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Official copy of register of title

Title number MS563598

Edition date 12.10.2022

- This official copy shows the entries on the register of title on 10 JUL 2026 at 15:45:39.
- 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 10 Jul 2026.
- 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. 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.

MERSEYSIDE : ST HELENS

- 1 (24.04.2009) The Leasehold land shown edged with red on the plan of the above title filed at the Registry and being 130 Lower Hall Street, St Helens and parking space (WA10 1GF).

NOTE: As to the part tinted blue on the title plan only the first floor is included in the title.

- 2 (24.04.2009) The mines and minerals together with ancillary powers of working are excepted with provision for compensation in the event of damage caused thereby.
- 3 (24.04.2009) 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.
- 4 (24.04.2009) The land has the benefit of the rights granted by but is subject to the rights reserved by a Transfer of the freehold estate in the land in this title and other land dated 11 July 2006 made between (1) Salvation Land Development Limited and (2) Countryside Properties Land (one) Limited and Countryside Properties Land (two) Limited.

NOTE: Copy filed under MS525896.

- 5 (24.04.2009) The Transfer dated 11 July 2006 referred to above contains provisions as to light or air and boundary structures and a provision excluding the operation of Section 62 of the Law of Property Act 1925 as therein mentioned.
- 6 (24.04.2009) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:

Date	: 31 March 2009
Term	: 250 years from 1 April 2007
Parties	: (1) Countryside Properties Land (One) Limited And Countryside Properties Land (Two) Limited (2) Anthony Michael Clintworth and Sandra Clintworth

A: Property Register continued

- 7 (24.04.2009) The Lease prohibits or restricts alienation.
- 8 (24.04.2009) The landlord's title is registered.
- 9 (12.10.2022) By a Deed dated 3 October 2022 made between (1) Fairhold Mercury Limited and (2) Anthony Michael Clintworth and Sandra Clintworth the terms of the registered lease were varied.

NOTE: Copy Deed filed.

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 (24.04.2009) PROPRIETOR: ANTHONY MICHAEL CLINTWORTH and SANDRA CLINTWORTH of 27 Bleak Hill Road, St Helens, Merseyside WA10 4RP.
- 2 (24.04.2009) The price, other than rents, stated to have been paid on the grant of the lease was £70,000.
- 3 (24.04.2009) RESTRICTION: No disposition of the registered estate other than a charge 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 Countryside Properties Land (One) Limited (Co. Regn. No.5529370) and Countryside Properties Land (Two) Limited (Co. Regn. No. 5529369) of Countryside House, The Drive, Brentwood, Essex, CM13 2AT or their conveyancers that the provisions of paragraph 10.3 of Part One of the Fourth Schedule of the registered lease have been complied with.

C: Charges Register

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

- 1 (24.04.2009) The land in this title is with other land subject to a perpetual yearly rentcharge of £550 created by a Conveyance affecting the freehold estate in the land in this title and other land dated 31 March 1859 made between (1) Trustees of Cowleys Charity and (2) St Helens Canal and Railway Company.

The said Deed also contains covenants.

NOTE 1: Copy filed under MS200118.

NOTE 2: Rentcharge registered under MS530668.

End of register