

Title Number : MS391602

This title is dealt with by 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.

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This extract shows information current on 26 JUN 2015 at 17:25:38 and so does not take account of any application made after that time even if pending in the Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: MS391602
Address of Property	: Land lying to the South West of Speke Road, Garston, Liverpool
Price Stated	: Not Available
Registered Owner(s)	: HOMES AND COMMUNITIES AGENCY care of Legal Services, Central Business Exchange II 406-412 Midsummer Boulevard, Milton Keynes MK9 2EA.
Lender(s)	: None

Title number MS391602

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 26 JUN 2015 at 17:25:38. This copy does not take account of any application made after that time even if still pending in the 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.

MERSEYSIDE : LIVERPOOL

- 1 (12.02.1997) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Land lying to the South West of Speke Road, Garston, Liverpool.
- 2 (12.02.1997) The land has the benefit of the following rights granted by a Transfer of the land in this title and other land dated 10 July 1996 made between (1) Liverpool City Council (transferor) and (2) Speke Garston Developments Limited (transferee):-

"The Property is transferred together with the benefit of

(a) a right to use all Conduits now passing in through over or under any adjoining or neighbouring land of the Transferor and used for the benefit of the property together with the right to enter upon the adjoining or neighbouring land of the Transferor for the purposes of cleaning repairing maintaining renewing and relaying the conduits on giving not less than 28 days prior notice to the Transferor and subject to the person exercising such right making good any damage caused thereby

(b) the right to the free and unimpeded access of light and air to the Property over any adjoining or neighbouring land of the Transferor as presently enjoyed

(c) all other easements rights liberties and privileges presently enjoyed by the Property over any adjoining or neighbouring land of the Transferor and any other land and premises."

- 3 (08.05.2001) The land has the benefit of but is subject to the rights granted by a Deed dated 24 April 2001 made between (1) Speke-Garston Developments Limited (2) The Estuary Management Company Limited and (3) Peel Airports (Liverpool) Limited.

NOTE: Copy filed under MS309126.

- 4 (07.02.2002) The land has the benefit of the rights granted by a Deed of Grant of Easements dated 21 August 2000 made between (1) Liverpool City Council (2) Peel Airports (Liverpool) Limited and (3) Speke-Garston Developments Limited.

NOTE: Copy filed under MS373041.

- 5 (25.04.2002) Deed of Rectification dated 30 March 2002 made between (1) Speke-Garston Developments Limited (2) The Estuary Management Company Limited and (3) Peel Airports (Liverpool) Limited supplemental to the Deed dated 24 April 2001 referred to above.

NOTE: Copy filed under MS309126.

- 6 (06.04.2005) The land edged and numbered in green on the title plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.
- 7 (08.08.2006) The land has the benefit of the rights reserved by but is subject to the rights granted by the Transfer dated 6 July 2006 referred to in the Charges Register.

A: Property Register continued

- 8 (03.09.2009) By a Deed of Release dated 31 May 2002 made between (1) Peel Airports (Liverpool) Limited (2) Speke Garston Developments Limited and (3) The Estuary Management Company Limited the rights granted by Deed dated 24 April 2001 referred to above were expressed to be released to the extent as therein mentioned but the validity of the release has not been determined.

NOTE: Copy filed under MS373041

- 9 (03.09.2009) By a Deed of Release dated 31 July 2009 made between (1) Northwest Development Agency (2) Peel Investments (North) Limited and (3) The Estuary Management Company Limited the rights contained in the Lease dated 31 May 2002 and the Transfer dated 11 March 2005 referred to above were expressed to be modified and released to the extent as therein mentioned.

NOTE: Copy filed under MS373041.

- 10 (03.09.2009) The land has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of land adjoining the southern boundary of the land in this title dated 31 July 2009 made between (1) North West Development Agency and (2) Peel Investments (Intermediate) Limited.

NOTE: Copy filed under MS566715.

- 11 (03.09.2009) The land has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of land adjoining the southern boundary of the land in this title dated 31 July 2009 made between (1) North West Development Agency and (2) Peel Investments (North) Limited.

NOTE: Copy filed under MS566716.

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 (11.10.2011) PROPRIETOR: HOMES AND COMMUNITIES AGENCY care of Legal Services, Central Business Exchange II 406-412 Midsummer Boulevard, Milton Keynes MK9 2EA.
- 2 (06.04.2005) The Transfer dated 11 March 2005 referred to in the Charges Register contains Vendors personal covenants.
- 3 (08.08.2006) RESTRICTION: No transfer or lease for a term of 99 years or more by the proprietor of the registered estate or the proprietor of any registered charge is to be completed by registration without a certificate in writing signed on behalf of the transferee or lessee by their Solicitor that the provisions of Clauses 13.9 (c), (d) and (e) and 13.11. (e) of the Transfer dated 6 July 2006 referred to in the Charges Register have been complied with.
- 4 (03.09.2009) RESTRICTION: No Transfer or Lease for a term (expiring 99 years or more after the date of the Lease) 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 completed by registration without a certificate signed by a Conveyancer that the provisions of Clause 13.9 (c) and (d) of a Transfer dated 6 July 2006 made between (1) North West Development Agency and (2) Peel Investments (North) Limited have been complied with.
- 5 (03.09.2009) RESTRICTION: No Transfer or Lease (for a term expiring 99 years or more after the date of the Lease) of the part of the registered estate hatched brown and tinted blue on the title plan by the proprietor of the registered estate or by the proprietor of any

B: Proprietorship Register continued

registered Charge, not being a Charge registered before the entry of this restriction, is to be completed by registration without a certificate signed by a Conveyancer that the provisions of Clause 12.8 (c) (d) and (e) and 12.10 (c) of a Transfer dated 31 July 2009 made between (1) Northwest Development Agency and (2) Peel Investments Intermediate Limited and (3) Estuary Management Company Limited have been complied with.

