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Official copy of register of title

Title number LA564181

Edition date 29.01.2020

- This official copy shows the entries on the register of title on 12 JAN 2023 at 11:42:47.
- 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 12 Jan 2023.
- 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. Except as mentioned below, the title includes any legal easements granted by the registered lease but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

LANCASHIRE : HYNDBURN

- 1 (14.10.1987) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being 370-372 Blackburn Road, Oswaldtwistle, Accrington (BB5 4LZ).
- 2 The mines and minerals are excepted.
- 3 (14.10.1987) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:

Date	: 29 February 1924
Term	: 999 years from 1 November 1923
Rent	: £3.10s.10d
Parties	: (1) Robert Walsh and Albert Walsh
	: (2) James Carter
- 4 Unless otherwise mentioned the title includes any legal easements granted by the registered lease(s) but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or 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 good leasehold

- 1 (29.10.2018) PROPRIETOR: LESLEY REGAN of 370-372 Blackburn Road, Oswaldtwistle, Accrington BB5 4LZ and of 19 Hazel Grove, Blackburn BB1 3NB.
- 2 (29.10.2018) The price stated to have been paid on 19 October 2018 was £145,000.
- 3 (29.01.2020) RESTRICTION: No disposition of the registered estate by

Title number LA564181

B: Proprietorship Register continued

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 19 October 2018 in favour of National Westminster Bank PLC referred to in the Charges Register.

C: Charges Register

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

- 1 (29.01.2020) REGISTERED CHARGE dated 19 October 2018.
- 2 (29.01.2020) Proprietor: NATIONAL WESTMINSTER BANK PLC (Co. Regn. No. 929027) of Credit Documentation, P.O. Box 339, Manchester M60 2AH.

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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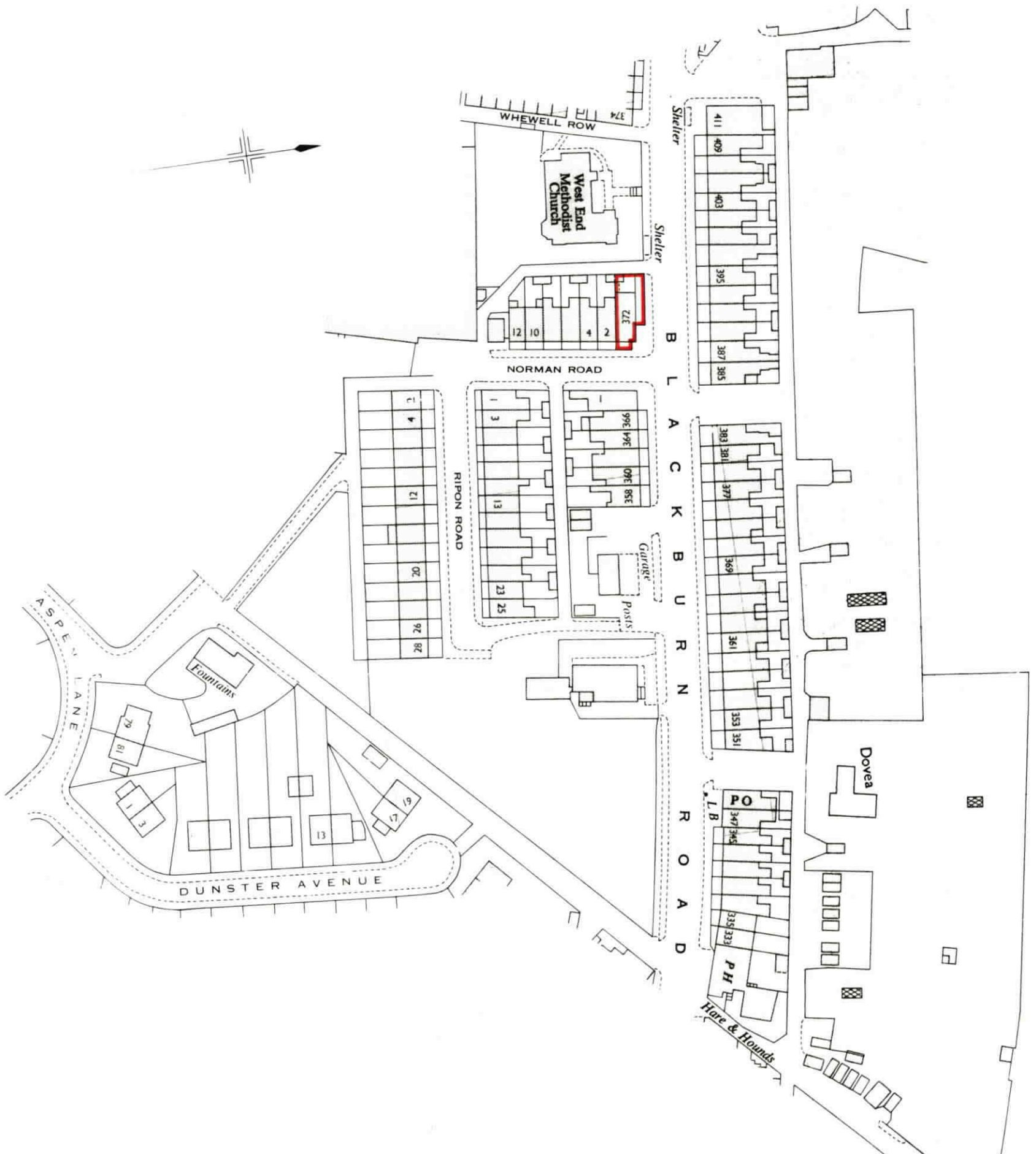
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This official copy is issued on 12 January 2023 shows the state of this title plan on 12 January 2023 at 11:45:27. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general 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		TITLE NUMBER	
		LA564181	
ORDNANCE SURVEY PLAN REFERENCE	SD7328	SECTION A	Scale 1/1250
COUNTY LANCASHIRE	DISTRICT HYNDBURN		© Crown copyright 1979



