



Official copy of register of title

Title number GM361518 Edition date 08.02.2021

- This official copy shows the entries on the register of title on 31 MAY 2022 at 12:58:31.
- 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 31 May 2022.
- 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 (06.12.1982) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 946 Stockport Road, Manchester (M19 3NN).

2 The land has the benefit of the following rights granted by but is subject to the following rights reserved by a Transfer of the land in this title dated 26 October 1984 made between (1) Millicent Alice Radiven and others (Transferors) and (2) David Foden Fish and Shirley Fish (Purchasers):-

"together with the right

1. for the Purchasers and their successors in title to the free and uninterrupted passage and running of water soil gas electricity and other services to and from the said property along the conduits now serving the same through under or along the adjacent premises retained by the Transferors

2. a right of way on foot only for all purposes over and along a piece of land extending five feet from the rear wall of the premises hereby transferred

but except and reserving thereout unto the Transferors and their successors in title the free and uninterrupted passage and running of water soil gas electricity and other services from and to all adjoining or neighbouring premises owned by the Transferors through and along all the conduits which are now or may hereafter be in over or under the said property."

3 The Transfer dated 26 October 1984 referred to above contains the following provision:-

"IT IS HEREBY AGREED AND DECLARED that the walls separating the said property from the premises retained by the Transferors shall be party walls and the rights and liabilities in respect thereof shall be in accordance with Section 38(1) of the Law of Property Act 1925."

Title number GM361518

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 (08.02.2021) PROPRIETOR: ZAFER MAHMUD and GULNAZ TABASSAM MAHMUD of 23 Altrincham Road, Gatley, Cheadle SK8 4EL.
- 2 (08.02.2021) The price stated to have been paid on 28 January 2021 was £232,500.

C: Charges Register

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

- 1 The land in this title together with other land is subject to a perpetual yearly rentcharge of £28.11s.0d. created by a Conveyance dated 22 March 1848 made between (1) Edmund Coston and (2) Francis Smith

The said Deed also contains covenants

By a Conveyance dated 14 May 1851 made between (1) Francis Smith (2) Edward Helfox and others (3) William Tipping Pownall (4) John Thompson and (5) William Hugh Myers this rentcharge became payable exclusively out of 940 to 960 (even) Stockport Road and 1, 2, 4, 8 and 10 Farm Yard in informal exoneration of other land affected thereby

The said Conveyance created an improved rentcharge.

NOTE: Abstracts filed under GM295270.

End of register

Annex B

These are the notes referred to on the following official copy

The electronic official copy of the title plan follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from HM Land Registry.

This official copy is issued on 31 May 2022 shows the state of this title plan on 31 May 2022 at 13:11:33. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. This title is dealt with by the HM Land Registry, Fylde Office .

