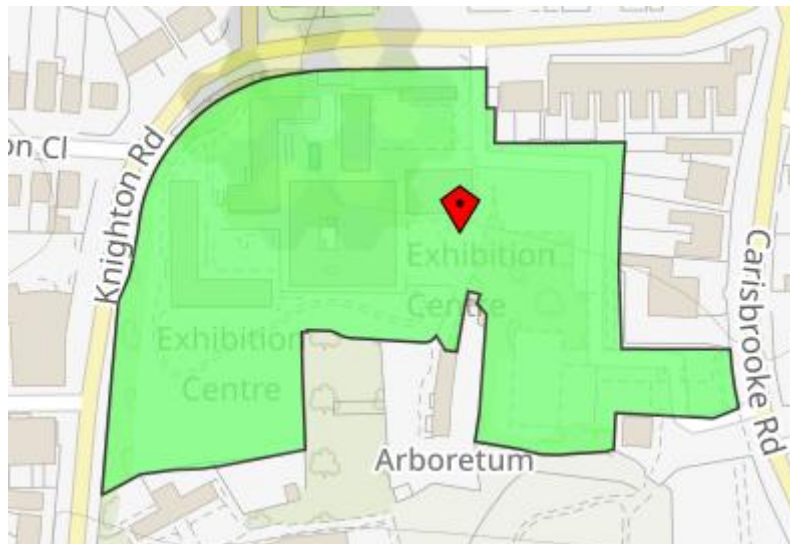


## UNIVERSITY OF LEICESTER COLLEGE COURT TITLE REVIEW



**This Report may be relied upon only by University of Leicester and is provided to any other recipient for information purposes only and any such recipient should carry out their own title review.**

Key Contact

**Richard Osborn**

DDI: 07711 392001

rosborn@excellolaw.co.uk

## 1 EXECUTIVE SUMMARY

- 1.1 Property – College Court, 150 Knighton Road, Leicester, LE2 3WG
- 1.2 The Property is freehold and registered at Land Registry as part of title number LT375353 (copy title register and title plan annexed) and the extent of the Property is shown edged brown on the title plan.
- 1.3 This report is prepared in connection with University of Leicester's proposed marketing and disposal of the Property and we report by exception only on the matters affecting the Property and set out in the title entries that we consider a potential purchaser/developer of the Property would consider to be relevant.
- 1.4 We would draw your particular attention to paragraphs 2.6 – 2.13 below which refer to historic restrictive covenants against building anything other than dwellinghouses.
- 1.5 We understand that the University do not hold any title indemnity insurance policies in respect of the Property.
- 1.6 We have otherwise not obtained or considered any of the usual property searches that a potential purchaser/developer would obtain although do understand that the Property is Grade II listed.

## 2 TITLE REPORT

We refer below to each of the title entries on the register and whether they affect the Property and, if so, the nature of the provision and how they may impact on a potential purchaser/developer. If an entry is not referenced then we do not consider it to be of relevance.

- 2.1 Entry A2 – Mines and minerals are excepted from the part of the Property tinted mauve, tinted blue and hatched mauve on the title plan. **It is not clear whether rights to work minerals are also reserved.**
- 2.2 Entry A3 – That part of the Property shown tinted brown on the title plan is subject to (and has the benefit of) unspecified rights contained in a conveyance dated 16 June 1947.
- 2.3 Entry A4 – That part of the Property shown tinted yellow, tinted blue, tinted pink and hatched blue on the title plan (the majority of the Property) is subject to (and has the benefit of) unspecified rights contained in a conveyance dated 3 October 1950.
- 2.4 Entry A11 – The Property has the benefit of (but is also subject to) rights of support and rights of passage of services and utilities and rights of access for maintenance etc over / benefiting the area shown edged and numbered LT484709 in green on the title plan contained in a Transfer of that land dated 16 September 2016.
- 2.5 Entry A12 – The Property has the benefit of rights of support and rights of passage of services and utilities and rights of access for maintenance etc over the area shown edged

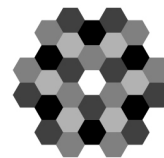
and numbered LT523646 in green on the title plan contained in a Transfer of that land dated 7 August 2020.

