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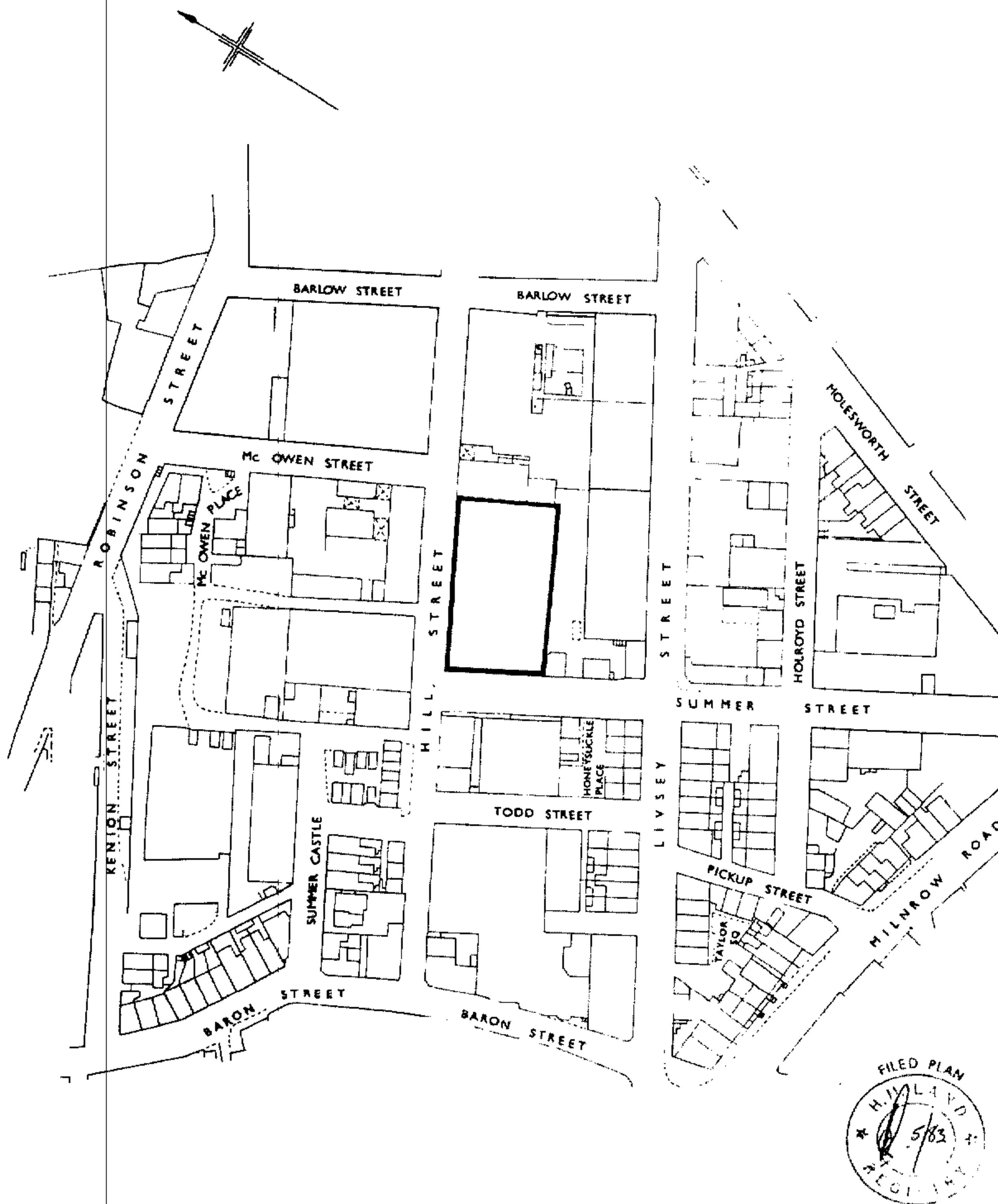
NATIONAL GRID PLAN

SD 9013

GREATER MANCHESTER

ROCHDALE DISTRICT

Scale 1:1250



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TITLE No. GM 309786

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Title register for:

1 Summer Street, Rochdale (OL16 1SY) (Freehold)

Title number: GM309786

Accessed on 17 July 2024 at 21:28:37

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Register summary

Title number	GM309786
Registered owners	Shagufta Hassan 55 Bagslate Moor Road, Rochdale, Lancs OL11 5YH
Last sold for	No price recorded

A: Property Register

This register describes the land and estates comprised in this title.

