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Official copy of register of title

Title number ST212047

Edition date 10.02.2021

- This official copy shows the entries on the register of title on 01 MAY 2023 at 18:57:20.
- 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 01 May 2023.
- 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, Plymouth Office.

A: Property Register

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

NORTH SOMERSET

- 1 The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Birnbeck Island, land and foreshore, Weston-super-Mare.

NOTE: The extent of such part of the foreshore that is included in this title is subject to the effect of accretion and diluvion.

- 2 The land tinted pink on the title plan has the benefit of the following rights granted a Transfer thereof dated 30 September 2002 made between (1) Weston-Super-Mare Pier Company and (2) Sidney Richard Lay and Spence Lloyd Lay:-

"12.1 The Property is transferred together with the benefit of a right of way to and from the property at all times and for all purposes with or without vehicles over such part of the property retained by the Transferor shown edged green on the attached plan numbered 2 as shall be necessary for the purposes of access to the property"

NOTE:- Copy plan 2 filed.

- 3 The land edged and numbered 1 in blue, hatched blue, tinted mauve, tinted yellow and cross hatched blue on the title plan has the benefit of the rights granted by but is subject to the rights reserved by the Conveyance dated 28 October 1864 referred to in the Charges Register.
- 4 The land edged and numbered 1 in blue, tinted yellow and hatched blue on the title plan has the benefit of the following right (except as mentioned in the Note below) granted by the Transfer dated 27 June 2003 referred to in the Charges Register:-

"12.1 The Property is transferred together with a right of way at all times and for all purposes with and without vehicles at the risk of the Transferee over the Pier and such other part of the Transferors' Retained Land as the Transferor shall reasonably specify from time to time as shall be required to provide a right of way to and from the Property to the public highway subject to the Transferee paying a fair share of the cost of maintaining the same according to user but not of the cost of putting the same in repair"

NOTE 1: The right of way over 'such part of the Transferors Retained Land as the Transferor shall reasonably specify from time to time'

A: Property Register continued

referred to above is included in this registration only in so far as it falls within the Transferors Retained Land referred to

NOTE 2: No definition of the Transferors Retained Land was given in the Transfer.

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 (10.02.2021) PROPRIETOR: BIRNBECK HOLDINGS LIMITED (Co. Regn. No. 13092515) of St Georges Court, 5 St. Georges Square, New Malden KT3 4HG.
- 2 (10.02.2021) The price stated to have been paid on 22 January 2021 was £372,500.
- 3 (10.02.2021) The Transfer to the proprietor contains a covenant of indemnity in respect of the covenants , obligations, restrictions, stipulations or other matters referred to in the register.
- 4 (10.02.2021) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 22 January 2021 in favour of Wolsey Securities Limited referred to in the Charges Register.

C: Charges Register

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

- 1 The land edged and numbered 1 in blue, hatched blue, tinted mauve, tinted yellow and cross hatched blue on the title is subject to a yearly rentcharge of £50 created by a Conveyance thereof and other land dated 28 October 1864 made between (1) John Hugh Wadham Pigott Smyth Pigott (2) The Reverend Charles Ranken Hall and (3) The Weston-Super-Mare Pier Company.

The said Deed also contains covenants.

NOTE: Copy filed under ST219927

By a Transfer of the land edged and numbered 1 in blue on the title plan dated 25 June 2003 made between (1) The Weston-Super-Mare Pier Company and (2) Lay Construction Limited the said land was informally exonerated from this rentcharge.

By a Transfer of the land hatched blue on the title plan dated 25 June 2003 made between (1) The Weston-Super-Mare Pier Company and (2) Sidney Richard Lay and Spencer Lloyd Lay the said land was informally exonerated from this rentcharge.

By a Transfer of the land tinted mauve on the title plan dated 27 June 2003 made between (1) The Westin-Super-Mare Pier Company and (2) Sidney Richard Lay and Spencer Lloyd Lay the said land was informally exonerated from this rentcharge.

By a Transfer of the land tinted yellow on the title plan dated 25 June 2003 made between (1) The Weston-Super-Mare Pier Company and (2) Lay Construction Limited the said land was informally exonerated from this rentcharge.

- 2 The land cross hatched mauve on the title plan is subject to a yearly rentcharge of One Shilling created by a Conveyance thereof and other land dated 11 June 1897 made between (1) The Queen's Most Excellent

C: Charges Register continued

Majesty (2) The Board of Trade and (3) The Weston-Super-Mare Pier Company.

The said Deed also contains covenants and reserves rights.

NOTE: Copy filed under ST219935.

- 3 A Conveyance of the land under the pier supports falling within the land tinted blue on the title plan dated 17 July 1908 made between (1) The King's Most Excellent Majesty (2) The Board of Trade and (3) The Weston-super-Mare Pier Company contains restrictive covenants.

NOTE: Copy filed under ST246437.

- 4 The land tinted blue on the title plan is subject to the rights reserved by the Conveyance dated 17 July 1908 referred to above.

- 5 Right of pre-emption contained in the Conveyance dated 17 July 1908 referred to above on the terms therein mentioned.

- 6 The land tinted yellow on the title plan is subject to a yearly rentcharge of One Pound created by a Conveyance thereof and other land dated 23 June 1938 made between (1) The King's Most Excellent Majesty (2) The Board of Trade and (3) The Weston-Super-Mare Pier Company.

The said Deed also contains covenants and reserves rights.

NOTE: Copy filed under ST219935.

- 7 The land tinted blue on the title plan excluding the sites of the pillars supporting the pier and other land is subject to a yearly rentcharge of £1 created by a Conveyance thereof dated 23 June 1938 made between (1) The King's Most Excellent Majesty (2) The Board of Trade and (3) The Weston-super-Mare Pier Company .

The said Deed also contains covenants.

NOTE: Copy filed under ST246437.

- 8 The land tinted blue on the title plan is subject to the rights reserved by the Conveyance dated 23 June 1938 secondly referred to above.

- 9 An option to purchase contained in the Conveyance dated 23 June 1938 secondly referred to above on the terms therein mentioned.

- 10 The land in this title is subject to the rights granted by a Transfer of the Lifeboat Station shown hatched blue on the title plan dated 14 August 1998 made between (1) Weston-Super-Mare Pier Company and (2) Royal National Lifeboat Institution.

NOTE: Copy filed under ST219926.

- 11 (10.02.2021) REGISTERED CHARGE dated 22 January 2021.

- 12 (10.02.2021) Proprietor: WOLSEY SECURITIES LIMITED (Co. Regn. No. 02881264) of 2 Esher Road, Hersham, Walton-On-Thames KT12 4JY.

- 13 (10.02.2021) The proprietor of the Charge dated 22 January 2021 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.

End of register