- 6 (03.09.2009) RESTRICTION: No Transfer or Lease (for a term expiring 99 years or more after the date of the Lease) of the part of the registered estate hatched brown and tinted pink on the title plan 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 completed by registration without a certificate signed by a Conveyancer that the provisions of Clause 12.9(c) and (d) and 12.11(b) of a Transfer dated 31 July 2009 made between (1) Northwest Development Agency and (2) Peel Investments Intermediate Limited and (3) Estuary Management Company Limited have been complied with.
- 7 (12.11.2009) RESTRICTION: No lease of the registered estate by the proprietor of the registered estate is to be registered without a certificate signed by North West Development Agency or its conveyancer that the provisions of Articles 7.3 to 7.7 of a Funding Agreement made between (1) European Investment Bank and (2) The North West Development Agency dated 12 November 2009 have been complied with or that they do not apply to the lease.
- 8 (12.11.2009) RESTRICTION: No transfer or charge of the registered estate by the proprietor of the registered estate is to be registered without a certificate signed by The European Investment Bank of 2 Royal Exchange Buildings, London, EC3V 3LF (attn: Jessica Holding Fund Manager for the North West of England) or its conveyancer that the provisions of Articles 7.3 to 7.7 of a Funding Agreement made between (1) European Investment Bank and (2) The North West Development Agency dated 12 November 2009 have been complied with or that they do not apply to the transfer or charge.

C: Charges Register

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

- 1 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.
- 2 (15.10.2004) UNILATERAL NOTICE affecting plot D(2) in respect of Development Agreement dated 17 September 2004 made between (1) Northwest Development Agency (2) Liverpool Land Development Company Limited and (3) Littlewoods Property Holdings Limited.
- NOTE: Copy filed under MS373041.*
- 3 (15.10.2004) BENEFICIARY: Littlewoods Property Holdings Limited (Co. Regn. No. 2765483) of Sir John Moores Building, 100 Old Hall Street, Liverpool L70 1AB and care of DWF, 5 Castle Street, Liverpool L2 4XE.
- 4 (15.10.2004) UNILATERAL NOTICE affecting Plot D(1) in respect of Lock-Out Agreement dated 17 September made between (1) Northwest Development Agency and (2) Littlewoods Property Holdings Limited.
- NOTE: Copy filed under MS373041.*
- 5 (15.10.2004) BENEFICIARY: Littlewoods Property Holdings Limited (Co. Regn. No. 2765683) of Sir John Moores Building, 100 Old Hall Street, Liverpool L70 1AB and care of DWF, 5 castle Street, Liverpool L2 4XE.
- 6 (14.03.2005) UNILATERAL NOTICE affecting land at Hangar 2 and plot F in respect of an Agreement dated 23 May 2003 made between (1) Northwest Development Agency, (2) Liverpool Land Development Company Limited and (3) Littlewoods Property Holdings Limited.

C: Charges Register continued

NOTE: Copy filed.

- 7 (14.03.2005) BENEFICIARY: Littlewoods Property Holdings Limited (Co. Regn. No. 2765483) of Sir John Moores Building, 100 Old Hall Street, Liverpool L70 1AB and care of DWF, 5 Castle Street, Liverpool L2 4XE.
- 8 (06.04.2005) The land is subject to the rights granted by a Transfer of the land edged and numbered MS505048 in green on the title plan dated 11 March 2005 made between (1) North West Development Agency and (2) Peel Investments (North) Limited.

NOTE: Copy filed under MS505048.

- 9 (08.08.2006) A Transfer of the land edged and numbered MS524728 in green on the title plan dated 6 July 2006 made between (1) North West Development Agency (Transferor) (2) Peel Investments (North) Limited (Transferee) and (3) The Estuary Management Company Limited contains restrictive covenants by the Transferor.

NOTE: Copy filed under MS524728.

- 10 (21.07.2008) The land is subject to the easements granted by a lease dated 31 May 2002 of adjoining land registered under MS458858 for a term of 999 years from 31 May 2002.

NOTE: Copy filed under MS458858.

- 11 (31.10.2008) The land is subject to the rights granted by a Deed dated 17 October 2008 made between (1) North West Development Agency and (2) Peel Investments (North) Limited and Peel Investments (Leisure) Limited.

The said Deed also contains restrictive covenants by the grantor.

NOTE: Copy filed under MS458857.

- 12 (18.08.2011) The land is subject to the rights granted by a Lease of Unit H2(C) dated 2 May 2007 made between (1) UKLP Assets Limited and (2) Kiddy Factory Limited.

NOTE: Copy Lease filed under MS586444

Schedule of notices of leases

- | | | | | |
|---|------------|--------------------------|----------------|----------|
| 1 | 12.02.1997 | Land on the west side of | 10.07.1990 | MS373041 |
| | edged blue | Speke Hall Avenue | 999 years from | MS443397 |
| | | | 10.7.1990 | MS456389 |
| | | | | MS456390 |

NOTE 1: The lease comprises also other land

NOTE 2: The lease dated 10.7.1990 referred to above has been determined as to the land edged and numbered MS497209 in green on the title plan

End of register