- 2.6 Entry C1 – That part of the Property shown tinted blue on the title plan is subject to restrictive covenants contained in a Conveyance dated 14 October 1905 not to carry on any noisy or offensive trade or the sale of alcohol or to erect any building other than a dwellinghouse or houses with outbuildings etc. Also there is a building line 10 feet from Carisbrooke Road and all buildings to be erected should be approved by the then-vendor's surveyor.
- 2.7 Entry C2 – That part of the Property shown tinted blue on the title plan is subject to a restrictive covenant contained in a Conveyance dated 28 April 1906 that no building within a depth of 15 feet from the Carisbrooke Road building line shall be erected within 9 feet of the fence from the Northern boundary of the land tinted blue on the title plan.
- 2.8 Entry C3 – That part of the Property shown tinted pink on the title plan is subject to covenants contained in a Conveyance dated 11 March 1913 to maintain the northern fence line between points A and B on the title plan and not to carry on any noisy or offensive trade or the sale of alcohol or to erect any building other than a dwellinghouse or houses with outbuildings etc. Also there is a building line 6 feet from Carisbrooke Road.
- 2.9 Entry C4 – That part of the Property shown tinted yellow on the title plan is subject to restrictive covenants contained in a Conveyance dated 1 September 1916 not to carry on any noisy or offensive trade or the sale of alcohol or to erect any building other than a dwellinghouse or houses with outbuildings etc. Also there is a building line 6 feet from a road that was to be constructed along the eastern boundary on the land tinted yellow.
- 2.10 Entry C5 – That part of the Property shown hatched blue on the title plan is subject to restrictive covenants contained in a Conveyance dated 28 September 1917 not to carry on any noisy or offensive trade or the sale of alcohol or to erect any building other than a dwellinghouse or houses with outbuildings etc. Also there is a building line 10 feet from Knighton Road.
- 2.11 Entry C6 – That part of the Property shown tinted brown on the title plan is subject to restrictive covenants contained in a Deed of Exchange dated 1 January 1920 not to carry on any noisy or offensive trade or the sale of alcohol or to erect any building other than a dwellinghouse or houses with outbuildings etc. Also there is a building line 10 feet from Knighton Road.
- 2.12 Entry C7 – That part of the Property shown hatched brown and edged and numbered 1 in blue on the title plan is subject to restrictive covenants contained in a Conveyance dated 11 March 1920 not to carry on any noisy or offensive trade or the sale of alcohol or to erect any building other than a dwellinghouse or houses with outbuildings etc. Also there is a building line 10 feet from Knighton Road.
- 2.13 Entry C8 – That part of the Property shown tinted mauve on the title plan is subject to restrictive covenants contained in a Conveyance dated 22 April 1922 not to carry on any noisy or offensive trade or the sale of alcohol or to erect any building other than a

dwellinghouse or houses with outbuildings etc. Also there is a building line 10 feet from Knighton Road.

- 2.14 Entry C10 – That part of the Property shown tinted brown on the title plan is subject to a building line covenant in the position on the attached plan to a Conveyance dated 11 March 1932.
- 2.15 Entry C12 – The Property is currently subject to the College Court Conference Centre lease dated 5 December 2013 that we understand will shortly be terminated.

**Excello Law**  
**25 June 2025**



# Official copy of register of title

Title number LT375353

Edition date 04.09.2020

- This official copy shows the entries on the register of title on 09 JUN 2025 at 16:00:26.
- 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 09 Jun 2025.
- 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, Leicester Office.

## A: Property Register

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

LEICESTER

- 1 (17.05.2005) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Knighton Hall and College Hall Knighton Road and, Leicester Bowling Club, Kenwood Road, Leicester.
- 2 (17.05.2005) The mines and minerals are excepted from the registration of the land tinted mauve, tinted blue, cross hatched yellow and hatched mauve on the title plan.
- 3 (17.05.2005) The land tinted brown and edged and numbered 3 in blue on the title plan has the benefit of the rights granted by but is subject as mentioned in a Conveyance thereof and other land dated 16 June 1947 made between (1) Briseis Elizabeth Oram and The Right Honourable John Davenport Baron Kenilworth and (2) University College Leicester in the following terms:-  
  
"Together with and subject to all such rights easements exceptions and reservations as may now be used and enjoyed in connection with the said land and premises or to which the same may now be subject"
- 4 (17.05.2005) The land tinted yellow, tinted blue, tinted pink, hatched blue, hatched brown and edged and numbered 1 in blue on the title plan has the benefit of the rights granted by but is subject as mentioned in a Conveyance thereof dated 3 October 1950 made between (1) Cecil Holroyd Russell and (2) University College Leicester in the following terms:-  
  
"Together Also with and subject to all such rights and easements as are now used and enjoyed in connection with the property hereby conveyed or to which the same is now subject"
- 5 (17.05.2005) The Deed of Grant dated 23 December 1987 referred to in the Charges Register contains a provision as to the eastern boundary of the land cross hatched in yellow on the title plan.
- 6 (17.05.2005) The land has the benefit of the following rights reserved by a Conveyance of other land dated 31 July 1994 made between (1) The University Of Leicester (Vendor) and (2) Bryant Homes Central Limited:-  
  
"EXCEPTING AND RESERVING to the Vendor in fee simple for the benefit of the Retained Land the Exceptions and Reservations"

# A: Property Register continued

.....  
..

