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DATED 1964.

HATHERLOW INVESTMENTS LIMITED

- to -

WINCHOVER LIMITED

L E A S E

- of -

A Plot of Land in Hatherlow, Romiley,
in the County of Chester.

Francis G. Webb & Co.,
Solicitors,
Manchester.

BB/EY.

Certified to be a true copy
of the original

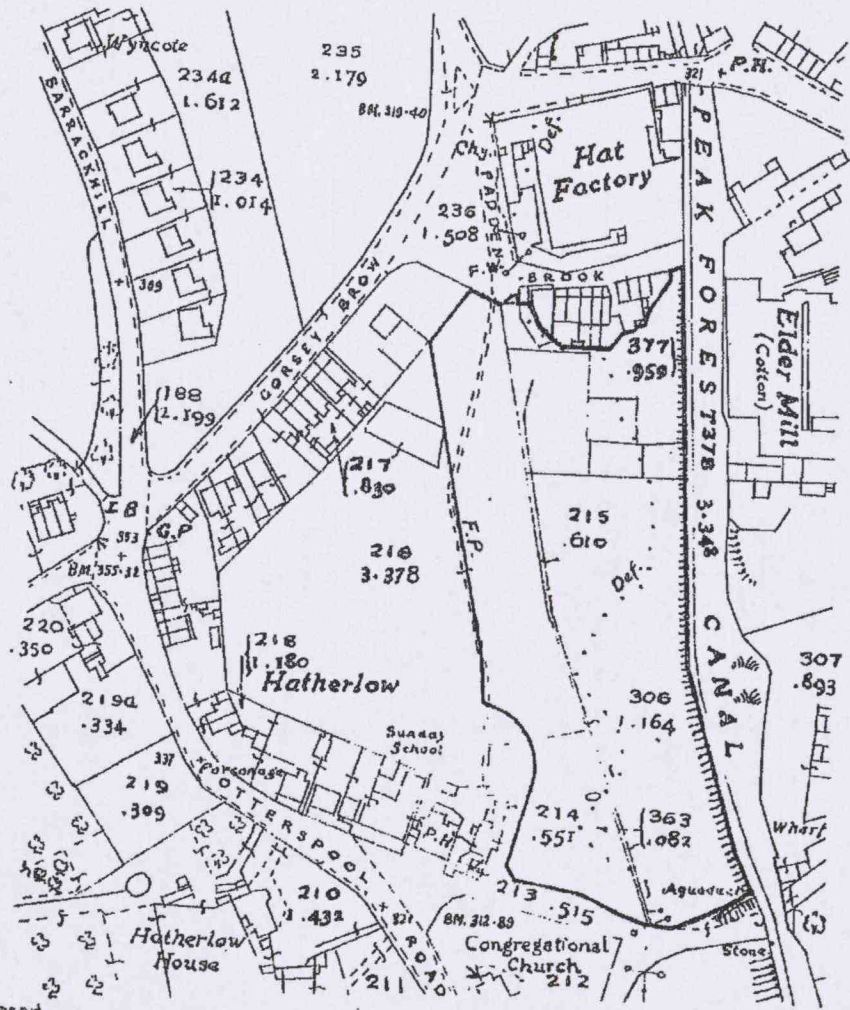
Date: 30/07/2021

Signed: JMW

JMW Solicitors LLP
1 Byrom Place
Manchester M3 3HG



Plan referred to



Based upon the Ordnance Survey Map of the Ordnance Survey Map of the sanction of the Controller Stationary Office.
Revised 7.9.62 27764

LANCS. O.M. CXII.....10

SCALE 1/2500^M

RER 00313



This Lease



is made the One thousand

Twenty fourth day of *June* nine hundred and sixty four BETWEEN HATHERLOW INVESTMENTS



LIMITED of and whose registered office is situate at 452 Manchester Road Heaton Chapel in that part of Stockport which is in the County of Lancaster (hereinafter referred to as "the Lessor" which expression where the context so admits shall include the Estate Owner or Estate Owners for the time being entitled to the immediate reversion of the premises hereby demised expectant upon the term hereby granted) of the one part and WINCHOVER LIMITED of and whose registered office is situate at 5 New Brown Street in the City of Manchester (hereinafter called "the Lessee" which expression shall include its successors in title and assigns where the context so admits) of the other part

WITNESSETH

1. That in consideration of the rent and of the covenants on the part of the Lessee hereinafter reserved and contained and on the part of the Lessee to be paid performed and observed the Lessor HEREBY DEMISES unto the Lessee ALL THAT plot of land situate in Hatherlow Romiley in the said County of Chester more particularly

delineated and described in the plan annexed hereto and thereon edged red EXCEPT AND RESERVED unto the Lessor

(a) All mines and minerals (other than coal and coal mines) whatsoever under the said land hereby demised and also full and free liberty for the Lessor and all persons authorised by the Lessor in that behalf at all times to search for win work take and carry away all such mines and minerals as aforesaid and also all mines and minerals whatsoever which shall be laterally adjacent to the said land hereby demised so nevertheless that on exercising such liberties the Lessor and such persons as aforesaid do not enter upon the surface of the said land or any part thereof.

