



Title register for:

**Land and buildings on the east side of Leadworks Lane, Chester
(Freehold)**

Title number: CH553796

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Register summary

Title number CH553796

Registered owners Shot Tower Chester Ltd
2 Peel House, 30 The Downs, Altrincham WA14 2PX

Last sold for £1,540,000 plus £308,000 VAT on 14 July 2016
This value covers more than just the land in this title

A: Property Register

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

Entry number	Entry date
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		The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Land and buildings on the east side of Leadworks Lane, Chester.
2	2006-10-11	The land has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 31 July 2006 referred to in the Charges Register.
3	2006-10-11	The Transfer dated 31 July 2006 referred to in the Charges Register contains provisions excluding the operation of Section 62 of the Law of Property Act 1925 as therein mentioned.
4	2016-07-06	The land in this title has the benefit of any legal easements granted by a Deed of Grant dated 9 June 2016 made between (1) Neptune Shot Tower Limited (2) Shot Tower Chester Limited (3) Bank Of Scotland Plc And Capital Bank Property Investments (3) Limited and (4) Waitrose Limited but is subject to any rights that are reserved by the said deed and affect the registered land. NOTE: Copy filed.
5	2017-04-18	The land has the benefit of any legal easements granted by a Deed dated 31 March 2017 made between (1) Canal & River Trust and (2) Shot Tower Chester Ltd and Shot Tower Chester Management Company. NOTE: Copy filed under CH539633.
6	2020-10-26	A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.

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	2016-08-01	PROPRIETOR: SHOT TOWER CHESTER LTD (Co. Regn. No. 09921690) of 2 Peel House, 30 The Downs, Altrincham WA14 2PX.
2	2016-07-06	RESTRICTION: No transfer of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charges is to be registered without a certificate signed by a conveyancer that the provisions of clause 6.1 of a Deed of Grant made between (1) Neptune Shot Tower Limited (2) Shot Tower Chester Limited (3) Bank of Scotland Plc and Capital Bank Property Investments (3) Limited and (4) Waitrose Limited dated 9 June 2016 have been complied with.
3	2016-08-01	The price stated to have been paid on 14 July 2016 for the land in this title and in title CH553794 was £1,540,000 plus £308,000 VAT.
4	2016-08-01	A transfer of the land in this title and other land dated 14 July 2016 made between (1) Neptune Shot Tower Limited and (2) Shot Tower Chester Limited contains purchaser's personal covenants. NOTE: Copy filed under CH553794.
5	2018-09-17	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 13 September 2018 in favour of Hampshire Trust Bank PLC referred to in the

Charges Register.

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	2004-03-08	<p>The parts of the land as may be affected thereby are subject to the terms of an Agreement dated 20 February 2004 made between (1) Bellway Homes Limited, (2) National House Building Council and (3) Dwr Cymru Cyfyngedig pursuant to section 104 of the Water Industry Act 1991 relating to the construction and adoption of sewers, pumping stations and accessories.</p> <p>NOTE: Copy filed under CH458462.</p>
2	2006-10-11	<p>A Transfer of the land in this title dated 31 July 2006 made between (1) Bellway Homes Limited and (2) GVC Contracts Limited contains restrictive covenants.</p> <p>NOTE: Copy filed.</p>
3	2014-01-13	<p>ENTRY CANCELLED on 26 October 2020.</p>
4	2014-01-13	<p>The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto.</p> <p>The leases grant and reserve easements as therein mentioned.</p>
5	2017-05-12	<p>The land is subject to any rights that are granted by a Deed of Grant dated 12 May 2017 made between (1) Shot Tower Chester Limited and (2) SP</p>

Manweb Plc and affect the registered land.
The said Deed also contains restrictive covenants
by the grantor.

NOTE: Copy filed.

6 2018-09-17 REGISTERED CHARGE dated 13 September 2018
affecting also title CH553794.

7 2018-09-17 Proprietor: HAMPSHIRE TRUST BANK PLC (Co.
Regn. No. 1311315) of 55 Bishopsgate, London
EC2N 3AS.