"the Exceptions and Reservations" the exceptions and reservations set out in Schedule 3

## SCHEDULE 3

### (The Exceptions and Reservations)

1. The right for the Vendor and its successors in title to the Retained Land to run water soil gas fuel oil electricity telephonic signals and other services through any Conduits which now are or may at any time during the Perpetuity Period be substituted for the same in under or over the Property with power at all times on giving to the owner or occupier for the time being of the Property reasonable notice (except in the case of emergency when no notice shall be required) to enter onto so much as shall be reasonably necessary of the Property for the purpose of repairing renewing maintaining inspecting replacing and cleansing the said Conduits PROVIDED that the rights contained in this paragraph are at all times SUBJECT to the persons exercising those rights:-

1.1 making good all damage caused to the Property or any buildings for the time being erected on the Property to the reasonable satisfaction of the owner for the time being of the property affected

1.2 paying reasonable compensation to any person affected for any damage not capable of being made good as mentioned above

1.3 paying a fair proportion according to use of the costs of repairing renewing maintaining inspecting replacing or cleansing the Conduits which serve the Retained Land in common with the Property (or any part or parts of it) and paying all costs incurred in repairing renewing maintaining inspecting replacing and cleansing any part of the Conduits which serve only the Retained Land

2. The right to use all or any part of the Retained Land for building or other purposes whether or not such use shall obstruct or diminish the access of light and air now or at any time hereafter enjoyed by the owner or owners or occupiers for the time being of the Property to or for any building or other erection now or hereafter to be erected on the Property

.....  
..

### 1. Definitions

.....  
..

"Conduits" sewers drains watercourses pipes cables wires and other channels or conduits

.....  
..

"the Perpetuity Period" the period of 80 years from the date of this Conveyance "

NOTE: The Property referred to is edged and numbered 2 in blue on the title plan.

7 (17.05.2005) The Conveyance dated 31 July 1994 referred to above contains the following provision:-

" The Agreements and Declarations shall apply to this Conveyance  
(The Agreements and Declarations)

## A: Property Register continued

All Conduits and other matters and things now used and enjoyed or intended to be used and enjoyed in common by the owners and occupiers for the time being of the Property and the Retained Land shall continue to be so used and enjoyed and shall be repaired at the fair and proportionate expense of the owners of the properties entitled to use the same"

8 (30.07.2007) The land edged and numbered in green on the title plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.

9 (30.07.2007) The land has the benefit of the rights reserved by a Transfer of the land edged and numbered LT400993 in green on the title plan dated 30 June 2005 made between (1) The University of Leicester and (2) Bimal Roy Bhalla and Geeta Bhalla.

*NOTE:-Copy filed under LT400993.*

10 (30.07.2007) The Transfer dated 30 June 2005 referred to above contains a provision as to boundary structures.

11 (17.10.2016) The land has the benefit of any legal easements reserved by a Transfer of the land edged and numbered LT484709 in green on the title plan dated 16 September 2016 made between (1) University of Leicester and (2) Fatima Sabat and Ismail Sabat but is subject to any rights that are granted by the said deed and affect the registered land.

*NOTE: Copy filed under LT484709.*

12 (04.09.2020) The land has the benefit of any legal easements reserved by a Transfer of the land edged and numbered LT523646 in green on the title plan dated 7 August 2020 made between (1) University Of Leicester and (2) Andrew Sparsis and Georgoulla Sparsis.

*NOTE: Copy filed under LT523646.*

## 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 (17.05.2005) PROPRIETOR: UNIVERSITY OF LEICESTER of Fielding Johnson Building, University Road, Leicester LE1 7RH.

2 (17.05.2005) The value stated as at 17 May 2005 was £5,575,000.

3 (17.05.2005) The Conveyance dated 16 June 1947 referred to in the Property Register contains a covenant to observe and perform the covenants contained in the Deed of Exchange dated 1 January 1920 referred to in the Charges Register and of indemnity in respect thereof.

4 (17.05.2005) The Conveyance dated 3 October 1950 referred to in the Property Register contains a covenant to observe and perform the covenants contained in the Conveyances dated 14 October 1905, 28 April 1906, 11 March 1913, 1 September 1916, 28 September 1917 and 11 March 1920 referred to in the Charges Register and of indemnity in respect thereof.

5 (17.05.2005) A Conveyance of the land tinted mauve on the title plan to the proprietor contains a covenant to observe and perform the covenants contained in the Conveyance dated 22 April 1922 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.

Title number LT375353

1 (17.05.2005) A Conveyance of the land tinted blue on the title plan and other land dated 14 October 1905 made between (1) Edmund William Cradock and Hartopp Francis Charles Adderley Cradock (Vendors) (2) The Honourable Henry Arden Adderley and Edward Holroyd Houlditch and (3) James Ellingworth (Purchaser) contains the following covenants:-

Covenant by the Purchaser with the Vendors that he would thenceforth perform observe and abide by the several stipulations and conditions set forth in the 1st Schedule

The First Schedule

.....  
..

