

Title Number : GM408164

This title is dealt with by Land Registry, Fylde Office.

The following extract contains information taken from the register of the above title number. A full copy of the register accompanies this document and you should read that in order to be sure that these brief details are complete.

Neither this extract nor the full copy is an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy.

This extract shows information current on 1 SEP 2016 at 15:37:31 and so does not take account of any application made after that time even if pending in the Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: GM408164
Address of Property	: Unit 26, Globe Lane Industrial Estate, Broadway, Dukinfield (SK16 4UU)
Price Stated	: Not Available
Registered Owner(s)	: SPECIAL PIPING MATERIALS (HOLDINGS) LIMITED (Co. Regn. No. 08699508) of Unit, 26 Globe Land Industrial Estate, Broadway, Dunkinfield SK16 4UU.
Lender(s)	: None

## Title number GM408164

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 1 SEP 2016 at 15:37:31. This copy does not take account of any application made after that time even if still pending in the Land Registry when this copy was issued.

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## A: Property Register

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

GREATER MANCHESTER : TAMESIDE

- 1 (06.11.1979) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Unit 26, Globe Lane Industrial Estate, Broadway, Dukinfield (SK16 4UU).
- 2 There are excluded from this registration the mines and minerals excepted by the Transfer dated 25 March 1986 referred to in the Charges Register.
- 3 The land has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 25 March 1986 referred to in the Charges Register.
- 4 The Transfer dated 25 March 1986 referred to in the Charges Register 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.

### Title absolute

- 1 (19.11.2014) PROPRIETOR: SPECIAL PIPING MATERIALS (HOLDINGS) LIMITED (Co. Regn. No. 08699508) of Unit, 26 Globe Land Industrial Estate, Broadway, Dunkinfield SK16 4UU.
- 2 (19.11.2014) A Transfer to a former proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.

## C: Charges Register

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

- 1 A Conveyance of the land in this title and other land dated 3 June 1953 made between (1) Charlotte Gertrude Astley-Nicholson (Vendor) and (2) Joseph Kershaw (Purchaser) contains the following covenants:-

"The Purchaser with intent to bind so far as practicable the said premises hereby conveyed and every part thereof and all persons into whosoever hands the same shall come and for the benefit of all other adjoining or neighbouring property of the Vendor do hereby COVENANT with the vendor that he the Purchaser and his successors in title will at all times hereafter observe and perform the stipulations and regulations set forth in the Second Schedule hereto.

THE SECOND SCHEDULE above referred to

(1) THE Purchaser shall not nor will ever use or exercise or suffer to be used or exercised in or upon the plot of land hereby conveyed or any

## C: Charges Register continued

part thereof or in any building thereon any noisome or offensive trade or business nor do or suffer or permit to be done or bind in or upon the same anything which may be or tend to be a nuisance annoyance or damage to the Vendor or her successors in title or her or their lessees or tenants or the neighbourhood."

- 2 The land is subject to the following rights reserved by the Conveyance dated 3 June 1953 referred to above:-

"EXCEPT AND RESERVING thereout in fee simple unto the Vendor and her successors in title or other the owner or owners for the time being of any adjoining or neighbouring lands now or heretofore belonging to the Vendor or her predecessors in title her and their assigns lessees and tenants and all other persons heretofore entitled thereto the free running of water and soil from any other hereditaments in through along and over the sewers drains channels culverts and watercourses made or to be made through or under the land thereby conveyed or any part or parts thereof with liberty for her or them and all others by her or their authority at all times to enter upon the said land to inspect the condition of and to cleanse renew or repair such sewers drains channels culverts and watercourses making good all drainage caused in respect thereof."

- 3 A Transfer of the land in this title dated 25 March 1986 made between (1) Tameside Metropolitan Borough Council and (2) Philip Charles Hall and Others contains restrictive covenants.

*NOTE: Original filed.*

End of register