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Official copy of register of title

Title number MS354732

Edition date 15.12.2016

- This official copy shows the entries on the register of title on 29 JAN 2018 at 11:14:41.
- 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 29 Jan 2018.
- 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.

MERSEYSIDE : LIVERPOOL

- 1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land lying between Norton Street and Fraser Street, Liverpool.

NOTE: The Waterloo Tunnel lying under the surface of the land hatched blue on the filed plan and the Air Ventilation Shaft serving the same also hatched blue and all rights and works ancillary thereto are excluded from the title.

- 2 (02.12.2005) 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 (24.06.2015) PROPRIETOR: ANWYL CONSTRUCTION COMPANY LIMITED (Co. Regn. No. 435323) of Anwyl House, Mona Terrace, Rhyl LL18 4PH.
- 2 (24.06.2015) The price stated to have been paid on 1 June 2015 was £1,300,000 plus £260,000 VAT.
- 3 (24.06.2015) A Transfer of the land in this title dated 1 June 2015 made between (1) National Express Limited and (2) Anwyl Construction Company Limited contains purchaser's personal covenants.

NOTE: Copy filed.

C: Charges Register

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

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1 (17.05.1994) The land tinted pink on the title plan is subject to an Agreement of unknown date made between (1) Liverpool Corporation and (2) Lancashire and York Railway Company which relates to the construction, maintenance and use of the railway tunnel known as the Waterloo Tunnel. No further details of the Agreement were supplied on first registration.

2 (17.05.1994) A Conveyance of the land tinted blue on the title plan and other land dated 2 January 1924 made between (1) G F Thew Limited (Vendors) and (2) Bessie Gordon (Purchaser) contains the following covenants:-

"AND the Purchaser for herself her heirs and assigns hereby covenants with the Vendors that the Purchaser and the persons deriving title under her will not at any time hereafter carry on or suffer to be carried on upon the hereditaments hereby conveyed any trade or business similar to that carried on by the Vendors."

3 (17.05.1994) The land tinted blue on the title plan is subject to the following rights reserved by the Conveyance dated 2 January 1924 referred to above:-

EXCEPT nevertheless and always reserved out of these presents unto the London and North Western Railway Company their successors and assigns the tunnel or branch railway constructed under the said premises and the site thereof and the right to maintain and use the same underneath the said land and premises AND ALSO EXCEPT nevertheless and always reserved thereout unto the Vendors their successors and assigns the right at any time thereafter to erect or suffer to be erected any buildings or other erections and to alter any building or other erection now standing or hereafter to be erected on any part of their adjoining land in such a manner as to obstruct or interfere with the passage of light or air to any building which is or may be erected upon the said land hereby conveyed".

NOTE: The railway tunnel lies under the surface of the land hatched blue on the filed plan and together with all rights and works ancillary thereto is excluded from this registration.

4 (17.05.1994) By a Surrender and Conveyance of the land tinted yellow on the title plan dated 3 December 1945 made between (1) Frederick John Buckingham and (2) Liverpool Corporation the land was conveyed subject as follows:-

"Subject to a Grant dated the twenty fifth day of September one thousand nine hundred and nineteen and made between George Frederick Thew of the one part and the North Western Motors Limited of the other part"

5 (17.05.1994) The land tinted pink on the title plan is subject to the following rights reserved by a Transfer of the land in this title dated 4 June 1980 made between (1) Liverpool City Council and (2) The Merseyside and North Wales Electricity Board:-

"RESERVING unto the Council the full and free right of the Council to erect or raise buildings to any height they may require or think fit on any land now or within a period of Eighty years from the date hereof belonging to them on all sides of the land hereby transferred."

6 (17.05.1994) The land is subject to the following rights reserved by the Transfer dated 30 December 1993 made between (1) Liverpool City Council (Transferor) and (2) National Express Limited (Transferee):-

"There are reserved out of the Property for the benefit of all or any part of the Transferor's adjoining or neighbouring land the rights set out in Schedule 3

SCHEDULE 3

(The Reserved Rights)

A right for the Transferor and its successors in title to the Transferor's adjoining or neighbouring land capable of benefitting from such right to build or permit to be built any buildings and other structures and to alter any building or other structure now standing or to be built on the Transferor's adjoining or neighbouring land in such

C: Charges Register continued

a manner as to obstruct or interfere with the passage and access of light and air to any building which is or may be built on the Property so that all privileges of light and air now or in the future enjoyed over the Transferor's adjoining or neighbouring land by the Property shall be deemed to be enjoyed by the licence or consent of the Transferor and not as of right"

- 7 (17.05.1994) By a Transfer dated 30 December 1993 referred to above the land was conveyed subject as follows: Subject to the matters specified in Schedule 2 so far as they respectively still subsist and are capable of being enforced and relate to the Property

SCHEDULE 2

(Matters affecting the Property)

1. The covenants rights agreements and declarations exceptions and reservations and other matters contained or referred to in:-

1.1 An Agreement of unknown date made between (1) Liverpool Corporation and (2) Lancashire and Yorkshire Railway Company and

1.2 A Deed of Grant dated 16 February 1928 made between (1) The Lord Mayor Aldermen and Citizens of the City of Liverpool and (2) The London Midland and Scottish Railway Company as varied by a Deed of Easement dated 29 December 1993 made between (1) The Transferor and (2) British Railways Board

1.3 The said Deed of Easement dated 29 December 1993 made between (1) the Transferor and (2) British Railways Board.

2. All rights of the successors to the Lancashire and Yorkshire Railway Company in respect of the Waterloo Tunnel and in respect of the Air Ventilation Shaft situate close to the westerly boundary of the Property."

NOTE: No further particulars of the deeds referred in Schedule 2 were supplied on first registration.

- 8 (02.12.2005) The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto.
The leases grant and reserve easements as therein mentioned.

Schedule of notices of leases

1	31.07.2013 Edged and numbered 2 and 3 in blue	Land on the east side of Fraser Street	17.07.2013 15 years from and including 17.7.2013	MS604609
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End of register