

The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.



# Official copy of register of title

Title number LAN112690

Edition date 06.01.2011

- This official copy shows the entries on the register of title on 12 JAN 2023 at 11:31:00.
- 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 (06.01.2011) The Leasehold land shown edged with red on the plan of the above title filed at the Registry and being 8 Norman Road, Oswaldtwistle, Accrington (BB5 4NF).
- 2 (06.01.2011) The mines and minerals excepted by the Lease are excluded from this registration.
- 3 (06.01.2011) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:  
 Date : 27 November 1913  
 Term : 999 years from 1 November 1913  
 Parties : (1) John Duckworth  
           (2) George Walsh, Robert Walsh and Albert Walsh  
           (3) James Henry Sleddon
- 4 (06.01.2011) The title includes any legal easements granted by the registered lease but is subject to any rights that are granted or reserved by the said lease 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 good leasehold

- 1 (06.01.2011) PROPRIETOR: JULIE LOIS SPEAK of 456 Padiham Road, Burnley, Lancashire BB12 6TD.
- 2 (06.01.2011) The price stated to have been paid on 22 December 2010 was £62,000.

### 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.

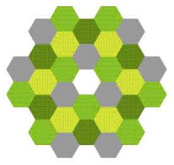
This official copy is issued on 12 January 2023 shows the state of this title plan on 12 January 2023 at 11:31:00. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may 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 .

