



Official copy of register of title

Title number GM328335

Edition date 08.04.2016

- This official copy shows the entries on the register of title on 11 Apr 2016 at 17:59:59.
- 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 11 Apr 2016.
- 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 Land Registry Fylde Office.

A: Property Register

This register describes the land and estate comprised in the title. Except as mentioned below, the title includes any legal easements granted by the registered lease but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

GREATER MANCHESTER : TRAFFORD

- 1 (01.11.1983) The Leasehold land shown edged with red on the plan of the above title filed at the Registry and being 8 Talbot Road, Old Trafford, Manchester (M16 0PF).
- 2 The mines and minerals are excepted.
- 3 (01.11.1983) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
 Date : 26 May 1903
 Term : 930 years from 26 May 1903
 Rent : £30
 Parties : (1) Edward Henry Houghton
 (2) William Hyde and Annie Hyde
 NOTE: The lease comprises also other land
- 4 By an Assignment of 6 Talbot Road dated 9 June 1965 made between (1) Hydes' Anvil Brewery Limited (Vendor) and (2) Eric Robinson (Purchaser) the rent of £30 reserved by the lease was informally apportioned as to £10 to the land assigned and as to £20 to the land in this title.
- 5 The Assignment dated 9 June 1965 referred to above contains the following provision:-

 "IT IS HEREBY AGREED AND DECLARED that the Vendor and the Purchaser and the persons deriving title under them owners for the time being of the premises hereby assigned and the retained premises shall have the same rights as to the use of sewers drains pipes roads passages lights chimney-stacks flues eaves gutters downspouts and other commodities privileges and easements or quasi-easements as the same now exist in or about or forming part of the said premises used or enjoyed by or for the convenience of any part of the said premises and that the walls and fences dividing the premises hereby agreed to be sold from the retained premises are party walls and fences maintainable and repairable as such at the joint and equal expense of the respective owners for the time being of the premises separated thereby."
- 6 The landlord's title is registered.

Title number GM328335

A: Property Register continued

- 7 Unless otherwise mentioned the title includes any legal easements granted by the registered lease(s) but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

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 good leasehold

- 1 (08.04.2016) PROPRIETOR: W M PENSION TRUSTEE SERVICES LIMITED (Co. Regn. No. 2685329) care of 12 Market Place, Cockermouth CA13 9NQ as Trustees of the Wensley Mackay Personal Pension - D MacPherson and as Trustees of the Wensley Mackay Personal Pension - A R MacPherson and DEBORAH MACPHERSON care of 12 Market Place, Cockermouth CA13 9NQ as Trustee of the Wensley Mackay Personal Pension - D MacPherson and ANDREW RONALD MACPHERSON care of 12 Market Place, Cockermouth CA13 9NQ as Trustee of the Wensley Mackay Personal Pension - A R MacPherson.
- 2 (13.09.2005) RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.
- 3 (08.04.2016) The price stated to have been paid on 25 February 2016 was £65,000.

C: Charges Register

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

- 1 (01.02.2006) The land is subject to the lease set out in the schedule of leases hereto.

Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	01.01.2006	8 Talbot Road	05.01.2006 From 1.1.2006 until 31.12.2019	MAN40590

End of register