Entry number	Entry date	
1	1980-09-18	GREATER MANCHESTER : ROCHDALE The Freehold land shown edged with red on the plan of the above Title filed at the Registry and

being 1 Summer Street, Rochdale (OL16 1SY).

There are excluded from this registration the mines and minerals excepted by the Conveyance dated 7 October 1957 referred to in the Charges Register in the following terms and the land is also subject to the following ancillary powers of working:-

Except nevertheless and reserving unto the Commissioners and their successors in title the owner or owners for the time being of the adjoining and neighbouring property now owned by the commissioners:-

(a) All mines quarries minerals and mineral substances whatsoever within under or adjacent to the said pieces of land with full and free liberty for the Commissioners and all persons claiming under or authorised by them at all times hereafter to search for win work and get by means of underground workings or operations only all or any of the mines quarries minerals and mineral substances in upon or under any adjacent or other land and to use and employ any underground workings for any purposes whatsoever but so that sufficient support shall be left for the surface of the said pieces of land and any buildings for the time being thereon

(b) The free flow of water and soil from any such adjoining land through any sewers drains and watercourses now existing in or under the said property hereby conveyed or substituted therefore

(c) Full and free right and liberty without obtaining the consent of or making any compensation to the Purchasers or other the owner or owners occupier or occupiers for the time being of the said property hereby conveyed to deal in any manner whatsoever with any of the said adjoining or neighbouring property and to erect and maintain or suffer to be

erected or maintained on such land any buildings whatsoever whether such buildings shall or shall not affect or diminish the light or air which may now or at any time or times hereafter be enjoyed for or in respect of the said property hereby conveyed or any buildings for the time being thereon."

3

The land has the benefit of the rights granted by but is subject to the rights reserved by a Transfer dated 23 February 1983 made between (1) David Whitehead and Sons Limited and (2) Mohammed Ansari and others.

→ NOTE: Original filed.

4

The Transfer dated 23 February 1983 referred to above contains a provision as to boundary structures.

B: Proprietorship Register

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

Class of Title: Title absolute

Entry number	Entry date
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1	2009-11-19	PROPRIETOR: SHAGUFTA HASSAN of 55 Bagslate Moor Road, Rochdale, Lancs OL11 5YH.
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C: Charges Register

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

Class of Title: Title absolute

Entry number	Entry date
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A Conveyance of the land in this title and other land dated 7 October 1957 made between (1) The Church Commissioners for England (Commissioners) (2) The Right Reverend Father in God William by Divine Permission Lord Bishop of Manchester and (3) James Baron and Sons Limited (Purchasers) contains the following covenants:-

"THE Purchasers to the intent that the covenants contained in this present clause shall bind the said land into whosoever hands the same may come for the benefit of the adjoining and neighbouring lands belonging to the Commissioners and each and every part thereof hereby covenant with the Commissioners not to do or permit to be done upon the said land or any part thereof or in or on any buildings at any time standing thereon anything which shall or may be or grow to be in any way a nuisance or disturbance to the Commissioners or their successors in title or assigns or their lessees under lessees tenants or occupiers of any property in the neighbourhood Provided Always and it is hereby expressly agreed that nothing herein contained shall prevent or hinder the Purchasers and their successors in title owners or occupiers for the time being of the land and buildings hereby conveyed from carrying on the business of Cotton Waste Merchants Cotton Spinners and Manufacturers and Textile Finisher Converters and Makers-up."