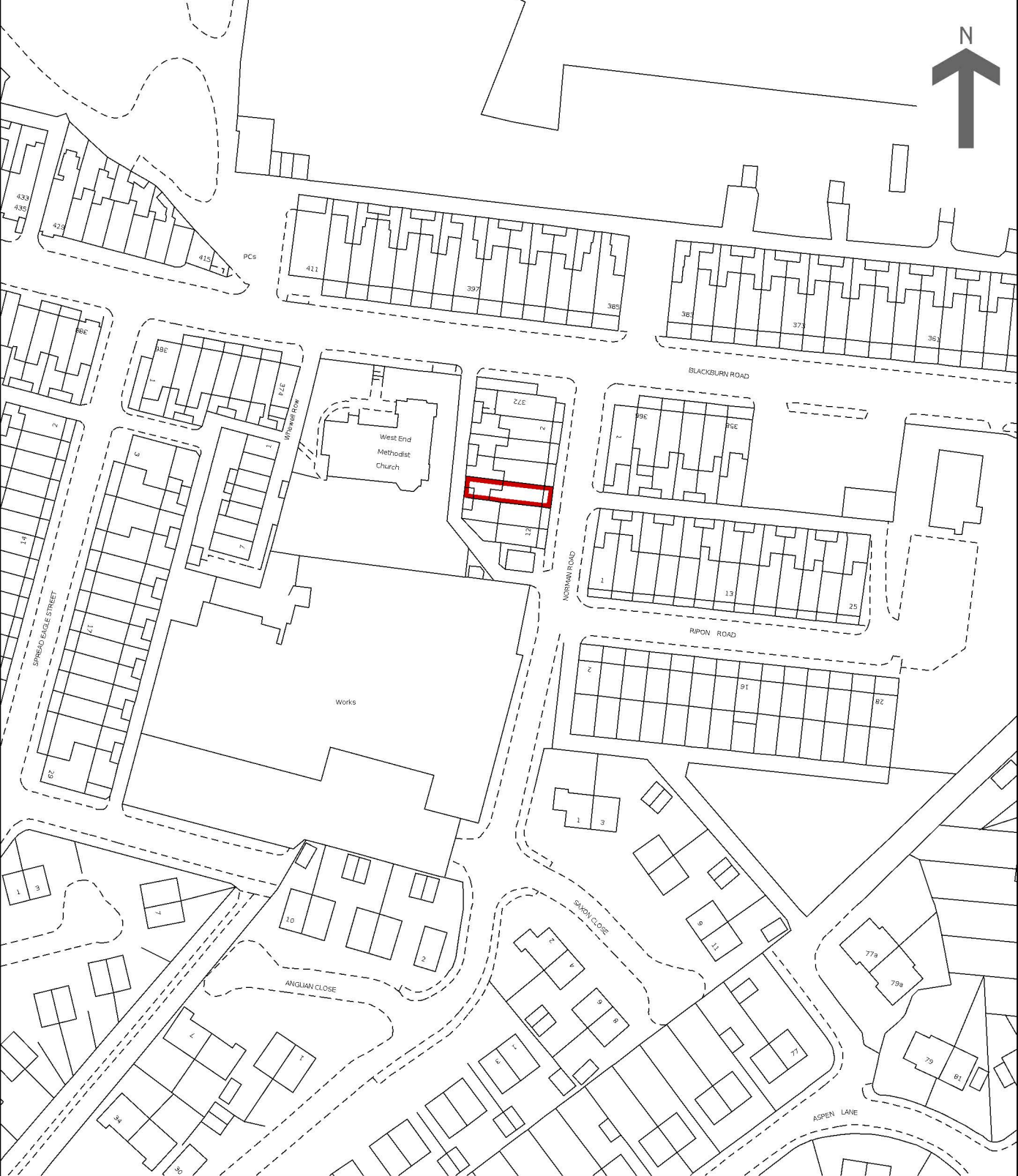
# HM Land Registry

## Official copy of title plan

Title number **LAN112690**  
Ordnance Survey map reference **SD7328SW**  
Scale **1:1250 enlarged from 1:2500**  
Administrative area **Lancashire : Hyndburn**



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**These are the notes referred to on the following official copy**

Title Number LAN112690

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SEQ195

MESSRS. GEORGE WALSH, ROBERT WALSH and  
ALBERT WALSH AND THEIR MORTGAGEE

- to -

MR. JAMES HENRY SLEDDON

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Copy/

L E A S E

of dwellinghouse and prems Nod. 8 in Norman  
Road, Oswaldtwistle for a term of 999 years  
at a yearly rent of £1. 9. 6.

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COPY

Holden, Blanthorne & Davies,  
Blackburn.



£1.14.6.

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11 A. Walsh,  
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THIS INDENTURE made the 27th day of November 1913 B E T W E E N JOHN DUCKWORTH of Accrington in the Coy of Lancs Auctioneer (who is the legal mortgagee of the hereditaments hereby demised and is hereinafter called "the Lessor" which expression shall include the persons or person for the time being entitled to receive the rent hereby reserved where the context so admits) of the first part GEORGE WALSH ROBERT WALSH and ALBERT WALSH all of Oswaldtwistle in the sd Coy Joiners and Builders (the owners of the equity of redemption of the sd heredit) of the second part and JAMES HENRY SLEDDON of Oswaldtwistle a/sd Engineer in a Cotton Mill (hereinafter called "the Lessee" which expression shall include his exs ads and assns where the context so admits) of the third part

WITNESSETH as follows:-

1. THE Lessor in conson of the sum of £220 to the sd George Walsh Robert Walsh and Albert Walsh paid by the Lessee (the receipt whereof the sd G. Walsh W. Walsh and A. Walsh hereby acknowledge and the payment whereof with his privity and consent the Lessor hereby acknowledges) and also in conson of the rent and covts by the Lessee hereinafter reserved and contd the Lessor at the request of the sd G. Walsh, R. Walsh and A. Walsh doth hereby demise and the said G. Walsh, R. Walsh and A. Walsh do hereby demise and confirm unto the Lessee A L L THAT messe or dwghse situate on the Westerly side of Norman Road within Oswaldtwistle a/sd with the yard garden and outbllds thto and which messe is Nod. 8 in the said road (Except and reserving hereout to the person or persons for the time being entitled thereto all mines beds and quarries of coal and iron-stone and other metals stone and minerals within and under the prems hereby demised with all necessary or proper powers rights and easements for searching for winning 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 landas the same are reserved in and by a certain Conveyance to the said G. Walsh R. Walsh and A. Walsh of the said prems with other hereditas dated the 12th day of November 1908 And also except and reserving unto the Lessor 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 prems hereby demised And also except and reserving to the Lessor the right to erect any wall or building in such manner and form and of such height as he may think proper on any land of the Lessor (not being a street or streets) adjoining or contiguous to the prems hereby demised And also except and reserving unto the Lessor and his lessees tenants or occupiers of land and bldgs adjoining or contiguous to the sd prems and his surveyors agents and workmen the liberty and privilege at all seasonable hours in the daytime to enter upon the sd prems hereby demised in order to repair such adjoining or contiguous prems as often as occasion shall require) TO HOLD the same (subject to all rights of road and water light and all other easements now affecting the same unto the Lessee from the 1st day of November now last past for the term of 999 years PAYING therefor yearly during the sd term and proportionately for any fraction of a year the rent of £1. 9. 6 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 Landlord's property Tax) the first payment thof to be made on the 1st day of May 1914 and to be computed from the date hereof.

