

Title Number : CH360566

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 8 JUN 2017 at 11:40:30 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	: CH360566
Address of Property	: Land in East Lane, Runcorn
Price Stated	: £2,500,000
Registered Owner(s)	: THE LETTINGS ROOM LIMITED (Co. Regn. No. 06802259) of Hart Shaw Building, Sheffield Airport Business Park, Europa Link, Sheffield S9 1XU and of Office 2, Samuel House, 5 Fox Valley Way, Stocksbridge, Sheffield S36 2AA.
Lender(s)	: None

Title number CH360566

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 8 JUN 2017 at 11:40:30. 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.

HALTON

- 1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Land in East Lane, Runcorn.

NOTE: The elevated busway, its support columns and their foundations and the elevated footpath and footbridge are excluded from the title.

- 2 The mines and minerals together with ancillary powers of working are excepted with provision for compensation in the event of damage caused thereby.

- 3 The land edged and numbered 1 in yellow on the title plan has the benefit of the rights granted by but is subject to the rights reserved by a Transfer of the land in this title and other land dated 18 November 1988 made between (1) Warrington and Runcorn Development Corporation and (2) L.C.P Properties Limited.

NOTE: Copy filed under CH302635.

- 4 The Transfer dated 18 November 1988 referred to above contains a provision as to light or air.

- 5 A Transfer of the land edged and numbered 1 in yellow on the title plan dated 14 November 1991 made between (1) The Secretary of State for the Environment (Transferee) and (2) L.C.P. Properties Limited (Transferor) contains the following provision:-

"There is not included in this Transfer any easement or right of light or air which would restrict or interfere with the free use by the Transferor or by persons deriving title under the Transferor for building or any other purpose of the remainder of the land now comprised in the said title."

- 6 (19.01.2017) 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.

Title absolute

- 1 (20.04.2017) PROPRIETOR: THE LETTINGS ROOM LIMITED (Co. Regn. No. 06802259) of Hart Shaw Building, Sheffield Airport Business Park, Europa Link, Sheffield S9 1XU and of Office 2, Samuel House, 5 Fox Valley Way, Stocksbridge, Sheffield S36 2AA.
- 2 (20.04.2017) The price stated to have been paid on 18 April 2017 was £2,500,000.
- 3 (20.04.2017) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.

B: Proprietorship Register continued

- 4 (20.04.2017) The Transfer to the proprietor contains a covenant to observe and perform the covenants on the part of the landlord contained in the leases referred to in the Schedule of Notices of Leases hereto and of indemnity in respect thereof.

C: Charges Register

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

- 1 The roads and footpaths on the land edged and numbered 1 and 2 in yellow on the title plan are subject to rights of way.
- 2 The land edged and numbered 2 in yellow is subject to rights of drainage and rights in respect of water telephone and electricity supply services.
- 3 The land edged and numbered 1 and 2 in yellow on the title plan is subject to the following rights reserved by a Conveyance of the land in this title and other land dated 31 December 1942 made between (1) Sir Richard Christopher Brooke (Vendor) (2) Evan John Carne David and Geoffrey Egerton Warburton and (3) Raymond Davenport (Purchaser):-

"EXCEPT AND RESERVING to the persons entitled thereto the property rights and benefits subject to such terms and conditions as are specified in the Second Schedule hereto.

THE SECOND SCHEDULE hereinbefore referred to:-

(a) ALL mines minerals and mineral substances within and under the conveyed premises to which the Vendor is not entitled together with all rights and powers belonging to any persons or person entitled to such mines and minerals and mineral substances in connection therewith or in connection with any other mines and minerals and mineral substances.

(b) ALL mines minerals and mineral substances including rock salt and brine within and under the conveyed premises belonging to the Vendor Together with all necessary or proper powers rights and easements by underground workings only for searching for winning working getting and carrying away the same and any other mines minerals and mineral substances (including rock salt and brine) within or under any adjacent or other lands including power to let down the surface whether built upon or not subject to paying proper compensation to the Purchaser for all damage done to the surface of the land or to the buildings thereon by reason or in consequence of the searching for winning working getting or carrying away of such mines mineral or mineral substances including rock salt and brine and PROVIDED THAT as regards coal as defined by the Coal Act 1938 Section 3(4) this Conveyance is subject to the rights of the Coal Commission under the Act and the Vendor or the Settled Land Act Trustees or other the person entitled thereto shall be entitled to receive and retain for his or their own use the compensation payable under the said Act.

(c) THE right for the Vendor and his successors in title and his and their lessees and licencees to lay at any time before the expiration of Twenty one years after the death of the last survivor of the descendants now living of His Majesty King Edward VII and also (so far as the law will permit) or at any time to maintain repair remove renew and cleanse sewers or drains water pipes gas pipes and subterranean or overhead conductors of electricity and to use the same and all others at any time in or on the conveyed premises for the free and uninterrupted passage and running of sewage or drainage water gas and electricity with liberty to connect therewith and for all or any of the above purposes to enter upon the said piece of land with or without workmen and others horses carts and other vehicles subject to giving reasonable notice previous to any such entry and doing thereby no unnecessary damage to the surface of the land and any buildings thereon in the exercise of such rights and making compensation for all such damage as may be done to the surface of the land or the buildings thereon."

C: Charges Register continued

- 4 By a Conveyance dated 12 March 1965 made between (1) The Whelmar Property Company Limited and (2) Runcorn Development Corporation the land edged and numbered 3 in yellow on the title plan was conveyed subject as follows:-

SUBJECT to (a) the existing exceptions and reservations of all mines and minerals and mineral substances with rights of working and getting the same and of rights of drainage and sewerage under or over the said property hereby conveyed and

(b) the existing agreements and declarations as to rights of light air or other privileges contained in two Conveyances dated the Thirty first day of December One thousand nine hundred and forty two and the Fifth day of June One thousand nine hundred and forty six respectively and each made between Sir Richard Christopher Brooke of the first part Evan John Carne David and Geoffrey Egerton Warburton of the second part and the said Raymond Davenport of the third part.

NOTE: Neither a certified copy or examined abstract of the said Deed dated 5 June 1946 was supplied on first registration. The Deed dated 31 December 1942 is that referred to above

- 5 The land edged and numbered 2 and 3 in yellow on the title plan is subject to the rights reserved by a Transfer thereof dated 16 March 1993 made between (1) Commission for the New Towns and (2) Secretary of State for the Environment.

NOTE: Copy filed.

- 6 The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto.

Schedule of notices of leases

1	land edged and numbered 1 in blue	an electricity substation lying to the south east of East Lane	18.05.1977 99 years from 1.1.1977	CH113081
	NOTE: The lease comprises also other land			
2	land edged in blue	an electricity substation on the south east side of East Lane, Runcorn	18.05.1977 99 years from 1.1.1977	CH113517
	NOTE: The lease comprises also other land			
3	19.01.2017 Edged and numbered 3 in blue	Nursery at East Lane house House	01.12.2016 250 years from 1.1.2016	CH655374

End of register