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Official copy of register of title

Title number LA569398

Edition date 11.10.2021

- This official copy shows the entries on the register of title on 23 MAY 2024 at 12:09:29.
- 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 23 May 2024.
- 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 (05.01.1988) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being 6 Norman Road, Oswaldtwistle, Accrington (BB5 4NF).
- 2 The mines and minerals are excepted.
- 3 (05.01.1988) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:

Date	: 6 May 1920
Term	: 999 years from 1 May 1920
Rent	: £1.9s.6d
Parties	: (1) George Walsh, Robert Walsh and Albert Walsh (2) James Lonsdale and Alice Lonsdale
- 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 (11.10.2021) PROPRIETOR: ANNETTE MARIE CATTERALL-ANNAL of 6 Norman Road, Oswaldtwistle, Accrington, BB5 4NF.
- 2 (11.10.2021) The price stated to have been paid on 29 September 2021 was £86,000.
- 3 (11.10.2021) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a

Title number LA569398

B: Proprietorship Register continued

written consent signed by the proprietor for the time being of the Charge dated 29 September 2021 in favour of The Mortgage Works (UK) PLC referred to in the Charges Register.

C: Charges Register

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

- 1 (11.10.2021) REGISTERED CHARGE dated 29 September 2021.
- 2 (11.10.2021) Proprietor: THE MORTGAGE WORKS (UK) PLC (Co. Regn. No. 2222856) of Nationwide House, Pipers Way, Swindon SN38 1NW.

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 23 May 2024 shows the state of this title plan on 23 May 2024 at 12:09:30. 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

LA569398

ORDNANCE SURVEY
PLAN REFERENCE

SD 7328

SECTION A

Scale
1/1250

COUNTY LANCASHIRE

DISTRICT HYNDBURN

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Title Number LA569398

The electronic official copy of the document follows this message.

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This Indenture

SOLD BY
C. & H. RATCLIFFE
TRUMFORD STREET, LIVERPOOL

made the
sixth
day of May

Between
George Walsh Robert Walsh and Albert Walsh all of Oswaldtwistle in the county of Lancaster Joiners and Builders (hereinafter referred to as the Lessors which expression where the context so admits shall include the reversioners or reversioner for the time being immediately expectant upon the term hereby created) of the one part and James Lonsdale of Church in the said county Plumber and Alice Lonsdale his wife (hereinafter called the Lessees which expression shall include their respective executors administrators and assigns where the context so admits) of the other part **Witnesseth** as follows:-

1. The Lessors in consideration of the sum of Two hundred and seventy pounds to the Lessors paid by the Lessees out of moneys belonging to them on a joint account (the receipt whereof the Lessors hereby acknowledge) and also in consideration of the rent and covenants by the Lessees hereinafter reserved and contained the Lessors hereby demise unto the Lessees **and** that messuage or dwellinghouse situate on the Westerly side of Norman road within Oswaldtwistle aforesaid with the yard garden and outbuildings thereto and which said messuage is numbered 6 in the said road together with the land forming the site of all the same premises (except and reserving heretofore to the person or persons for the time being entitled thereto all mines beds and quarries of coal and iron

1. LA 569398

alldistrict
7.5.20



10-6

stone and other metals stone and minerals within and under the premises hereby demised with all necessary or proper powers rights and easements for searching winning working getting and carrying away the same by — underground workings only on such person or persons making proper compensation to the Lessees for all damage done to the buildings upon the same land as the same are reserved in and by a certain conveyance to the Lessors of the said premises with other hereditaments — dated the twelfth day of November One thousand nine hundred and eight AND ALSO excepting 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 hereby demised AND ALSO excepting and reserving unto the Lessors the right to erect any wall or building in such manner and form and of such height as they may think proper on any — land of the Lessors (not being a street or streets) adjoining or contiguous to the premises hereby demised AND ALSO — excepting and reserving hereout unto the Lessors and their lessees tenants or occupiers of land and buildings adjoining or contiguous to the said premises and their agents surveyors and workmen the liberty and privilege at all reasonable hours in the day time to enter upon the said premises hereby demised in order to repair such adjoining or contiguous premises as often as occasion shall require To Hold — the same (subject to all rights of road water light and all other easements now affecting the same) unto the Lessees from the first day of May One thousand nine hundred and twenty for the term of nine hundred and ninety nine years paying therefor yearly during the said term and proportionately for any fraction

2. LAS69398

of a year the rent of One pound nine shillings and sixpence by equal half yearly payments on the first day of May and the first day of November in every year free from all deductions (except landlords property tax) the first payment thereof to be made on the first day of November One thousand nine hundred and twenty and to be computed from the date hereof.

