

REGISTER EXTRACT

Title Number	: CU98541
Address of Property	: Central Plaza Hotel, Victoria Viaduct, Carlisle (CA3 8AL)
Price Stated	: Not Available
Registered Owner(s)	: GOLDENFERN PROPERTIES LIMITED (Co. Regn. No. 06558883) of 89 Windsor Road, Prestwich, Manchester M25 0DB.
Lender(s)	: The Council Of The City Of Carlisle The Council Of The City Of Carlisle

A: Property Register

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

CUMBRIA : CARLISLE

1 (01.07.1987) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Central Plaza Hotel, Victoria Viaduct, Carlisle (CA3 8AL).

2 The Conveyance dated 16 November 1878 referred to in the Charges Register contains the following provision:-

"AND the Corporation do hereby for themselves and their assigns covenant with the said John Westmoreland that the said New Street or Viaduct authorised by the said Improvement Act shall be so maintained as that the footpaths on the North side thereof shall be contiguous to and adjoin the said freehold plot or parcel of land and hereditaments hereinbefore expressed to be hereby conveyed and that the said John Westmoreland his heirs or assigns shall be entitled to take down so much of the North retaining wall of the said New Viaduct as forms the parapet to the extent of the frontage thereto of the said freehold plot or parcel of land hereditaments and premises expressed to be hereby conveyed and to build and for ever after maintain the front Wall of any New Buildings to be erected and built thereon upon the said retaining Wall of the said Viaduct and to make use of the said retaining Wall for all purposes of the said new buildings but so as not to damage injure or weaken the same AND that the Corporation shall for ever hereafter support and maintain the said retaining Wall."

3 A Deed dated 11 August 1899 made between (1) John Westmoreland and (2) James Watt contains a provision as to light or air.

-NOTE: Original filed under CU27413.

4 (13.02.2014) A notice dated 11 February 2014 by The Solicitor to the Duchy of Lancaster stated that the registered estate in this title was being disclaimed under section 1013 of the Companies Act 2006.

-NOTE: Copy filed.

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 (17.06.2008) PROPRIETOR: GOLDENFERN PROPERTIES LIMITED (Co. Regn. No. 06558883) of 89 Windsor Road, Prestwich, Manchester M25 0DB.

C: Charges Register

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

Title number CU98541

- 1 A Conveyance of the land in this title and other land dated 16 November 1878 made between (1) The Mayor Aldermen and Citizens of The City of Carlisle (Corporation) (2) Isaac Cartmell and (3) John Westmoreland contains the following covenants:-

"AND the said John Westmoreland DOTH hereby for himself his heirs executors administrators and assigns covenant with the Corporation and their assigns that he the said John Westmoreland his heirs executors administrators or assigns shall and will cause the buildings now standing or that portion of the said freehold piece or parcel of ground comprised in lots 15 and 16 as delineated on the said Plan to be pulled down (except any portion which the Town Improvement Committee of the Corporation may at the request of the said John Westmoreland allow to remain) and also shall and will submit the elevation of any new Buildings proposed to be built to the Town Improvement Committee of the Corporation and obtain their sanction thereto and approval thereof before commencing to build and that the buildings so to be erected shall be built and maintained in such a manner with such materials and of such construction and elevation as shall be approved of by the said Committee."

- 2 A Conveyance of the land in this title and other land dated 2 February 1987 made between (1) Greenall Whitley Public Limited Company and (2) David John Byers and Rosalind Anne Byers contains conditions governing selling and letting which will subsist until 2 February 1997.

-NOTE: Copy filed under CU27413.

- 3 (09.03.2017) REGISTERED CHARGE dated 16 December 2016 arising under s.107 Building Act 1984.

NOTE: See the entry below altering the priority of this charge.

- 4 (09.03.2017) Proprietor: THE COUNCIL OF THE CITY OF CARLISLE of Civic Centre, Rickergate, Carlisle CA3 8QG.

