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Applications are pending in HM Land Registry, which have not been completed against this title.



Official copy of register of title

Title number MAN72966

Edition date 17.03.2022

- This official copy shows the entries on the register of title on 25 JUL 2024 at 15:14:29.
- 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 21 Nov 2024.
- 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 (22.01.2007) The Leasehold land shown edged with red on the plan of the above title filed at the Registry and being Apartment 3, Riverside Lodge, 208 Palatine Road, Manchester (M20 2WF).

NOTE: Only the ground floor is included in this title.

- 2 (22.01.2007) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
 Date : 22 December 2006
 Term : 999 years from 1 January 2004
 Parties : (1) Belmont Development (Manchester) Limited
 (2) Riverside Lodge Management Limited
 (3) Belmont Development (Lettings) Limited
- 3 (22.01.2007) 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.
- 4 (22.01.2007) The registered lease dated 22 December 2006 grants the exclusive use of the parking space tinted pink on the title plan.
- 5 (22.01.2007) 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 (04.03.2015) PROPRIETOR: PAPISS DEMBA CISSE care of The Core, Bath Lane, Newcastle Helix, Newcastle Upon Tyne NE4 5TF.
- 2 (22.01.2007) RESTRICTION: No disposition of the registered estate

B: Proprietorship Register continued

(other than a charge) by the proprietor of the registered estate or by the proprietor of any registered charge is to be registered without a certificate signed on behalf of Riverside Lodge Management Limited of 323 Wilmslow Road, Fallowfield, Manchester M14 6NW by its director, secretary or solicitor that the provisions of Part III of the Fourth Schedule of the registered lease have been complied with.

- 3 (04.03.2015) The price stated to have been paid on 6 February 2015 was £180,000.
- 4 (04.03.2015) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.
- 5 (13.08.2018) RESTRICTION: No disposition of the registered estate 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 written consent signed by the proprietor for the time being of the Charge dated 24 July 2018 in favour of Lynx Services Limited referred to in the Charges Register.
- 6 (13.08.2018) The proprietor's address for service has been changed.
- 7 (11.12.2020) 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 Madou Diene at 16 Packsaddle Park, Prestbury, Macclesfield SK10 4PU.
- 8 (17.03.2022) 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 (22.01.2007) A Conveyance of the freehold estate in the land in this title and other land dated 20 July 1863 made between (1) Robert Fielden and (2) John Mills Leigh and William Leigh contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 (22.01.2007) A Conveyance of other land dated 24 March 1881 made between (1) James Ryder and (2) Samuel Davies and others contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 3 (22.01.2007) A Conveyance of the freehold estate in the land in this title and other land dated 13 September 1881 made between (1) James Ryder and (2) Samuel Davies, William Aldred and John Horsefield contains covenants identical with those contained in the Conveyance dated 24 March 1881 referred to above.
- 4 (22.01.2007) A Conveyance of other land dated 28 December 1922 made between (1) Olga Elizabeth Alexander and (2) Elsbeth Sternberg contains covenants.

By a Deed dated 12 August 1947 made between (1) Mark Radiven and (2) Lily Lloyd the said covenants were expressed to be released. Details of the covenants and of the terms of the release are set out in the schedule of restrictive covenants hereto.
- 5 (22.01.2007) A Transfer of the freehold estate in the land in this title and other land dated 18 September 1998 made between (1) Shell U.K. Limited (Vendor) and (2) Kenneth William Allen (Purchaser) contains the following covenants:-

"The Buyer on behalf of itself and its successors in title so as to bind the whole and every part of the property covenants with the Seller for the benefit of the whole and every part of the Benefiting Land as set out in the Second Schedule.

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C: Charges Register continued

SECOND SCHEDULE

(Covenant by the Buyer)

Not in any way whatsoever to use the property or any part thereof or suffer the same to be used for the sale storage or distribution of or dealing in any motor spirit diesel fuel or other petroleum products of any kind whatsoever."