(b) Full and free right at all times and for all purposes to go pass and repass over and along any streets or roads which the Lessee may during the life of the longest living survivor of the descendants now living of his late Majesty King George the VI and a period of Twenty one years thereafter construct over the land hereby demised.

(c) The right during the life of the ^{longest living} survivor of the descendants now living of his late Majesty King George the VI and for the period of Twenty one years thereafter to use connect with and tie into and the free running of water and soil gas and electricity in and through the sewers and drains watercourses channels

pipes and cables which are now in or under or may during the period aforesaid be constructed in or under the plot of land hereby demised or any part thereof and the right to enter upon the land hereby demised to inspect cleanse lay renew and repair the said sewers drains watercourses channels pipes and cables the person or persons exercising such rights making good any damage to the surface of the said plot of land by the exercise of such rights and

(d) All rights restricting the free user of such parts of the adjoining land of the Lessor for building or other purposes notwithstanding that the same may interfere with the access of light and air into the plot of land hereby demised or any part thereof or any buildings which may be erected thereon TO HOLD the same (except and reserved as aforesaid) unto the Lessee from the Twenty fourth day of June One thousand nine hundred and sixty four for a term of Nine hundred and ninety nine years SUBJECT to the rights of way and to the covenants on the part of the Lessor and the conditions contained or referred to in a Conveyance dated the 19th day of April One thousand nine hundred and sixty three and made between G.W. Swales and Company Limited of the one part and the Lessor of the other part so far as such rights of way and covenants and conditions relate to the land hereby demised YIELDING

AND PAYING therefor yearly during the said term hereby granted a yearly rent of Four hundred and sixteen pounds to be paid without deduction (except for Tithes annuity if any or ~~the~~ Landlords' Property Tax) by equal half yearly payments on the Twenty fourth day of June and the Twenty fifth day of December in every year the first payment on account thereof to be made on the Twentynd fifth day of December One thousand nine hundred and sixty four and to be the sum of Two hundred and eight pounds

2. The Lessee for itself and its successors in title HEREBY COVENANTS with the Lessor in manner following that is to say:-

(i) That the Lessee will during the continuance of the term hereby granted pay the said yearly rent hereinbefore reserved at the times and in manner at and which the same is hereinbefore referred ^{to} and made payable with any deduction whatsoever except as aforesaid

(ii) That the Lessee will from time to time and at all times during the said term bear pay and discharge all rates taxes charges duties assessments impositions and outgoings whatsoever whether parliamentary parochial local or of any other description which are now or at any time hereinafter shall be assessed charged or imposed upon the land hereby demised or upon the owner or occupier in respect thereof.

(iii) That the Lessee will forever to the satisfaction of the Lessor or its Surveyor substantially fence in the said land hereby demised from the adjoining land of the Lessor on the boundaries as marked with a "T" on the said plan by erecting a substantial concrete post and three stranded heavy galvanised wire fence not less than Three feet six inches with posts not more than Nine feet apart and forever afterwards maintain the said fence in good and substantial repair and condition.

(iv) That the Lessee will at the expiration or sooner determination of the term quietly yield up the land hereby demised to the Lessor.

3. In the event of the Lessee erecting or causing or suffering or permitting to be erected any buildings upon the land hereby demised but not otherwise then the Lessee for itself and its successors in title hereby covenant with the Lessor that in addition to the covenants and conditions contained in Clause 2 hereof the Lessee will observe and perform the covenants and conditions restrictions and stipulations contained in the Schedule hereto provided always and for the purpose of avoiding all doubts it is hereby agreed and declared that the Lessees are in no way obliged to erect or secure the erection of any buildings upon the land hereby demised and that there is no arrangement between the Lessor and the Lessees for any building to be erected thereon.

4. PROVIDED ALWAYS and these presents are upon this condition that if the said yearly rent hereby reserved

or any part thereof shall at any time be in arrear and unpaid for Twenty eight days after the same shall have become due (whether formal or legal demand thereof shall have been made or not) or if the Lessee shall at any time fail or neglect to perform or observe any of the covenants conditions and agreements herein contained and on the part of the Lessee to be performed and observed then and in any such case it shall be lawful for the Lessor or any person or persons authorised by the Lessor in that behalf into and upon the said hereby demised land or any part thereof in the name of the whole to re-enter and the said premises peaceably to hold and enjoy thenceforth as if these presents had not been made without prejudice to any right of action or remedy of the Lessor in respect of any antecedent breach of any of the covenants of the Lessee hereinbefore contained.

