



# Official copy of register of title

Title number MAN393307

Edition date 06.11.2023

- This official copy shows the entries on the register of title on 12 Apr 2024 at 15:00:08.
- 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 12 Apr 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 Fylde Office.

## A: Property Register

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

GREATER MANCHESTER : MANCHESTER

- 1 (28.12.2007) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Land at Queens Road, Manchester (M8 0JL).
- 2 (28.12.2007) The land has the benefit of a right of way over the part of the passageway not included in the title

## 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 (06.11.2023) PROPRIETOR: HEL INVESTMENTS LIMITED (Co. Regn. No. 12644724) care of M W A Accounting Ltd Blackfriars House, Parsonage, Manchester M3 2JA and of director@easyletrooms.co.uk.
- 2 (12.01.2022) RESTRICTION: No disposition of the registered estate (other than a charge) by the proprietor of the registered estate is to be registered without a certificate signed by the proprietor for the time being of the estate registered under title number LA352581 or their conveyancer that the provisions of clause 12.3 of the Transfer dated 15 December 2021 referred to in the charges register have been complied with.
- 3 (06.11.2023) The price stated to have been paid on 3 October 2023 was £170,000.

## C: Charges Register

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

- 1 (28.12.2007) The part of the passageway included in the title is subject to rights of way.
- 2 (28.12.2007) The land in this title is with other land subject to a

## C: Charges Register continued

perpetual yearly rentcharge of £25 15s 7d created by a Conveyance dated 31 August 1811 made between (1) Samuel Cheetham Hilton (2) Thomas Jackson and (3) James Wallis mentioned in the Conveyance dated 29 October 1903 referred to below in which it is stated that the land is indemnified from the said rentcharge. No other particulars of the rentcharge or of the said indemnification and no particulars of the covenants contained in the said Conveyance were supplied on first registration.

- 3 (28.12.2007) The land in this title with other land is subject to a perpetual yearly rentcharge of £44 created by a Conveyance dated 24 August 1903 made between (1) Frederick Edward Loyd and (2) Richard Leah.

The said Deed also contains covenants.

*NOTE: Copy filed under LA370717*

By the Conveyance dated 29 October 1903 referred to below the land conveyed was informally exonerated from this rentcharge.

- 4 (28.12.2007) The land is subject to a perpetual yearly rentcharge of £38.6s.4d created by a Conveyance of the land in this title and other land dated 29 October 1903 made between (1) Richard Leah and (2) The Lord Mayor Aldermen and Citizens of the City of Manchester.

The said Deed also contains covenants.

*NOTE: Copy filed under MAN104670.*

- 5 (12.01.2022) A Transfer of the land in this title dated 15 December 2021 made between (1) Electricity North West Limited and (2) Mainstay Developments Limited contains restrictive covenants.

*NOTE: Copy filed.*

- 6 (12.01.2022) The land is subject to any rights that are reserved by the Transfer dated 15 December 2021 and affect the registered land.

End of register