

THIS IS A PRINT OF THE VIEW OF THE REGISTER OBTAINED FROM HM LAND REGISTRY SHOWING THE ENTRIES SUBSISTING IN THE REGISTER ON 23 SEP 2025 AT 16:10:54. BUT PLEASE NOTE THAT THIS REGISTER VIEW IS NOT ADMISSIBLE IN A COURT IN THE SAME WAY AS AN OFFICIAL COPY WITHIN THE MEANING OF S.67 LAND REGISTRATION ACT 2002. UNLIKE AN OFFICIAL COPY, IT MAY NOT ENTITLE A PERSON TO BE INDEMNIFIED BY THE REGISTRAR IF HE OR SHE SUFFERS LOSS BY REASON OF A MISTAKE CONTAINED WITHIN IT. THE ENTRIES SHOWN DO NOT TAKE ACCOUNT OF ANY APPLICATIONS PENDING IN HM LAND REGISTRY. FOR SEARCH PURPOSES THE ABOVE DATE SHOULD BE USED AS THE SEARCH FROM DATE.

THIS TITLE IS DEALT WITH BY HM LAND REGISTRY, FYLDE OFFICE.

TITLE NUMBER: GM102454

There is no application or official search pending against this title.

A: Property Register

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

GREATER MANCHESTER : TRAFFORD

1 (21.03.1977) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Glenross, 4 Carrwood, Hale Barns, Altrincham (WA15 0EE).

2 The land has the benefit of the following rights granted by but is subject to the following rights reserved by the Conveyance dated 21 January 1977 referred to in the Charges Register:-

"TOGETHER WITH the right of way for all purposes over and along such part of the private road and footpaths shown coloured brown on the said plan as are not hereby conveyed but paying one equal third of the cost of maintenance thereof and of the private drain and sewers serving or hereafter to serve the property hereby conveyed AND TOGETHER ALSO WITH full right and liberty of passage and running of water electricity water and soil through all wires conduits drains channels sewers pipes watercourses and gutters in or under or belonging to the adjoining land now or formerly of the Vendor AND TOGETHER ALSO WITH the right of entry (if necessary) within eighty years onto the adjoining land now or formerly of the Vendor to make lay or tie into drains sewers water pipes electricity cables and other services and the right of passage of water soil electricity and other services through such drains sewers and cables and the right of entry to lay make form and maintain the said private road and footpaths AND TOGETHER ALSO WITH the benefit (in common with the Vendor and all others entitled thereto) of the covenants on the part of the Grantor contained in the said Conveyance of the nineteenth day of July One thousand nine hundred and fifty four EXCEPT AND RESERVED unto the Vendor

(i) the easements rights and privileges for the benefit of the said adjoining or neighbouring land now or formerly of the Vendor over along in under or from the property hereby conveyed similar in all respects mutatis mutandis to those hereby granted and

(ii) any right of light now subsisting of which might (but for this exception) be acquired over any adjacent land of the Vendor to the intent that the Vendor may build on any such land in such manner as he may think fit despite any interference thereby with the access of light to the property hereby conveyed and so that the Purchaser shall be deemed to enjoy such access of light in the meantime by the consent of the Vendor hereby given and not as of right."

NOTE: The land coloured brown referred to has been tinted brown on the filed plan.

3 A new filed plan based on the latest revision of the Ordnance Survey Map has been substituted for the original plan.

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 (14.10.2004) PROPRIETOR: JAMES ALAN O'BRIEN and ANN O'BRIEN of "Glenross" 4 Carrwood, Hale Barns, Cheshire WA15 0EE.
- 2 (14.10.2004) The price stated to have been paid on 1 October 2004 was £840,000.
- 3 (14.10.2004) 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.
- 4 (09.11.2005) RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.
- 5 (08.08.2022) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 2 August 2022 in favour of Just Retirement Money Limited referred to in the Charges Register.

C: Charges Register

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

- 1 A Conveyance of the land in this title dated 22 October 1941 made between (1) John Gwynne Crosby and Eric Arthur Crosby (Vendors) and (2) James Crosby & sons Limited (Company) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 A Conveyance of the land tinted hatched blue on the filed plan and other land dated 19 July 1954 made between (1) James Crosby & Sons Limited (Vendors) and (2) Ian Hamilton Campbell (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 3 The land hatched blue on the filed plan is subject to the following rights reserved by the Conveyance dated 19 July 1954 referred to above:-

THE Purchaser hereby granted unto the Vendor and the grantees and licensees of the Vendor and all persons to whom whether as purchasers of any part or parts of its adjoining or neighbouring land or otherwise the Vendor shall grant the same and the Vendor hereby grants unto the Purchaser and the grantees licensees successors in title and assigns of the Purchaser full right and liberty at any time or times for ever hereafter to enter upon any part of the land hereby conveyed or of the adjoining or neighbouring land of the Vendor respectively and to tie into connect with and make use of the sewers drains electricity gas or water supply pipes or cables now laid or which at any time hereafter may be laid under the land hereby conveyed or such adjoining or neighbouring land respectively whether by the Purchaser or the Vendor or by others and to make all necessary repairs to such sewers drains or cables and to effect renewals thereof Provided that the person or persons exercising such rights and liberties shall cause as little damage as may be to the premises upon which such entry is made and shall make good any damage actually caused either by restoring such premises into the state they were in prior to such entry being made or by payment of compensation as the person causing such damage shall elect such compensation to be agreed upon between the parties or failing agreement to be decided by arbitration in accordance with the Arbitration Act 1950 or any statutory modification thereof for the time being in force.