5. THE LESSOR HEREBY COVENANTS WITH THE LESSEE that so far as relates to the Lessors own acts and deeds and the acts and deeds of those deriving title under the Lessor but not further or otherwise that the Lessee paying the rent hereby reserved and observing and performing the covenants stipulations and conditions herein contained and on the part of the Lessee to be observed and performed shall and may quietly and peaceably possess and enjoy the land hereby demised during the continuance of the term hereby granted without any interruption from or by the Lessor or from any other person rightfully claiming under the Lessor.

6. THE LESSOR HEREBY ACKNOWLEDGES the right of the Lessee to production and delivery of copies of the said Conveyance of the *17/11* day of April One thousand nine hundred and sixty three and HEREBY UNDERTAKES for the safe custody thereof.

IN WITNESS whereof to the one part hereof the Lessee has caused its Common Seal to be hereunto affixed and to another part hereof the Lessee has caused its Common Seal to be hereunto affixed the day and year first before written.

THE SCHEDULE before referred to:-

1. (a) No buildings shall be erected upon the land hereby demised other than dwellinghouses with suitable outbuildings of a clear yearly letting value of at least Thirty five pounds each.
- (b) No dwellinghouse or outbuildings shall be erected upon the land hereby demised unless plans drawings elevations and specifications thereof shall have been previously submitted to and approved in writing by the Lessor or its Surveyor.
2. THE LESSEE will not at any time without the previous consent in writing of the Lessor erect or suffer to be erected on the said land any message dwellinghouse building or other erection.
3. That the Lessee will after the completion of any development upon the land hereby demised form level curb flag macadamise gravel and pave all necessary access streets or roads which may be constructed by the Lessee on the said land and at all times thereafter keep in

repair to the satisfaction of the Lessor or the Agent or Surveyor of the Lessor all such streets or roads so far as the same respectively adjoin and are co-extensive with such land and the whole or such portion of the said roads as may be within the land hereby demised.

4. The Lessee will when thereunto required pay unto the Lessor or the Agent or Surveyor for the time being of the Lessor such expenses as at any time during the said term hereby granted may be incurred by the Lessor in keeping in good repair the main sewers or drains side drains man-holes lamp poles and gullies in or under any streets constructed upon the land hereby demised.

5. The Lessee will from time to time and at all times during the said term well and substantially repair cleanse paint maintain amend and keep in good and tenantable repair and condition and when necessary rebuild any dwellinghouses or buildings which may at any time during the said term be erected upon the land hereby demised and any additional buildings which may at any time during the said term be erected thereon and the walls fences vaults drains and appurtenances thereto fair wear and tear and damage by fire excepted.

6. It shall be lawful for the Lessor or the Agent of

the Lessor twice or oftener in every year during the said term during reasonable hours in the daytime and with or without workmen or others to enter the land hereby demised to view the state and condition thereof and of any dwellinghouses or buildings which may be erected thereon.

7. The Lessee will insure and at all times during the term keep insured against loss or damage by fire any dwellinghouses or buildings which may at any time during the said term be erected on the land hereby demised and all buildings and erections of an insurable nature which at any time during the said term be erected thereon or affixed thereto in the full value thereof in the joint names of the Lessor and Lessee in the British Law Insurance Company Limited or in such other insurance office of repute as the Lessor shall from time to time direct and will whenever required produce to the Lessor or to the Agent of the Lessor the policy of every such insurance and the receipt for the last premium thereof and that in case of any default of the Lessee in effecting such insurance or in paying any such premium or in producing the policy or receipt when requested so to do in writing by the Lessor it shall be lawful for the Lessor to effect such insurance and to pay such premium from time to time and the Lessee shall and will on demand repay the same to the Lessor with interest

thereon at the rate of Six pounds per centum per annum

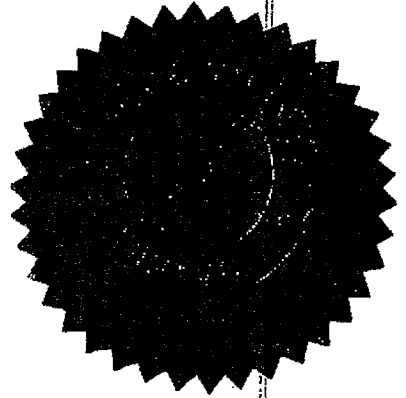
8. In case any messuages dwellinghouses or premises or any part thereof should at any time during the said term be destroyed or damaged by fire then and so often as the same shall happen all moneys received in respect of such insurance shall with all convenient speed be laid out in rebuilding repairing or otherwise reinstating the premises in a good and tenantable manner.

