



Official copy of register of title

Title number CH553228

Edition date 20.04.2009

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- This title is dealt with by Land Registry Birkenhead Office.

A: Property Register

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

CHESHIRE WEST AND CHESTER

- 1 (26.09.2006) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Land lying to the north west of Forest Road, Cuddington, Northwich.
- 2 (06.10.1997) The land has the benefit of the following rights granted by a Deed of Grant dated 31 July 1973 made between (1) Mark Bevan (Grantor) and (2) Hankinsons (Northwich) Limited:-

"the Grantor as beneficial owner hereby grants unto the Grantee full right and liberty for the Grantee and its successors in title the owners and occupiers for the time being of the second land or any part thereof and its or their respective servants and licensees (in common with the Grantor and all others having the like right) at all times hereafter by day or night with or without vehicles and with or without animals for all purposes connected with the use and enjoyment of the second land for agriculture (but not for the purposes of regrading agricultural land by the removal of sand or soil) to pass and repass over and along the land coloured green on the said plan annexed hereto TO HOLD the same unto the Grantee in fee simple"

NOTE: Copy plan filed under CH416646.
- 3 (26.09.2006) The Transfer dated 2 August 2006 referred to in the Charges Register contains a provision excluding the operation of Section 62 of the Law of Property Act 1925 as therein mentioned.

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

B: Proprietorship Register continued

- 1 (26.06.2008) PROPRIETOR: CAROL RUTH ELLIOTT-SMITH of Ravensclough Manor House, Waste Lane, Cuddington, Cheshire CW8 2TD as trustee of AI LTD SSAS.
- 2 (26.06.2008) The price stated to have been paid on 10 June 2008 was £95,000.

C: Charges Register

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

- 1 (06.10.1997) The land is subject to the following rights contained in a Transfer of the land in this title and other land dated 26 June 1997 made between (1) Hankinsons (Northwich) Limited (Transferor) and (2) Lena Margaret Clarke and others:-

"SUBJECT TO:-

(i) all Local Land Charges and all matters capable of registration as Local Land Charges whether or not actually registered all Notices served and orders demands proposals or requirements made by any local or other public authority whether before or after the date of this Transfer all actual or proposed orders directions notices charges restrictions conditions agreements or other matters arising under the Town and Country Planning Acts (including the contents of any development plan) and all existing wayleaves footpaths pipes cables and other easement or quasi-easements affecting the same without any obligation on the part of the Transferor to identify the same"
- 2 (26.09.2006) The land is subject to the rights reserved by a Transfer of the land in this title dated 2 August 2006 made between (1) Lena Margaret Clarke, John David Clarkson and Wendy Denise Clarkson and (2) Trinity Land Developments Limited.

NOTE: Copy filed.
- 3 (26.09.2006) Equitable charge dated 2 August 2006 in favour of Lena Margaret Clarke, John David Clarkson and Wendy Denise Clarkson.

NOTE: Copy filed.

End of register

Land Registry
Official copy of
title plan

Title number CH553228
Ordnance Survey map reference SJ5971SW
Scale 1:2500
Administrative area CHESHIRE WEST AND
CHESTER



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