

Title Number : GM626328

This title is dealt with by HM 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.

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This extract shows information current on 24 MAR 2022 at 13:41:36 and so does not take account of any application made after that time even if pending in HM Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: GM626328
Address of Property	: All Saints Building And Sandra Burslem Building, Lower Chatham Street, Manchester (M15 6BH)
Price Stated	: Not Available
Registered Owner(s)	: THE MANCHESTER METROPOLITAN UNIVERSITY Higher Education Corporation of All Saints, Manchester M15 6BH.
Lender(s)	: None

Title number GM626328

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 24 MAR 2022 at 13:41:36. This copy does not take account of any application made after that time even if still pending in HM 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 : MANCHESTER

- 1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being All Saints Building And Sandra Burslem Building, Lower Chatham Street, Manchester (M15 6BH).

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 (17.02.1993) PROPRIETOR: THE MANCHESTER METROPOLITAN UNIVERSITY Higher Education Corporation of All Saints, Manchester M15 6BH.

C: Charges Register

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

- 1 Two Conveyances together comprising the land tinted blue on the filed plan and other land both dated 25 March 1823 one made between (1) Peter Marsland (2) John Marsland (3) William Duckworth and (4) John Brown the other made between (1) Peter Marsland (2) John Marsland (3) John Brown (4) Charles Brandt and John Rothwell and (5) William Duckworth contains restrictive covenants details of which are set out in the Schedule hereto.
- 2 A Conveyance of the land tinted blue on the filed plan and other land dated 31 March 1831 made between (1) John Bellhouse and (2) William Duckworth contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 3 By a Conveyance and Release dated 9 August 1853 and made between (1) John Bellhouse (2) Wainwright Bellhouse (3) William Duckworth (4) Joshua Procter Brown Westhead (5) Edward Westhead and (6) Marcus Westhead the covenants contained in the two Conveyances dated 25 March 1823 referred to above and in the Deed of Covenants dated 31 March 1831 referred to above were expressed to be modified.

NOTE: Abstract filed under LA39831.

- 4 A Conveyance of the land tinted pink on the filed plan and other land dated 30 July 1934 made between (1) The Warden and Fellow of the College of Christ in Manchester (2) William Etienne Dumere Watts (3) Gustav Heil and Laurence Walker and (4) The Lord Mayor Aldermen and Citizens of the City of Manchester (Corporation) contains the following covenants:-

AND the Corporation hereby covenant with the parties hereto of the first three parts or such of them as claim any estate or interest in

C: Charges Register continued

the said Churchyard that the Corporation will:-

Not sell or allow to be sold any intoxicating liquors on the said Churchyard and will not hold or allow to be held any meetings or any musical performance by band or otherwise on the said Churchyard.

- 5 The land hatched blue on the filed plan is subject to the rights granted by a Deed dated 13 October 1982 made between (1) The Council of the City of Manchester and (2) The North Western Electricity Board.

The said Deed also contains restrictive covenants by the grantor.

NOTE: Copy filed.

- 6 The land affected thereby is subject to the following rights reserved by a Transfer of the land in this title dated 29 December 1982 made between (1) The Council of the City of Manchester and (2) The Metropolitan University of Manchester:-

EXCEPT AND RESERVING unto the Transferor and the Transferor's Successors in title and assigns the right upon reasonable prior notice (save in cases of emergency) to enter the land hatched purple on the plan for the purposes of carrying out maintenance to the Mancunian Way PROVIDED ALWAYS that the Transferor shall cause as little disturbance as possible to the Property hereby transferred and make good any damage occasioned thereto and EXCEPT AND RESERVING to the Transferor and the Transferor's successors in title and assigns and all others authorised by the Transferor the right to pass and re-pass on foot only over that part of the Property shown coloured yellow on the plan for the purpose of gaining access to and egress from the adjacent area known as All Saints or Grosvenor Square.

NOTE: The land hatched purple is hatched brown on the filed plan and the land coloured yellow is hatched black on the filed plan.

