

Title Number : CH197071

This title is dealt with by HM Land Registry, Birkenhead Office.

The following extract contains information taken from the register of the above title number. A full copy of the register accompanies this document and you should read that in order to be sure that these brief details are complete.

Neither this extract nor the full copy is an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy.

This extract shows information current on 1 AUG 2019 at 11:32:22 and so does not take account of any application made after that time even if pending in HM Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: CH197071
Address of Property	: 3 Ashmores Lane, Alsager, Stoke-On-Trent (ST7 2LN)
Price Stated	: £120,000
Registered Owner(s)	: ADAM BIRBECK VOCE of 90 Sandbach Road North, Alsager, Stoke-On-Trent ST7 2AW.
Lender(s)	: Topaz Finance Limited

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This is a copy of the register of the title number set out immediately below, showing the entries in the register on 1 AUG 2019 at 11:32:22. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

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A: Property Register

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

CHESHIRE EAST

- 1 (08.09.1982) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 3 Ashmores Lane, Alsager, Stoke-On-Trent (ST7 2LN).

NOTE: As the part numbered 1 on the filed plan only the site of the covered entry is included in the title.

- 2 The Conveyance dated 26 August 1955 referred to in the Charges Register contains the following provision:-

"It is hereby agreed and declared that as between the property hereby conveyed and the adjoining property of the Vendor known as Number 5 Ashmore's Lane Alsager aforesaid all rights of way light air support flow of water drainage and sewerage and other incidents of user in the nature of easements or quasi easements now subsisting or intended to subsist in connection with each property shall remain and henceforth continue to be enjoyed in perpetuity and the same shall be deemed to be granted and reserved as the case may be) by these presents as rights and easements accordingly and where any such user has heretofore been enjoyed in common the owners and their successors in title of the dominant and servient hereditaments shall contribute to the cost of the necessary repair and maintenance in fair and reasonable proportion and that the walls or fences dividing the property from the said adjoining property belonging to the Vendor shall be party walls or fences for all purposes and shall for ever hereafter be used and maintained at the joint expense of the respective owners of the premises separated thereby."

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 (20.12.2007) PROPRIETOR: ADAM BIRBECK VOCE of 90 Sandbach Road North, Alsager, Stoke-On-Trent ST7 2AW.
- 2 (20.12.2007) The price stated to have been paid on 27 November 2007 was £120,000.
- 3 (20.12.2007) 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 27 November 2007 in favour of Topaz Finance Limited referred to in the Charges Register.

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C: Charges Register

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

- 1 The land is subject to the following rights reserved by a Conveyance of the land in this title dated 26 August 1955 made between (1) Joseph Frederic Lacy Spite (Vendor) and Adela Gough (Purchaser):-

"EXCEPT AND RESERVING unto the Vendor in fee simple a right of way at all times in common with the purchaser for himself and his agents tenants servants and all persons authorised by him or them through over and along the said entry for the benefit of his adjoining property number 5 Ashmore's Lane Alsager aforesaid the Vendor paying a proper proportion of the cost of keeping the said entry cleaned and in repair."
- 2 (20.12.2007) REGISTERED CHARGE dated 27 November 2007.
- 3 (22.02.2018) Proprietor: TOPAZ FINANCE LIMITED (Co. Regn. No. 5946900) of P.O. Box 111, Skipton BD23 9FA, trading as Jasper Mortgages.
- 4 (20.12.2007) The proprietor of the Charge dated 27 November 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.

End of register