

H. M. LAND REGISTRY

NATIONAL GRID PLAN

SD 8613

SECTION D

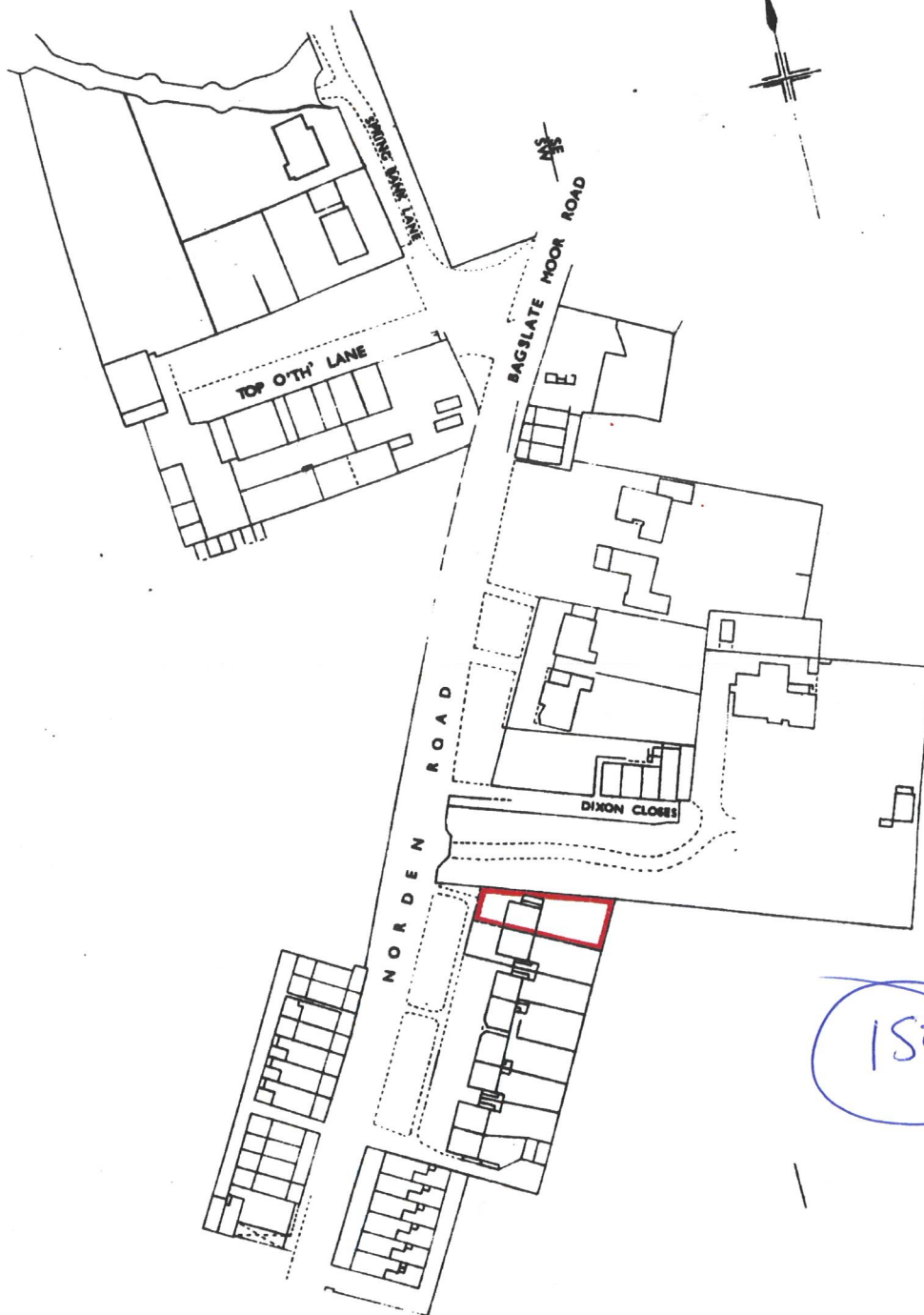
~~LANCASHIRE~~

COUNTY OF GREATER MANCHESTER

Scale 1/1250

ROCHDALE DISTRICT

~~ROCHDALE COUNTY BOROUGH~~



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TITLE No LA 306737



This is a print of the view of the title plan obtained from Land Registry showing the state of the title plan on 02 November 2016 at 15:55:10. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

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THIS TITLE IS DEALT WITH BY LAND REGISTRY, FYLDE OFFICE.

