



Official copy of register of title

Title number WM679958

Edition date 30.05.2017

This official copy shows the entries on the register of title on 30 NOV 2018 at 16:20:05.

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Issued on 30 Nov 2018.

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

A: Property Register

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

WEST MIDLANDS : BIRMINGHAM

- 1 (09.07.1998) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being St Andrews Stadium, Cattell Road, Birmingham (B9 4NH).
- 2 (09.07.1998) The Conveyance dated 8 July 1921 referred to in the Charges Register contains the following provision:-

"And it is hereby declared that no right of light support drainage or other easement over any adjoining land of the Vendors shall be deemed to run with the land hereby conveyed or to be granted in this Conveyance to the Purchasers And also that the walls fences and gates to be erected on the pieces of land coloured brown and blue on the said plan shall be not less than six feet high and maintained in good repair by the Purchasers at their own expense to the satisfaction of the Vendors Surveyor And the Purchasers shall at all times hereafter save harmless and keep indemnified the Vendors their estates and their Testators estate and effects from and against all costs charges claims or demands whatsoever for or in respect of road making as aforesaid in connection with the said strips of land coloured blue and brown on the said plan or either of them".

NOTE: The land coloured brown referred to is tinted mauve and the land coloured blue referred to is tinted yellow on the filed plan.

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 (09.07.1998) PROPRIETOR: BIRMINGHAM CITY FOOTBALL CLUB PLC (Co. Regn. No. 27318) of St. Andrews Stadium, Cattell Road, Birmingham B9 4NH.
- 2 (09.07.1998) The Conveyance dated 8 July 1921 referred to in the Charges Register contains Purchaser's personal covenant(s) details of which are set out in the schedule of personal covenants hereto.

B: Proprietorship Register continued

- 3 (19.08.2014) RESTRICTION: No transfer or lease of the registered title other than that shown edged and numbered 1 in blue on the title plan is to be registered without a certificate signed by a conveyancer that the transfer or lease did not contravene section 95(1) of the Localism Act 2011.

Schedule of personal covenants

- 1 The following are details of the personal covenants contained in the Conveyance dated 8 July 1921 referred to in the Proprietorship Register:-
- "The Purchasers hereby covenant with the Vendors that they the Purchasers their successors and assigns shall and will within one calendar month after the request in writing of the Vendors or their Agent properly wall or fence off the said strip of land coloured Brown on the said plan from the adjoining land of the Vendors and provided proper gates so as to afford convenient access to the adjoining land and if the said strip of land is scheduled for completion as a public road by the Local Authorities then the Purchasers shall properly make channel pave sewer and complete the same at their own cost and will maintain and keep the said approach in a reasonable state of repair And also shall and will within one calendar month after the request in writing of the Vendors properly wall and fence off the said strip of land coloured blue on the said plan from the adjoining land of the Vendors and if the said strip of land is scheduled for completion as a public road by the Local Authorities the Purchasers shall properly make channel pave sewer and complete the same at their own expense".

NOTE: The land coloured brown referred to is tinted mauve and the land coloured blue referred to is tinted yellow on the filed plan.

C: Charges Register

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

- 1 (09.07.1998) The land is subject to the following rights reserved by a Conveyance of the land in this title dated 8 July 1921 made between (1) Henry Williams and John Herbert (Vendors) (2) Spencer John Newey and (3) The Birmingham Football Club Limited (Purchasers):-

"Excepting and reserving out of this Conveyance to the Vendors the right of roadway and drainage over and through the strip of land coloured Brown on the said plan into St Andrews Street".

NOTE: The land coloured brown referred to is tinted mauve on the filed plan.

- 2 (09.07.1998) 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 (09.07.1998) A Agreement under Seal made pursuant to Section 106 of The Town and Country Planning Act 1990 dated 6 December 1994 made between (1) Birmingham Heartlands Development Corporation (the Corporation) (2) Birmingham City Football Club PLC (the Owner) and (3) Midland Bank PLC (the Bank) contains the following covenants:-

"The owner covenants with the Council to observe and perform the restrictions and obligations set out in the Schedule hereto

No person shall be liable for any breach of the covenants restrictions or obligations contained in this Agreement occurring after he has parted with his interest in the land or the part in respect of which such breach occurs and has so informed the Corporation in writing but this clause shall not prejudice the rights of the Corporation in respect of any breach occurring prior to parting with their said interest

C: Charges Register continued

(Restrictions and obligations)

(1) The Emmeline Street Bridge entrance to the Birmingham City Football Club St. Andrews ground shall be gated with two pairs of double gates and one single gate (in accordance with details shown on Drawing AS(0)002 which have been previously approved by the Corporation)

(2) The double gates shall be kept permanently locked (save for emergency use only)

(3) Whenever a football match is being played at the St. Andrews ground the single gate shall be supervised by a steward of Birmingham City Football Club for the duration of the match being played and for one hour before the start and one hour after the end of each match."

NOTE: Drawing AS(0)002 referred to was not produced on first registration.

Schedule of notices of leases

1	09.07.1998 edged and numbered 1 in blue	electricity sub-station	15.01.1957 99 years from 29.9.1956	WM972616
2	09.07.1998 tinted blue (first floor only) and tinted pink	Land and part of building on the north west side of St Andrew's Ground	27.06.1987 25 years from 27.6.1989	WM551579

End of register

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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H.M. LAND REGISTRY			TITLE NUMBER
			WM 679958
ORDNANCE SURVEY PLAN REFERENCE	SP 0986 SW		Scale 1/1250
COUNTY	WEST MIDLANDS	DISTRICT	BIRMINGHAM
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