2. THE Lessee for himself and his assns and to the intent that the obligations may continue throughout the term hereby created covenants with the Lessor and also as a separate covenant with the sd G. Walsh, R. Walsh and A. Walsh as follows:-
- (1) TO pay the reserved rent on the days and in manner a/sd
  - (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 description assessed charged or imposed upon the demise prems or upon the owner or occupier in respect thof or payable by either in respect thof (landlords property tax only excepted).
  - (3) AT all times during the sd term well and sufficiently to repair cleanse uphold maintain and keep in good and tenantab repair the sd messe or dwghse or another to be erected in substitution therefor and all additions thto and the fixtures therein and the outbllds 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 prems either by decay



accidents from fire or otherwise shall so require to take down the same messes or dwellings or other buildings and to rebuild and erect again on the site thereof in a good and substantial manner a similar messes or dwellings or other buildings under the direction and to the satisfaction of the Lessor or his surveyor or agent and so that there shall always during the said term be upon the said premises hereby demised in such tenable repair as if a good and substantial messes or dwellings of the clear letting yearly value to a good tenant of £10. 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 Lessor first obtained and in accordance with plans elevations and specifications to be first approved of by the Lessor or his Surveyor or Agent.
  - (5) TO permit the Lessor his Surveyor or Agent once in every year during the said term in the daytime 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 Lessor or his 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 Lessor on any questions which may arise concerning alleged breaches of this covenant.
  - (7) WHENEVER required so to do by the Lessor or by the Local Authority at the Lessee's expense to make lay pave flag and form (so far as not already done) and afterwards at all times keep in repair until the same shall become repairable by the Local Authority the footway and one half the roadway of Norman Road 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 said 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 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 shall be in accordance with the covenants hereinbefore contained.
3. THE Lessor and also the said G. Walsh, R. Walsh and A. Walsh so far as relates to his or their own acts and deeds and the acts and deeds of persons claiming under him or them respectively hereby covenant with the Lessee that the Lessee paying the rent hereby reserved and performing the covenants hereinbefore on the Lessee's part contained shall quietly possess and enjoy the premises hereby demised for the term hereby granted without any lawful disturbance from or by the Lessor or the said G. Walsh, R. Walsh and A. Walsh or any of them their or any of their heirs executors or administrators or any person claiming under them or any of them.
4. PROVIDED ALWAYS that if the rent hereby reserved or any part thereof shall be in arrear and unpaid for 21 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's covenants herein contained then and in any such case it shall be lawful for the Lessor to enter upon the said plot of land and the buildings for the time being thereon or any part thereof in the name of the whole and to repossess the same as of his former estate.
5. PROVIDED ALSO that until the Lessor his heirs or assigns shall require payment of the said rent to him and give to the Lessee or leave upon the said demised premises notice in writing requiring such payment the said rent shall be paid to the said G. Walsh, R. Walsh and A. Walsh their heirs or assigns whose receipt shall be a sufficient discharge for the same.
6. PROVIDED ALSO that any license consent or act hereinbefore required or authorised or which may be necessary to be given or done by the Lessor hereunder may be validly and effectually given or done by the persons or person for the time being entitled to receive and give a discharge for the said rent and any notice required to be given by or to the Lessor hereunder shall be valid and sufficient if given by or to the persons or person so entitled.
7. IT IS HEREBY DECLARED that the walls dividing the demised premises from the said adjoining dwellings and premises of the Lessor or of the said G. Walsh, R. Walsh and A. Walsh his or their tenants or lessees are to be deemed joint party walls and fences.



LASTLY 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 conson other than rent exceeds £500.

I N W I T N E S S whereof the said parties to these presents have hereunto set their hands and seals the day and year first aforesaid.

SIGNED SEALED AND DELIVERED by the said John Duckworth

George Walsh Robert Walsh and Albert Walsh in the presence of:-

B. Reddihough,  
Clerk to Mr. S. Sandeman,  
Solicitor,  
Accrington.

J. DUCKWORTH	(L. S.)
GEORGE WALSH	(L. S.)
ROBERT WALSH	(L. S.)
ALBERT WALSH	(L. S.)



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