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Official copy of register of title

Title number CH316126

Edition date 16.01.2023

- This official copy shows the entries on the register of title on 09 FEB 2024 at 14:58:31.
- 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 09 Feb 2024.
- 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.

WARRINGTON

- 1 (07.01.1977) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Hillcrest Bungalow, Knutsford Road, Grappenhall, Warrington (WA4 3LA).
- 2 The mines and minerals together with ancillary powers of working are excepted.
- 3 (07.04.2010) A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.
- 4 (07.04.2010) 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.
- 5 (07.04.2010) The land has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of the land edged and numbered CH593936 in green on the title plan dated 18 March 2010 made between (1) Cruden Group Limited and (2) Brian Columba Gaffney and Julie Anne Gaffney.

NOTE: Copy filed under CH593936.

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 (20.10.2021) PROPRIETOR: WARRINGTON HILLCREST LTD (Co. Regn. No. 13006442) of 61 Bridge Street, Kington HR5 3DJ.
- 2 (20.10.2021) The price stated to have been paid on 23 June 2021 was £824,125 exclusive of VAT.
- 3 (20.10.2021) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the registers of this title and of indemnity in respect thereof.

B: Proprietorship Register continued

- 4 (16.01.2023) 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 January 2023 in favour of LendInvest Security Trustees Limited referred to in the Charges Register.

C: Charges Register

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

- 1 A Conveyance of the land tinted pink on the filed plan and other land dated 29 April 1932 made between (1) John Bradford (Vendor) and (2) Samuel Carter Cross and William Bolan (Purchasers) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 A Conveyance of the land tinted blue on the filed plan dated 27 September 1933 made between (1) John Bradford (Vendor) and (2) Ellen Warburton (Purchaser) contains covenants identical with those contained in the Conveyance dated 29 April 1932 referred to above.
- 3 (07.04.2010) Right of pre-emption in favour of Brian Columba Gaffney and Julie Anne Gaffney of 21 Whitefield Grove, Lymm, Cheshire WA13 9QF contained in an Agreement affecting the edged blue on the title plan dated 18 March 2010 made between (1) Cruden Group Limited and (2) Brian Columba Gaffney and Julie Anne Gaffney.

NOTE:-Copy filed.

- 4 (16.01.2023) REGISTERED CHARGE dated 13 January 2023.
- 5 (16.01.2023) Proprietor: LENDINVEST SECURITY TRUSTEES LIMITED (Co. Regn. No. 8743617) of 8 Mortimer Street, London W1T 3JJ.
- 6 (16.01.2023) The proprietor of the Charge dated 13 January 2023 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.

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 29 April 1932 referred to in the Charges Register:-
- "FOR the benefit of the Vendor and his successors in title owners and occupiers of such portion of the premises in the said Conveyance as now remains the property of the Vendor the Purchasers hereby jointly and severally COVENANT with the Vendor that the Purchasers and the persons deriving title under them will not at any time do or suffer on the plot of land hereby assured or any part thereof or in or upon any building to be erected thereon anything which shall be a nuisance or annoyance to the owners or occupiers of any part of the said property of the Vendor (including the erection of any offensive or unsightly structure) PROVIDED that this covenant shall not preclude the Purchasers and their successors in title from using and occupying or permitting to be used and occupied the said plot of land for or in connection with the business of motor haulage contractors and/or garage proprietors and businesses ancillary thereto (but the erection of any offensive or unsightly structure shall not be permitted by virtue of this proviso."

End of register