- 7 The land tinted yellow on the filed plan, formerly being the site of a road or passage, is subject so far as affected thereby, to the restrictive covenants or other incumbrances relating to the adjoining lands of which the said road or passage may be presumed to have formed part.
- 8 (22.01.2009) The deeds and documents, particulars of which are set out in the schedule of deeds and documents hereto, contain restrictive covenants relating to the parts of the land therein specified.

Schedule of deeds imposing restrictive covenants

- | | |
|---|---|
| 1 | Plan reference: Edged and numbered 1, 2, 3 and 4 in blue
Nature of deed: Conveyance
Date of deed : 13 June 1820
Parties : (1) As therein mentioned
(2) As therein mentioned
Remarks : Copy filed under LA3674 |
| 2 | Plan reference: Edged and numbered 5 in blue
Nature of deed: Conveyance
Date of deed : 22 February 1821
Parties : (1) As therein mentioned
(2) As therein mentioned
Remarks : Original filed under LA3674 |
| 3 | Plan reference: Edged and numbered 6, 7 and 8 in blue
Nature of deed: Conveyance
Date of deed : 20 December 1821
Parties : (1) As therein mentioned
(2) As therein mentioned
Remarks : Original filed under LA3674 |
| 4 | Plan reference: Edged and numbered 9 and 10 in blue
Nature of deed: Conveyance
Date of deed : 16 March 1822
Parties : (1) As therein mentioned
(2) As therein mentioned |

Schedule of deeds imposing restrictive covenants continued

- Remarks : Abstract filed under LA3674
- 5 Plan reference: Edged and numbered 12 in blue
Nature of deed: Conveyance
Date of deed : 28 May 1823
Parties : (1) As therein mentioned
(2) As therein mentioned
Remarks : Duplicate filed under LA3676
- 6 Plan reference: Edged and numbered 13 in blue
Nature of deed: Conveyance
Date of deed : 25 June 1823
Parties : (1) As therein mentioned
(2) As therein mentioned
Remarks : Counterpart filed under LA3676
- 7 Plan reference: Edged and numbered 11 in blue
Nature of deed: Conveyance
Date of deed : 20 April 1824
Parties : (1) As therein mentioned
(2) As therein mentioned
Remarks : Original filed under LA3676