2. The Purchaser should not exercise or carry on or permit others to exercise or carry on in any building to be erected on the piece of land hereby assured any noisy noxious or offensive trade manufacture or business or the sale of beer or spirituous liquors Nor should he erect on the said land any building other than a dwellinghouse or dwellinghouses with the necessary and usual outbuildings premises stables garden buildings greenhouses etc and no house to be erected should be of a less net annual value than £30.

3. Every building to be erected fronting Battenberg Avenue should stand back 10 feet from the causeway of the said road and the Plans of all buildings to be erected on the said land shall be approved by the Vendors Surveyors before their commencement.

NOTE: Battenberg Avenue referred to is now known as Carisbrooke Road.

2 (17.05.2005) A Conveyance of the land tinted blue on the title plan dated 28 April 1906 made between (1) James Ellingworth and (2) Benjamin Walter Russell contains the following covenants:-

"the said Benjamin Walter Russell hereby covenants with the said James Ellingworth

.....  
..

also that no building within a depth of fifteen feet from the Battenberg Avenue building line shall be erected within nine feet of the fence forming the Northern boundary of the said piece of land hereby conveyed"

NOTE: Battenberg Avenue referred to is now known as Carisbrooke Road.

3 (17.05.2005) A Conveyance of the land tinted pink on the title plan and other land dated 11 March 1913 made between (1) The Honourable Henry Arden Adderley and Edward Holroyd Houlditch (Trustees) (2) Edmund William Cradock and (3) Emma Gertrude Russell contains the following covenants:-

"the said Emma Gertrude Russell hereby covenants with the Trustees that she the said Emma Gertrude Russell her heirs and assigns will on obtaining possession of the said piece or plot of land hereby conveyed erect and for ever thereafter maintain good and substantial and sufficient boundary fences on the Northern ..... boundaries of the said piece of land And will not exercise or carry or permit others to exercise or carry on in any building to be erected thereon any noisy noxious or offensive trade manufacture or business or the sale of beer or spirituous liquors and will not erect any building other than a dwellinghouse or dwellinghouses with the necessary and usual outbuildings and premises thereon of the less annual value than thirty pounds each and every building so to be erected and fronting the proposed new Road if thereafter constructed shall stand back six feet from the Causeway of the said proposed new Road when constructed but the said Emma Gertrude Russell her heirs or assigns may if she or they shall think fit so to do throw out a Bow or Bay Window or Windows from any dwellinghouse so set back"

NOTE 1: The northern boundary of the land tinted pink on the title plan between points A and B on the title plan forms part of the Northern boundary of the land conveyed

## C: Charges Register continued

NOTE 2: The proposed new Road referred to is a roadway which was intended to be built along the whole of the western boundary of the land tinted pink on the title plan.

- 4 (17.05.2005) A Conveyance of the land tinted yellow and edged and numbered 3 in blue on the title plan dated 1 September 1916 made between (1) Henry Arden Adderley and Edward Holroyd Houlditch (Vendors) (2) Edmund William Cradock and (3) John William Swindells (Purchaser) contains the following covenants:-

"The Purchaser hereby covenants with the Vendors in manner following (that is to say)

.....  
..

(b) Not to exercise or carry on or permit others to exercise or carry on in any building to be erected on the said land any noisy noxious or offensive trade manufacture or business or the sale of beer or spirituous liquors nor carry on on any part of the premises anything which is offensive or an annoyance to the Vendors or their assigns and shall not erect any building other than a dwelling-house or dwellinghouses with the necessary and usual outbuildings and offices and all houses erected by the Purchaser shall not be of less than the annual value of Thirty pounds each.

(c) Every building to be erected fronting the proposed new Road if hereafter constructed shall stand back six feet from the causeway of the said proposed new Road when and if constructed but the Purchaser may if he thinks fit throw out a bow or bay window or windows from the dwelling so set back"

NOTE: The said proposed new Road referred to is a road which was proposed to be constructed along the eastern boundary of the land tinted yellow on the title plan.

- 5 (17.05.2005) A Conveyance of the land hatched blue on the title plan and other land dated 28 September 1917 made between (1) Henry Arden Adderley (Vendor) (2) Edmund William Cradock and (3) Emma Gertrude Russell (Purchaser) contains the following covenants:-

the Purchaser for herself her heirs executors administrators and assigns hereby covenants with the Vendor his heirs executors administrators and assigns owners and occupiers for the time being of the adjoining land in manner following (that is to say):-

.....  
..

