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Official copy of register of title

Title number LAN44377

Edition date 22.09.2022

- This official copy shows the entries on the register of title on 09 JUL 2026 at 12:32:01.
- 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 09 Jul 2026.
- 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 : LANCASTER

- 1 (05.01.2007) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Home Farm, Aldcliffe, Lancaster.
- 2 (05.01.2007) The land has the benefit of the following rights reserved by the Conveyance of adjoining land dated 25 February 1972 made between (1) Muriel Townley (Vendor) and (2) J. Parkinson and Sons Limited (Purchaser) :-

EXCEPTING AND RESERVING ALSO unto the Vendor and her successors in title the owners or occupiers of the retained land free passage and running of water and soil and of gas electricity and water supplies to and from the retained land and any buildings for the time being erected thereon or on any part thereof through and along any sewers and drains gas and water pipes and electricity cables at present used for such purposes in and under the said plot of land thereby conveyed with power for her and her successors in title the owners or occupiers of the retained land or any part or parts thereof to enter upon the said plot of land hereby conveyed for the purpose of cleansing repairing and renewing the said sewers and drains gas and water pipes and electricity cables or any of them doing as little damage as possible to the said plot of land thereby conveyed and any building or buildings then erected thereon and making good the surface thereof without unnecessary delay at her or their own cost and making compensation for any damage done or occasioned by the exercise of this power.

- 3 (05.01.2007) The land has the benefit of the rights reserved by but is subject to the rights granted by a Conveyance of The Coach House, Oaklands Court dated 12 April 1996 made between (1) Aldcliffe Hall Estates (Guernsey) Limited and (2) David Roger Keith Robinson and Kim Patricia Robinson .

NOTE: Copy filed.

- 4 (13.07.2015) Title plan amended as to part of the southerly boundary adjoining property adjoining Rydal Mount.
- 5 (23.10.2015) The land edged and numbered in green on the title plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.

A: Property Register continued

- 6 (23.10.2015) The land has the benefit of any legal easements reserved by the Transfer dated 3 June 2015 referred to in the Charges Register but is subject to any rights that are granted by the said deed and affect the registered land.

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 (05.01.2007) PROPRIETOR: ALDCLIFFE HALL ESTATES (GUERNSEY) LIMITED (incorporated in Channel Islands) of Ashbrook, Les Quartiers, St Sampson's, Guernsey, Channel Islands, GY2 4GB.
- 2 (05.01.2007) The value stated as at 4 December 2006 was £158,334.
- 3 (22.09.2022) RESTRICTION: After 31 January 2023 no disposition within section 27(2)(a), (b)(i) or (f) of the Land Registration Act 2002 is to be completed by registration unless one of the provisions in paragraph 3(2)(a)-(f) of Schedule 4A to that Act applies.

C: Charges Register

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

- 1 (05.01.2007) The land is subject to rights of way over the land tinted blue on the title plan.
- 2 (05.01.2007) The land is subject to the following rights reserved by a Conveyance of the land in this title and other land dated 16 December 1953 made between (1) Eric Edward Dawson Dawson-Hall (Vendor) and (2) Muriel Townley (Purchaser):-
- "SUBJECT ALSO to a right of way along the lane leading from Aldcliffe Road and over the field numbered 295 on the said plan between the points marked P and Q thereon for the owner for the time being of the adjoining field known as Brockney and numbered 292 thereon and his agents tenants servants and all other persons authorised by him or them to pass and repass with or without animals or vehicles to and from the lane AND SUBJECT ALSO to the liability of the Purchaser for the maintenance and repair of the said lane so far as the same is coextensive with the property hereby conveyed"
- NOTE: The points marked P and Q referred to above have been reproduced on the title plan.
- 3 (05.01.2007) The land is subject to the rights granted by a Conveyance of East Lodge, Aldcliffe Road dated 17 June 1955 made between (1) Muriel Townley and (2) Arthur Drinkwater.
- NOTE:-Copy filed under LA875594.
- 4 (05.01.2007) An undertaking dated 18 January 1956 made between (1) Muriel Townley and (2) The Mayor Aldermen and Citizens of the City of Lancaster relates to vehicular access .
- NOTE:-Copy filed.
- 5 (23.10.2015) A Transfer of the land edged and numbered LAN170748 in green on the title plan and other land dated 3 June 2015 made between (1) Aldcliffe Hall Estates (Guernsey) Limited and (2) Aldcliffe Developments (SPV) Limited contains restrictive covenants by the transferor.
- NOTE: Copy filed under LAN170748.

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.

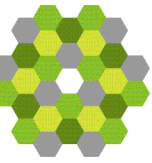
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This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from HM Land Registry.

This official copy is issued on 09 July 2026 shows the state of this title plan on 09 July 2026 at 12:32:01. 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 **LAN44377**
Ordnance Survey map reference **SD4660SE**
Scale **1:2500 reduced from 1:1250**
Administrative area **Lancashire : Lancaster**



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