



HEMINGWAYS SOLICITORS LIMITED
11
WESTBOURNE ROAD
SHEFFIELD
S10 2QQ

Your ref: RJM/SPM001/1

Our ref: RCS/GM408164/FY INTAKE

Date: 21 December 2016

COMPLETION OF REGISTRATION

Title Number: GM408164

Property: Unit 26, Globe Lane Industrial Estate, Broadwa...

Registered Proprietor: SPECIAL PIPING MATERIALS (HOLDINGS) LIMITED

Your application lodged on December 12, 2016 has been completed. An official copy of the register together with the Title Information Document accompany this notification of completion.

There are no other documents to issue to you.

If we need to write to, or send a formal notice to, an owner, chargee or other party who has an interest noted on the register, we will write to them at their registered address. It is important that this address is correct and up to date. Please let us know at once of any change of address, quoting the title number.

You do not need to reply unless you think a mistake has been made. If there is a problem, please let us know.



TITLE INFORMATION DOCUMENT **(issued following a change to the register)**

An official copy of the register accompanies this notification. It shows entries subsisting following the recent completion of an application to change the register.

Please note: The attached official copy shows the state of the individual register of title as at the date and time stated on it.

If in the future you wish to apply for an official copy of the register or the title plan showing the then position, please apply using Form OC1 (available from us, our website www.gov.uk/land-registry and from law stationers). A fee is payable for each copy issued.

If we need to write to, or send a formal notice to, an owner or other party who has an interest noted on the register, we will write to them at the address as shown on the register. It is important that this address is correct and up to date. If you have such an address but wish to change it, please let us know as soon as possible, quoting the title number.

If you have any queries, please contact us at the address below, quoting the title number shown on the top of the official copy.

Land Registry
Fylde Office
PO Box 75
Gloucester
GL14 9BD

DX No. 321601 Gloucester 33

Tel: 0300 006 0015
Fax: NA

THIS DOCUMENT HAS BEEN SUPPLIED FOR INFORMATION ONLY. IT SHOULD NOT BE SENT TO LAND REGISTRY IN CONNECTION WITH ANY SUBSEQUENT APPLICATION.



Official copy of register of title

Title number GM408164

Edition date 12.12.2016

- This official copy shows the entries on the register of title on 21 Dec 2016 at 13:05:00.
- 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 21 Dec 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.

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:-

C: Charges Register continued

"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 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.*
- 4 (12.12.2016) REGISTERED CHARGE dated 23 November 2016.
- NOTE: This charge is subject to the provisions of section 859A of the Companies Act 2006.*
- 5 (12.12.2016) Proprietor: LESLIE BUCKLEY of Unit 27, Broadway, Globe Lane Industrial Estate, Dukinfield SK16 4UU acting for the Trustees of SPM SSAS and MARY LINDA BUCKLEY of Unit 27, Broadway, Globe Lane Industrial Estate, Dukinfield SK16 4UU acting for the Trustees of SPM SSAS and PAUL BUCKLEY of Unit 27, Broadway, Globe Lane Industrial Estate, Dukinfield SK16 4UU acting for the Trustees of SPM SSAS and ANN MICHELLE KING of Unit 27, Broadway, Globe Lane Industrial Estate, Dukinfield SK16 4UU acting for the Trustees of SPM SSAS.

End of register