(b) The Purchaser will not exercise or carry on or permit others to exercise or carry on in any building now or hereafter to be erected on the said land any noisy noxious or offensive trade manufacture or business or the sale of beer or spirituous liquors nor carry on on any part of the premises anything which is offensive or any annoyance to the Vendor or his assigns and shall not erect any building other than a dwellinghouse or dwellinghouses with the necessary and usual outbuildings and offices and that all houses erected shall not be of a less than the net annual value of Twenty five pounds each and that every building to be erected fronting Knighton Road shown on the said plan shall stand back ten feet from the causeway of the said road but the Purchaser may throw out a Bow or Bay Window or Windows from any dwelling so set back"

- 6 (17.05.2005) A Deed of Exchange affecting the land tinted brown on the title plan and other land dated 1 January 1920 made between (1) Gertrude Helen Maude Mary Vincent and (2) Daniel John Oram contains the following covenants:-

"the said Daniel John Oram hereby covenants with the said Gertrude Helen Maud Mary Vincent That he the said Daniel John Oram his heirs and assigns shall and will at all times hereafter at his own expense maintain the present walls and fences on the sides of the hereditaments and premises comprised and described in the First Schedule hereunder

### C: Charges Register continued

written which are marked on the plan drawn on these presents with the letter T on the outside And also will not exercise or carry on or permit others to exercise or carry on in any building erected or to be erected on the said hereditaments and premises comprised and described in the First Schedule hereunder written any noisy noxious or offensive trade manufacture or business or the sale of beer or spirituous liquors nor will carry on on any part of the said hereditaments and premises anything which is offensive or an annoyance to the Honourable Henry Arden Adderley or his assigns and will not erect any building other than dwellinghouses with the necessary and usual outbuildings and offices and all houses erected by him shall not be of less than the value of Twenty five pounds each And also that every building to be erected fronting Knighton Road shall stand back ten feet from the causeway of the said road but that the said Daniel John Oram may if he thinks fit throw out a bow or bay window or windows from any dwelling so set back"

NOTE 1: The land tinted brown on the title plan forms part of the land described in the First Schedule referred to

NOTE 2: The T marks referred to are reproduced on the title plan so far as they affect external boundaries of the land in this title.

7 (17.05.2005) A Conveyance of the land hatched brown and edged and numbered 1 in blue on the title plan and other land dated 11 March 1920 made between (1) The Honourable Henry Arden Adderley (Vendor) (2) Edmund William Cradock and (3) Emma Gertrude Russell (Purchaser) contains the following covenants:-

"the Purchaser for herself her heirs executors administrators and assigns hereby covenants with the Vendor his heirs executors administrators and assigns owners and occupiers for the time being of the adjoining land in manner following (that is to say)

.....  
..

(b) The Purchaser shall not exercise or carry on or permit others to exercise or carry on in any building to be thereon erected any noisy noxious or offensive trade manufacture or business or the sale of beer or spirituous liquors nor carry on on any part of the premises anything which is offensive or any annoyance to the Vendor or his assigns and shall not erect any building other than a dwellinghouse or dwellinghouses with the necessary and usual outbuildings and offices and all houses erected by her shall not be of less than the annual value of twenty five pounds each

(c) Every building to be erected fronting to Knighton Road shall stand back ten feet from the causeway of the said Road but the Purchaser may if she thinks fit throw out a bow or bay window or windows from any dwellinghouse so set back"

8 (17.05.2005) A Conveyance of the land tinted mauve on the title plan and other land dated 22 April 1922 made between (1) The Honourable Henry Arden Adderley and Alfred Anstey (Vendors) (2) Edmund William Cradock and (3) George William Pickering (Purchaser) contains the following covenants:-

"The Purchaser hereby covenants with the Vendors in manner following:-

.....  
..

(b) The Purchaser shall not exercise or carry on or permit others to exercise or carry on in any building to be erected thereon any noisy noxious or offensive trade manufacture or business or the sale of beer or spirituous liquors nor carry on on any part of the land hereby conveyed anything which is offensive or an annoyance to the Vendors or their assigns or the owners for the time being of the Knighton Estate and shall not erect any building other than a dwellinghouse or dwellinghouses with the necessary and usual out buildings and offices and all houses erected by him shall not be of less value of Twenty five pounds each

### C: Charges Register continued

(c) Every building to be erected fronting Knighton Road shall stand back ten feet from the causeway of the said road but the Purchaser may if he thinks fit throw out a bow or bay window from any dwellinghouse so set back"

9 (17.05.2005) A Conveyance of the land hatched mauve and cross hatched yellow on the title plan and other land dated 13 July 1923 made between (1) The Honourable Henry Arden Adderley and Alfred Anstey (Vendors) (2) Edmund William Cradock and (3) Daniel John Oram (Purchaser) contains the following covenants:-