10. The Lessee will not at any time during the said term hereby granted use or permit to be used the land hereby demised or any building erected or to be erected thereon for any purpose which may be deemed a public or private nuisance or annoyance to the Lessor or to any tenant or tenants of the Lessor or to the neighbourhood provided that this covenant shall not prohibit the use of the appropriate building erected upon the land as a private motor garage.

11. The Lessee will from time to time and at all times during the said term bear pay and discharge all rates taxes charges duties assessments impositions and outgoings whatsoever whether parliamentary parochial local or of any other description which are now or may at any time hereafter be assessed charged or imposed upon any building at any time during the said term erected upon the land hereby demised or upon the owner or occupier.

in respect thereof.

THE COMMON SEAL of HATHERLOW INVESTMENTS LIMITED was hereunto affixed in the presence of:-



S. G. G. G.

Director.

E. J. J. J.

Secretary.

By the several Underlessees details of which appear in the Schedule hereunder written in the margin between the within named G.W. Cosgrove & Partners Ltd of the one part and the Underlessee(s) whose names appear respectively in the ^{second} first column of the said Schedule of the other part the plots of land mentioned in the ^{third} second column (being part of the land comprised in the within written ~~deed~~) were demised to the several Underlessees for a term of 990 years reserving the ground but reserved to in the third fourth column and the said Underlessees contained an Acknowledgment of purchase and delivery of copies of the within written ~~deed~~.

Date (1)	UNDERLESSEE (2)	PROPERTY (3)	RENT (4)
1 st January 1965	DOROTHY JACKSON	76 Green Lane Romley	£13-0-0.
1 st May 1965	Robert David Greyson	18 Green Lane Romley	£3-3-3.
1 st February 1965	Geoffrey Michael Yule	10 Puddon Brook Romley	£11-0-0.
1 st February 1965	HARUIZ BOWDEN	19 Puddon Brook Romley	£11-0-0.
1 st February 1965	PETER COSGROVE	66 Green Lane Romley	£13-0-0.
1 st March 1965	DONALD HOGAN	11 Puddon Brook Romley	£11-0-0.
1 st March 1965	Lorraine O'Hara	23 Puddon Brook Romley	£11-0-0.
1 st March 1965	Joseph White Jordan	74 Green Lane Romley	£13-0-0.

8/2	Undergarment		Prepared	70 Green here Kennedy	713.00
Jul 24 th 1965	John Henry Holmes	Has	72 Green here Kennedy	713.00	
Jul 30 th 1965	Has		12 Packer Bros	711.00	
Aug 3 rd 1965	Redney Smith		84 Green here Kennedy	713.00	
9/7 th 1965	Brian Robinson		68 Green here Kennedy	713.00 +	
9/10 th 1965	Peter James Brown ANNE CARPER		13 Packer Bros/Kennedy	718.00	
9/21 st 1965	James Goodheart		80 Green here Kennedy	713.00	
10/18 th 1965	DAVID BARRY GIL		31 Packer Bros/Kennedy	717.00	
10/21 st 1965	Thelma Siding Spier Miss Siding Spier		30 Packer Bros	711.00	
11/27 th 1965	Leona's Heaton Leona's Heaton		17 Packer Bros	711.00	
11/10 th 1965	Stanley Allen Kennedy		14 Packer Bros	711.00	
Jan 31 st 1965	John Matthews		28 Packer Bros	711.00	
Jan 23 rd 1965	Gaylord Graham Gorton		24 Packer Bros	711.00	
Jan 25 th 1965	A. R. Hays		30 Packer Bros	711.00	
Jan 31 st 1965	John Roger Murray		16 Green here	711.00	
Feb 18 th 1965	Beavers		20 Packer Bros	711.00	
Feb 25 th 1965	Daniel Miller Madson		18 Packer Bros	711.00	
Mar 3 rd 1965	Stuart Henry Peters		15 Packer Bros	711.00	
Mar 10 th 1965	William Knight Hill		27 Packer Bros	711.00	
May 17 th 1965	Joseph Henry Deane		22 Packer Bros	711.00	
Jul 3 rd 1965	John Gough		25 Packer Bros	711.00	
Jul 1965	Griffin the Barons		32 Packer Bros	711.00	
Jul 24 th 1965	Fernis Conway		34 Packer Bros	711.00	
Jul 6 th 1965	Miss Anna Clayton		31 Packer Bros	711.00	