2. The Lessors for themselves their respective executors administrators and assigns and to the intent that the obligations may continue throughout the term hereby created jointly and severally —
COVENANT with the Lessors 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 cleanse uphold maintain and keep in good and tenurable repair the said messuage or dwellinghouse or another to be erected in substitution therefor and all additions thereto and the fixtures therein and the outbuildings walls fences sewers drains and the adjoining roads to the centre thereof with all necessary reparations and amendments AND when for that purpose the state of the premises whether by decay accidents from fire or otherwise shall so require to take down the same messuage or dwellinghouse and other buildings and to rebuild and erect again on the site thereof in good and substantial manner a similar messuage or dwellinghouse or other

3. LAST 9398

buildings under the direction and to the satisfaction of the Lessors or their Surveyor or agent and so that there shall always during the said term be upon the said premises hereby demised in such tenantable repair as aforesaid a good and substantial messuage or dwellinghouse of the clear yearly letting value to a good tenant of Ten pounds 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 or 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 hereinbefore contained.

6. Not to permit anything to be set up or used or done upon any part of the demised premises which shall 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 may arise concerning alleged breaches of this covenant.

7. If hereafter required so to do by the Lessors or by the Local authority at the Lessors expense to make lay pave flag and form so far as not already done and afterwards at all times to keep in repair until the same shall become repairable by the

4. LA569298

Local Authority the footway and one half of the roadway of —
Norman Road aforesaid and also one half the back street at
the rear of the demised premises in such manner and form
and of such materials as the local authority may require so
far as the said roadways are coextensive 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 may require and to keep the
same in repair until the same shall become 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 shall be in accordance with the
covenants hereinbefore contained. —

9. The Lessors hereby jointly and severally COVENANT with
the Lessee and as a separate covenant with each of them that
the Lessee paying the rent hereby reserved and performing the
covenants hereinbefore on the part of the Lessee contained shall
quietly possess and enjoy the premises hereby demised for the
term hereby granted without any lawful disturbance from or
by the Lessors or any persons claiming under or in trust for
them. —

10. Provided always that if the rent hereby reserved or any
part thereof shall be in arrear and unpaid for twenty one —
days after the same shall have become due (whether legally
demanded or not) or if there shall be any breach or —
nonobservance of the Lessee covenants herein contained then —
and in any such case it shall be lawful for the Lessors to enter
upon the said plot of land and the buildings for the time being

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thereon on any part thereof in the name of the whole and to
repossess the same as of their former estate.

11. and it is hereby declared that the walls dividing the
demised premises from the adjoining dwellinghouses and premises
of the lessors or their tenants or lessees are to be deemed joint party
walls and fences.

and it is hereby certified that the transaction hereby
effected does not form part of a larger transaction or of a series
of transactions in respect of which the amount or value or the
aggregate amount or value of the consideration (other than rent)
exceeds five hundred £ in witness whereof to one
part of this Indenture remaining with the lessees the lessors have
herunto set their hands and seals and to the other part
remaining with the lessors the lessees have herunto set their
hands and seals the day and year first aforesaid.

Signed sealed and delivered

by the said George Walsh and
Robert Walsh in the presence of

John Bash,
Clerk with Mr. J. W. Booth,
Solicitor, Oswaldtwistle

George Walsh

Robert Walsh

Signed sealed and delivered
by the said Albert Walsh in the
presence of

J. W. Booth

Solicitor

Oswaldtwistle.

Albert Walsh

6. LAS69398