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Official copy of register of title

Title number MAN181965

Edition date 15.02.2018

This official copy shows the entries on the register of title on 22 MAY 2019 at 15:56:52.

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 22 May 2019.

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. Except as mentioned below, the title includes any legal easements granted by the registered lease but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

GREATER MANCHESTER : MANCHESTER

- 1 (03.10.2011) The Leasehold land shown edged with red on the plan of the above title filed at the Registry and being Unit 329 M, Montgomery House, Demesne Road, Manchester (M16 8PH).

NOTE: Only the third floor is included in the title.

- 2 (03.10.2011) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : 21 September 2011
Term : 150 years from 1 January 2011
Parties : (1) FSL Properties Montgomery Limited
(2) FSL Management Montgomery Limited
(3) Benjamin Tristan Castree
- 3 (03.10.2011) The Lease prohibits or restricts alienation.
- 4 (03.10.2011) The title includes any legal easements referred to in clause LR11.1 of the registered lease but is subject to any rights that are granted or reserved by the lease and affect the registered land.
- 5 (03.10.2011) The landlord's title is registered.

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 (15.02.2018) PROPRIETOR: GREEN LANE PROPERTY SERVICES LTD (Co. Regn. No. 10986705) of 33 Green Lane, Barnard Castle DL12 8LE.
- 2 (15.02.2018) The price stated to have been paid on 22 January 2018 was £10,000.

B: Proprietorship Register continued

- 3 (15.02.2018) The covenant implied under section 4(1)(b) of the Law of Property (Miscellaneous Provisions) Act 1994 in the disposition to the proprietor is modified.

C: Charges Register

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

- 1 (03.10.2011) A Transfer of the freehold estate in the land in this title and other land dated 19 August 1986 made between (1) the Manchester Young Men's Christian Association (Incorporated) and (2) Portbridge Limited contains covenants details of which are set out in the schedule hereto.

Schedule of restrictive covenants

- 1 (03.10.2011) The following are details of the covenants contained in the Transfer dated 19 August 1986 referred to in the Charges Register:-

"FOR the benefit of the Adjoining Property and each and every part thereof and so as to bind the property into whosoever's hands it may come the Company hereby covenants with the Association that the Company and its successors in title will at all times hereafter observe and perform the following restrictions and stipulations and stipulations but so that the Company and its successors in title shall not be liable for any breach of this covenant occurring on or in respect of the property or any part or parts thereof after it or they shall have parted with all interest in the property:-

.....

(c) Upon being called upon so to do by the Association or its successors in title to enter into a direct covenant with any successor in title of the Association to the Adjoining Property or any part or parts thereof on the same terms and conditions (mutatis mutandis) to those contained in this clause;

Not to convey or otherwise dispose of the Property or any part or parts thereof without obtaining from the disponee of the same a direct covenant with the Association or its successors in title (as the case may be) on the same terms and conditions (mutatis mutandis) as those contained in the Clause and no disposition of the Property or any part or parts thereof shall be registered at the Land Registry unless evidence shall be produced to the Chief Land Registrar of such direct covenant having been entered into and a restriction to this effect shall be entered in the Charges Register of the Company's title to the Property or any part or parts thereof

PROVIDED THAT the provisions of the foregoing sub-clause (c) shall cease and determine upon the adoption of the said land coloured red/hatched black by the Local Authority as a highway maintainable at the public expense and

(e) Not to obstruct the said land coloured red/hatched black nor interfere with the free access over the same and to keep the same open and unbuilt upon"

NOTE: Copy plan filed under GM434256.

End of register