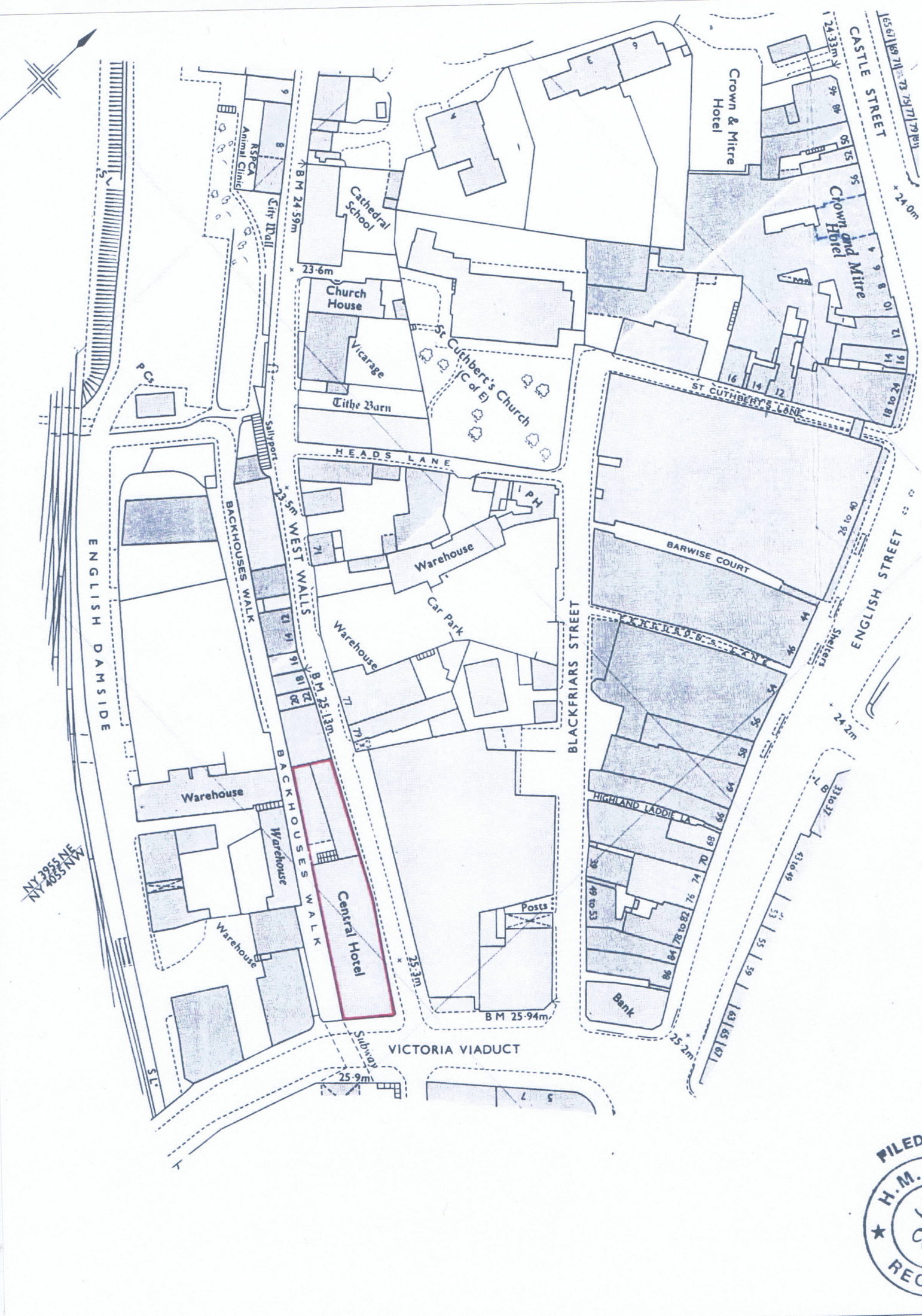
- 5 (09.03.2017) REGISTERED CHARGE dated 9 February 2017 arising under s.107 Building Act 1984.

NOTE: See the entry below altering the priority of this charge.

- 6 (09.03.2017) Proprietor: THE COUNCIL OF THE CITY OF CARLISLE of Civic Centre, Rickergate, Carlisle CA3 8QG.

- 7 (09.03.2017) The priorities of the charges dated 9 February 2017 16 December 2016 and 30 May 2008 referred to above have been altered by virtue of the provisions of section 107 of the Building Act 1984.

End of register



M 2985 NE
4055 NW

FILED
H. M.
★
REC