

Title Number : LAN133992

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.

Neither this extract nor the full copy is an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy.

This extract shows information current on 9 APR 2019 at 16:30:53 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	: LAN133992
Address of Property	: Land on the south side of Ash Lea, Whalley Road, Pendleton, Clitheroe
Price Stated	: Not Available
Registered Owner(s)	: NINA NELSON and PETER NELSON of Ash Lea, Whalley Road, Pendleton, Clitheroe, Lancashire BB7 1PP.
Lender(s)	: None

Title number LAN133992

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 9 APR 2019 at 16:30:53. 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.

LANCASHIRE : RIBBLE VALLEY

- 1 (25.03.1991) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Land on the south side of Ash Lea, Whalley Road, Pendleton, Clitheroe.
- 2 (25.03.1991) A Conveyance of the land in this title and other land dated 22 August 1935 made between (1) Bleachers Association Ltd (Vendors) and John Berry (Purchaser) contains the following provision:-

PROVIDED ALWAYS and it was thereby agreed and declared as follows that was to say;-

(1) That the Purchaser should not be bound to erect fences along any of the boundaries of the property thereby conveyed where it adjoins other property of the Vendors notwithstanding that animals belonging to the Purchaser or his tenant or tenants may in consequence trespass and do damage upon the Vendors land and no action or claims should be maintainable against the Purchaser or his tenant or tenants in respect of such damage

(2) That the Vendors should be at liberty to erect and maintain fences along such boundaries except where thereinbefore expressly covenanted to the contrary

(3) That the boundary stones by which the said boundaries or some parts of the same where defined were erected and placed entirely on land of the Vendors and that accordingly the line of such boundaries where so defined lies along the Purchasers side of such boundary stones.
- 3 (25.03.1991) The Conveyance dated 29 December 1989 referred to in the Charges Register is expressed to grant a right of way.
- 4 (25.10.2012) A Transfer of the land in this title dated 19 October 2012 made between (1) Susan Mabel Nelson and (2) Nina Nelson and Peter Nelson contains a provision as to boundary structures.

-NOTE: Copy filed.

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 (25.10.2012) PROPRIETOR: NINA NELSON and PETER NELSON of Ash Lea, Whalley Road, Pendleton, Clitheroe, Lancashire BB7 1PP.

