

Title Number : MAN109202

This title is dealt with by HM Land Registry, Fylde 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 19 FEB 2022 at 21:26:54 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	: MAN109202
Address of Property	: Riverside Park Caravan Site, Ford Lane, Northenden (M22 4UQ)
Price Stated	: £300,000
Registered Owner(s)	: CHARLES ANTHONY QUINN of Oak Cottage, Moss Lane, Eaton, Congleton CW12 2NA.
Lender(s)	: Sprint Loans Limited

## Title number MAN109202

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 19 FEB 2022 at 21:26:54. 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.

GREATER MANCHESTER : MANCHESTER

- 1 (12.02.2008) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Riverside Park Caravan Site, Ford Lane, Northenden (M22 4UQ).
- 2 (12.02.2008) The land has the benefit of the rights granted by but is subject to the rights reserved by the Conveyance dated 28 September 1956 referred to in the Charges Register.
- 3 (12.02.2008) The Conveyance dated 28 September 1956 referred to in the Charges Register contains a provision as to light or air.

### 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 (25.05.2021) PROPRIETOR: CHARLES ANTHONY QUINN of Oak Cottage, Moss Lane, Eaton, Congleton CW12 2NA.
- 2 (25.05.2021) The price stated to have been paid on 23 April 2021 for the land in this title and in GM107447 was £300,000.
- 3 (25.05.2021) A Transfer dated 23 April 2021 made between (1) William Anthony Brunt and Christopher Thomas Brunt and (2) Charles Anthony Quinn contains purchaser's personal covenants.  
*NOTE: Copy filed under GM107447.*
- 4 (16.09.2021) 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 6 August 2021 in favour of Sprint Loans Limited referred to in the Charges Register.
- 5 (16.09.2021) The proprietor's address for service has been changed.

### C: Charges Register

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

- 1 (12.02.2008) A Conveyance of the land tinted pink on the title plan dated 28 September 1956 made between (1) Wilson's Brewery Limited (2) Royal Exchange Assurance and (3) Elizabeth Sumner, Charlotte Kaye and Mary Rylance contains restrictive covenants.  
*NOTE: Copy filed.*

- 2 (12.02.2008) The land is subject to the rights granted by a Conveyance

## C: Charges Register continued

of the land forming the M63 Motorway dated 21 November 1977 made between (1) Charlotte Kaye and Herbert William Brunt and (2) The Secretary Of State For Transport.

The said deed also contains covenants.

*NOTE:-Copy filed.*

3 (12.02.2008) The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto.  
The leases grant and reserve easements as therein mentioned.

4 (19.02.2016) The land is subject to any rights that are granted by a Deed dated 19 February 2016 made between (1) William Anthony Brunt and Christopher Thomas Brunt and (2) National Grid Electricity Transmission Plc and affect the registered land.  
The said Deed also contains restrictive covenants by the grantor.

*NOTE: Copy filed.*

5 (16.09.2021) REGISTERED CHARGE dated 6 August 2021 affecting also title GM107447.

6 (16.09.2021) Proprietor: SPRINT LOANS LIMITED (Co. Regn. No. 02210068) of 7 St. James Square, Manchester M2 6XX.

## Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	12.02.2008 edged blue	land and buildings lying to the North of Ford Lane	15.05.2001 25 years from 1.12.2001	GM871954

End of register