition date 21.12.2023

- This official copy shows the entries on the register of title on 29 OCT 2025 at 11:32:22.
- 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 29 Oct 2025.
- 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, Gloucester Office.

A: Property Register

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

WARWICKSHIRE : RUGBY

1 (22.06.1993) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Land lying to the west of Essex Street, Rugby.

2 A Conveyance of the land edged and numbered 2 in blue on the title plan dated 30 July 1904 made between (1) Frederick Watson and (2) Oliver Avery contains the following provision:-

"The fence on the south side of the said premises being a party fence to be upheld and maintained accordingly."

3 The land has the benefit of the rights granted by but is subject to the rights reserved by a Transfer of the land in this title dated 14 June 1993 made between (1) The English Electric Company Limited and (2) GEC Alsthom Limited.

NOTE: Copy filed under WK348012.

4 (07.12.2022) The land has the benefit of any legal easements granted by the Transfer dated 6 September 2021 referred to in the Charges Register but is subject to any rights that are reserved by the said deed and affect the registered land.

5 (21.12.2023) The Transfer dated 1 December 2023 referred to in the Charges Register contains a provision as to light or air and a provision relating to the creation and/or passing of easements.

6 (21.12.2023) The land has the benefit of any legal easements granted by a Deed dated 1 December 2023 made between (1) Key Property Investments (Number Two) Limited (2) GE Steam Power Ltd and (3) St. Modwen Homes Limited.

NOTE: Copy 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 (21.12.2023) PROPRIETOR: ST. MODWEN HOMES LIMITED (Co. Regn. No. 09095920) of Two, Devon Way, Birmingham B31 2TS.
- 2 (21.12.2023) The price stated to have been paid on 1 December 2023 was £5,100,000 inclusive of VAT.
- 3 (21.12.2023) 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 a conveyancer that the provisions of clause 12.7(c) of the Transfer dated 1 December 2023 referred to in the charges register have been complied with or that they do not apply to the disposition.
- 4 (21.12.2023) RESTRICTION: No transfer of the registered estate by the proprietor of the registered estate is to be registered without a certificate signed by a conveyancer that the provisions of clause 10.1 of the Deed dated 1 December 2023 referred to in the property register 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 An Agreement dated 29 January 1870 made between (1) The Local Board of Health for the District of Rugby and (2) John Bromwich relates to the construction of a sewer in the approximate position shown by a blue broken line on the title plan.

NOTE: Copy filed under WK348012.

- 2 A Conveyance of the land edged and numbered 2 in blue on the title plan dated 3 October 1870 made between (1) James Smith Barnwell and John Bromwich (Trustees) and (2) Ann Greenhill (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.

- 3 A Conveyance of the land edged and numbered 5 in blue on the title plan dated 4 March 1871 made between (1) James Smith Barnwell and John Bromwich (Trustees) and (2) Thomas Beck (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.

- 4 A Conveyance of the land edged and numbered 6 in blue on the title plan dated 5 April 1898 made between (1) Thomas Webb Willard and Arthur George Salter (Vendors) and (2) William David Sturgess (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.

- 5 The land edged and numbered 4 in blue on the title plan is subject to the following rights contained in a Conveyance thereof dated 19 May 1903 made between (1) Sidney John Dicksee (Vendor) and (2) Willans and Robinson Limited (The Company):-

Subject to the rights of The Urban District Council of Rugby in respect of the sewerage pipe shewn approximately on the said plan unto and to the use of the Company and its assigns.

NOTE: The approximate position of the sewer referred to is shown by a blue broken line on the title plan.

- 6 The land is subject to the following rights granted by a Conveyance of the land edged and numbered 3 in blue on the title plan and other land to the south thereof dated 23 June 1910 made between (1) Willans & Robinson Limited (The Company) and (2) John Frederick Robinson (The Trustees):-

TOGETHER with a right to discharge rain water and clean surface water into the Company's ditch by means of a pipe to be laid in the direction shewn by the Green line on the said Plan at a level and in a line to be agreed to by the Company's Surveyor for the time being but such right to be available only so long as there is no public or other sewer or surface water drain to which such pipe may be connected And also the

C: Charges Register continued

right from time to time where occasion shall require to enter on the land of the Company for the purpose of repairing or renewing the said two pipes the Association doing as little damage as may be to the land under which the said two pipes shall be laid respectively in constructing laying repairing and renewing the same respectively and restoring the surface of the soil and everything erected thereon without any unreasonable delay.

NOTE: The green line referred to is shown by a mauve broken line on the title plan. The ditch referred to is shown by a red broken line on the title plan

7 By a Conveyance dated 30 December 1935 made between (1) Willans & Robinson Limited (The Vendors) (2) George Robert Freeman (The Liquidator) and (3) The English Electric Company Limited (The Purchasers) the land edged and numbered 1, 4 and 7 in blue on the title plan was conveyed subject as follows:-

"SUBJECT TO all (if any) obligations stipulations restrictions and restrictive covenants and conditions so far as the same are still subsisting and capable of taking effect."

8 The land edged and numbered 1, 4 and 7 in blue on the title plan is subject to the following rights contained in the Conveyance dated 30 December 1935 referred to above:-

"SUBJECT TO and with the benefit of all (if any) rain water drains watercourses rights easements so far as the same are still subsisting and capable of taking effect."

9 An Agreement dated 27 January 1969 made between (1) The English Electric Company Limited and (2) West Midlands Gas Board relates to the laying of a drain.

