



Official copy
of register of
title

Title number CH151809

Edition date 23.08.2017

- This official copy shows the entries on the register of title on 31 Aug 2017 at 15:40:08.
- 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 31 Aug 2017.
- 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 Birkenhead Office.

A: Property Register

This register describes the land and estate comprised in the title. Except as mentioned below, the title includes any legal easements granted by the registered lease but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

CHESHIRE WEST AND CHESTER

- 1 (16.01.1980) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being 2, Hunters Court, Little Heath Road, Littleton, Chester and garage 1B (CH3 7DW).
- 2 In addition to the easements granted by the lease and included in this registration, the lease also contains provisions relating to a licence to use the garage tinted blue on the filed pln.
- 3 (16.01.1980) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : 9 November 1979
Term : 999 years from 25/3/1979
Rent : £25 and additional rent as therein mentioned
Parties : (1) Teamhurst Limited
(2) [REDACTED]
- 4 The landlord's title is registered.
- 5 A new filed plan, with an amended extent, has been substituted for the original plan.
- 6 (15.03.1995) By a Deed dated 20 February 1995 made between (1) Conongate Management Company Limited and (2) [REDACTED] the terms of the registered lease were expressed to be varied.

NOTE: Copy Deed filed.

- 7 Unless otherwise mentioned the title includes any legal easements granted by the registered lease(s) but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

Title number CH151809

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 (23.08.2017) PROPRIETOR: [REDACTED] of 2 Hunters Court, Little Heath Road, Littleton, Chester CH3 7DW and of 37 Ollerton Terrace, Bolton BL1 7JZ and of mccarthypeter1512@gmail.com.
- 2 (23.08.2017) The price stated to have been paid on 4 August 2017 for the land in this title and in title CH202818 was £325,244.
- 3 (23.08.2017) The covenant implied under section 4(1)(b) of the Law of Property (Miscellaneous Provisions) Act 1994 in the disposition to the proprietor is modified.
- 4 (23.08.2017) 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 4 August 2017 in favour of National Westminster Bank PLC referred to in the Charges Register.

C: Charges Register

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

- 1 The land is subject to the following rights reserved by a Conveyance of the freehold estate in land in this title and other land dated 8 August 1978 made between (1) [REDACTED] (Vendor) and (2) Teamhurst Limited (Purchaser):-

"EXCEPT AND RESERVING unto the Vendor in fee simple the rights liberties and easements specified in the First Schedule hereto for the benefit of the Vendor's adjoining or neighbouring land or property referred to therein.

THE FIRST SCHEDULE hereinbefore referred to

EXCEPTIONS AND RESERVATIONS:

Full right and liberty for the benefit of the Vendor and his successors in title the owner or owners occupier or occupiers for the Vendor's adjoining and neighbouring land and property or any part or parts thereof to the free and uninterrupted passage and running of water gas and electricity and of surface water and foul drainage through any channels sewers drains wires cables pipes and conduits now existing or which may be constructed within Twenty years from the date hereof (which period shall be the perpetuity period applicable hereto) within or under the property hereby conveyed and which may from time to time or at any time serve the Vendor's said adjoining land and property or any part or parts thereof and the right at any time hereafter to enter into and upon the property hereby conveyed for the purpose of maintaining repairing and renewing and cleansing any such channels sewers drains wires cables and pipes and conduits serving the whole or any part of the Vendor's said adjoining land and property causing as little damage as possible and making good the surface without unnecessary delay at the sole expense of the person exercising the said right

Full right and liberty for the Vendor and his successors in title the owner or owners occupier or occupiers from time to time of the Vendor's said adjoining land and property hereby conveyed for the purposes of connecting all existing or future water supply pipes gas pipes electricity supply cables foul or surface water drains or sewers which may now or hereafter serve or provide a supply of such services to the Vendor's said adjoining land and property to any water supply pipe gas pipe electricity supply cable foul or surface water drain or sewer which is now or shall within the period of Twenty years be laid or constructed under the property hereby conveyed or any part thereof

C: Charges Register continued

together with the right of entering upon the property hereby conveyed and of laying constructing and otherwise installing new water supply pipes gas pipes electricity supply cables foul or surface water drains and sewers within or under the property hereby conveyed for the purpose of making such connecting but so in any such case as to cause as little damage as possible and making good the surface without unnecessary delay at the sole expense of the persons exercising the said right."

- 2 (23.08.2017) REGISTERED CHARGE dated 4 August 2017 affecting also title CH202818.
- 3 (23.08.2017) Proprietor: NATIONAL WESTMINSTER BANK PLC (Co. Regn. No. 929027) of Mortgage Centre, P.O. Box 12201, 7 Brindley Place, Birmingham B2 2NA.

End of register

H.M. LAND REGISTRY		TITLE NUMBER	
		CH151809	
ORDNANCE SURVEY PLAN REFERENCE	SJ 4466	SECTION B	Scale 1/1250 Enlarged from 1/2500
COUNTY CHESHIRE	DISTRICT CHESTER	© Crown copyright 1983	