- 6 (13.08.2018) REGISTERED CHARGE dated 24 July 2018 affecting also other titles.

NOTE: Charge reference DY476804.

- 7 (13.08.2018) Proprietor: LYNX SERVICES LIMITED (incorporated in Saint Lucia) of 10 Manoel Street, Castries, St Lucia.

Schedule of restrictive covenants

- 1 (22.01.2007) The following are details of the covenants contained in the Conveyance dated 20 July 1863 referred to in the Charges Register:-

That they the said John Mills Leigh and William Leigh shall and will fence of such portion of the said plot of land hereby granted and released or intended so to be as consist of meadow land from and immediately after the 25 December next and such portions of the said plot of land as consist of arable land from and immediately after the second day of February next from the adjoining land of the said Robert Fielden by good and sufficient fences and will for ever afterwards maintain and keep such fences in complete repair so as to effectually prevent any trespass or injury or damage to such adjoining lands or any part thereof and also that they the said John Mills Leigh and William Leigh their heirs and assigns shall and will on the execution of these presents pay and bear one half the expense of making a new road and main sewer along the northerly end of the said plot of land from the said Northerly Road at the point marked A to the point marked B on the said Plan and shall and will for ever thereafter bear and pay one half the expense of keeping the said new road and main sewer or drain from the points marked A, to B, on the said plan in proper repair and condition And also that they the said John Mills Leigh and William Leigh shall and will within one year from the 2nd day of February next at their own costs and charges build and finish or cause and procure to be built and finished upon the said plot of land hereby granted and released or on some part thereof a messuage or dwellinghouse of the yearly value of £1000 at the least and shall not nor will at any time hereafter build any other messuage or dwellinghouse except a lodge on the said plot of land hereby granted and released of less annual value than £60 and also that no building other than a lodge to be erected on the said plot of land shall be placed anywhere nearer than twenty yards either to the said new road or the said Northerly Road and also that no trade or manufactory whatsoever shall be carried on upon the said plot of land hereby granted and released or in or upon any buildings or premises to be erected thereon except the manufacture of bricks and tiles which are to be used exclusively for the buildings to be erected upon the said plot of land thereby granted and released or expressed or intended so to be.

NOTE: No copy of the Conveyance plan was supplied on first registration.

- 2 (22.01.2007) The following are details of the covenants contained in the Conveyance dated 24 March 1881 referred to in the Charges Register:-

And that he the vendor his heirs or assigns would not erect any messuage or dwellinghouse on the land belonging to him the Vendor and adjoining the plot of land thereby conveyed to the front of Palatine Road aforesaid of less annual value to be let than £40 at the least and no house on the back land except it be detached or semi-detached.

- 3 (22.01.2007) The following are details of the covenants contained in

Schedule of restrictive covenants continued

the Conveyance dated 28 December 1922 referred to in the Charges Register:-

And the Vendor for herself her heirs and assigns hereby covenants with the Purchaser her heirs executors administrators and assigns that the Vendor her heirs executors administrators or assigns will not at any time hereafter erect or build any messuage or dwellinghouse on the remainder of the land comprised in the said Indenture of the 20th day of July 1863 which shall be of less annual value than £60 and that no trade or manufactory shall be carried on upon the remainder of the said land.

NOTE: The Indenture of 20 July 1863 is that referred to in the Charges Register.

- 4 (22.01.2007) The following are details of the terms of the release contained in the Deed dated 12 August 1947 referred to in the Charges Register:-

Mrs. Lloyd (so far as she can lawfully do so) THEREBY RELEASED Mr. Radiven and his successors in title to the retained land from the obligations of the covenant thereinbefore recited on the part of the said Olga Elizabeth Alexander contained in the Conveyance.

Notwithstanding anything contained in the Conveyance Flats and business premises might be erected upon the retained land and the conveyed land respectively and the buildings at present upon the respective plots of land might be used as or converted into Flats or trade or manufacturing premises.

NOTE: The Conveyance is that dated 28 December 1922 referred to in the Charges Register.

End of register