

The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.



# Official copy of register of title

Title number HE33084

Edition date 27.04.2011

- This official copy shows the entries on the register of title on 25 MAR 2024 at 12:01:15.
- 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 25 Mar 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, Telford Office.

## A: Property Register

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

HEREFORDSHIRE

- 1 (06.01.1995) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Wheelwright Arms, Pencombe, Bromyard (HR7 4RN).
- 2 (02.03.2007) The land has the benefit of the rights granted by but is subject to the rights reserved by a Transfer dated 30 January 2007 made between (1) Colin John Clark and Susan Jane Clark and (2) Cramar Leisure 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 (02.03.2007) PROPRIETOR: CRAMAR LEISURE LIMITED (Co. Regn. No. 03683781) of Little Burley, Stonehouse Lane, Bringsty, Worcester, Worcestershire WR6 5TG.
- 2 (02.03.2007) The price stated to have been paid on 30 January 2007 was £330,000.
- 3 (02.03.2007) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.

## C: Charges Register

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

- 1 (06.01.1995) A Conveyance of the land in this title dated 10 December 1969 made between (1) West Country Breweries Limited (Vendor) and (2) Thorfinn James Gunn (Purchaser) contains the following covenants:-

## C: Charges Register continued

THE Purchaser hereby covenants with the Vendor and as separate covenants with each and every one of the Companies named in the first column of the First Schedule hereto and with their and each and every of their successors in title and assigns for the benefit and protection of each and every of the properties described in the second column of the said First Schedule and each and every of all other properties in the vicinity of the property hereby conveyed now owned or retained by the Vendor or any of the Companies as aforesaid and of each and every part of all such properties as aforesaid to the intent and so as to bind the property hereby conveyed and each and every part thereof into whosoever hands the same may come not at any time hereafter save with the previous consent in writing of the Vendor or some person to whom the right to give such consent shall have been expressly assigned by the Vendor (in giving or withholding of which consent and in imposing any conditions or terms relating thereto the Vendor or such assignee as aforesaid shall have an absolute and unfettered discretion) to use or permit or suffer to be used the property hereby conveyed or any part thereof or any buildings or erections now or at any time hereafter erected or standing thereon or on any part thereof as or for all or any of the purposes of a Brewery or a Club (whether proprietary or members) or a public house or other licensed premises or otherwise for the preparation manufacture supply distribution of sale whether wholesale or retail and whether for consumption on or off the premises of all or any alcoholic liquors of any description

THE FIRST SCHEDULE before referred to

Name of Company	Address of Company
West Country Breweries Limited	Crozens Arms, Felton
West Country Breweries Limited	White Horse, Bromyard

- 2 (06.01.1995) By a Deed of Release dated 26 March 1984 made between (1) West Country Breweries Limited and (2) Malcolm James Buck and Carol Buck the covenants contained in the Conveyance dated 10 December 1969 referred to above were expressed to be released as therein mentioned.

*NOTE: Copy filed under HW150282.*

End of register