

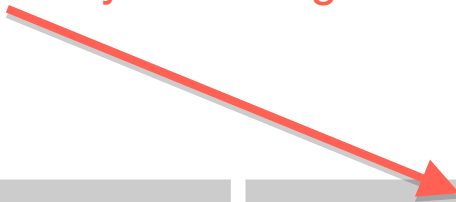
The electronic official copy of the register follows this message.

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Date of last entry in the register



Official copy of register of title

Title number SL111977

Edition date 06.05.2009

- This official copy shows the entries on the register of title on 19 APR 2010 at 19:31:58.
- 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 19 Apr 2010.
- 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 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, Telford Office.

A: Property Register

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

First registration date

SHROPSHIRE

Tenure and description of property

- 1 (19.02.1999) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Land on the west side of the B5070, Chirk Road, Gledrid.
- 2 (26.10.1999) The land has the benefit of but is subject to the rights granted by a Deed dated 8 July 1999 made between (1) Penarth Commercial Properties Limited and (2) Trevor (Brynkinalt) Development Company Limited.
NOTE: Original filed under SL124255.
- 3 (26.10.1999) 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.

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

Owner's name and address

- 1 (04.10.2002) PROPRIETOR: TREVOR (BRYNKINALT) ESTATES COMPANY LIMITED (Co. Regn. No. 00471349) of 100 Barbirolli Square, Manchester, M2 3AB.
- 2 (04.10.2002) The value stated as at 4 October 2002 for the land in this title and in title SL127498 was £340,000. Price information
- 3 (09.03.2004) 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 28 October 2003 in favour of HSBC Private Bank (UK) Limited referred to in the Charges Register.

C: Charges Register

Charges and Covenants

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

- 1 (04.06.1999) The land is subject to the rights granted by a Deed dated 15 February 1999 made between (1) Trevor (Brynkinalt) Development Company Limited and (2) BG plc.

The said Deed also contains restrictive covenants by the grantor.

NOTE: Copy filed.

- 2 (26.10.1999) The estate accessways are subject to rights of way.
- 3 (26.10.1999) The land is subject to rights of drainage and rights in respect of water, soil, gas, fuel oils, electricity, telephonic signals and other services.

- 4 (15.02.2000) A Transfer of the land edged and numbered SL135817 in green on the filed plan dated 31 January 2001 made between (1) Trevor (Brynkinalt) Development Company Limited (Transferor) and (2) James Hay Pension Trustees Limited (Transferee) contains the following covenants by the Transferor:-

" The Transferor covenants with the Transferee:-

.....
..

Not to obstruct or in any way interfere with the Accessway or allow or permit it to be obstructed and in particular not to park or leave any vehicle on such Accessway."

The Accessway referred to is shown tinted blue on the filed plan.

- 5 (29.04.2002) The land is subject to the rights granted by a Deed of Grant dated 24 January 2001 made between (1) Trevor (Brynkinalt) Development Company Limited (2) HSBC Bank plc and (3) Dwr Cymru Cyfyngedig.

The said Deed also contains restrictive covenants by the grantor.

NOTE: Copy filed.

Mortgage details

- 6 (09.03.2004) REGISTERED CHARGE dated 28 October 2003 affecting also title SL127498.
- 7 (14.08.2008) Proprietor: HSBC PRIVATE BANK (UK) LIMITED (Co. Regn. No. 499482) of 78 St James's Street, London SW1A 1JB and of {pbsecurities@hsbcpb.com}.
- 8 (08.07.2004) 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.
- 9 (28.06.2005) The land is subject to the easements granted by a Lease dated 27 May 2005 of Unit 2, Plot 6 Gledrid Industrial Estate for a term of 6 years from 14 February 2005.
- 10 (21.04.2006) UNILATERAL NOTICE affecting Unit 1, Plot 6, Gledrid Industrial Estate in respect of Lease dated 22 December 2005 for 5 years from 6 May 2005 made between (1) Trevor (Brynkinalt) Estates Company Limited and (2) Castell Howell Foods Limited.
- 11 (21.04.2006) BENEFICIARY: Castell Howell Foods Limited (Co. Regn. No. 2269053) of Stephen's Way, Pensarn, Carmarthen SA31 2BG.
- 12 (16.03.2007) By a Deed of Variation dated 13 February 2007 made between (1) Trevor (Brynkinalt) Estates Company Limited and (2) Dwr Cymru Cyfyngedig the Deed of Grant dated 24 January 2001 made between (1) Trevor (Brynkinalt) Development Company Limited (2) HSBC Bank Plc and (3) Dwr Cymru Cyfyngedig referred to above was varied by the substitution of a new plan.

NOTE:- Copy filed.

Schedule of notices of leases

1	08.07.2004 Edged & numbered 1 in blue	Unit 1, Gledrid Industrial Park	05.04.2004 10 years from 5.4.2004	SL162104
2	24.12.2004 Edged and numbered 2 in blue	Unit 8, Gledrid Industrial Park	27.10.2004 10 years from 11.10.2004	SL166281
3	25.02.2005 Edged and numbered 3 in blue	Plot 10 Gledrid Industrial Estate	25.01.2005 12 years from 29.9.2004	SL167594
4	30.10.2008 Edged and numbered 4 in blue	Plot 9 Geldrid Industrial Estate	16.10.2008 9 years from 23/8/2007	SL195740

End of register