C: Charges Register continued

- 4 The land is subject to a right of way granted by a Conveyance dated 12 August 1976 made between (1) Ian Hamilton Campbell and (2) David William Page and Jacqueline Coral Page but neither the original conveyance nor a certified copy or examined abstract thereof was produced on first registration.
- 5 A Conveyance of the land in this title dated 21 January 1977 made between (1) Ian Hamilton Campbell (Vendor) and (2) Sandigno Limited (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 6 (08.08.2022) REGISTERED CHARGE dated 2 August 2022.
- 7 (08.08.2022) Proprietor: JUST RETIREMENT MONEY LIMITED (Co. Regn. No. 9415215) of Enterprise House, Bancroft Road, Reigate, Surrey RH2 7RP.
- 8 (08.08.2022) The proprietor of the Charge dated 2 August 2022 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 restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 22 October 1941 referred to in the Charges Register:-

COVENANTS by the Company with the Vendors as followed:-

(a) That the Company would not erect more than 1 dwellinghouse upon the plot shown shaded green and marked Plot A upon the before mentioned plan and that such dwellinghouse should be set back a distance of at least 90 feet from Carr Wood shown upon the said plan and should be at least 20 feet from the southwesterly boundary of the plot of land conveyed to Miss Langdon and marked "Langdon" on the said plan and that the Company would not erect more than 2 dwellinghouses upon the plot of land shown shaded green and marked Plot B upon the said plan

(b) That neither the Company nor its successor or successors in title owners for the time being of the said plot shown shaded green and marked Plot A upon the said plan should at any time thereafter fell out lop top or otherwise damage or interfere with any of the 3 trees respectively marked "T" on the said plan without the written permission of Miss Langdon or other the owner for the time being of the said plot of land conveyed to her by the Vendors

(c) That no buildings should at any time be erected on any part of the land thereby conveyed other than private dwellinghouses of a cubic capacity of not less than 20000 c. feet with the usual outbuildings and offices thereto and such dwellinghouses should not be erected at a greater density than 3 to the acre

(d) That no building on the land thereby conveyed should be used in such a manner as to constitute a nuisance or annoyance to the neighbourhood or otherwise than as and for the purposes of a private dwellinghouse or a greenhouse conservatory garage or tool or potting shed and no part of the land thereby conveyed not being the site of a dwellinghouse or outbuildings thereto should be used otherwise than as gardens or pleasure grounds provided that this clause should not operate to prevent the residence of a professional practitioner or architect being indicated by a name plate of suitable size.

NOTE: No references whatsoever were shown on the plan supplied on first registration.

- 2 The following are details of the covenants contained in the Conveyance dated 19 July 1954 referred to in the Charges Register:-

THE Purchaser (with intent to bind the plot of land hereby conveyed into whosoever hands the same shall come and for the benefit of the adjoining and neighbouring land now or formerly of the Vendor but so that such benefit shall not pass to a purchaser of such adjoining land unless expressly assigned to such purchaser and so that the Purchaser shall not remain personally liable therefor after he shall have parted

Schedule of restrictive covenants continued

with the land hereby conveyed) hereby further covenants with the Vendor in manner following that is to say:-

(a) Not to erect or build or cause or permit to be erected or built upon any part of the land hereby conveyed any buildings or erections other than one private detached dwellinghouse with the usual outbuildings thereto such dwellinghouse to have a cubic capacity or content of at least twenty thousand cubic feet

(b) No dwellinghouse garage outhouse or shed shall be erected on the said plot of land until the plans elevations and specifications thereof and the layout of the said plot of land shall have first been submitted to and approved of in writing by the Vendor or its duly authorised agent and no structural alterations shall at any time be made so as to affect the exterior of any such buildings as above without such approval as aforesaid but any approval required by virtue of this Clause shall not be unreasonably withheld.

(c) Such parts of the said plot of land as shall remain unbuilt upon shall be used only as garden and pleasure grounds to such dwellinghouse and premises and for no other purpose.

(d) No buildings erected or to be erected on the said plot of land shall be used otherwise than as a private dwellinghouse greenhouse conservatory garage or tool or potting shed Provided that this Clause shall not operate to prevent the residence of a professional practitioner or architect being indicated by a name plate to be approved by the Vendor

(e) Not to carry on or permit or suffer to be carried on upon the said plot of land or in any building thereupon any manufacture trade or business whatsoever and not to use or permit or suffer to be used upon the said plot of land and buildings in such a way as to constitute a nuisance annoyance or damage either to the Vendor in respect of its adjoining land or to its purchasers lessees or tenants or to the neighbourhood.

(f) Not to keep any animals or fowls or birds in or upon the said plot of land or any part thereof with the exception of dogs or cats and other pet animals and birds and then only as pets and not in the way of or for the purpose of trade or profit

(g) No walls or fences along the frontage or side frontage (if any) shall be erected without the approval in writing of the Vendor or its duly authorised agent.

3 The following are details of the covenants contained in the Conveyance dated 21 January 1977 referred to in the Charges Register:-

"THE Purchaser hereby covenants with the Vendor for the benefit of the Vendor's said adjoining property as follows:-

(1) No building should be erected on the property hereby conveyed except one private dwellinghouse and garage to be used in connection therewith.

End of register