

Title Number : WM420896

This title is dealt with by HM Land Registry, Coventry Office.

The following extract contains information taken from the register of the above title number. A full copy of the register accompanies this document and you should read that in order to be sure that these brief details are complete.

Neither this extract nor the full copy is an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy.

This extract shows information current on 12 AUG 2020 at 23:24:29 and so does not take account of any application made after that time even if pending in HM Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: WM420896
Address of Property	: 33 Forest Road, Moseley (B13 9DH)
Price Stated	: £355,000
Registered Owner(s)	: SALMAN MOHAMMED QURESHI and MOHAMMED JAFER QURESHI of 33 Forest Road, Moseley, Birmingham B13 9DH.
Lender(s)	: Bank of Scotland PLC

## Title number WM420896

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 12 AUG 2020 at 23:24:29. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

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### A: Property Register

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

WEST MIDLANDS : BIRMINGHAM

- 1 (23.12.1987) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 33 Forest Road, Moseley (B13 9DH).
- 2 A Conveyance of the land in this title dated 18 February 1956 made between (1) Edward Cyril Barber and (2) Thomas Stevenson contains the following provision:-  
  
"IT IS HEREBY AGREED AND DECLARED that the wall dividing the property hereby conveyed from the adjoining property on the west and running from the front or southerly boundary of the property to the south west corner of the said garage and also the westerly wall of the said garage for the whole extent thereof shall be deemed to be party walls and shall be maintainable and repairable accordingly."

### 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 (09.09.2003) PROPRIETOR: SALMAN MOHAMMED QURESHI and MOHAMMED JAFER QURESHI of 33 Forest Road, Moseley, Birmingham B13 9DH.
- 2 (09.09.2003) The price stated to have been paid on 4 July 2003 was £355,000.
- 3 (09.09.2003) RESTRICTION: No disposition by a sole proprietor of the land (not being a trust corporation) under which capital money arises is to be registered except under an order of the registrar or of the Court.

### 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 30 September 1886 made between (1) Martha Ann Crichley (2) Henry Withers Yarwood and (3) David Kimberley contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 (09.09.2003) REGISTERED CHARGE dated 4 July 2003 to secure the moneys including the further advances therein mentioned.
- 3 (11.01.2008) Proprietor: BANK OF SCOTLAND PLC (Scot. Co. Regn. No. SC327000) of Halifax Division, 1 Lovell Park Road, Leeds LS1 1NS.

## Schedule of restrictive covenants

1 The following are details of the covenants contained in the Conveyance dated 30 September 1886 referred to in the Charges Register:-

Henry Withers Yarwood doth hereby for himself his heirs executors administrators and assigns that he the said Henry Withers Yarwood his heirs or assigns will not at any time hereafter erect or make any building or obstruction other than fence between the dotted line drawn on the said plan and Forest Road aforesaid which said line is marked building line on the said plan and is at a distance of 10 yards from Forest Road aforesaid AND FURTHER that no building other than detached or semi-detached dwellinghouses either with or without stables coachhouses greenhouses conservatories and necessary outbuildings shall be erected or built by the said Henry Withers Yarwood his heirs or assigns upon the said plot of land or any part thereof AND FURTHER that the outlay in the erection of each detached dwellinghouse and outbuildings shall not be less than £750 and the outlay in the erection of each pair of semi-detached houses and outbuildings shall not be less than £1,400 AND FURTHER that no messuage or other building to be erected on the said plot of land hereinbefore expressed to be hereby granted and conveyed or any part thereof shall be used for any other purpose than that of a private dwellinghouse and nothing shall be done on the said plot of land or any part thereof which shall be a nuisance to the said Martha Ann Crichley her heirs or assigns or the person or persons for the time being owning or occupying any of the land adjacent or in the neighbourhood of the said plot of land AND FURTHER that no brickyard or stone quarry shall be opened on the said plot of land hereinbefore expressed to be hereby granted nor shall any bricks or tiles be made thereon nor shall any clay or lime be burnt thereon or on any part thereof AND the said Henry Withers Yarwood his heirs and assigns shall not nor shall any other person or persons excavate for sale any gravel or other material of any kind whatsoever from or upon the said plot of land or any part thereof.

End of register