"the purchaser for himself his heirs executors administrators and assigns hereby covenants with the vendor That he the purchaser shall within six months from the date hereof erect and for ever thereafter maintain or forever hereafter maintain if a suitable and adequate fence is already in existence at his own expense a good and substantial partition fence on the side of the premises hereby conveyed which is marked on the said Plan with the letter "T" on the outside And also will not exercise or carry on or permit others to exercise or carry on in any building to be erected on the said hereditaments hereby conveyed any noisy noxious or offensive trade manufacture or business or the sale of beer or spirituous liquors nor carry on on any part of the said hereditaments hereby conveyed anything which is offensive or an annoyance to the vendors or their assigns or the owner for the time being of the Knighton Estate and shall not erect any building other than a dwellinghouse or dwellinghouses with the necessary and usual outbuildings and offices and all houses erected by him shall not be of less annual value than Thirty five Pounds each. And also that every building to be erected fronting the suggested new Road abutting upon the said hereditaments hereby conveyed to the South if and when constructed shall stand back twenty feet from the causeway of the said Road but the purchaser may if he thinks fit throw out a bow or bay window or windows from any dwellinghouse so set back"

NOTE 1: The outside T mark referred to affects the eastern boundary of the land cross hatched yellow on the title plan

NOTE 2: The suggested new Road referred to is the roadway adjoining to the south of the land cross hatched yellow on the title plan and now known as Kenwood Road.

10 (17.05.2005) A Conveyance of other land dated 11 March 1932 made between (1) Briseis Elizabeth Oram and others (Vendors) and (2) The Lord Mayor Aldermen and Citizens of the City of Leicester (Corporation) contains the following provision:-

"the Corporation hereby covenant and agree with the Vendors and their successors in title as follows:-

.....  
..

That the building line shown on the said plan giving a set-back of twenty feet from the new proposed line of Knighton Road (east side) shall at all times hereafter be the prescribed building line for the land vested in the Vendors abutting on to Knighton Road and the Corporation further agree that they will not at any time alter or obtain statutory or other powers to alter in any respect the said building line."

NOTE: Copy Conveyance plan filed.

11 (17.05.2005) 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.

Title number LT375353

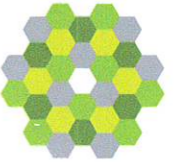
## Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	17.05.2005 cross hatched yellow	Leicester Bowling Club, Kenwood Road.	27.03.2000 40 years from 25.3.2000	
2	20.12.2013 edged brown	College Court Conference Centre, Knighton Road	05.12.2013 15 years beginning on and including 02.09.2013 and ending on and including 01.09.2028	LT456441

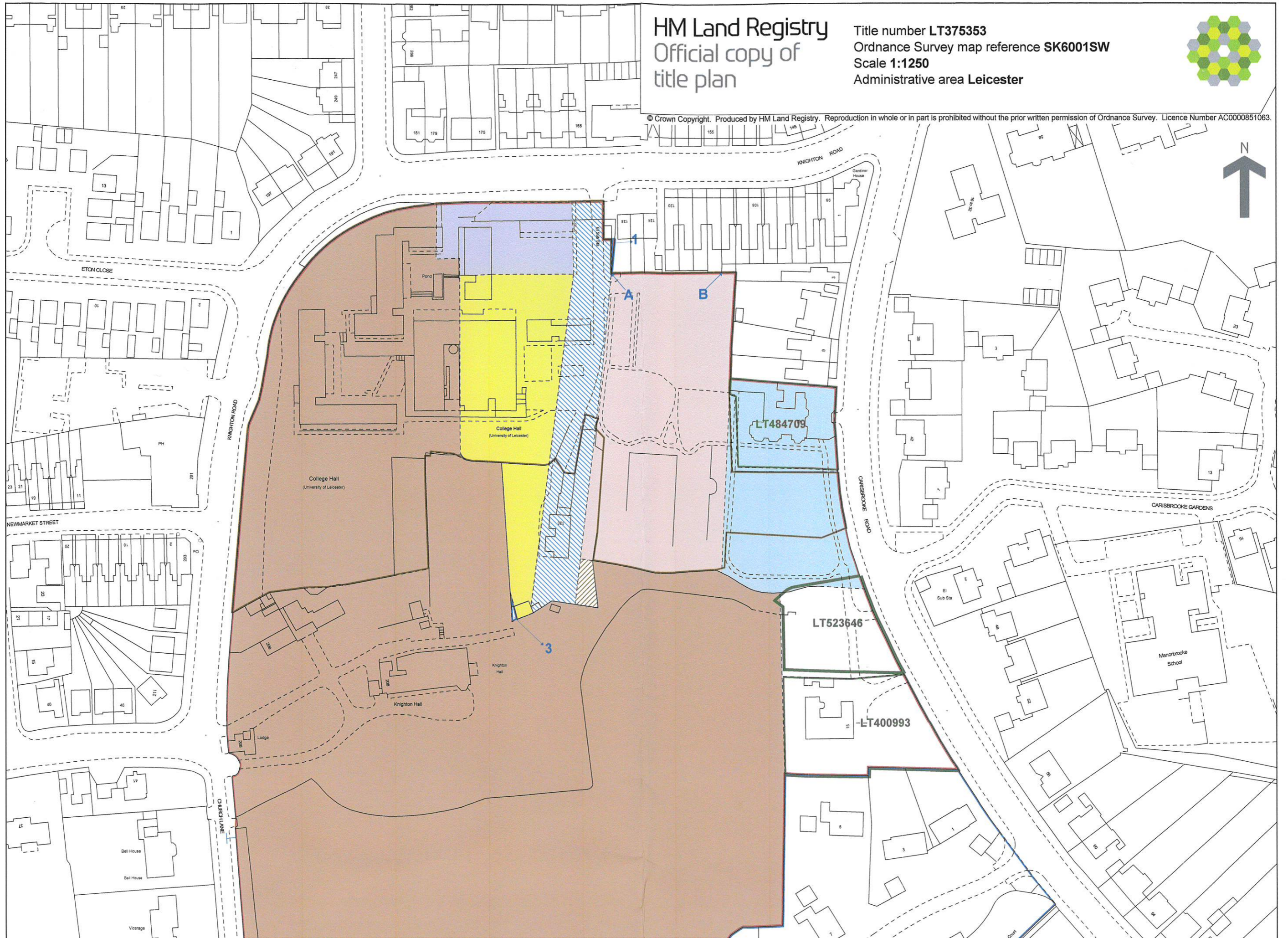
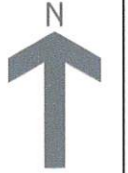
End of register

