



Official copy of register of title

Title number GM111751 Edition date 05.12.2018

- This official copy shows the entries on the register of title on 09 SEP 2022 at 10:49:57.
- 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 Sep 2022.
- 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 (30.06.1977) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 2 Davenport Avenue, Manchester (M20 3EY).
- 2 The Conveyance dated 26 February 1953 made between (1) Annis Mary Barlow and (2) Casco (Paints) Limited referred to in the Charges Register contains a provision as to party walls and fences and other matters.

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 (23.02.2011) PROPRIETOR: FILPORT PROPERTIES LIMITED (Co. Regn. No. 05810053) of 24 Oswald Road, Chorlton Cum Hardy, Manchester M21 9LP.
- 2 (23.02.2011) The price stated to have been paid on 4 February 2011 was £98,092.
- 3 (23.02.2011) A Transfer dated 4 February 2011 made between (1) Mark Dean Micheal Brown acting by his LPA receiver, Nick Maxwell and (2) Filport Properties Limited contains purchaser's personal covenants.

NOTE: Copy filed.
- 4 (02.04.2012) 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 1 March 2012 in favour of Handelsbanken PLC referred to in the Charges Register.
- 5 (16.10.2013) 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

B: Proprietorship Register continued

by the proprietor for the time being of the Charge dated 3 October 2013 in favour of Handelsbanken PLC referred to in the Charges Register.

C: Charges Register

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

- 1 The land tinted blue on the title plan with other land is subject to a perpetual yearly rentcharge of 13s.4d. created by a Conveyance dated 29 September 1805 made between (1) James Chorlton and others (2) John Bowker and John Hulton (3) Elizabeth Rigby (4) James Bancroft and (5) Lewis Salmon.

NOTE: Abstract filed under GM91923.

- 2 A Conveyance of the land tinted pink on the title plan dated 24 April 1885 made between (1) Benjamin Adshead and (2) Ralph Knowles Waller contains the following covenants:-

COVENANTS by said Ralph Knowles Waller to bear and pay one half the expense of making flagging and paving for the purposes of a road or street and of repairing and maintaining when so made Davenport Place aforesaid And also one half the expense of maintaining repairing and cleansing such main sewer as aforesaid

Not to allow to be erected on any part of said land more than 2 shops or allow any other messuage which might be built thereon to be converted into or used as a shop or shops of any description.

- 3 The land in this title with other land is subject to a perpetual yearly rentcharge of £62 created by a Deed of Grant dated 22 November 1909 made between (1) Ralph Davenport Waller (2) Joseph Roberts Greatorex and (3) Thomas Wilkinson Grace.

The said Deed also contains covenants.

NOTE: Abstract filed under LA14112

- 4 Particulars of apportionments of the rentcharge of £62 created by the Deed of Grant dated 22 November 1909 referred to above are set out in the Schedule of Apportionments and Exonerations hereto.
- 5 (02.04.2012) REGISTERED CHARGE dated 1 March 2012 affecting also other titles.

NOTE: Charge reference GM111751.

- 6 (05.12.2018) Proprietor: HANDELSBANKEN PLC (Co. Regn. No. 11305395) of 3 Thomas More Square, London E1W 1WY and of 101 Barbirolli Square, Manchester M2 3BG.

- 7 (02.04.2012) The proprietor of the Charge dated 1 March 2012 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.

- 8 (16.10.2013) REGISTERED CHARGE dated 3 October 2013 affecting also other titles.

NOTE: Charge reference GM111751.

- 9 (05.12.2018) Proprietor: HANDELSBANKEN PLC (Co. Regn. No. 11305395) of 3 Thomas More Square, London E1W 1WY and of 101 Barbirolli Square, Manchester M2 3BG.

- 10 (16.10.2013) The proprietor of the Charge dated 3 October 2013 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 apportionments and exonerations

Title number GM111751

- 1 Improved or
apportioned rentcharge: £42
Property description : 2 to 24 (even) Davenport Avenue
Nature of deed : Deed of Grant
Date of deed : 30 July 1928
Remarks : Abstract issued with Certificate. Abstract
filed
under LA14112.
- 2 Improved or
apportioned rentcharge: £8
Property description : 2 Davenport Avenue
Nature of deed : Deed of Grant
Date of deed : 16 February 1953
Remarks : Original issued with Certificate. Abstract
filed
under LA45812.

End of register