



Official copy of register of title

Title number MS416596

Edition date 18.12.2019

- This official copy shows the entries on the register of title on 07 Jan 2020 at 11:15:08.
- 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 07 Jan 2020.
- 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 : ST HELENS

- 1 (12.07.1999) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 63 College Street, St. Helens (WA10 1TH).
- 2 (12.07.1999) The mines and minerals together with ancillary powers of working are excepted with provision for compensation in the event of damage caused thereby.
- 3 (12.07.1999) The land has the benefit of the following rights granted by a Conveyance of the land in this title dated 24 March 1939 made between (1) St Helens Borough Council and (2) The Commissioners of His Majesty's Works and Public Buildings:-

"TOGETHER with a right of access at all times and for all purposes over and across the strips of land intervening between the property hereby conveyed and the public highway on the north and east sides thereof until such time as the said strips of land shall be thrown into and dedicated as part of the public highway"

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 (18.12.2019) PROPRIETOR: HJ COLLECTION LIMITED (Co. Regn. No. 11834490) of Oaks Court, 1 Warwick Road, Borehamwood WD6 7GS.
- 2 (08.10.2019) 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 certificate signed by Mapeley STEPS Ltd of Thistle House, 4 Burnaby Street, Hamilton, Bermuda HM11 or their conveyancer that the provisions of Clause 8 of a Planning Overage Agreement dated 24 September 2019 made between (1) Mapeley STEPS Limited and (2) Grange Court Property Limited have been complied

B: Proprietorship Register continued

with or that they do not apply to the disposition.

- 3 (18.12.2019) The price stated to have been paid on 5 December 2019 was £1,700,000.
- 4 (18.12.2019) 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 certificate signed by Mapeley Steps Ltd (Co. Reg. No. 29679 of Thistle House, 4 Burnaby Street, Hamilton, Bermuda HM11 or their conveyancer that the provisions of clause 8 of a Planning Overage Agreement dated 24 September 2019 made between (1) Mapeley STEPS Limited and (2) Grange Court Property Limited have been complied with or that they do not apply to the disposition.
- 5 (18.12.2019) 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.
- 6 (18.12.2019) 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 5 December 2019 in favour of Financial Funding Limited referred to in the Charges Register or their conveyancer.

C: Charges Register

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

- 1 (12.07.1999) A Conveyance of the land in this title dated 18 February 1932 made between (1) Greenall Whitley and Company Limited and (2) St Helens Borough Council contains the following covenants:-

"THE Corporation for themselves their successors and assigns hereby COVENANT with the Company that they will not at any time use or permit or suffer to be used the said lands or any part thereof or any house or building erected or to be erected thereon or on any part thereof as a hotel public house beer house beer shop or a club where intoxicating liquors are sold or consumed or for the sale or as a place or office for taking orders for the sale whether by wholesale or retail and whether for consumption on or off the said premises of ale porter beer foreign wines or spirituous liquors and whether such ale porter beer foreign wines or spirituous liquors are to be stored on or off the said premises nor use nor permit to be used any part of the said premises for the carrying on of the trade business or employment of a Vintner Distiller Brewer or Tavern Keeper or retailer of ale porter beer foreign wines or spirituous liquors"
- 2 (18.12.2019) REGISTERED CHARGE dated 5 December 2019.
- 3 (18.12.2019) Proprietor: FINANCIAL FUNDING LIMITED (Co. Regn. No. 09148945) of 13-15 Nether Hall Road, Doncaster DN1 2PH and of 32 North Bridge Road, Doncaster DN5 9AN.

End of register