

Title Number : LA861599

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 27 APR 2021 at 12:12:10 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	: LA861599
Address of Property	: [REDACTED]
Price Stated	: Not Available
Registered Owner(s)	: [REDACTED]
Lender(s)	: Kensington Mortgage Company Limited

Title number LA861599

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 27 APR 2021 at 12:12:10. 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 (23.02.1998) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being [REDACTED]
- 2 (10.03.2000) The land has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 25 February 2000 referred to in the Charges Register.
- 3 (10.03.2000) The Transfer dated 25 February 2000 referred to in the Charges Register contains provisions as to light or air and 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 [REDACTED]
- 2 (13.07.2005) 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 (06.06.2007) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 23 May 2007 in favour of Kensington Mortgage Company Limited referred to in the Charges Register.

C: Charges Register

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

- 1 (23.02.1998) The land in this title and other land is subject to the following rights granted by a Deed of Grant dated 10 September 1960 made between (1) Eli Jesse Pearson and Annie Pearson (Grantors) (2) Lloyds Bank Limited (Mortgagees) and (3) Fylde Water Board (Board):-

"ALL THAT the perpetual right or easement of constructing laying making maintaining using cleansing repairing renewing and replacing and of obtaining access to a line of pipes within a space not exceeding 15 feet in width for conveying water for the purposes of the undertaking of the Board in through upon and under the certain lands of the Grantors specified in the Second Schedule hereto between the points marked 'A' and 'B' on the plan hereto annexed Together with the washout in or about the position shown on the said plan."

C: Charges Register continued

NOTE: The line of pipes referred to is shown by a blue broken line on the filed plan in so far as it relates to the land in this title. The washout referred to does not affect this title.

- 2 (23.02.1998) The Deed of Grant dated 10 September 1960 referred to above contains the following restrictive covenants by the Grantor:-

"The Grantors hereby covenant with the Board that the Grantors and the persons deriving title under them will not at any time hereafter erect or permit to be erected any building within a distance of 7 feet 6 inches of the centre line of the said water main on the land through which the said easements rights or privileges are hereby granted."

- 3 (23.02.1998) The land is subject to the following rights reserved by a Transfer of the land in this title and other land dated 17 February 1998 made between (1) Raymond Pearson and Sheila Marie Pearson (2) Raymond Pearson and (3) Sheila Marie Pearson and (4) Lloyds Bank PLC:-

THE SECOND SCHEDULE before referred to

(Easements excepted and reserved from the Property
for the benefit of the Retained Land)

1. Full right and liberty to enter upon such parts of the Property that are unbuilt upon for the purpose of laying constructing repairing and maintaining sewers drains pipes and cables and to the free and uninterrupted passage of water soil gas electricity and other services to and from all parts of the Retained Land through any such sewers drains pipes wires gutters and cables now laid or within the Perpetuity Period to be laid in under or over the Property with power at any time upon giving reasonable prior notice and at any time in case of emergency to enter upon the Property to repair cleanse maintain and renew any such sewers drains pipes wires and cables as aforesaid the person exercising such right causing as little inconvenience as possible and making good all damage caused by the exercise thereof and paying a fair proportion of the expense of the repair maintenance and renewal of any common pipes drains cables or wires and cables
 2. Full right of way at all times and for all purposes with or without vehicles over the roadway to be constructed upon the Property."
- 4 (05.05.1999) The land is subject to the following rights reserved by a Transfer of the land in this title and other land dated 20 April 1999 made between (1) Sheila Marie Pearson and (2) Sandalmark Builders Limited:-

"The Transfer of the Property shall except and reserve for the benefit of the Adjoining Land and the Retained Land the following rights and easements:-

2.1 The right to enter on to the Property to construct a road to connect to the Private Access Drive between points 'X' and 'Y' on the Layout Plan and in default of the Transferee so doing to construct the said Private Access Drive together with the right to pass and repass over the Private Access Drive with or without vehicles and for all purposes at all times from the Adjoining Land to Knowsley Road West."

NOTE 1: Copy layout plan filed

NOTE 2: The adjoining land referred to is known as Bottoms Farm

NOTE 3: The retained land referred to is shown edged purple on the layout plan.

- 5 (10.03.2000) A Transfer of the land in this title dated 25 February 2000 made between (1) Sandalmark Builders Limited and [REDACTED] contains restrictive covenants.