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Title Number LA564181

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A B S T R A C T O F T H E T I T L E

- of -

MRS. RUTH SMITHIES to the leasehold
messuage or dwellinghouse and shop
situate and Numbered 370 and 372
Blackburn Road Oswaldtwistle in
the County of Lancaster,

- - - - -

29th February 1924
Stamps £8.2.0.

*Examined with
Original at
our office this
18th day of February
1957.
Backhouse
Dunbarley &
Ishewood
Solicitors
Blackburn*

lease
~~CONVEYANCE~~
BY ~~CONVEYANCE~~ of this date made between ROBERT WALSH of Blackpool in the County of Lancaster Retired
Joiner and Builder and ALBERT WALSH of Oswaldtwistle in the said County Joiner and Builder
(thereinafter called "the Lessors" which expression where the context so admitted should include the
reversioners or reversioner for the time being immediately expectant upon the term thereby created)
of the one part and JAMES CARTER of Oswaldtwistle aforesaid Engraver (thereinafter called "the
Lessee" which expression should include his executors administrators and assigns where the context
so admitted) of the other part

WITNESSED as followed:-

1. IN consideration of the sum of £750 to the Lessors paid by the Lessee (the receipt acknowledged)
and also in consideration of the rent and covenants by the Lessee thereafter reserved and contained
the Lessors according to their respective estates and interests did respectively thereby demise unto
the Lessee

ALL THAT messuage or dwellinghouse and shop situate on the southerly
side of Blackburn Road and westerly side of Norman Road within Oswaldtwistle
aforesaid with the land in front and rear occupied therewith or appurtenant
thereto and the outbuildings thereto and which messuage or dwellinghouse
and shop were Numbered 370 and 372 in Blackburn Road (except and reserving
thereout to the person or persons for the time being entitled thereto
all mines beds and quarries of coal and ironstone and other metals
stone and minerals within and under the premises thereby demised
with all necessary or proper powers rights and easements for searching
wining
working getting and carrying away the same by underground workings only
on such person or persons making proper compensation to the Lessee for
all damage done to the buildings upon the same land as the same were
reserved in and by a certain Conveyance to George Walsh and the Lessors
of the said premises with other hereditaments dated the 12th day of
November 1908 And also except and reserving unto the Lessors the free
running of water and soil in and through the sewers drains and channels
for the time being in or upon or under the premises thereby demised
And also except and reserving to the Lessors the right to erect any walls
or building in such manner and form and of such height as they might
think proper on any land of the Lessors (not being a street or streets)
adjoining or contiguous to the premises thereby demised And also except
and reserving unto the Lessors and their lessees tenants or occupiers of
lands and buildings adjoining or contiguous to the said premises and



and their surveyors agents and workmen the liberty and privilege at all reasonable hours in the day time to enter upon the said premises thereby demised in order to repair such adjoining or contiguous premises as often as occasion should require)

TO HOLD the same (subject to all rights of road and water light and all other easements then affecting the same) unto the Lessee from the 1st day of November 1923 for the term of 999 years PAYING therefor yearly during the said term and proportionately for any fraction of a year the rent of £3.10.10. by equal half yearly payments on the 1st day of May and the 1st day of November in every year free from all deductions (except landlords property tax) the first payment thereof to be made on the 1st day of May 1924 and to be computed from the date hereof

2. COVENANTS by the Lessee for himself and his assigns and to the intent that the obligations might continue throughout the term hereby created as follows:-

