

# Official copy of register of title

Title number ESX277619 Edition date 26.01.2009

- This official copy shows the entries on the register of title on 29 DEC 2010 at 10:10:43.
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- Issued on 29 Dec 2010.
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- For information about the register of title see Land Registry website [www.landregistry.gov.uk](http://www.landregistry.gov.uk) or Land Registry Public Guide 1-A *guide to the information we keep and how you can obtain it*.
- This title is dealt with by Land Registry, Coventry Office.

## A: Property Register

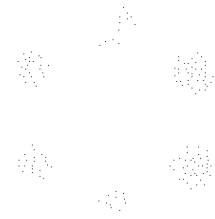
This register describes the land and estate comprised in the title. Except as mentioned below, the title includes any legal easements granted by the registered lease but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

### BRIGHTON AND HOVE

- 1 (09.07.2004) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being Adur Public House, 330 Kingsway, Hove (BN3 4LW).
- 2 (09.07.2004) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:  
Date : 2 April 1997  
Term : 15 years from 1.1.1997  
Parties : (1) Bass Holdings Limited  
(2) The Bass Lease Company Limited  
(3) Glen David Lamley and Dorinda Stacey Goble Lamley  
NOTE: The lessee is under an obligation to offer a surrender as mentioned in the lease
- 3 (09.07.2004) There are excepted from the effect of registration all estates, rights, interests, powers and remedies arising upon, or by reason of, any dealing made in breach of the prohibition or restriction against dealings therewith inter vivos contained in the Lease.
- 4 (09.07.2004) The landlord's title is registered.
- 5 Unless otherwise mentioned the title includes any legal easements granted by the registered lease(s) but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

The electronic official copy of the register follows this message.

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Title number ESX277619

## 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 (09.07.2004) PROPRIETOR: ALAN KANE of 330 Kingsway, Hove, E Sussex BN3 4LW.
- 2 (09.07.2004) The price stated to have been paid on 5 May 2004 was £44,000.

## C: Charges Register

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

- 1 (09.07.2004) The land is subject to the rights regarding water pipes and mains granted by a Deed dated 31 December 1912 made between (1) Smithers and Sons Limited and (2) Brighton Corporation. The said Deed contains restrictive provisions and covenants.

*NOTE:-Counterpart filed under SX128592.*

- 2 (09.07.2004) The land is subject to the rights regarding gas and water pipes granted by a Deed dated 31 December 1912 made between (1) Smithers and Sons Limited and (2) The Brighton and Hove General Gas Company. The said Deed contains a restrictive provision.

*NOTE:-Counterpart filed under SX128592.*

- 3 (09.07.2004) The land is subject to the rights regarding a water main granted by a Deed dated 16 October 1947 made between (1) The Kemp Town Brewery Brighton Limited and (2) Brighton Corporation.

*NOTE:-Counterpart filed under SX128592.*

- 4 (09.07.2004) An Agreement dated 19 May 1950 made between (1) The Kemp Town Brewery Brighton Limited and (2) Minas Panayi relates to a gully and drain.

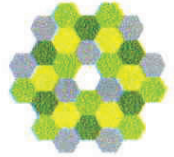
*NOTE:-Copy filed under SX128592.*

End of register



Land Registry  
Official copy of  
title plan

Title number **ESX277619**  
Ordnance Survey map reference **TQ2604NE**  
Scale **1:1250**  
Administrative area **BRIGHTON AND HOVE**



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**These are the notes referred to on the following official copy**

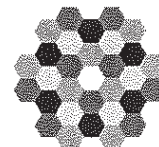
The electronic official copy of the title plan follows this message.

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This official copy is issued on 29 December 2010 shows the state of this title plan on 29 December 2010 at 10:10:11. 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. See Land Registry Public Guide 7 - *Title Plans*.

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



# Official copy of register of title

Title number SX128592      Edition date 18.06.2009

- This official copy shows the entries on the register of title on 29 DEC 2010 at 10:08:48.
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- This title is dealt with by Land Registry, Coventry Office.

## A: Property Register

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

BRIGHTON AND HOVE

- 1 (10.03.1971) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being The Adur Public House, 330 Kingsway, Hove (BN3 4LW).

