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Applications are pending in HM Land Registry, which have not been completed against this title.



Official copy of register of title

Title number GM947713

Edition date 27.09.2021

- This official copy shows the entries on the register of title on 27 FEB 2024 at 08:21:29.
- 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 29 May 2024.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Fylde Office.

A: Property Register

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

GREATER MANCHESTER : ROCHDALE

- 1 (04.12.2003) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Siddal Moor Sports College, Newhouse Road, Heywood (OL10 2NT).
- 2 (04.12.2003) As to the parts tinted pink and tinted blue on the title plan the mines and minerals together with ancillary powers of working are excepted with provision for compensation in the event of damage caused thereby.
- 3 (04.12.2003) As to the roadways, footpaths and grass verges falling within this title, so much of the surface and subsoil (if any) as forms part of any adopted highway is excluded from the registration.
- 4 (04.12.2003) The land has the benefit of the rights granted by but is subject to the rights reserved by the Conveyance dated 12 February 1927 referred to in the Charges Register.
- 5 (04.12.2003) The land has the benefit of the rights granted by but is subject to the rights reserved by a Conveyance of the land tinted yellow on the title plan and other land dated 24 January 1940 made between (1) George Henry Drummond and Frederick Charles Boyes and (2) The Secretary of State for Air.

NOTE: Copy filed under GM785254.

- 6 (04.12.2003) The land has the benefit of the rights granted by but is subject to the rights reserved by a Conveyance of the land tinted yellow on the title plan dated 24 May 1966 made between (1) Seymour William Arthur John (Vendor) (2) Norman Frank Boyes and Alexander Anderson (Trustees) and (3) The County Council of the Administrative County of the County Palatine of Lancaster (Purchaser).

NOTE: Copy filed.

- 7 (04.12.2003) The Conveyance dated 24 May 1966 referred to above contains a provision as to light or air.

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 (04.12.2003) PROPRIETOR: THE ROCHDALE BOROUGH COUNCIL of P O Box 15, Town Hall, Rochdale, Lancs OL16 1AB.

C: Charges Register

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

- 1 (04.12.2003) A Conveyance of the land tinted pink on the title plan dated 12 February 1927 made between (1) Frederick Bartholomew Stapleton Brotherton and Charles Edmund De Trafford (2) The Governors of the Bounty of Queen Anne (3) Edward Robert Gregge Hopwood (4) Cyril Dewhurst and Charles Gregory and (5) The County Council for the Administrative County of the County Palatine of Lancaster contains restrictive covenants.

NOTE: Copy filed.

- 2 (04.12.2003) The parts of the land affected thereby are subject to the following rights granted by a Deed affecting the land tinted blue and tinted yellow on the title plan dated 9 November 1966 made between (1) The County Council of the Administrative County of the County Palatine of Lancaster (County Council) (2) Seymour William Arthur John (Grantee) and (3) Norman Frank Boyes and Alexander Anderson (Trustees) :-

"the County Council as Beneficial Owner hereby grant and convey unto the Grantee FULL RIGHT AND LIBERTY to lay down construct and thereafter maintain and use the said sewer along the line aforesaid (hereinafter called "the said works") TOGETHER with the right for the Grantee and his servants and workmen and contractors and workmen to enter upon the said land with or without vehicles and machinery for the purpose of excavating for laying maintaining relaying and repairing the said sewer the exercise of such rights to be limited to a width of Ten feet on each side of the said sewer".

NOTE: Copy plan filed.

- 3 (04.12.2003) The land is subject to the following rights reserved by a Conveyance of the land tinted brown on the title plan dated 8 August 1968 made between (1) The Right Honourable Seymour William Arthur John (Vendor) (2) Norman Frank Boyes and Alexander Anderson and (3) The County Council of The Administrative County of The County Palatine of Lancaster (Purchaser):-

"There are EXCEPTED AND RESERVED unto the Vendor in fee simple out of all the hereditaments hereby conveyed the free running of water and soil into and through the hereditaments hereby conveyed by any sewer or drain now being under or running through the same or any part thereof and the right to enter upon the said hereditaments for the purposes of inspecting and repairing any such sewer or drain."

- 4 (04.12.2003) The parts of the land affected thereby are subject to the following rights granted by a Deed affecting the land tinted yellow on the title plan dated 2 March 1976 made between (1) The Rochdale Borough Council (Grantors) and (2) Doughty Holdings Limited (Grantees) :-

"the Grantors as beneficial owners hereby grant unto the Grantees full right and liberty for the Grantees and their successors in title the owners and occupiers for the time being of the dominant land and any land adjoining thereto acquired within twenty one years from the date hereof by the Grantees

(1) To lay construct and use the said sewer or drain under Mercers Road aforesaid and the servient land for the passage or conveyance of sewage water and soil from the dominant land or all or any of the land adjoining the dominant land now or within twenty one years from the date hereof belonging to the Grantees

C: Charges Register continued

(2) To make and at all times hereafter until the said sewer or drain is adopted to repair and maintain all such connections with the said main or public sewer at the point marked C on the said plan attached hereto as may be reasonable and proper in that behalf such connections to be made to the satisfaction of the Grantors Building Inspector

(3) To enter upon the servient land (which is Twenty five feet in width) for the purpose of inspecting repairing and maintaining the said sewer or drain and such connections as aforesaid until adopted by the Grantors as agents for the North West Water Authority making good at their own expense all damage or disturbance which may be caused to the surface of the servient land in carrying out such repairs or maintenance

TO HOLD all the said rights and liberties hereby granted unto the Grantees in fee simple."

The said Deed also contains the following covenants by the Grantor:-

"The Grantors hereby covenant with the Grantees so as to protect the said rights and liberties hereby granted that they the Grantors will not erect or cause to be erected any building upon the servient land without the prior consent in writing of the Grantees."

NOTE: Copy plan filed.

- 5 (04.12.2003) 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.

Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	Edged and numbered 1 in blue	Land at the back of 45 Salisbury Avenue, Heywood	02.12.1994 999 years from 02.12.1994	GM680003
2	Edged and numbered 2 in blue	Land at the back of 43 Salisbury Avenue, Heywood	07.02.1995 999 years from 07.02.1995	GM684847
3	Edged and numbered 3 in blue	Land at the back of 75 Shaftesbury Drive, Heywood	13.09.1995 999 years from 13.09.1995	GM703281
4	Edged and numbered 4 in blue	Land at the back of 81 Shaftesbury Drive, Heywood	12.12.1995 999 years from 12.12.1995	GM709889
5	Edged and numbered 5 in blue	Land at the back of 47 Salisbury Avenue, Heywood	20.03.1996 999 years from 20.03.1996	GM718689
6	Edged and numbered 6 in blue	Land at the back of 83 Shaftesbury Drive, Heywood	28.11.1996 999 years from 28.11.1996	GM738969
7	23.04.2020 Edged and numbered 7 and 8 in blue	Siddal Moor Sports College	01.04.2020 125 years from and including 1 April 2020 to and	MAN360417

Schedule of notices of leases continued

	Registration date and plan ref.	Property description	Date of lease and term including 31 March 2145	Lessee's title
	NOTE: The lease comprises also other land.			
8	27.09.2021 Edged and numbered 9 in blue	Land at the rear of 77 Saftesbury Drive, Heywood	20.08.2021 999 years from and including 20 August 2021	MAN386775

End of register