- (1) To pay the reserved rent on the days and in manner aforesaid
- (2) To bear and discharge all existing and future rates taxes and assessments duties impositions outgoings and burdens whatsoever whether parliamentary parochial local or of any other description assessed charged or imposed upon the demised premises or upon the owner or occupier in respect thereof or payable by either in respect thereof (landlords property tax only excepted)
- (3) At all times during the said term well and sufficiently to repair and cleanse uphold and maintain and keep in good and tenantable repair the messuage or dwellinghouse and shop or others to be erected in substitution therefor and all additions thereto and the fixtures therein and the outbuildings walls fences sewers drains and the adjoining back road to the centre thereof with all necessary reparations and amendments And when for that purpose the state of the premises either by decay accidents from fire or otherwise should so require to take down the same messuage or dwellinghouse and shop or other buildings and to rebuild and erect again on the site thereof in a good and substantial manner a similar messuage or dwellinghouse and shop or other buildings under the direction and to the satisfaction of the Lessors or their surveyor or agent and so that there should always during the said term be upon the said premises thereby demised in such tenantable repair as aforesaid a good and substantial messuage or dwellinghouse and shop of the clear yearly letting value to a good tenant of £20 at the least
- (4) Not to erect on any part of the demised premises any new building or any additions to the existing buildings except with the consent of the Lessors first obtained and in accordance with plans elevations and specifications to be first approved of by the Lessors or their surveyor or agent
- (5) To permit the Lessors their surveyor and agent once in every year during the said term in the day time with or without workmen or others to enter the demised premises and view the state of repair and condition of the same and upon the Lessors or their Agent giving or leaving notice in writing of any defects or wants of reparation to repair and make good the same according to such notice and the covenant in that behalf thereinbefore contained
- (6) Not to permit anything to be set up or used or done upon any part of the demised premises which should be noxious noisy or offensive or be any interruption or annoyance to the tenants or occupiers of premises adjoining or near thereto and to accept as final the decision of the Lessors on any questions which might arise concerning alleged breaches of that covenant
- (7) WHENEVER required so to do by the Lessors or by the Local Authority at the Lessees expenses to make

lay pave flag and form and afterwards at all times keep in repair until the same should become repairable by the Local Authority the footway of Blackburn Road and the footway and one half the roadway of Norman Road aforesaid and also one half the back street on the westerly side of the said premises in such manner and form and of such materials as the said Local Authority might require so far as the said roadways were co-extensive with the demised premises and also at the like request and expense to make such sewers and drains in or under the said roadways and footways as the same authority might require and to keep the same in repair until the same became repairable by the Local Authority

(8) At the determination of the said term to yield up the demised premises and all buildings thereon and additions thereto in such repair and condition as should be in accordance with the covenants thereinbefore contained

3. COVENANTS by the Lessors for themselves respectively and their respective assigns covenant with the Lessee that the lessee paying the rent thereby reserved and performing the covenants thereinbefore on the lessees part contained should quietly possess and enjoy the premises thereby demised for the term thereby granted without any lawful disturbance from or by the Lessors or any person claiming under or in trust for them.

4. PROVISIO that if any instalment of the yearly rent thereby reserved should remain unpaid for 21 days next after the day whereon the same should become payable it should be lawful for the Lessors to enter into and upon the demised land or any part thereof and all or any of the buildings erected or to be erected thereupon and to distrain for the rent so in arrear and the distress and distresses there found to dispose of according to law until the said rent and all arrears thereof should be fully satisfied and paid

5. PROVIDED that if any instalment of the said yearly rent should remain unpaid for 30 days next after the day whereon the same should become payable although not formally demanded or in case of nonperformance or nonobservance by the Lessee of any of the conditions and stipulations thereinbefore contained it should be lawful for the Lessors into and upon the demises or any part thereof in the name of the whole to re-enter and the same to have again repossess and enjoy as if that Lease had never been granted But without prejudice to the rights of the Lessors in respect of any rent then in arrear or any breach of covenant on the part of the Lessee

6. DECLARATION that the walls dividing the demised premises from the adjoining dwellinghouse and premises Numbered 2 Norman Road aforesaid were to be deemed joint party walls and fences

EXECUTED by all parties and attested ✓

1st March 1924 ✓

Stamp 15/- ✓

*Exd as before
B.W. - 1.*

BY MORTGAGE of this date made between the said James Carter (thereinafter called "the Mortgagor") of the one part and ROBERT WALSH and ALBERT WALSH (thereinafter called "the Mortgagees") of the other part whereby the property comprised in and described by the last abstracted Lease was demised by way of legal mortgage to secure the principal sum of £600 and interest as therein mentioned

EXECUTED by the Mortgagors and attested ✓

3rd May 1943 ✓

Exd as before

BY OFFICIAL CERTIFICATE OF SEARCH of this date in H.M. Land Registry against JAMES CARTER revealing no subsisting entries