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Official copy of register of title

Title number WR48786

Edition date 26.04.2004

- This official copy shows the entries on the register of title on 18 AUG 2026 at 12:42:09.
- 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 18 Aug 2026.
- 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, Coventry Office.

A: Property Register

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

WORCESTERSHIRE : WYRE FOREST

- 1 (06.03.2000) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 418 Stourport Road, Kidderminster (DY11 7BG).
- 2 (06.03.2000) The land has the benefit of the following rights granted by but is subject to the following rights reserved by the Conveyance dated 22 September 1884 referred to in the Charges Register:-

"Together with the use in common with others entitled thereto of the sewers and of the tanks and other outfall works constructed by the Vendors upon the said building estate excepting nevertheless and reserving out of the Conveyance hereby made to the owners and occupiers for the time being of other portions of the said building estate the use in common with the purchaser and persons deriving title under him of the nine inch sewer coloured red on the said plan"

NOTE:- The nine inch sewer referred to above is shown by a blue broken line on the filed plan as far as it affects the land in this title
- 3 (06.03.2000) A Conveyance of the land in this title dated 15 September 1922 made between (1) Francis Grant (Vendor) and (2) Stanley Goodwin Smith (Purchaser) contains the following provision:-

"It is hereby declared that the gable and division walls between the premises hereby conveyed and the said adjoining premises number 185 Stourport Road aforesaid and all spouts sewers and drains common to the said property hereby conveyed and the adjoining property are joint and party walls and joint spouts sewers and drains and shall be repaired and maintained by and at the joint and equal expense of the respective owners for the time being"

NOTE:- 185 Stourport Road is now known as 419 Stourport Road.

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 (26.04.2004) PROPRIETOR: JOSEPH ANTHONY TUPMAN and GLENICE TUPMAN of 418 Stourport Road, Kidderminster, Worcs DY11 7BG.
- 2 (26.04.2004) A Transfer to a former proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.
- 3 (26.04.2004) RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.

C: Charges Register

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

- 1 (06.03.2000) A Conveyance of the land in this title dated 22 September 1884 made between (1) The Worcester Land and Investment Company Limited (Vendors) and (2) James Higgs (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 22 September 1884 referred to in the Charges Register:-

"the Purchaser so as to bind himself and the persons deriving title under him hereby covenants with the vendor that the purchaser or the persons deriving title under him will forthwith at his or their own expense effectually fence off the said lot or piece of land hereby conveyed from the main road leading from Kidderminster to Stourport and also from the adjoining land on the south and east sides of the said lot or piece of land and ever afterwards at the like expense maintain and keep in repair such fences or other suitable fences to be erected in lieu thereof And also will until the same shall become repairable by the Sanitary Authority pay a due proportion with others using the sewers which shall for the time being be connected with the said outfall of the cost of cleansing and maintaining the sewers and also the tanks and other outfall works And shall in the event of the Vendors at any time hereafter (with the consent in writing of the owners for the time being of a majority of lot 2 forming the said Buildings etc) providing gas or other artificial light for lighting the said Building Estate bear and pay a due proportion with the owners for the time being of the other lots forming the said Building Estate of the cost of providing laying down and maintaining the gas and other mains or conductors and lamps and of providing gas or other mains or conductors and lamps and of providing gas or other artificial light for the said Building estate such proportions to be regulated by the rateable value of the properties according to the parochial valuation lists in force at the time of such contribution becoming payable And that no dwelling house or other erection (except boundary fences not exceeding four feet six inches in height from the ground exclusive of palisading thereon) shall be erected on the said lot or piece of land hereby conveyed otherwise than to front to the said main road shown on the said plan and that neither nearer to nor farther from therefrom than the building line shown on the said plan and also that no dwellinghouse shall be erected upon the said lot or piece of land hereby conveyed at a less cost in labour and material than the sum of Two hundred pounds And lastly that no noisome or offensive trade or business or other thing which may deteriorate the adjoining property belonging to the Vendors shall be permitted upon the said Lot or piece of land hereby conveyed"

NOTE 1:- The main road referred to above is Stourport Road

NOTE 2:- The building line referred to above is set back 7.62m (25 feet) from Stourport Road.

End of register