8 2018-09-17 The proprietor of the Charge dated 13 September
2018 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.

9 2020-10-09 UNILATERAL NOTICE affecting the land tinted pink
on the title plan in respect of an Agreement for
Lease of Cell Site 478 dated 23 September 2020
made between (1) Shot Tower Chester Ltd and (2)
Cornerstone Communications Infrastructure
Limited.

NOTE: Copy filed.

10 2020-10-09 BENEFICIARY: Cornerstone Communications
Infrastructure Limited (Co. Regn. No. 8087551) of
Hive 2, 1530 Arlington Business Park, Theale,
Reading RG7 4SA.

11 2020-10-26 The parts of the land affected thereby are subject
to the rights granted by a Lease of an Electricity
Substation dated 23 October 2020 referred to in
the schedule of leases hereto.

The said deed also contains restrictive covenants

by the grantor.

NOTE: Copy lease filed under CH697662.

12	2021-01-06	UNILATERAL NOTICE affecting Unit 5 Shot Tower in respect of contract for sale dated 17 December 2021 made between (1) Shot Tower Chester Limited and (2) Bowhaus Limited.
13	2021-01-06	BENEFICIARY: Bowhaus Limited (Co regn No 12093349) of 17-19 Foley Street, First Floor, London W1W 6DW and charlotte@bowhaus.uk.
14	2021-01-08	The land is subject to any rights that are granted by a Deed of Grant dated 18 December 2020 made between (1) Shot Tower Chester Limited and (2) Open Fibre Networks Limited and affect the registered land. The said Deed also contains restrictive covenants by the grantor. NOTE: Copy filed.
15	2021-03-12	An Agreement dated 19 February 2021 made between (1) Shot Tower Chester Ltd and (2) Dwr Cymru Cyfyngedig pursuant to section 104 of the Water Industry Act 1991 relates to the construction, maintenance and adoption of sewers. NOTE: Copy filed.
16		ITEM CANCELLED on 26 October 2020.
17		Registration Date : 26.10.2020 Plan Reference : edged and numbered 1 in blue Property Description : Electricity Substation

Date of Lease : 23.10.2020
Term : 99 years from and including 23
October 2020
Lessee's Title : CH697662
NOTE: see entry in the Charges register relating to
the rights granted by this lease

18 Registration Date : 14.04.2021
Plan Reference : Edged and numbered 3 in blue
(part of)
Property Description : Apartment 54 Maltby (2nd
Floor)
Date of Lease : 23.03.2021
Term : 125 years from 1.1.2020
Lessee's Title : CH702474

19 Registration Date : 14.04.2021
Plan Reference : Edged and numbered 3 in blue
(part of)
Property Description : 49 Maltby, Robinson Way
(ground floor)
Date of Lease : 12.03.2021
Term : 125 Years from 1 January 2020

Lessee's Title : CH702481

20 Registration Date : 19.04.2021
Plan Reference : Edged and numbered 7 in blue

Property Description : Outdoor Parking Space 1

Date of Lease : 31.03.2021
Term : 125 years from 1 January 2020

Lessee's Title : CH702583

21 Registration Date : 19.04.2021
Plan Reference : Edged and numbered 3 in blue
(part of)
Property Description : Flat 67 The Shot Tower

(third and fourth floors)

Date of Lease : 31.03.2021

Term : 125 years from and including 1
January 2020

Lessee's Title : CH702583

22

Registration Date : 10.06.2021

Plan Reference : Edged and numbered 2 in blue
(part of)

Property Description : Apartment 17 The Walkers
(first floor)

Date of Lease : 27.05.2021

Term : 125 years from and including 1
January 2020

Lessee's Title : CH704211

23

Registration Date : 10.06.2021

Plan Reference : Edged and numbered 6 in blue

Property Description : Outdoor Parking Space 2

Date of Lease : 27.05.2021

Term : 125 years from 1 January 2020

Lessee's Title : CH704211