

THIS IS A PRINT OF THE VIEW OF THE REGISTER OBTAINED FROM HM LAND REGISTRY SHOWING THE ENTRIES SUBSISTING IN THE REGISTER ON 13 MAR 2026 AT 15:31:48. 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: MAN103253

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. 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 : TRAFFORD

1 (07.12.2007) The Leasehold land shown edged with red on the plan of the above title filed at the Registry and being Apartment 1, Cornhill, Park Road, Bowdon, Altrincham (WA14 3JF).

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

2 (07.12.2007) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : 3 August 2007
Term : 999 years from 1 January 2006
Parties : (1) Ledburn Properties Limited
(2) Hollychase Property Management Limited
(3) Stephen John Finnan

3 (07.12.2007) There are excepted from the effect of registration all estates, rights, interests, powers and remedies arising upon, or by reason of, any dealing made in breach of the prohibition or restriction against dealings therewith inter vivos contained in the Lease.

4 (07.12.2007) The registered lease dated grants the exclusive use of the car parking space(s) tinted pink on the supplementary plan.

5 (07.12.2007) 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.

6 (07.12.2007) 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 (07.12.2007) PROPRIETOR: STEPHEN JOHN FINNAN of Flat 501, Beetham Plaza, 25 The Strand, Liverpool L2 0XJ.

2 (07.12.2007) The price, other than rents, stated to have been paid on the grant of the lease was £950,000.

3 (07.12.2007) RESTRICTION: No disposition of the registered estate (other than a charge) by the proprietor of the registered estate is to

B: Proprietorship Register continued

be registered without a certificate signed on behalf of Hollychase Property Management Limited of 2 King Edward Street, Macclesfield, Cheshire SK10 1AB by its secretary or conveyancer that the provisions of clause 6.13.1 of the registered lease have been complied with.

- 4 (14.02.2018) 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 14 February 2018 in favour of Mercantile Trust Limited referred to in the Charges Register.
- 5 (15.03.2023) 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 23 March 2020 in favour of Graham Daniel Lumley, Maik Stefan Taylor and Steven Richard Smith referred to in the Charges Register.
- 6 (09.09.2024) BANKRUPTCY NOTICE entered under section 86(2) of the Land Registration Act 2002 in respect of a pending action, as the title of the proprietor of the registered estate appears to be affected by a petition in bankruptcy against Stephen John Finnan presented in the County Court at Kingston-Upon-Thames (Court Reference Number 51 of 2024) (Land Charges Reference Number PA 18501/24).
- 7 (17.10.2024) RESTRICTION: No disposition of the registered estate, other than a disposition by the proprietor of any registered charge registered before the entry of this restriction, is to be registered without a certificate signed by the applicant for registration or their conveyancer that written notice of the disposition was given to Candey Limited at 8 Stone Buildings, Lincolns Inn, London, WC2A 3TA, being the person with the benefit of an interim charging order on the beneficial interest of Stephen Finnan made by the High Court of Justice, Business and Property Courts of England and Wales, Business List (ChD) on 15 October 2024 (Court reference CH-2024-000052).
- 8 (10.04.2025) RESTRICTION: No disposition of the registered estate, other than a disposition by the proprietor of any registered charge registered before the entry of this restriction, is to be registered without a certificate signed by the applicant for registration or their conveyancer that written notice of the disposition was given to CANDEY Limited at 8 Stone Buildings, Lincolns Inn, London, WC2A 3TA, being the person with the benefit of a final charging order on the beneficial interest of Stephen Finnan made by the High Court of Justice, Business and Property Courts of England and Wales, Business List (ChD) on 21 November 2024 (Court reference CH-2024-000052).

C: Charges Register

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

- 1 (07.12.2007) A Conveyance of the freehold estate in the land in this title and other land dated 27 June 1872 made between (1) The right Honourable George Harry Earl of Stamford and Warrington and (2) Thomas Jones contains covenants.

By an Order of the Official Arbitrator dated 14 March 1933 the said covenants were discharged or modified as therein mentioned.

NOTE: Copy filed under GM563802.
- 2 (07.12.2007) The land in this title is with other land subject to a perpetual yearly rentcharge of £20. and two contingent rentcharges of £20. and £11.15s.0d. created by a Deed of Grant dated 24 June 1873 made between (1) Thomas Jones (2) the Right Honourable George Harry Earl of Stamford and Warrington and (3) Henry Hall. The said Deed contains covenants.

NOTE: Copy filed under GM194556

By the undermentioned Conveyances the land in this title was informally

C: Charges Register continued

exonerated from these rentcharges:-

| | Date of Deed | Property | Rentcharges |
|----|---|--|-----------------------|
| | 17.10.1929 | Land to the east of the land in this title | Contingent Rentcharge |
| | 31.8.1931 | Supplemental thereto | £11.15s.0d. |
| | 4.5.1934 | Erlesdene | £20 |
| 3 | (07.12.2007) A Conveyance of the freehold estate in the land in this title and other land dated 3 March 1937 made between (1) Frank Joshua Gibson (Vendor) and (2) Thomas Wilfrid Williams (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto. | | |
| 4 | (07.12.2007) By a Deed dated 19 December 2002 made between (1) The National trust for Places of Historic Interest or Natural Beauty and (2) Patricia Ann Johnson the covenants contained in the Conveyance dated 27 June 1872 referred to above were expressed to be modified so far as may be necessary to permit the erection of one building consisting of five self contained private residential apartments provided that the said land shall be developed only in accordance with plans (including site plans layout plans and floor plans elevations specifications materials and particulars) approved by the National Trust prior to the commencement of any work. | | |
| 5 | (07.12.2007) REGISTERED CHARGE dated 3 August 2007. | | |
| 6 | (07.12.2007) Proprietor: BANK OF SCOTLAND PLC (Scot. Co. Reg. No. SC327000) of Intelligent Finance Division, P.O. Box 17316, Edinburgh EH12 1AY. | | |
| 7 | (07.12.2007) The proprietor of the Charge dated 3 August 2007 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 | (14.02.2018) REGISTERED CHARGE dated 14 February 2018. | | |
| 9 | (14.02.2018) Proprietor: MERCANTILE TRUST LIMITED (Co. Regn. No. 7023863) of Axis, Building 2, 1st Floor, Rhodes Way, Watford WD24 4YW. | | |
| 10 | (15.03.2023) REGISTERED CHARGE dated 23 March 2020. | | |
| 11 | (15.03.2023) Proprietor: GRAHAM DANIEL LUMLEY, MAIK STEFAN TAYLOR and STEVEN RICHARD SMITH care of Bishop Longbotham & Bagnel, 54-57 Commercial Road, Swindon SN1 5NX. | | |

Schedule of restrictive covenants

1 (07.12.2007) The following are details of the covenants contained in the Conveyance dated 3 March 1937 referred to in the Charges Register:-

And the Purchaser hereby covenants with the Vendor as follows:-

(1) Not to use or exercise or suffer to be used or exercised in or upon the said plot of land hereby conveyed or any building for the time being thereon any trade business or occupation whatsoever not to use or permit to be used any such building or any room or rooms therein otherwise than as a private dwellinghouse with the usual proper outbuildings and offices appurtenant thereto

(2) Not to do or suffer to be done in or upon the said plot of land hereby conveyed any act which may be or become a nuisance damage or annoyance to the owner or occupiers for the time being of any adjoining or neighbouring lands and premises

And it is hereby declared that the expressions "the Vendor" and the "the Purchaser" where herein used shall include when not inconsistent with the context their respective successors in title.

Title number MAN103253

End of register