

Title Number : CH386563

This title is dealt with by HM Land Registry, Birkenhead Office.

The following extract contains information taken from the register of the above title number. A full copy of the register accompanies this document and you should read that in order to be sure that these brief details are complete.

Neither this extract nor the full copy is an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy.

This extract shows information current on 13 JAN 2021 at 18:07:22 and so does not take account of any application made after that time even if pending in HM Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: CH386563
Address of Property	: land on the south east side of Mannings Lane, Hoole, Chester
Price Stated	: £600,000
Registered Owner(s)	: MANNINGS LANE DEVELOPMENTS LIMITED (Co. Regn. No. 6476077) of 8 Mollington Grange, Parkgate Road, Mollington, Chester CH1 6NP.
Lender(s)	: NATIONAL WESTMINSTER BANK PLC

Title number CH386563

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 13 JAN 2021 at 18:07:22. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

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## A: Property Register

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

CHESHIRE WEST AND CHESTER

- 1 (13.04.1995) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land on the south east side of Mannings Lane, Hoole, Chester.
- 2 (13.04.1995) The Conveyance dated 20 April 1912 referred to in the Charges Register contains the following provision:-  
  
"PROVIDED ALWAYS that the Purchasers their heirs and assigns shall not be entitled to any right of light or air which would restrict or interfere with the free use of any adjoining land of the Vendor for building or other purposes"
- 3 (05.05.2010) A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.
- 4 (05.05.2010) The land edged and numbered in green on the title plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.

## 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 (03.04.2008) PROPRIETOR: MANNINGS LANE DEVELOPMENTS LIMITED (Co. Regn. No. 6476077) of 8 Mollington Grange, Parkgate Road, Mollington, Chester CH1 6NP.
- 2 (03.04.2008) The price stated to have been paid on 5 February 2008 was £600,000.
- 3 (03.04.2008) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a certificate signed by DWF LLP, Centurion House, 129 Deansgate, Manchester, M3 3AA (ref:DSW/AXG/KHX/100772/2) that the provisions of an Agreement dated 13 December 2007 between (1) William Wild & Son (Mollington) Limited and (2) David Frank Bell and Simon Gary Parker have been complied with.
- 4 (17.04.2008) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate, or by the proprietor of any future registered charge, is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 28 March 2008 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 (13.04.1995) A Conveyance of the land tinted blue and tinted pink on the filed plan dated 20 April 1912 made between (1) George Baxter (Vendor) and (2) Thomas Henry Wild and William Wild (Purchasers) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 (13.04.1995) The land is subject to the following rights granted by a Conveyance of adjoining land dated 21 July 1976 made between (1) William Wild & Son (Mollington) Limited (Vendor) and (2) Leslie John Wood (Purchaser):-  
  
TOGETHER with the right to discharge surface water only from the said plot of land hereby conveyed into the ditch between OS Nos 6544 and 7038 by means of an underground drain making good any damage caused to the Vendor's land  
  
NOTE: The OS Nos 6544 and 7038 referred to have been reproduced in blue on the title plan.
- 3 (31.01.2008) UNILATERAL NOTICE in respect of an equitable charge dated 10 January 2008 made between (1) William Wild & Sons (Mollington) Limited and (2) National Westminster Bank plc.  
  
*NOTE 1:-Copy filed*  
  
NOTE 2: See entry below affecting the priority of this entry.
- 4 (31.01.2008) BENEFICIARY: National Westminster Bank plc of Royal Bank of Scotland Specialised Lending Services, Active Insolvency Management, 10th Floor, 280 Bishopsgate, London EC2M 4RB and care of Denton Wilde Sapte LLP, One Fleet Place, London EC4M 7WS.
- 5 (17.04.2008) REGISTERED CHARGE dated 28 March 2008.  
  
NOTE: See entry below affecting the priority of the above charge.
- 6 (17.04.2008) Proprietor: NATIONAL WESTMINSTER BANK PLC (Co. Regn. No. 929027) of 5th Floor, 1 Spinningfield Square, Manchester M3 3AP.
- 7 (26.08.2008) A Deed dated 25 June 2008 made between (1) National Westminster Bank plc of Royal Bank of Scotland Specialised Lending Services and (2) National Westminster Bank plc, North West Property Finance Team relates to priorities as between the Charges dated 10 January 2008 and 28 March 2008 referred to above as therein mentioned
- 8 (15.05.2012) UNILATERAL NOTICE in respect of a contract for sale dated 3 May 2012 made between (1) Mannings Lane Developments Limited and (2) BDW Trading Limited.  
  
*NOTE: Copy filed.*
- 9 (15.05.2012) BENEFICIARY: BDW Trading Ltd (Co. Regn. No. 03018173) of Barratt House Cartwright Way, Forest Business Park, Bardon Hill, Coalville, Leicestershire LE67 1UF, Reference DWH North West Warrington.

## Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 20 April 1912 referred to in the Charges Register:-

"AND the Purchasers for themselves their heirs and assigns (with intent to bind all persons in whom the land hereby conveyed shall for the time being be vested) hereby COVENANT with the Vendor his heirs and assigns that the Purchasers their heirs and assigns will at all times hereafter maintain to the satisfaction of the Vendor his heirs and assigns a good and sufficient growing or other suitable fence on the south westerly and south easterly sides of the site of roadway to divide the same from the other land of the Vendor

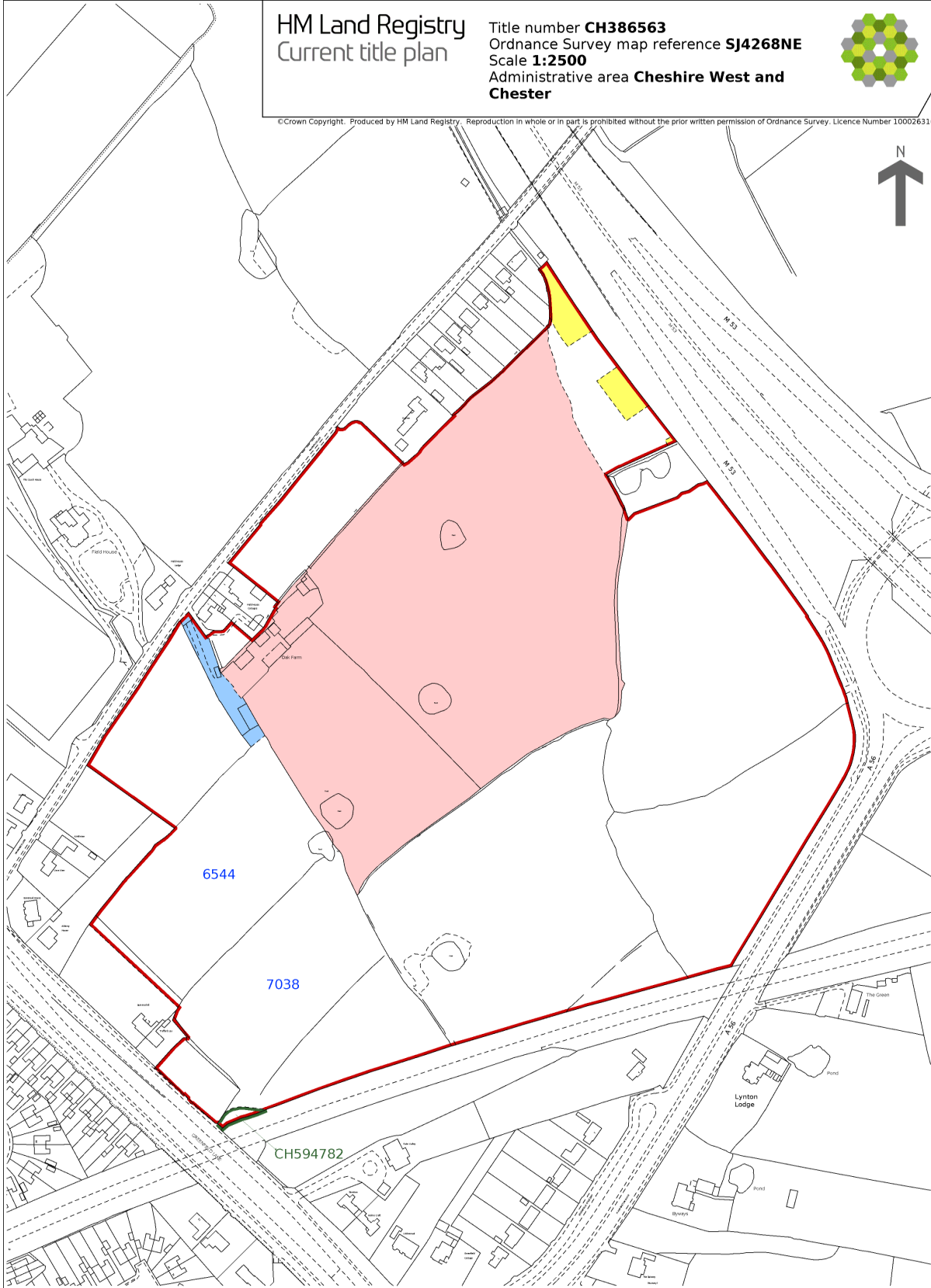
Schedule of restrictive covenants continued

AND that the said strip of land coloured blue on the said plan shall be at all times hereafter left open and unbuilt upon and no building shall at any time hereafter be built on the said piece of land edged red within six feet of the south westerly boundary thereof

AND that no buildings shall at any time hereafter be erected on the said piece of land edged red on the said plan except private dwellinghouses with suitable and necessary outbuildings thereto and except stables or shippens or other buildings required in connection with the user of the land for agricultural purposes only or for the business of horse dealers as now carried on by the Purchasers and no building now or hereafter to be erected on the said piece of land shall be used for any trade or business of any kind except in connection with the user of the land as agricultural land or except the trade of horse dealers as now carried on by the Purchasers and that the Purchasers shall not permit or suffer anything to be done or performed on the said piece of land or in any buildings thereon which may be or grow to be a nuisance or annoyance to the Vendors or the owners or occupiers for the time being of the adjoining or neighbouring property"

NOTE: The land edged blue referred to is tinted blue on the filed plan and the land edged red referred to is tinted pink on the filed plan.

End of register



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