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Official copy of register of title

Title number SF626368

Edition date 29.08.2017

- This official copy shows the entries on the register of title on 23 AUG 2021 at 14:31:11.
- 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 2021.
- 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, Birkenhead 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.

STAFFORDSHIRE : STAFFORDSHIRE MOORLANDS

- 1 (12.06.2017) The Leasehold land demised by the lease referred to below which lies within the area shown edged with red on the plan of the above Title filed at the Registry and being The George, Alstonefield, Ashbourne (DE6 2FX).
- 2 (12.06.2017) The land has the benefit of the rights reserved by but is subject to the rights granted by a Deed of Grant dated 3 November 1981 made between (1) Ind Coope (West Midlands) Limited (2) Allied Breweries (UK) Limited and (3) Michael William Goodwin and Jean Emily Goodwin.
NOTE: Copy filed under SF355275.
- 3 (12.06.2017) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : 29 September 2006
Term : 21 years starting on 18 May 2006 and ending on 17 May 2027
Parties : (1) The Wolverhampton & Dudley Breweries Plc
(2) Emily Charlotte Hammond
- 4 (12.06.2017) The Lease prohibits or restricts alienation.
- 5 (12.06.2017) By a Deed dated 4 January 2008 made between (1) Marston's Plc as agent and attorney for Marston's Pubs Limited and (2) Emily Charlotte Hammond the terms of the registered lease were varied.
NOTE: Copy Deed filed.
- 6 (12.06.2017) 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 (29.08.2017) PROPRIETOR: PENROSE JOHNSON LIMITED (Co. Regn. No. 10644132) of The George, Alstonefield, Ashbourne DE6 2FX.
- 2 (29.08.2017) The price stated to have been paid on 14 August 2017 was £30,000.

C: Charges Register

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

- 1 (12.06.2017) A Conveyance of the freehold estate in the land in this title and other land dated 11 August 1950 made between (1) Henry Wright Whitaker and others (Vendors) (2) John Curzon (3) Constance Aimee Johanna Coaker and (4) Strettons Derby Brewery Limited (Purchasers) contains the following covenants:-

"THE Purchasers hereby covenant with the Vendors that they the Purchasers will for ever hereafter permit the owner or owners for the time being of the Harpur Crewe Settled Estates in Staffordshire and his or their agents twice in every year to have the use of a suitable room in the said Hotel free from all charge for the purpose of conducting a rent audit

THE Purchasers hereby covenant with the Vendors for the benefit of the remainder of the Harpur Crewe Settled Estates in Staffordshire that they the Purchasers and their successors in title will submit to the owner or owners for the time being of the Harpur Crewe Settled Estates all plans and elevations in respect of any proposed alterations to the exterior of the property hereby conveyed and will not carry out any such alterations without the written consent of such owner or owners first obtained."

- 2 (12.06.2017) The land is subject to any rights that are reserved by clause LR11.2 of the registered lease dated 29 September 2006 and affect the registered land.

End of register