

Official copy of register of title

Title number GM436058

Edition date 16.11.2007

- This official copy shows the entries on the register of title on 23 SEP 2021 at 12:14:40.
- 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 23 Sep 2021.
- 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 (25.02.1987) 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 Baron Street.
- 2 The mines and minerals together with ancillary powers of working are excepted.
- 3 (16.11.2007) A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.

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 (22.11.2002) PROPRIETOR: IFTIKHAR AHMED of 53 Sheriff Street, Rochdale, Lancs OL12 6QR.
- 2 (22.11.2002) The price stated to have been paid on 15 November 2002 was £6,000.

C: Charges Register

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

- 1 (12.09.1991) The land is subject to the following rights granted by a Transfer of the land lying to the south of the land in this title and other land dated 31 July 1991 made between (1) Willencroft Limited (Transferor) and (2) Hoban Properties Limited (Transferee):-

"ALSO TOGETHER WITH the rights and easements set out in the First Schedule hereto

THE FIRST SCHEDULE

C: Charges Register continued

Rights and easements with the benefit of which the said land
is transferred

1. The right at any time or times on reasonable notice (except in case of emergency) to enter upon the retained premises or any part thereof with all necessary plant equipment and workmen for the purpose of connecting into renewing repairing cleansing maintaining or making good connections with the conduits and also for the purpose of maintaining repairing renewing reinstating altering or amending or in connection with carrying out of any other works to the transferred Property and any fences walls structures or any other part or parts of the transferred Property which are now or may within the Perpetuity Period be constructed on the transferred Property and in each case doing as little damage as possible and making good all damage caused to the retained Property by the person or persons exercising the right.

2. In common with the Transferor and all others entitled thereto a right of way at all times over the passage leading from Oldham Road and the land at the rear as cross hatched in black and coloured green on the plan annexed hereto."

NOTE: Copy plan filed under GM444167.

- 2 (16.11.2007) 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	16.11.2007 Edged and numbered 1 in blue	Electricity Sub-station	18.09.2007 21 years from 1 March 2006	MAN101141

End of register

- The electronic official copy of the register follows this message.
- Please note that this is the only official copy we will issue. We will not issue a paper official copy.

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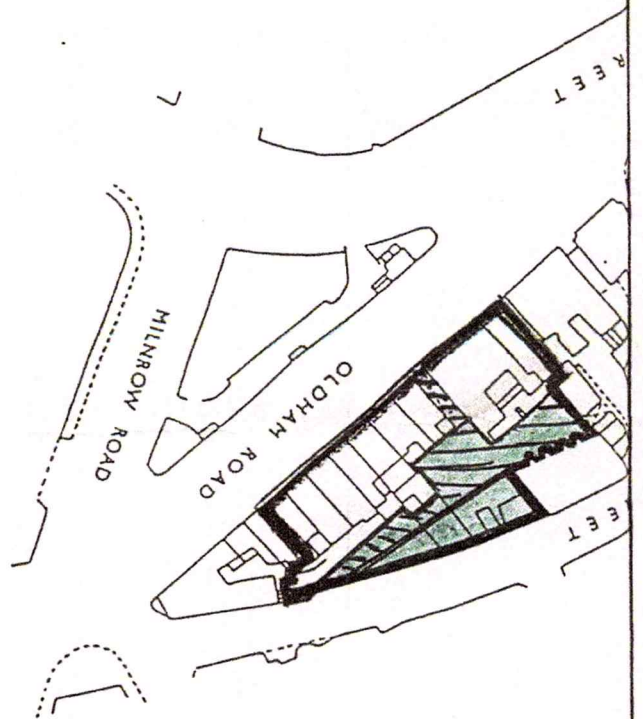
H M LAND REGISTRY
Title No: GM 444167
COPY (liable to distortion in scale)
of plan to TRANSFER
dated 31.7.1991

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(b) licenses for any term or interest not exceeding twenty-one years, granted at a rent without taking a fine;

TITLE No GM 436058

SD 8913 SE
SD 8913 SW



(Coal Act 1925,

to other land or

instrument shall

subject to any

in this section is

right, privilege,

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in the prescribed

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acted before the

giving full effect

and other rights

This Act, rights

Act, 1925, is

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, etc.

Government

its, the Public

OFFICE COPY

ISSUED BY
THE LYTHAM DISTRICT LAND REGISTRY

06/01
06-01-00