



Official copy of register of title

Title number GM395005

Edition date 15.01.2026

- This official copy shows the entries on the register of title on 15 Jan 2026 at 16:20:13.
- 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 15 Jan 2026.
- 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 : MANCHESTER

- 1 (05.07.1976) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 140 Brailsford Road, Fallowfield, Manchester (M14 6QA).
- 2 The mines and minerals are excepted.
- 3 The Transfer dated 27 September 1985 referred to in the Charges Register was made pursuant to Chapter 1 of Part 1 of the Housing Act, 1980 and the land has the benefit of and is subject to the easements and rights specified in paragraph 2 of Schedule 2 of the said Act.
- 4 The Transfer dated 27 September 1985 referred to in the Charges Register contains provisions as to light or air and boundary structures.
- 5 (15.01.2026) 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 (04.09.2007) PROPRIETOR: LYNN HARE PALMER of 13 Highfield Road, Hale, Altrincham, Cheshire WA15 8BX and of 140 Brailsford Road, Fallowfield, Manchester M14 6QA.
- 2 (04.09.2007) The price stated to have been paid on 2 August 2007 was £139,950.

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 27 July

C: Charges Register continued

1898 made between (1) The Owens College Manchester (2) Edward Donner and others (Vendors) and (3) John Simpson Simpson (Purchaser) contains the following covenants:-

COVENANTS by the Purchaser with the Vendors their heirs and assigns Not to permit or be done upon the said plot of land thereby conveyed any act or thing whatsoever which might be or be deemed a public or private nuisance or an inconvenience or annoyance to the Vendors their heirs or assigns or to the neighbourhood.

.....
..

And would not at any time thereafter erect or permit to be erected upon the said plot of land thereby conveyed any building of any kind other than shops or private dwellinghouses with the usual outbuildings thereto and that all shops or dwellinghouses which should front Ladybarn Lane, Firs Road, aforesaid (so far as made) and the said proposed new road of 13 yards wide should be of the clear yearly value of £26 at the least and that all shops or dwellinghouses erected on any other part of the said plot of land should be of the clear yearly value of £18 at the least.

- 2 The land in this title is with other land subject to a perpetual yearly rentcharge of £20 created by a Conveyance dated 14 June 1904 made between (1) John Simpson Simpson and (2) Ernest Booth Edwards.

NOTE 1: Abstract filed under LA21822(GM)

By a Transfer dated 27 September 1985 made between (1) Manchester and District Housing Association Limited and (2) Kevin Anthony Daly and Judith Anne Daly this rentcharge was informally apportioned as to £5 to the land in this title.

NOTE 2: Original filed.

- 3 The Conveyance dated 14 June 1904 referred to above contains covenants.
4 (04.09.2007) REGISTERED CHARGE dated 2 August 2007.
5 (06.04.2018) Proprietor: BARCLAYS BANK UK PLC (Co. Regn. No. 9740322) of Meridian House, Anchor Boulevard, Crossways Business Park, Dartford DA2 6QU, trading as The Woolwich.

End of register