NOTE: Copy (without plan) filed under WK348012.

10 The land affected thereby is subject to the rights granted by a Deed of Grant dated 6 October 1977 made between (1) The English Electric Company Limited (The Grantor) and (2) Rugby Borough Council (The Council).

The said Deed also contains covenants by the Grantor.

NOTE:-Copy filed WK348012.

11 (07.12.2022) A Transfer of the land in this title dated 6 September 2021 made between (1) General Electric Energy UK Limited and (2) Key Property Investments(Number Two) Limited contains restrictive covenants.

NOTE: Copy filed under WK348012.

12 (21.12.2023) A Transfer of the land in this title dated 1 December 2023 made between (1) Key Property Investments (Number Two) Limited and (2) St. Modwen Homes Limited contains restrictive covenants.

NOTE: Copy filed.

13 (21.12.2023) The land is subject to any rights that are reserved by the Transfer dated 1 December 2023 referred to above and affect the registered land.

14 (21.12.2023) The Transfer dated 1 December 2023 referred to above contains a covenant as to the grant of rights in the events therein mentioned.

Schedule of restrictive covenants

1 The following are details of the covenants contained in the Conveyance dated 3 October 1870 referred to in the Charges Register:-

"AND the Purchaser doth hereby conveyed for herself her heirs and assigns covenant with the Trustees their heirs and assigns that she her

Schedule of restrictive covenants continued

heirs and assigns will in respect of the premises hereby conveyed observe and be bound by the regulations as to building and otherwise for the benefit of the Estate now or lately belonging to the said Trustees lying adjacent or contiguous to the piece of ground hereby conveyed and of which such Estate the said piece of ground hereby conveyed is part which are set forth in the Second Schedule hereto

THE SECOND SCHEDULE above referred to

Being the Building Regulations referred to in the above

written Indenture

THE Purchaser shall fence the back the west and the east sides of the said piece of land hereby conveyed and the fences shall be of the following dimensions and descriptions namely At the back or west side thereof a brick wall not less than five feet in height above the ground and to the front or east side a pale fence five feet high No building shall be erected which shall project beyond the line of the buildings now standing on the adjacent land and no building shall be set back to back and no building shall be erected of less value than seventy pounds exclusive of the cost of site No building shall be erected for or at any time used as an Inn or public house or place for the sale of spirituous liquors or beer (except with the special license of the Vendors) or a slaughter house candle soap or hat manufactory tanyard brick kiln or Tinmans or Blacksmiths or Wheelwright's Shop and there shall not at any time be carried on or done in or upon the piece of parcel of land hereby conveyed or in any building to be erected thereon any noxious offensive or noisy trade or business or any trade or business or other act or thing which may be or grow to be a nuisance or annoyance to the Vendors or the owners and occupiers of the adjoining lands or houses."

2 The following are details of the covenants contained in the Conveyance dated 4 March 1871 referred to in the Charges Register:-

"AND the Purchaser doth hereby for himself his heirs and assigns Covenant with the said Trustees their heirs and assigns that he his heirs and assigns will in respect of the premises hereby conveyed observe and be bound by the regulations as to building and otherwise for the benefit of the Estate now or lately belonging to the said Trustees lying adjacent and contiguous to the piece of Ground hereby conveyed and of which such Estate the said piece of ground hereby conveyed is part which are set forth in the Second Schedule hereto

THE SECOND SCHEDULE above referred to

Being the Building regulations referred to in the above written Indenture

The Purchaser shall fence the back or West and the East sides of the said piece of Ground hereby conveyed and the fences shall be of the following dimensions and descriptions namely

At the back or West side thereof a brick wall not less than Five feet in height above the ground and to the front a pale fence five feet in height - No building shall be erected which shall project beyond the line of the Buildings now standing on the adjacent land - No building shall be set back to back and no Building shall be erected of less value than Seventy pounds exclusive of the Costs of site - No building shall be erected for or at any time used as an Inn or Public House or place for the sale of Spirituous liquors or beer (except with the special license of the Vendors) or a Slaughter House, Candle Soap or Hat Manufactory, Tan Yard, Brick Kiln or Tinmans or Blacksmiths or Wheelwrights Shop and there shall not at any time be carried on or done in or upon the piece of Land hereby conveyed or in any Building to be erected thereon any noxious offensive or noisy trade or business or any trade or business or other act or thing which may be or grow to be a nuisance or annoyance to the Vendors and the Owners and Occupiers of

Schedule of restrictive covenants continued

the adjoining Lands or Houses."

3 The following are details of the covenants contained in the Conveyance dated 5 April 1898 referred to in the Charges Register:-

"The Purchaser hereby COVENANTS with the Vendors and as a separate covenant with each of them in manner following AND ALSO that the purchaser his heirs and assigns will not at any time hereafter erect any building upon or use any part of the said land for the carrying on of offensive trades and that any workshops or stabling shall be erected on the rear side of the said land only and not on the front half thereof AND that the purchaser his heirs and assigns will at all times adhere to the building line shown on the said plan and that a plan and elevation of every proposed building together with a notice of the use to which the building is intended to be put shall be submitted to and approved by the said Thomas Webb Willard as Surveyor to the Vendors before erection otherwise the purchaser neglecting or failing so to do shall in each instance pay and the Purchaser hereby covenants with the Vendors to pay to them on demand the sum of Ten pounds as liquidated damages and not as a penalty."

NOTE: The building line referred to is shown by a brown broken line on the title plan.

End of register