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H. M. LAND REGISTRY

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SJ 8794

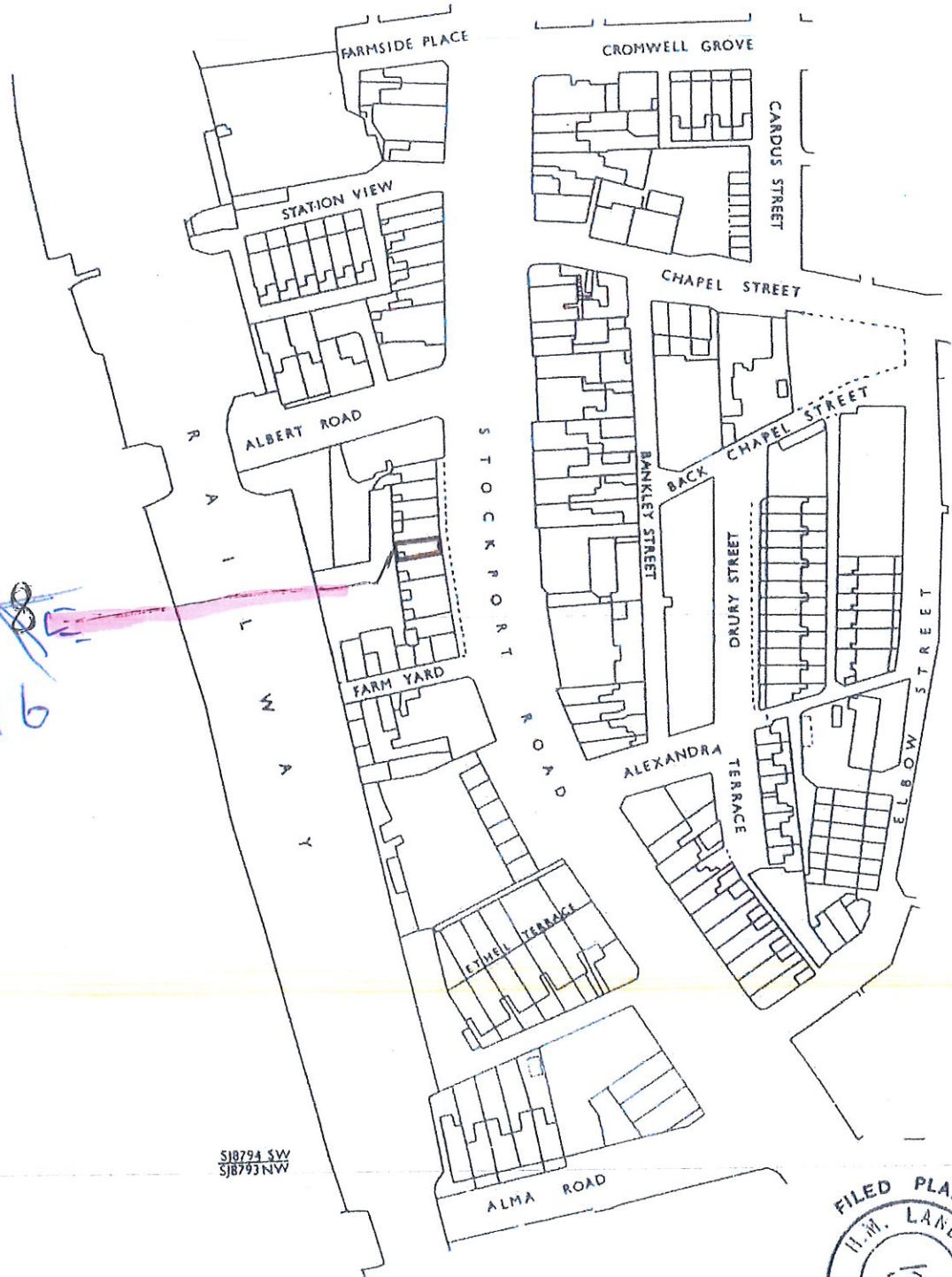
SECTION P

GREATER MANCHESTER
MANCHESTER DISTRICT

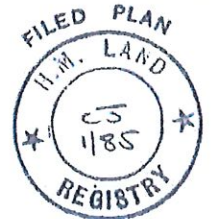
Scale 1:1250



~~948~~
946



SJ8794 SW
SJ8793 NW



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TITLE No. **GM361518**

RE: Our Ref: FA:JA:MCR/22/201226.003- 946 Stockport Road, Levenshulme, M19 3NN

Jawad Asif

Thu 08/12/2022 4:44 PM

To: M <halgebra@gmail.com>

Dear Dr Mahmud,

Further to your correspondence below, we have obtained instructions from our client and note that your tenant continues to store its equipment such as its bicycle and catering equipment and waste in breach of the title documents. The title documents only provide a right of access only. By storing equipment such as a bicycle and catering equipment, your tenant is presumably in breach of covenant in respect of its rights under the lease which your tenant has with you and your tenant's actions in storing a bicycle and catering equipment and waste is an encroachment to our client's rights in relation to the land and premises.

We require an irrevocable undertaking by 4pm on 13 December 2022 that you and/or your tenant will:

- (a) Stop forthwith all trespass onto our client's premises
- (b) Remove all equipment/items unlawfully stored and/or allowed to be stored on our client's premises
- (c) Pay our client's reasonable costs in the sum of £700.00 plus vat ①

In the event that an undertaking is not provided by 4pm on 13 December 2022, we are instructed to proceed with an application for an injunction, the costs of and associated with which, we are instructed to recover from you.

We trust that this course of action can be avoided.

Regards

② Ground Rent Since.
January 2000

2 Wilmslow Road | Manchester | M14 5TP

T: 0161 674 0166 | F: 0161 694 6916 | M: 07743751224

E: Jawad.Asif@alison-law.co.uk | W: [https://apac01.safelinks.protection.outlook.com/?](https://apac01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.alison-law.co.uk%2F&data=05%7C01%7C%7C608a54b0b32d43aa779b08dad93b85a0%7C84df9e7fe9f640afb435aaaaaaaaaaaa%7C1%7C0%7C638061146929737418%7CUnknown%7CTWFpbGZsb3d8eyJWljoIMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6I1haWwIiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=nXCuPiVWtzLo8pyqtl1maFvxg1vWM86EF1Ukh%2BKsk2E%3D&reserved=0)

[url=http%3A%2F%2Fwww.alison-](http://www.alison-law.co.uk)

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-----Original Message-----

From: M <halgebra@gmail.com>

Sent: 05 December 2022 18:18

To: Jawad Asif <jawad.asif@alison-law.co.uk>

Subject: Re: Our Ref: FA:JA:MCR/22/201226.003- 946 Stockport Road, Levenshulme, M19 3NN

Dear Mr Jawad Asif,
asalamualaikum,

1. My tenants have not erected any structure on your clients's land that I can see in the photo.
2. I see no sofa, bed or other similar object in the photo.
3. Neither the bins with the red top nor the blue bin on the floor, belong to my tenant.

Yours faithfully
Zafer Mahmud (Ph.D. Cantab.)

On 05/12/2022, Jawad Asif <jawad.asif@alison-law.co.uk> wrote:

> Dear Dr Mahmud,

>

> Further to our previous correspondence dated 5 October 2022, we note
> from photographs taken by our client on 4 December 2022 that the
> occupier of 946 Stockport Road have illegally erected a structure on
> our client's premises, unlawfully stored and/or allowed to be stored,
> waste including sofas, beds and furniture and have failed to carry out removal of the same.

>

> We require you to provide the following undertaking by 4pm on 13

> December

> 2022:

>

- > (a) Stop forthwith all trespass onto our client's premises
- > (b) Remove the structure illegally erected on our client's premises
- > (c) Remove all waste unlawfully stored and or allowed to be stored on our
> client's premises.