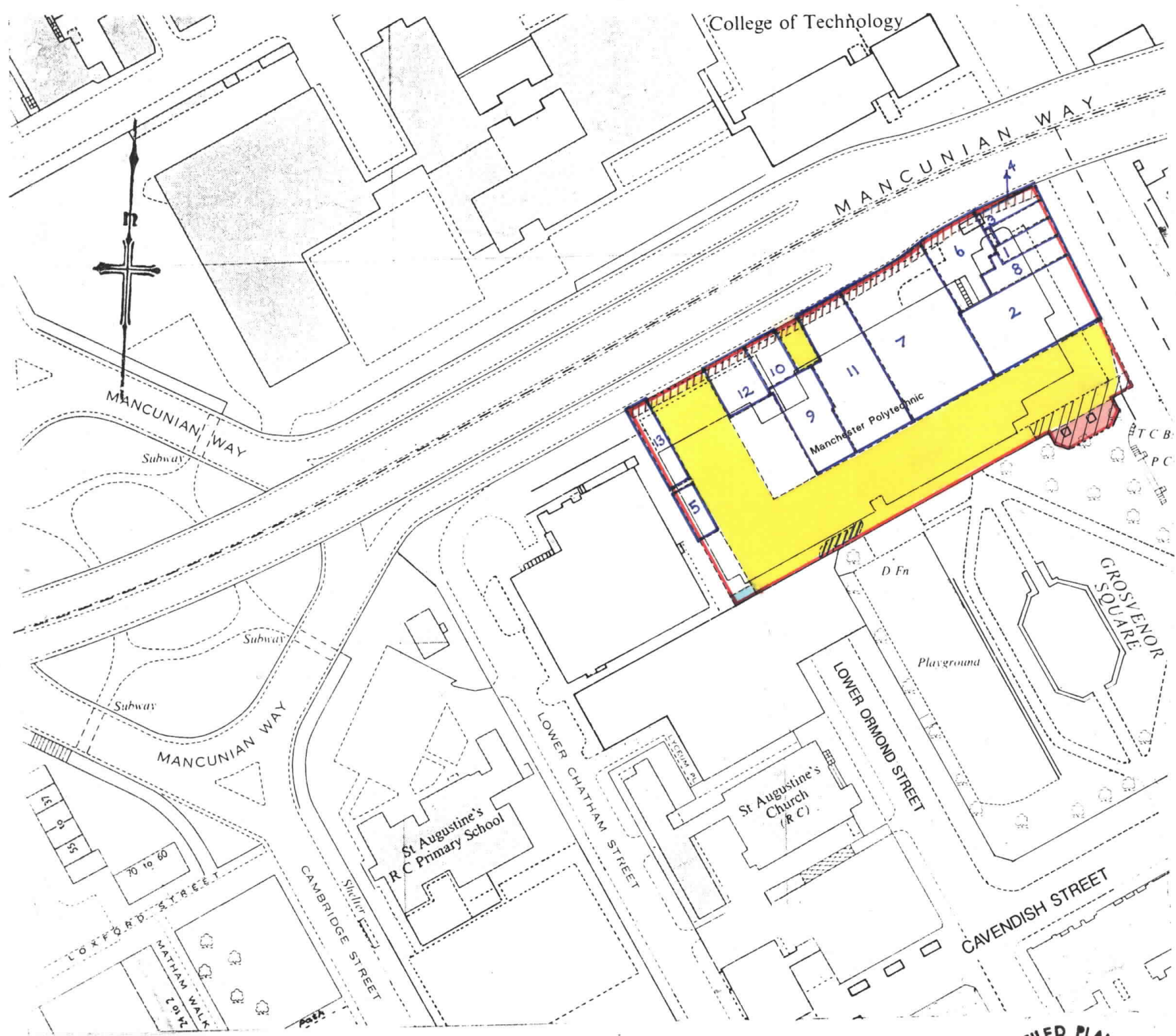
Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 25 March 1823 referred to in the Charges Register:-
- COVENANTS from said William Duckworth
.....
..
- Not to follow or carry on any manufactory or operation for the making and manufacturing of Vitriol Glass Copper Iron or any other mineral or minerals or any Acid Alkali or other salt or any Chemical Work which should produce any smoke or any disagreeable smell or the trade or business of a melter of fat slaughterer Butcher Fustian Dresser Pipe Maker Lime Burner Tallow Chandler or any other trade manufactory business or employment whatsoever which might be deemed a nuisance to the neighbourhood - Not to build or permit to be built upon the said plots of land any iron or brass or foundry or any furnace fire engine or steam engine.
- 2 The following are details of the covenants contained in the Conveyance dated 31 March 1831 referred to in the Charges Register:-
- And the said John Bellhouse for himself his heirs executors administrators and assigns doth covenant promise and agree to and with the said William Duckworth his heirs and assigns by these presents in manner following that is to say that he the said John Bellhouse his heirs executors administrators and assigns shall not nor will any of them nor shall or will his their or any of their tenants or tenant use exercise follow or carry on or permit or suffer to be used exercised followed or carried on in or upon the said plot of land hereby released or any part thereof any manufactory or operation for the making or manufacturing of vitriol glass copper iron or any other mineral or minerals or any acid alkali or other salt or any Chemical operation or chemical work which shall produce any smoke or any disagreeable smell or the trade or business of a Melter of Fat Slaughterer butcher fustian dresser pipe maker lime burner tallow chandler or any other trade manufactory business or employment whatsoever which is now shall or may be deemed a nuisance or inconvenience to the neighbourhood
- And shall not nor will erect build or make or permit or suffer to be erected built or made upon the same plot of land or any part thereof any iron or brass forge or foundry or any furnace fire engine or steam engine
- And shall not nor will permit or suffer any cellar or cellars in or upon the said plot of land hereby released or any part thereof to be inhabited or occupied as a separate dwelling or separate dwellings.

Title number GM626328

End of register

H.M. LAND REGISTRY		TITLE NUMBER	
		GM626328	
ORDNANCE SURVEY PLAN REFERENCE	SJ 8497	SECTION SW	Scale 1/1250
COUNTY GREATER MANCHESTER	DISTRICT MANCHESTER	© Crown copyright	



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