TITLE NUMBER: LA306737

There is no application or official search pending against this title.

A: Property Register

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

GREATER MANCHESTER : ROCHDALE

- 1 (28.05.1963) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 150 Norden Road, Rochdale (OL11 5PT).
- 2 A Conveyance of the land in this title and other land dated 1 June 1946 and made between (1) Harold Jones (Vendor) and (2) The Mayor Aldermen and Burgesses of the Borough of Rochdale contains the following agreement as to rights of light or air:

"IT IS HEREBY AGREED that the Corporation shall not be entitled to any right of light or air to any building now or hereafter to be erected upon the land hereby conveyed over the land of the Vendor adjoining or near to the same and the Vendor hereby reserves the right for himself and his successors and assigns and his and their lessees and tenants and persons authorised by him or them so to do at any time and without making any compensation to erect or suffer to be erected any building or other erection and to alter any building or other erection now or hereafter to be erected on any part of the said land of the Vendor in such a manner as to obstruct or interfere with the access of light or air to any building or erection now or hereafter to be erected upon the land hereby conveyed and all windows and lights put out in any building now or hereafter to be erected upon such land and facing or overlooking the said land of the Vendor shall be deemed to have been and to be put out and remain with the consent in writing of the Vendor."
- 3 The Transfer dated 12 April 1972 referred to in the Charges Register contains an agreement and declaration as to mutual easements and other easements and party walls and fences.

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 (08.06.2007) PROPRIETOR: MARK CUNNINGHAM and KATHRYN ANN HOLT of 150 Norden Road, Rochdale, Lancs OL11 5PT.
- 2 (08.06.2007) The price stated to have been paid on 27 April 2007 was £214,500.
- 3 (08.06.2007) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 27 April 2007 in favour of National Westminster Bank PLC referred to in the Charges Register.

H. M. LAND REGISTRY

NATIONAL GRID PLAN

SD 8613

SECTION D

LANCASHIRE

Scale 1:1250

COUNTY OF GREATER MANCHESTER

ROCHDALE DISTRICT

ROCHDALE COUNTY BOROUGH



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TITLE No LA89090



This is a print of the view of the title plan obtained from Land Registry showing the state of the title plan on 02 November 2016 at 15:56:24. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

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THIS TITLE IS DEALT WITH BY LAND REGISTRY, FYLDE OFFICE.

TITLE NUMBER: LA89090

There is no application or official search pending against this title.

A: Property Register

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

GREATER MANCHESTER : ROCHDALE

- 1 (21.07.1966) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Mayroyd, Norden Road, Rochdale (OL11 5PT).
- 2 (31.01.1979) A new filed plan based on the latest edition of the Ordnance Survey has been substituted for the original plan.
- 3 There are excluded from the registration of the land tinted pink on the filed plan the mines and minerals and the ancillary rights excepted and reserved by a Conveyance of the said land dated 31 May 1937 and made between (1) Harold Jones and (2) William Hirst Bateman in the following terms:-

EXCEPT AND RESERVING out of the Conveyance hereby made all mines veins and beds of coal and cannel lying and being within or under all and every or any part of the lands hereditaments hereinbefore described with liberty and power for the person or persons entitled thereto to get work sell and dispose of the same.

- 4 The land tinted blue on the filed plan has the benefit of the following rights granted by a Deed dated 19 June 1964 made between (1) Beatrice Judith Duckworth and (2) The Mayor Alderman and Burgesses of the Borough of Rochdale:-

FULL AND FREE right of way at all times hereafter on foot or with horses carts or other vehicles over and along the pathway Ten feet six inches wide leading from the said proposed street to the most northerly boundary of the said plot of land shown coloured blue on the said plan.

NOTE: The pathway coloured blue referred to is tinted brown on the filed plan.

