



WATSON RAMSBOTTOM LTD
25-29 VICTORIA STREET
BLACKBURN
LANCS
BB1 6DN

Date
31 January 2019

Your Ref
HP/EP/H01807 WHALLEY

Our Ref
RCS/LAN215635

HM Land Registry
Fylde Office
PO Box 75
Gloucester
GL14 9BD

DX 321601
Gloucester 33

Tel 0300 006 0015
fylde.office@
landregistry.gov.uk

www.gov.uk/land-registry

Completion of registration

Title number	LAN215635
Property	12 Elbow Wood Drive, Barrow, Clitheroe (BB7 9ZD)
Registered proprietor	Samantha Jane Whalley

Your application lodged on 17 January 2019 has been completed. An official copy of the register is enclosed together with an official copy of the title plan.

The official copy shows the entries in the individual register of title as at the date and time stated on it. You do not need to reply unless you think a mistake has been made in completing your application.

An owners property is probably their most valuable asset so its important to protect it from the risk of fraud. Please read our property fraud advice at www.gov.uk/protect-land-property-from-fraud

Important information about the address for service

If we need to write to an owner, a mortgage lender or other party who has an interest noted in the register, we will write to them at their address shown in the register. We will also use this address if we need to issue any formal notice to an owner or other party as a result of an application being made. Notices are often sent as a safeguard against fraud so it is important that this address is correct and up-to-date. If it is not, the property owner or other party may not receive our letter or notice and could suffer a loss as a result.

Up to three addresses for service can be entered in the register. At least one of these must be a postal address, but this does not have to be in the United Kingdom; the other two may be a DX address, a UK or overseas postal address or an email address.

Please let us know at once of any changes to an address for service.

For information on how a property owner can apply to change their contact details or add an address, please see www.gov.uk/government/publications/updating-registered-owners-contact-address on GOV.UK (or search for COG1) or contact HM Land Registry Customer Support (0300 006 0411) (0300 006 0422 for Welsh speakers service) from Monday to Friday between 8am and 6pm.

If you require this correspondence in an alternative format, please let us know.



Official copy of register of title

Title number LAN215635

Edition date 17.01.2019

This official copy shows the entries on the register of title on 31 Jan 2019 at 08:20:05.

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 Jan 2019.

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.

LANCASHIRE : RIBBLE VALLEY

- 1 (30.04.2003) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being 12 Elbow Wood Drive, Barrow, Clitheroe (BB7 9ZD).
- 2 (30.04.2003) The Conveyance dated 9 May 1932 referred to in the Charges Register contains a provision as to light or air.
- 3 (17.01.2019) The land has the benefit of any legal easements granted by the Transfer dated 16 November 2018 referred to in the Charges Register but is subject to any rights that are reserved by the said deed and affect the registered land.
- 4 (17.01.2019) The Transfer dated 16 November 2018 referred to in the Charges Register contains provisions as to light or air, boundary structures and other matters.

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 (17.01.2019) PROPRIETOR: SAMANTHA JANE WHALLEY of 12 Elbow Wood Drive, Barrow, Clitheroe BB7 9ZD.
- 2 (17.01.2019) The price stated to have been paid on 16 November 2018 was £351,750.
- 3 (17.01.2019) RESTRICTION: No disposition of the registered estate (other than a charge) by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction is to be registered without a certificate signed by The Orchard (Barrow) Management Company Limited (Co. Regn. No. 10942083) of Morland House, Altrincham Road, Wilmslow, Cheshire SK9 5NW or its conveyancer that the provisions of clause 12.7.38 of the Transfer dated 16 November 2018 referred to in the Charges Register have been complied with.

Title number LAN215635

C: Charges Register

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

- 1 (11.08.2003) The land is subject to a perpetual yearly rentcharge of £0.2s.4d created by a Conveyance of the land in this title and other land dated 9 May 1932 made between (1) Hannah Holgate and Ernest Holgate and (2) Robert Hanson and Tom Hanson.

The said Deed also contains covenants and reserves rights.

-NOTE: Copy filed under LA934186.

- 2 (17.01.2019) A Transfer of the land in this title dated 16 November 2018 made between (1) Morris Homes (North) Limited and (2) Samantha Jane Whalley contains restrictive covenants.

-NOTE: Copy filed.

- 3 (17.01.2019) The Transfer dated 16 November 2018 referred to above contains a covenant as to the grant of rights in the events therein mentioned.

End of register

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 January 2019 shows the state of this title plan on 31 January 2019 at 08:20:06. 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 .

HM Land Registry

Official copy of title plan

Title number **LAN215635**

Ordnance Survey map reference **SD7338NE**

Scale **1:1250 enlarged from 1:2500**

Administrative area **Lancashire : Ribble Valley**



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