NOTE: Original filed.

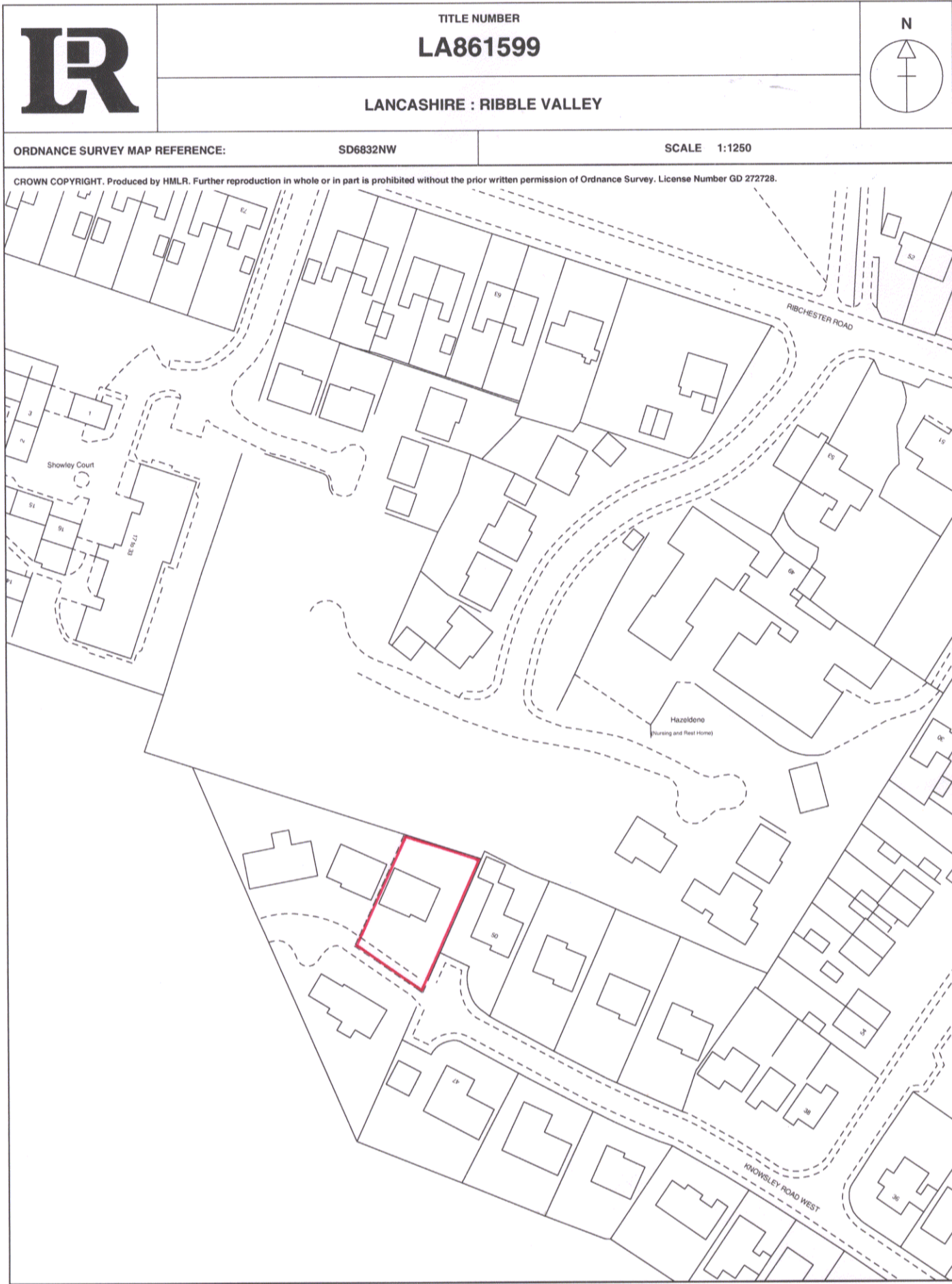
- 6 (06.06.2007) REGISTERED CHARGE dated 23 May 2007.
- 7 (21.11.2007) Proprietor: KENSINGTON MORTGAGE COMPANY LIMITED (Co. Regn.

Title number LA861599

C: Charges Register continued

No. 3049877) of Ascot House, Maidenhead Office Park, Maidenhead SL6
3QQ.

End of register



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