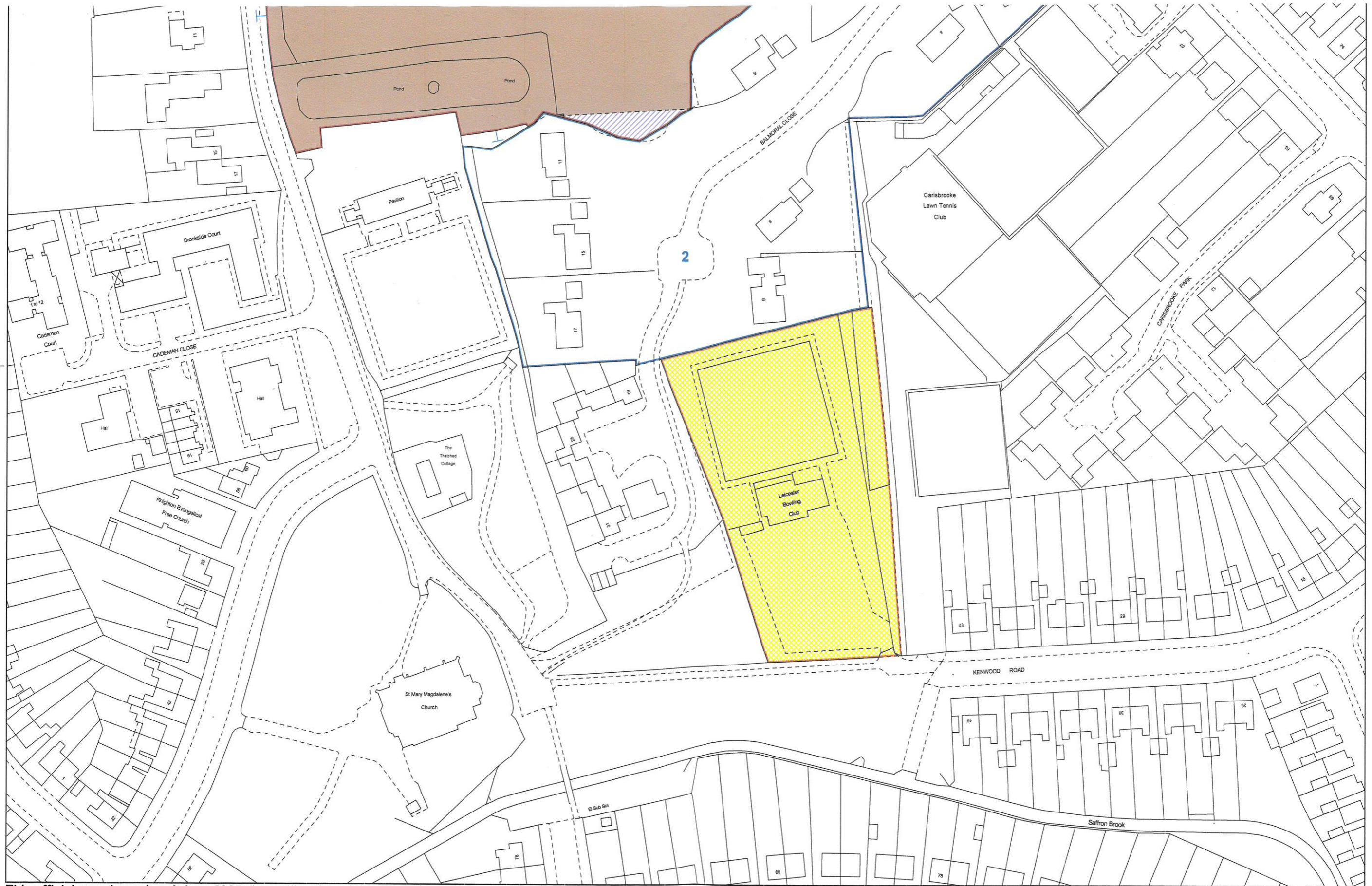
HM Land Registry  
Official copy of  
title plan