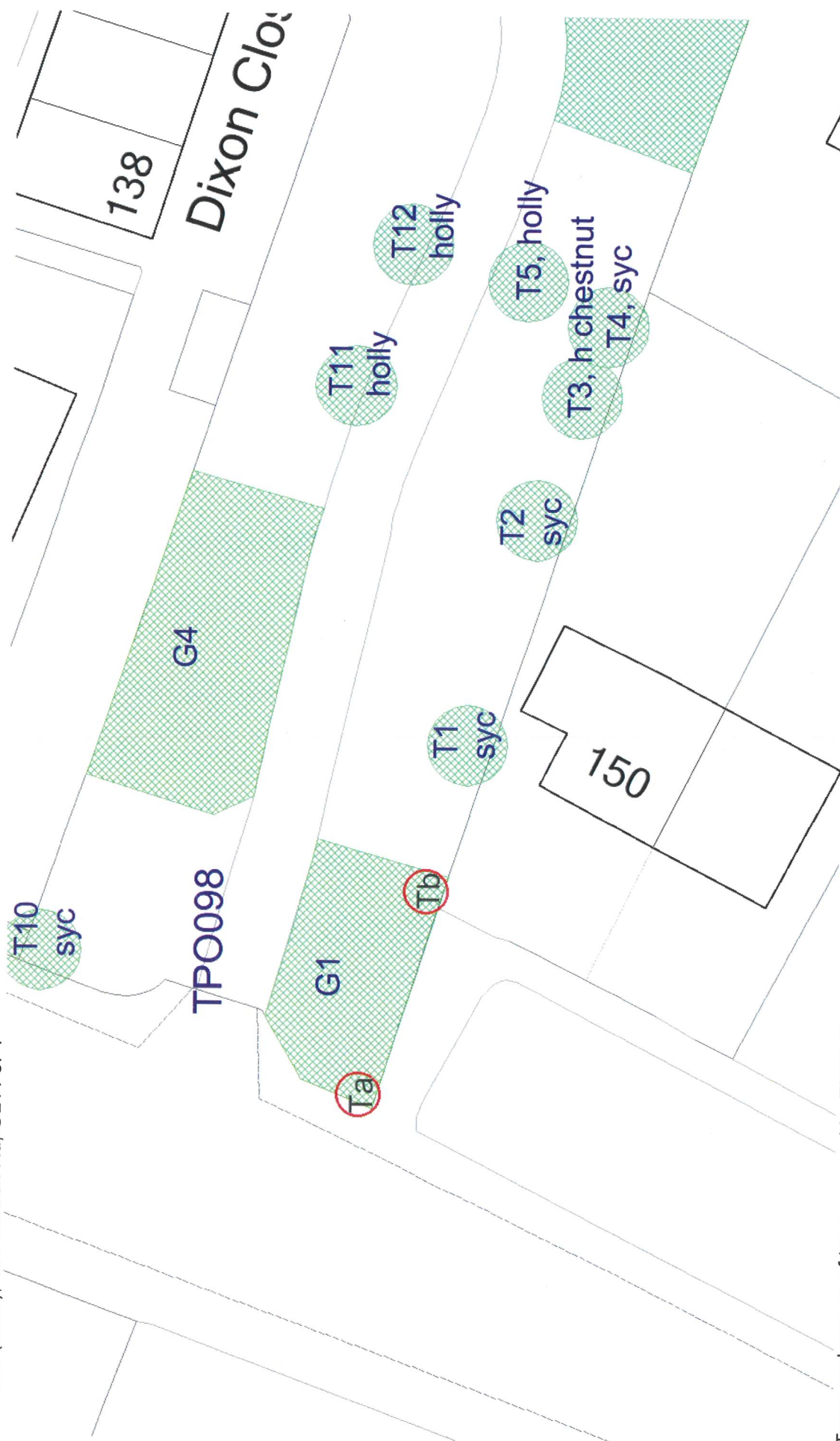
- 5 (28.10.2004) By a Deed dated 5 July 2004 made between (1) Neil Hickford and Caroline Ann Hickford (2) Matthew Gardner and Anita Gardner and (3) The Royal Bank of Scotland Plc the right of way referred to in the Deed dated 19 June 1964 referred to above has been extinguished. The said Deed also grants a right of passage of gas through a pipeline under the land tinted brown on the filed plan and ancillary rights of entry for maintenance and repair purposes.

NOTE: Copy filed GM347152.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

TPO098 (1997), 150 Norden Rd, OL11 5PT



Trees and groups of trees covered by TPO098 shown by green shading.