## 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 (15.12.2005) PROPRIETOR: PUNCH PARTNERSHIPS (PTL) LIMITED (Co. Regn. No. 3512363) of Jubilee House, Second Avenue, Burton Upon Trent, Staffs DE14 2WF.
- 2 (20.04.1998) 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 9 April 1998 in favour of Deutsche Trustee Company Limited referred to in the Charges Register.
- 3 (18.05.2004) A Transfer of the land in this title and other land dated 3 November 2003 made between (1) Punch Taverns Properties Limited (Transferor) and (2) Punch Pub Company (PTL) Limited (Transferee) contains purchasers personal covenant(s) details of which are set out in the schedule of personal covenants hereto.
- 4 (18.05.2004) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 3 November 2003 in favour of Deutsche Trustee Company Limited referred to in the Charges Register.

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## Schedule of personal covenants

- 1 The following are details of the personal covenants contained in the Transfer dated 3 November 2003 referred to in the Proprietorship Register:-

"The Transferee covenants with and undertakes to the Transferor that the Transferee and its successors in title will at all times:

(a) observe and perform the Incumbrances insofar as the same affect the relevant Property and are subsisting and capable of being enforced;

(b) observe and perform the covenants, obligations and agreements binding on the Transferor contained in the Occupational Leases;

and indemnify the Transferor against all actions, proceedings, costs, claims, demands and liabilities in respect of any future breach or non observance or non performance of them or any of them.

In this transfer, except where the context otherwise requires, the following words and expressions have the following meanings:

"the Incumbrances" means in respect of a Property, the matters subject to which it is transferred;

"Occupational Lease" means the leases, tenancy agreements, licences and other rights of possession granted by the Transferor or its predecessors in title (if any) in respect of a Property;"

## C: Charges Register

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

- 1 The land is subject to the rights regarding water pipes and mains granted by a Deed dated 31 December 1912 made between (1) Smithers and Sons Limited and (2) Brighton Corporation. The said Deed contains restrictive provisions and covenants.

*NOTE: Counterpart filed.*

- 2 The land is subject to the rights regarding gas and water pipes granted by a Deed dated 31 December 1912 made between (1) Smithers and Sons Limited and (2) The Brighton and Hover General Gas Company. The said Deed contains a restrictive provision.

*NOTE: Counterpart filed.*

- 3 The land is subject to the rights regarding a water main granted by a Deed dated 16 October 1947 made between (1) The Kemp Town Brewery Brighton Limited and (2) Brighton Corporation.

*NOTE: Counterpart filed.*

- 4 An Agreement dated 19 May 1950 made between (1) The Kemp Town Brewery Brighton Limited and (2) Minas Panayi relates to a gulley and drain.

*NOTE: Copy filed.*

- 5 (20.04.1998) REGISTERED CHARGE dated 9 April 1998 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

NOTE 2: Original Charge issued in a separate cover and should be lodged at the Land Registry on any dealing with the Charge

NOTE 3: Copy filed under HP165703.

- 6 (20.04.1998) Proprietor: DEUTSCHE TRUSTEE COMPANY LIMITED (Co. Regn. No. 338230) of Winchester House, 1 Great Winchester Street, London EC2N 2DB.

- 7 (18.05.2004) The land is subject to the lease set out in the schedule

Title number SX128592

## C: Charges Register continued

of leases hereto.

8 (18.05.2004) REGISTERED CHARGE contained in a Punch Taverns Second Priority Deed of Charge dated 3 November 2003 affecting also other titles.

NOTE: Charge reference AGL3078.

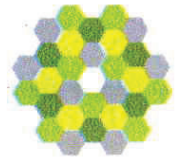
9 (18.05.2004) Proprietor: DEUTSCHE TRUSTEE COMPANY LIMITED (Co. Regn. No. 338230) of Winchester House, 1 Great Winchester Street, London EC2N 2DB.

10 (18.05.2004) The proprietor of the Charge dated 3 November 2003 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	18.05.2004	Adur Public House, 330 Kingsway.	02.04.1997 15 years from 1.1.1997	ESX277619
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End of register



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