



Title register for:

14 West End Lane, Barnet, EN5 2SA (Freehold)

Title number: NGL509727

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Register summary

| | |
|--------------------------|--|
| Title number | NGL509727 |
| Registered owners | Punch Partnerships (Pml) Limited Jubilee House, Second Avenue, Centrum One Hundred, Burton-On-Trent DE14 2WF |
| Last sold for | £600,000 on 09 August 2021 |

A: Property Register

This register describes the land and estates comprised in this title.

| Entry number | Entry date | |
|---------------------|-------------------|--------|
| 1 | 1984-10-23 | BARNET |

The Freehold land shown edged with red on the

plan of the above Title filed at the Registry and being The Lord Nelson Public House, 14 West End Lane, Barnet (EN5 2SA).

2

The land has the benefit of the following rights granted by but is subject to the following rights reserved by the Transfer dated 17 September 1984 referred to in the Charges Register:-

Together with the rights set out in the First Schedule hereto but subject to the exceptions and reservations contained in the Second Schedule hereto.

THE FIRST SCHEDULE

The right at any time to erect or suffer to be erected any buildings or other erections and to alter any building or other erection now standing or hereafter to be erected on any part of the land of the Transferees in such manner as to obstruct or interfere with the passage of light or air to any building which is or may hereafter be erected upon the retained land or any part thereof and all privileges in respect of light or air now enjoyed over the land hereby transferred in respect of the retained land shall be deemed to be so enjoyed by the licence or consent of the Transferees and not as of right.

THE SECOND SCHEDULE

(i) The right at any time to erect or suffer to be erected any buildings or other erections and to alter any building or other erection now standing or hereafter to be erected on any part of the retained land in such manner as to obstruct or interfere with the passage of light or air to any building which is or may hereafter to erected upon the land hereby transferred or any part thereof and all privileges in respect of light or air now enjoyed over the land

hereby transferred in respect of the retained land shall be deemed to be so enjoyed by the licence or consent of the Transferor and Allied and not as of rights.

(ii) The right to pass and re-pass on foot only over and along the strip of land one metre wide shaded brown on the plan annexed hereto.

(iii) The right to enter upon the said strip of land coloured brown for the purpose of building re-building cleansing maintaining altering or repairing the retained land or any part thereof or any buildings or other erections fences pipes wires channels conduits gutters or down spouts now or hereafter upon the retained land or any part thereof.

NOTE: The land shaded brown on the Transfer plan is numbered 1 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.

Class of Title: Title absolute

| Entry number | Entry date | |
|---------------------|-------------------|---|
| 1 | 2021-09-07 | PROPRIETOR: PUNCH PARTNERSHIPS (PML) LIMITED (Co. Regn. No. 03321199) of Jubilee House, Second Avenue, Centrum One Hundred, Burton-On-Trent DE14 2WF. |
| 2 | 2021-09-07 | The price stated to have been paid on 9 August 2021 was £600,000. |
| 3 | 2021-09-07 | A Transfer of the land in this title and other land dated 9 August 2021 made between (1) Young & |

Co's Brewery Plc and (2) Punch Partnerships (PML) Limited contains purchaser's personal covenants.

NOTE: Copy filed under 211091.

C: Charges Register

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

Class of Title: Title absolute

| Entry number | Entry date |
|---------------------|-------------------|
|---------------------|-------------------|

| | |
|---|--|
| 1 | <p>A Transfer of the land in this title dated 17 September 1984 made between (1) B.W.B. Limited (the Transferor) and Allied Breweries Limited (Allied) and (2) William Thomas Groves and Adrienne Groves (the Transferees) contains the following covenants:-</p> <p>For the benefit and protection of the land retained by the Transferor and Allied and known as 12 West End Lane, Barnet ("the retained land") and each and every part thereof the Transferees for themselves and their successors in title and so as to bind the land hereby conveyed into whosoever hands the same may come hereby jointly and severally covenant with the Transferor and Allied that they the Transferees and the persons deriving title under them will not after the date hereof do or permit or suffer to be done upon the land hereby conveyed any act or thing which shall be or tend to become a nuisance or annoyance to the Transferor or the owners or occupiers of the retained land or any part thereof or lessen or depreciate the value of the retained land.</p> |
|---|--|