Land Registry

Official copy of register of title

Title number LA316020 | Edition date 04.05.2010

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

A: Property Register

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

GREATER MANCHESTER : MANCHESTER

1 (31.07.1972) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 19 Kingshill Road, Manchester (M21 9HD).

2 There are excluded from this registration the mines and minerals and the ancillary rights excepted and reserved by the Conveyance dated 1 July 1927 referred to in the Charges Register.

3 (21.06.2001) A Conveyance of the land in this title dated 23 November 1931 made between (1) Joseph Taylor Scott (Vendor) (2) Thomas Atkinson Higson and (3) John Mitchell contains the following provision:-

"AGREEMENT AND DECLARATION that the division walls and fences on the northerly and westerly sides of the property thereby assured should be party walls and fences repairable by the adjoining owners for the time being equal shares and that all rights of road light air and drainage which in respect of the property thereby conveyed and the remainder of the plot of land first thrinbefre described or the buildings thereon had been thereto fore respectively used and enjoyed as of right by the owners or occupiers of the one over the other should continue to subsist and be enjoyed as of right by the owners of such adjoining property and the purchaser respectively.

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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 (21.06.2001) PROPRIETOR: MARGARET LOUISE MADDEN of 19 Kingshill Road, Chorlton Cum Hardy, Manchester M21 9HD.

B: Proprietorship Register continued

2 (21.06.2001) The price stated to have been paid on 12 June 2001 was £120,000.

3 (28.10.2008) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 20 October 2008 in favour of HSBC Bank PLC referred to in the Charges Register.

C: Charges Register

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

1 An Agreement dated 16 May 1927 and made between (1) Joseph Taylor Scott and (2) Manchester Corporation relates to the construction laying and maintenance of drains and inspection chambers and ancillary rights of entry.

NOTE: Copy filed.

2 The land in this title with other land is subject to a perpetual yearly rentcharge of £25 created by a Conveyance dated 1 July 1927 made between (1) George William Lloyd and (2) Joseph Taylor Scott.

The said Deed also contains covenants.

NOTE 1: Abstract filed under LA45102

By a Conveyance dated 22 July 1927 made between (1) Joseph Taylor Scott and (2) Thomas Atkinson Higson the land in this title with other land was informally exonerated from this rentcharge.

NOTE 2: Abstract filed under LA45102.

3 (28.10.2008) REGISTERED CHARGE dated 20 October 2008.

4 (28.10.2008) Proprietor: HSBC BANK PLC (Co. Regn. No. 14259) 40-41-42 of Mortgage Service Centre, P.O. Box 1546, Sheffield S1 2UJ.

End of register

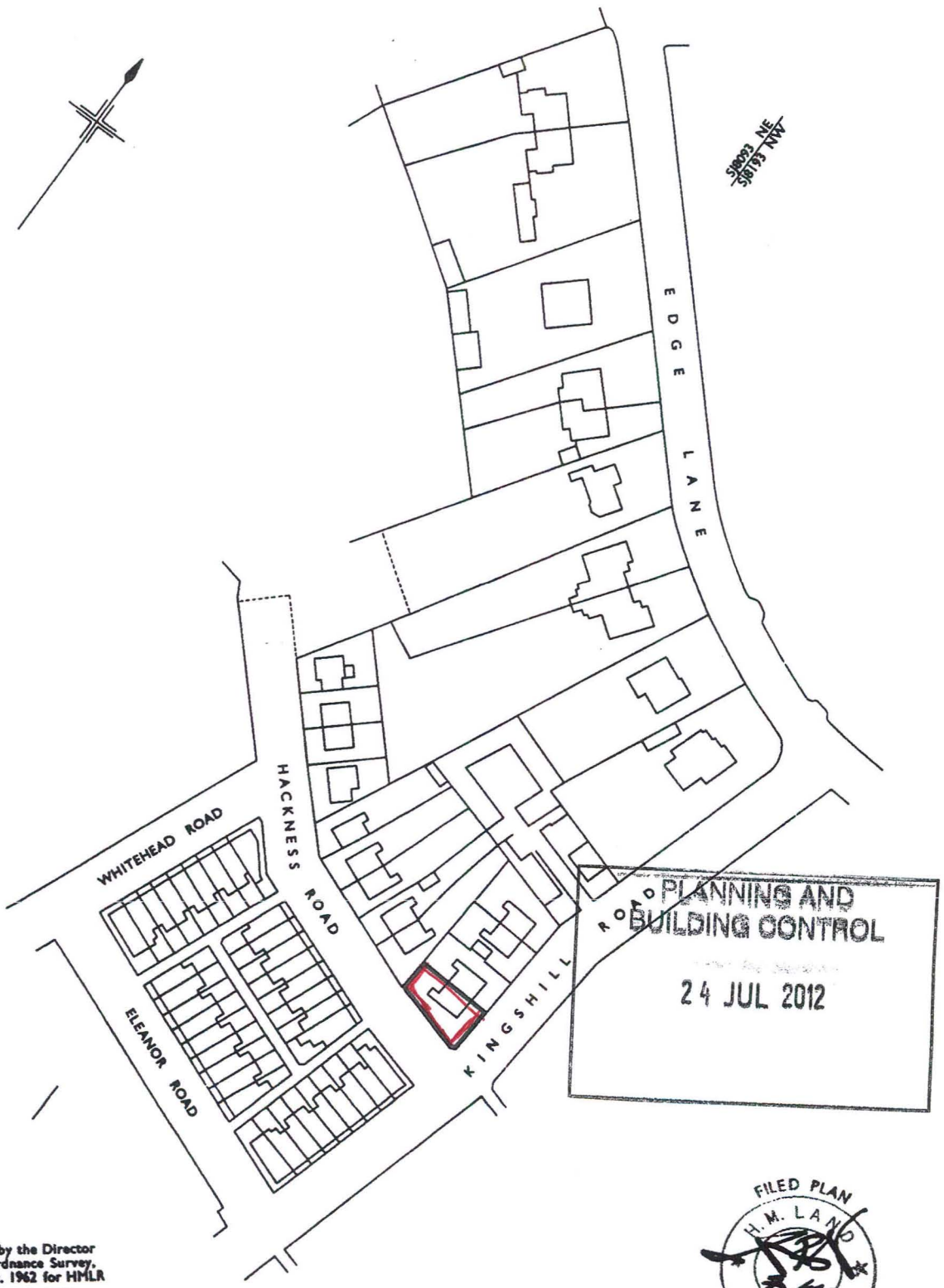
H. M. LAND REGISTRY

NATIONAL GRID PLAN SJ 8193 SECTION E

LANCASHIRE

Scale 1/1250

CITY OF MANCHESTER



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FILED PLAN
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Made and printed by the Director General of the Ordnance Survey, Chessington, Surrey. 1962 for HMLR

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This official copy is incomplete without the preceding notes page.