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Official copy of register of title

Title number HW148935

Edition date 06.11.2014

- This official copy shows the entries on the register of title on 11 NOV 2016 at 14:18:31.
- 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 11 Nov 2016.
- 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 Land Registry, Coventry Office.

A: Property Register

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

WORCESTERSHIRE : BROMSGROVE

- 1 (24.11.1994) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 44 Hanbury Road, Stoke Heath, Bromsgrove (B60 4LU).

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 (03.08.2005) PROPRIETOR: PUNCH PARTNERSHIPS (PML) LIMITED (Co. Regn. No. 3321199) of Jubilee House, Second Avenue, Burton-on-Trent, Staffs DE14 2WF.
- 2 (27.12.2002) RESTRICTION: Except under an order of the registrar no disposition or dealing by the proprietor of the land is to be registered without the consent of the proprietor of the Charge dated 21 November 2002 in favour of Deutsche Trustee Company Limited referred to in the Charges Register.
- 3 (03.08.2005) A Transfer of the land in this title and other land dated 21 November 2002 made between (1) Cousin of Pubmaster Limited and (2) Pubmaster Limited contains purchaser's personal covenant(s) details of which are set out in the schedule of personal covenants hereto.

The Transfer to the present proprietor contains a covenant to observe and perform the aforesaid covenant(s) and of indemnity in respect thereof.
- 4 (06.11.2014) 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 written consent signed by the proprietor for the time being of the Charge dated 7 October 2014 in favour of Deutsche Trustee Company Limited referred to in the Charges Register.

Schedule of personal covenants

1 The following are details of the personal covenants contained in the Transfer dated 21 November 2002 referred to in the Proprietorship Register:-

1. "The Transferee hereby covenants for itself and its successors in title and assigns with the Transferor with the object and intent of affording to the Transferor a full and sufficient indemnity against all actions, claims and liabilities in respect thereof that the Transferee and its successors in title and assigns will from the date hereof and perform:

1.1 the covenants, agreements, restrictions, stipulations, provisions, conditions and other matters contained or referred to in the registers of the above numbered titles (so far as the same relate to any one of the Properties and are still enforceable); and

1.2 The covenants and obligations on the part of the Landlord contained in the Occupational Lease listed below;

and will indemnify and keep indemnified the Transferor from and against all actions, claims, demands, losses, costs, expenses, damages and liabilities relating to any breach thereof by the Transferee, its successors in title and assigns.

2. 'Occupational Leases' means:

2.1 Lease dated 13 October 1994 in relation to a portfolio of public houses in England and Wales known as the green portfolio made between (1) Scottish Amicable Life Assurance Society (2) Son of Pubmaster Limited and (3) Pubmaster Limited;

2.2 Lease dated 13 October 1994 in relation to a portfolio of public houses in England and Wales known as the blue portfolio made between (1) Scottish Amicable Life Assurance Society (2) Son of Pubmaster limited and (3) Pubmaster Limited;

2.3 Lease dated 13 October 1994 in relation to a portfolio of public houses in England and Wales known as the yellow portfolio and made between Scottish Amicable Life Assurance Society (2) Son of Pubmaster Limited and (3) Pubmaster Limited;

2.4 Lease dated 13 October 1994 in relation to a portfolio of public houses in England and Wales known as the red portfolio made between (1) Strathclyde Regional council (whose successor is Glasgow City Council (2) Son of Pubmaster Limited and (3) Pubmaster Limited;

2.5 Lease dated 10 July 1996 in relation to a portfolio of public houses in England and Wales known as the fawn portfolio made between (1) The Council of the Borough of South Tyneside as administering authority for the Tyne and Wear Pension Fund (2) Daughter of Pubmaster Limited and (3) Pubmaster Limited

and Lease dated 8 March 1997 in relation to a portfolio of public houses in England and Wales known as the pink portfolio made between (1) South Yorkshire Pensions Authority (2) Daughter of Pubmaster Limited and (3) Pubmaster Limited."

NOTE: The Properties referred to above are those listed in the Transfer.

C: Charges Register

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

1 (27.12.2002) REGISTERED CHARGE contained in a Third Supplemental Pubmaster Deed of Charge dated 21 November 2002 affecting also other titles to secure the moneys including the further advances therein mentioned.

NOTE 1: The proprietor of this charge is obliged to make further advances in accordance with the mortgage terms and conditions

C: Charges Register continued

NOTE 2: Charge reference NGL723322.

- 2 (27.12.2002) Proprietor: DEUTSCHE TRUSTEE COMPANY LIMITED (Co. Regn. No. 338230) of Winchester House, 1 Great Winchester Street, London EC2N 2DB. (Ref: COP transfer).
- 3 (03.08.2005) The land is subject to the lease set out in the schedule of leases hereto.
- 4 (06.11.2014) REGISTERED CHARGE contained in a Punch Taverns B Second Priority Deed of Charge dated 7 October 2014 affecting also other titles.

NOTE: Charge reference SYK428293.

- 5 (06.11.2014) Proprietor: DEUTSCHE TRUSTEE COMPANY LIMITED (Co. Regn. No. 338230) of Winchester House, 1 Great Winchester Street, London EC2N 2DB.
- 6 (06.11.2014) The proprietor of the Charge dated 7 October 2014 referred to above is under an obligation to make further advances. These advances will have priority to the extent afforded by section 49(3) Land Registration Act 2002.

Schedule of notices of leases

- | | | | |
|---|------------|-------------------------------|---|
| 1 | 03.08.2005 | The Hanbury Turn Public House | 07.11.2001
3 years from
07.11.2001
thereafter as
therein
mentioned |
|---|------------|-------------------------------|---|

NOTE: Copy filed

End of register