Title number **LT375353**  
Ordnance Survey map reference **SK6001SW**  
Scale **1:1250**  
Administrative area **Leicester**



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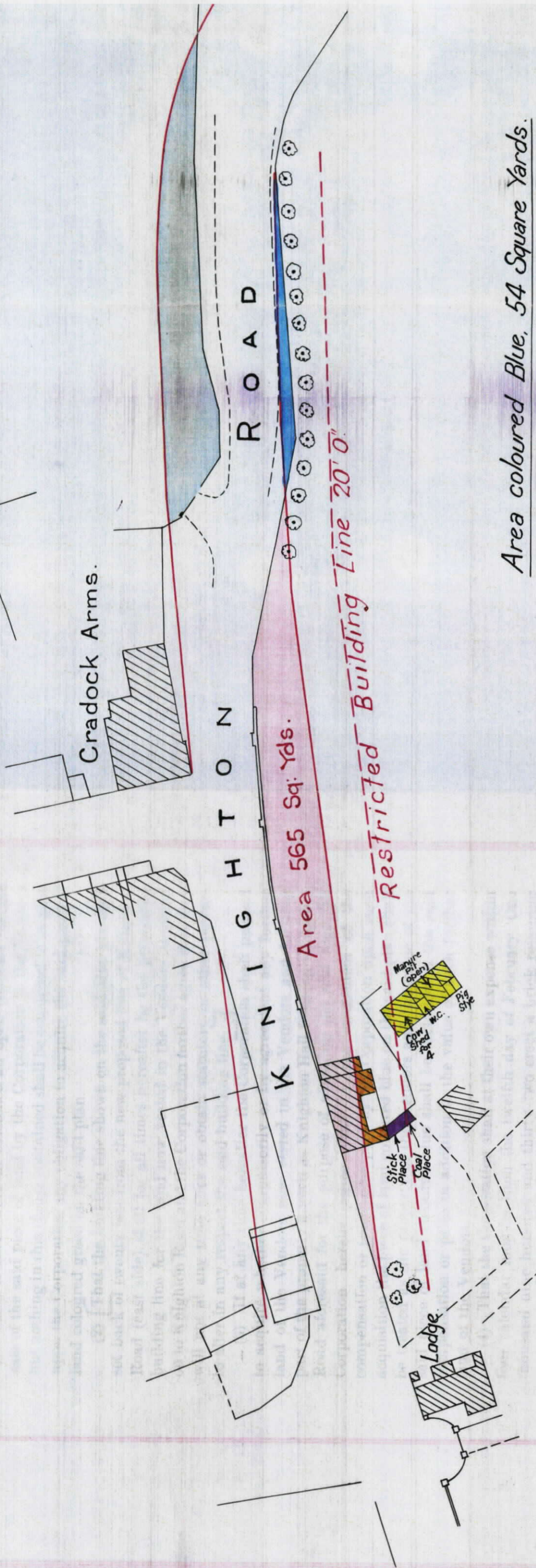
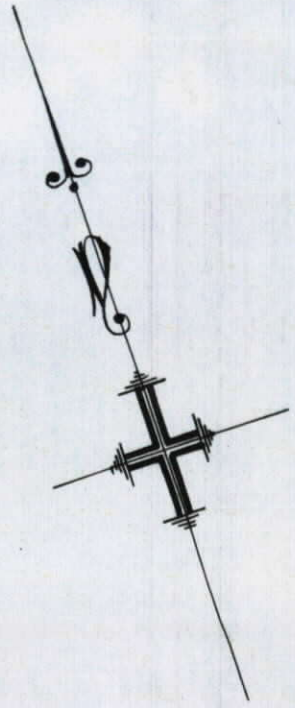


**This official copy issued on 9 June 2025 shows the state of this title plan on 9 June 2025 at 16:00:52.**

It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002).

This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

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



*Area coloured Blue, 54 Square Yards.*



*Scale 1/500<sup>th</sup>*

Official Copy issued by  
 Land Registry, Leicester Office  
 Title No: LT 375353  
 Copy (liable to distortion)  
 of plan to Conveyance  
 dated 11. 3. 1932

H137(LT)  
 Revised 5/04