C: Charges Register

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

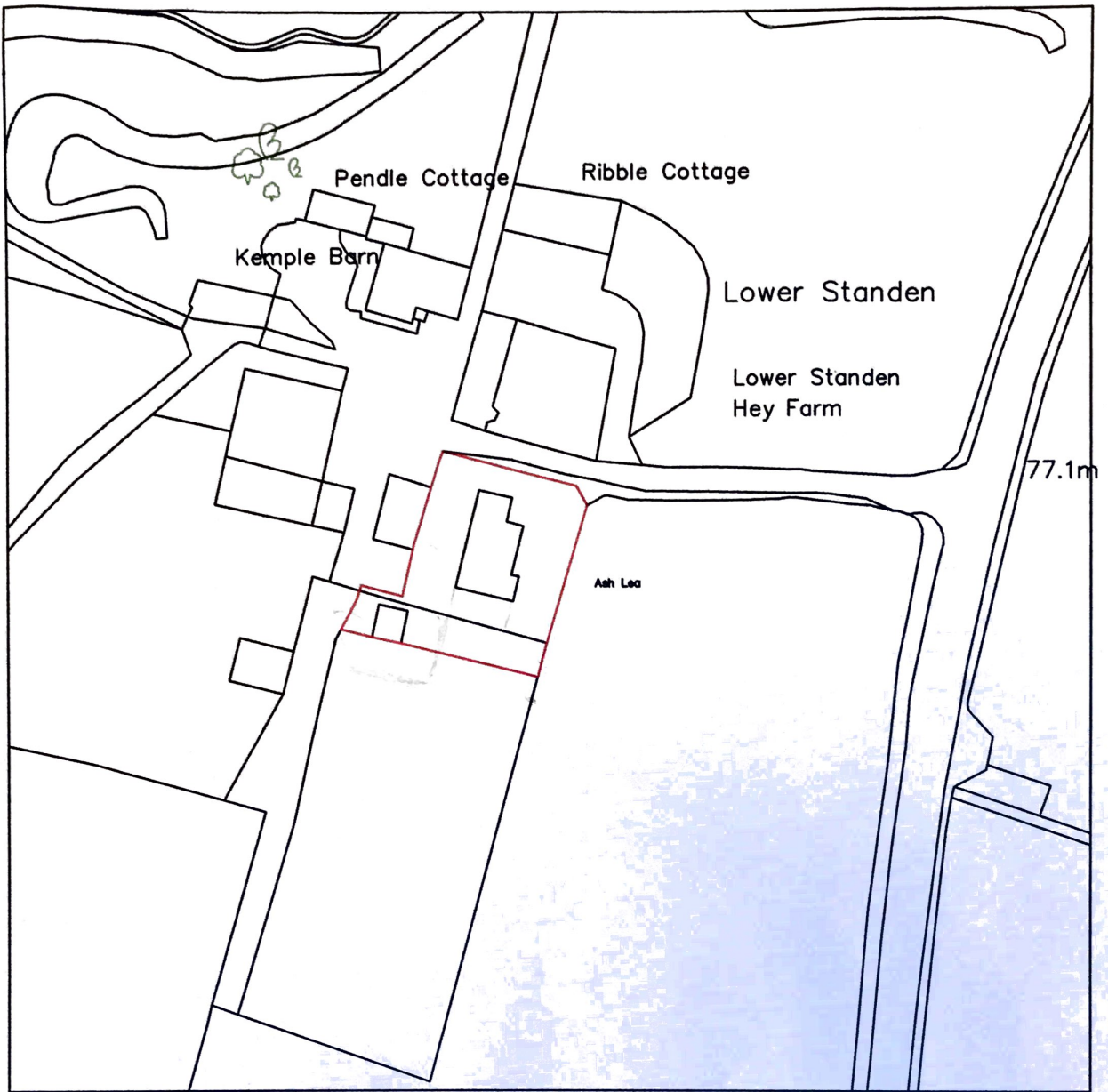
- 1 (25.03.1991) The land is subject to the rights contained in a Deed of Grant dated 20 January 1898 made between (1) Richard Fort and (2) Clitheroe Corporation but neither the original Deed nor a certified copy or examined abstract thereof was produced on first registration.
- 2 (25.03.1991) A Deed of Covenant dated 21 June 1906 made between (1) Milton Sheridan Sharpe and (2) Clitheroe Corporation contains restrictive covenants but neither the original deed nor a certified copy or examined abstract thereof was produced on first registration.
- 3 (25.03.1991) A Conveyance of the land in this title and other land dated 22 August 1935 made between (1) Bleachers Association Ltd (vendors) and (2) John Berry (Purchaser) contains the following covenants:-

For the benefit and protection of the works known as the Primrose Works then belonging to the Vendors and their other lands and property adjoining or near to the property thereby conveyed the Purchaser thereby covenanted with the Vendors not at any time thereafter to use or permit to be used the property sold or any part thereof or any building erected or to be erected thereon or any water appertaining thereto for the bleaching or dyeing or printing or finishing of fabrics or yarn or waste or for any manufacture trade or occupation in which any of the said processes form a part however slight.

- 4 (25.03.1991) A Conveyance of the land in this title and other land dated 29 December 1989 made between (1) Robert Edward Berry and Christine Ann Smith (vendors) and (2) Frank Clayton and Mabel Clayton, his wife (Purchasers) contains restrictive covenants.

-NOTE: Original filed under LA664998.

End of register



John Pallister
Chartered Surveyors

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Project Number,
248/201

Date,
FEB/12

Scale,
1:1250

By.
JH

Clients Details,
John Pallister

Project Details,
BOUNDRY PLAN

Project Address,
**ASH LEA
LOWER STANDON
WHALLEY Rd.
CLITHEROE**

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