

Title register for:

Stoke Lodge Playing Fields, Shirehampton Road, Bristol (Leasehold)

BL126410

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Register summary

Title number	BL126410
Registered owners	Cotham School Cotham School, Cotham Lawn Road, Bristol BS6 6DT
Last sold for	No price recorded

A: Property Register

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

Entry number	Entry date	
1	2011-09-26	CITY OF BRISTOL The Leasehold land shown edged with red on the plan of the above title filed at the Registry and being Stoke Lodge Playing Fields, Shirehampton

Road, Bristol.

2	2011-09-26	The title includes any legal easements referred to in clause LR11.1 of the registered lease but is subject to any rights that are granted or reserved by the lease and affect the registered land.
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3	2011-09-26	The land has the benefit of the following rights granted by but is subject to the following rights reserved by a Conveyance of the freehold estate in the land tinted blue on the title plan dated 13 July 1946 made between (1) Emily Gertrude Butlin, Arthur Keith Butlin Gregory and William Noel Parr and (2) The Lord Mayor Aldermen And Burgesses Of The City Of Bristol:-
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Together with a right of way for the Corporation and their successor in title (in common with all other persons entitled thereto) at all times and for all purposes over the whole extent in length and width of the said lane or road (but subject nevertheless to a like right of way for all persons entitled thereto over the part of the said lane or road comprised in the premises hereby conveyed) the Corporation and their successors in title paying a proportionate part of the expense of keeping the said lane or road in proper repair and condition.

NOTE: The lane or road referred to is Ebenezer Lane. The part thereof comprised in the Conveyance dated 13 July 1946 adjoins the northern boundary of the land tinted blue on the title plan.

4	2011-09-26	The freehold estate in the land has the benefit of the following rights granted by a Conveyance of the land tinted pink on the title plan and other land dated 19 September 1947 made between (1) Emily Gertrude Butlin and Others (Vendors) and
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(2) Bristol Corporation (Corporation):-

"TOGETHER ALSO with a right of way for the Corporation and their successors in title (in common with all other persons entitled thereto) at all times and for all purposes over the whole extent in length and width of the lane or road running along the north-eastern side of the premises hereby conveyed the Corporation and their successors in title paying a proportionate part of the expense of keeping the said lane or road in proper repair and condition"

NOTE:-The lane or road referred to is Ebenezer Lane.

5	2011-09-26	The land has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of land adjoining the western boundary of the land in this title dated 31 October 1994 made between (1) Avon County Council and (2) Sandra Alice Cox.
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¬NOTE: Copy filed under AV244251.

6	2011-09-26	The land has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of the land adjoining the western boundary of the land in this title dated 22 January 1996 made between (1) The County Council Of Avon and (2) Alfred Charles Morgan and Eliza Dora Morgan.
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¬NOTE: Copy filed under AV256285.

7	2011-09-26	The land has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of land adjoining the western boundary of the land in this title dated 28 March 1996 made between (1) The County Council Of Avon and (2) John Clifford Harrison.
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¬NOTE: Copy filed under BL50512.

8	2011-09-26	Short particulars of the lease(s) (or under-lease(s)) under which the land is held: Date : 31 August 2011 Term : 125 years from and including 1 September 2011 Parties : (1) The City Council Of Bristol (2) Cotham School NOTE: The lease contains a right of pre-emption
9	2011-09-26	The Lease prohibits or restricts alienation.
10	2011-09-26	The Lease dated 31 August 2011 referred to above contains a provision excluding the operation of section 62 of the Law of Property Act 1925 as therein mentioned.
11	2011-09-26	The landlord's title is registered.

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	
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1	2011-09-26	PROPRIETOR: COTHAM SCHOOL (Co. Regn. No. 7732888) of Cotham School, Cotham Lawn Road, Bristol BS6 6DT.
2	2011-09-26	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 Secretary of State for Education of Sanctuary Buildings, Great Smith Street, London SW1P 3BT.

C: Charges Register

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

Class of Title: Title absolute

Entry number	Entry date
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1	2011-09-26	The land is subject to the rights granted by a Deed dated 8 April 2011 made between (1) The City Council Of Bristol and (2) Wales & West Utilities Limited. The said Deed also contains restrictive covenants by the grantor. ¬NOTE: Copy filed under BL100993.
2	2022-02-08	Option to acquire in favour of The Secretary of State for Education contained in a Deed of Variation of Funding Agreement dated 22 September 2021 made between (1) The Secretary Of State For Education and (2) Cotham School upon the terms therein mentioned . ¬NOTE: Copy filed.