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ROACH PITTIS  
DX56350  
NEWPORT IW

Your ref: EG.H745.3

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Our ref: RCS/IW27750/WY INTAKE

Date: 14 September 2016

## COMPLETION OF REGISTRATION

**Title Number: IW27750**

**Property: 97, 98 And 99 St James Street And 6 Scarrots L...**

**Registered Proprietor: MICHAEL HOLMES  
JANET HOLMES**

Your application lodged on September 13, 2016 has been completed. An official copy of the register together with the Title Information Document accompany this notification of completion.

There are no other documents to issue to you.

If we need to write to, or send a formal notice to, an owner, chargee or other party who has an interest noted on the register, we will write to them at their registered address. It is important that this address is correct and up to date. Please let us know at once of any change of address, quoting the title number.

You do not need to reply unless you think a mistake has been made. If there is a problem, please let us know.



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## **TITLE INFORMATION DOCUMENT** **(issued following a change to the register)**

An official copy of the register accompanies this notification. It shows entries subsisting following the recent completion of an application to change the register.

Please note: The attached official copy shows the state of the individual register of title as at the date and time stated on it.

If in the future you wish to apply for an official copy of the register or the title plan showing the then position, please apply using Form OC1 (available from us, our website [www.gov.uk/land-registry](http://www.gov.uk/land-registry) and from law stationers). A fee is payable for each copy issued.

If we need to write to, or send a formal notice to, an owner or other party who has an interest noted on the register, we will write to them at the address as shown on the register. It is important that this address is correct and up to date. If you have such an address but wish to change it, please let us know as soon as possible, quoting the title number.

If you have any queries, please contact us at the address below, quoting the title number shown on the top of the official copy.

**Land Registry**  
**Weymouth Office**  
**PO Box 75**  
**Gloucester**  
**GL14 9BD**

**DX No. 321601 Gloucester 33**

**Tel: 0300 006 0014**  
**Fax: NA**

**THIS DOCUMENT HAS BEEN SUPPLIED FOR INFORMATION ONLY. IT SHOULD NOT BE SENT TO LAND REGISTRY IN CONNECTION WITH ANY SUBSEQUENT APPLICATION.**



## Official copy of register of title

Title number IW27750

Edition date 13.09.2016

- This official copy shows the entries on the register of title on 14 Sep 2016 at 09:15:06.
- 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 14 Sep 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 Weymouth Office.

## A: Property Register

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

### ISLE OF WIGHT

- 1 (26.02.1992) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 97, 98 and 99 St James Street and 6 Scarrots Lane, Newport.
- 2 (22.09.2009) A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.
- 3 (05.08.2015) The land has the benefit of any legal easements reserved by a Transfer of the land edged and numbered IW81764 in green and edged and numbered 1 and 4 in blue on the title plan dated 22 June 2015 made between (1) Kenview Limited and (2) H & D Estates Limited but is subject to any rights that are granted by the said deed and affect the registered land.

*NOTE: Copy filed under IW81764.*

- 4 (05.08.2015) In addition to the land edged and numbered IW81764 in green on the title plan the first floor only of the part edged and numbered 1 in blue and the ground floor only of the part edged and numbered 4 in blue on the title plan have been removed under title number IW81764.

## 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 (13.09.2016) PROPRIETOR: MICHAEL HOLMES of Copseway House, Ashlake Copse Road, Ryde PO33 4EY as Trustees of Michael and Janet Holmes Pension Scheme and JANET HOLMES of Copseway House, Ashlake Copse Road, Ryde PO33 4EY as Trustees of Michael and Janet Holmes Pension Scheme.
- 2 (13.09.2016) The price stated to have been paid on 9 September 2016 was £690,000.
- 3 (13.09.2016) RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital

Title number IW27750

## B: Proprietorship Register continued

money arises is to be registered unless authorised by an order of the court.

## C: Charges Register

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

- 1 (26.02.1992) A Conveyance of land tinted pink on the title plan dated 4 March 1982 made between (1) B.A.T.Stores PLC (Vendor) and (2) Currys Group PLC (Purchaser) contains the following covenants:-

"The Purchaser HEREBY COVENANTS with the Vendor for the benefit of the Vendor's neighbouring land at Newport and each and every part thereof not to use or permit or suffer the premises hereby conveyed or assigned or any part thereof to be used for the purpose of carrying on the sale of good of any kind whatsoever or for the sale of wines spirits beers or intoxicating liquor of any description"

- 2 (14.10.2009) The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto.  
The leases grant and reserve easements as therein mentioned.

- 3 (13.09.2016) By a Deed dated 7 September 2016 made between (1) Kenview Limited and (2) Done Brothers (Cash Betting) Limited the terms of the lease dated 17 April 2012 of 97-99 St James Street referred to in the schedule of leases hereto were varied.

*NOTE: Copy Deed filed under IW75934.*

## Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	24.04.2012 Edged and numbered 1 in blue (part of), edged and numbered 2 in blue (part of) and edged and numbered 3 in blue (part of)	97-99 St James Street (Ground and First Floor)	17.04.2012 15 years begining on and including 17/04/2012 and ending on and including 16/04/2027	IW75934

*NOTE: See entry in the Charges Register relating to a Deed of variation dated 7 September 2016.*

End of register