



GILLIAN FAZAN & CO  
BRITTON HOUSE  
10 FORE STREET  
KINGSBRIDGE  
DEVON  
TQ7 1NY

Delivered by



Date  
10 May 2013

Your ref  
GF

Our ref  
RCS/MS149852

## Completion of registration

Title number	<b>MS149852</b>
Property	<b>Unit 9, Westside Industrial Estate, Jackson Street, St Helens (WA9 3AT)</b>
Registered proprietor	<b>Eric Chisnall, Elaine Chisnall and Jayne Speakman</b>

Your application lodged on 10 May 2013 has been completed. An official copy of the register is enclosed. No amendment to the title plan has been made.

There are no other documents to send to you.

You do not need to reply unless you think a **mistake** has been made. If there is a problem or you require this correspondence in an alternative format, please let us know.

The Title information document is enclosed for you to keep or issue to your client as appropriate.

### Important information about the address for service

If we need to write to an owner, chargee or other party who has an interest noted on the register, we will write to them at the address shown on the register. We will also use this address if we need to issue any formal notice to an owner or other party as a result of an application being made. Notices are often sent as a measure to safeguard against fraud. It is important that this address is correct and up to date. If it is not you may not receive our letter or notice and could suffer a loss as a result.

You can have up to three addresses for service noted on the register. At least one of these must be a postal address, whether or not in the United Kingdom; the other two may be a DX address, a UK or overseas postal address or an email address.

Please let us know at once of any changes to an address for

Land Registry  
Birkenhead Office  
Rosebrae Court  
Woodside Ferry Approach  
Birkenhead  
Merseyside CH41 6DU

DX 24270 Birkenhead 4

Tel 0300 006 5666  
Fax 0300 006 5789  
birkenhead.office  
@landregistry.gsi.gov.uk

www.landregistry.gov.uk

service.

Public Guide 2 – *Keeping your address for service up to date* explains how to do this. You can view or download copies of this guide from our website at [www.landregistry.gov.uk](http://www.landregistry.gov.uk) in English and Welsh or obtain a copy of it free of charge from any Customer Support – telephone 0844 892 1111 (0844 892 1122 for a Welsh-speaking service) from Monday to Friday between 8am and 6pm.



## Title information document

This document has been issued following a change to the register. It has been supplied for information only. It should not be sent to Land Registry in connection with any subsequent application.

Attached is an official copy of the register showing the entries subsisting following the recent completion of the application to change the register.

Please note: The attached official copy shows the state of the individual register of title as at the date and time stated on it.

If in future you wish to apply for an official copy of the register or the title plan, please apply using form OC1 (available from our website, any Land Registry local office and law stationers). A fee is payable for each copy issued.

If you have any queries, or you require this correspondence in an alternative format, please contact us at the address shown, quoting the title number shown on the top of the official copy.

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Rosebrae Court  
Woodside Ferry Approach  
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## Official copy of register of title

Title number MS149852

Edition date 10.05.2013

- This official copy shows the entries in the register of title on 10 May 2013 at 15:10:08.
- 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 May 2013.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- For information about the register of title see Land Registry website [www.landregistry.gov.uk](http://www.landregistry.gov.uk) or Land Registry Public Guide 1 - *A guide to the information we keep and how you can obtain it*.
- This title is dealt with by Land Registry Birkenhead Office.

### A: Property register

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

MERSEYSIDE : ST HELENS

- 1 (19.01.1982) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being Unit 9, Westside Industrial Estate, Jackson Street, St Helens (WA9 3AT).
- 2 The mines and minerals are excepted.
- 3 (19.01.1982) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:  
Date : 1 August 1981  
Term : 99 years from 1 August 1981  
Rent : as therein mentioned  
Parties : (1) St Helens Borough Council  
(2) Acme Pipe and Steel Fabrications
- 4 Unless otherwise mentioned the title includes any legal easements granted by the registered lease(s) but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

## 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 good leasehold

- 1 (10.05.2013) PROPRIETOR: ERIC CHISNALL care of 20 Elm Grove, Eccleston Park, Prescott L34 2RX and of gavinm@pensionpractitioner.com as trustees of the Folgade SSAS and ELAINE CHISNALL care of 20 Elm Grove, Eccleston Park, Prescott L34 2RX and of gavinm@pensionpractitioner.com as trustees of the Folgade SSAS and JAYNE SPEAKMAN care of 20 Elm Grove, Eccleston Park, Prescott L34 2RX and of gavinm@pensionpractitioner.com as trustees of the Folgade SSAS.
- 2 (10.05.2013) The price stated to have been paid on 30 March 2012 was £225,000.
- 3 (10.05.2013) RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.
- 4 (10.05.2013) The covenant implied under section 4(1)(b) of the Law of Property (Miscellaneous Provisions) Act 1994 in the disposition to the proprietor is modified.

## C: Charges register

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

- 1 (08.08.2007) A Deed dated 1 June 2007 made between (1) Folglade (Pipes And Fittings) Limited and (2) Northgate Vehicle Hire Limited contains restrictive covenants.

NOTE: Copy filed.

## End of register