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Official copy of register of title

Title number LA772458

Edition date 10.08.2020

- This official copy shows the entries on the register of title on 12 JAN 2023 at 11:51:29.
- 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 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 (23.01.1996) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being 10 Norman Road, Oswaldtwistle, Accrington (BB5 4NF).
- 2 (23.01.1996) The mines and minerals excepted by the Lease are excluded from this registration.
- 3 (23.01.1996) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
 Date : 28 February 1910
 Term : 999 years from 1 May 1909
 Rent : £1.7s.7d
 Parties : (1) John Duckworth
 (2) George Walsh, Robert Walsh and Albert Walsh
 (3) Richard Henry Hutchinson
 NOTE: The lease comprises also other land
- 4 (23.01.1996) By a receipt dated 11 February 1982 George Walsh acknowledged the receipt of the sum of £9 being the agreed amount to redeem the rent of £1.7s.7d referred to above.

 NOTE: Copy receipt filed.
- 5 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

B: Proprietorship Register continued

- 1 (12.12.2011) PROPRIETOR: ADAM JOSEPH JONES and CHARLOTTE ELIZABETH TIMPERLEY of 10 Norman Road, Oswaldtwistle, Accrington BB5 4NF.
- 2 (18.01.2011) The price stated to have been paid on 7 January 2011 was £59,000.
- 3 (12.12.2011) The Transfer to the proprietor contains covenants in respect of the Charge dated 7 January 2011 referred to in the Charges Register.
- 4 (02.03.2015) 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 27 February 2015 in favour of Evolution Lending Limited referred to in the Charges Register.

C: Charges Register

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

- 1 (18.01.2011) REGISTERED CHARGE dated 7 January 2011.
- 2 (18.01.2011) Proprietor: BANK OF SCOTLAND PLC (Scot. Co. Regn. No. SC327000) of Halifax Division, 1 Lovell Park Road, Leeds LS1 1NS.
- 3 (12.12.2011) Deed dated 28 November 2011 made between (1) Bank Of Scotland PLC and (2) Adam Joseph Jones and Charlotte Elizabeth Timperley supplemental to the Charge dated 7 January 2011 referred to above.
- 4 (02.03.2015) REGISTERED CHARGE dated 27 February 2015.
- 5 (02.03.2015) Proprietor: EVOLUTION LENDING LIMITED (Co. Regn. No. 6113307) of 9 Portland Street, Manchester M1 3BE.
- 6 (10.08.2020) The address for service of the proprietor of the Charge dated 27 February 2015 referred to above has been changed.

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 11:51:30. 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	
		LA 772458	
ORDNANCE SURVEY PLAN REFERENCE	SD 7328	SECTION A	Scale 1/1250
COUNTY LANCASHIRE	DISTRICT HYNDBURN		© Crown copyright 1988



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Title Number LA772458

The electronic official copy of the document follows this message.

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Chris Indenture

made the twenty eighth day of February One thousand nine hundred and ten Between John Duckworth of Acerington in the County of Lincolnshire (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 said County Joiners and Builders (the owners of the equity of redemption of the said hereditaments) of the second part and Richard Hutchinson of Oswaldtwistle aforesaid Labourer (hereinafter called the Lessee which expression shall include his executors administrators and assigns where the context so admits) of the third part Witnesses as follows:

The Lessor in consideration of the sum of One hundred and seventy pounds to the said George Walsh Robert Walsh and Albert Walsh paid by the Lessee (the receipt whereof the said George Walsh Robert Walsh and Albert Walsh hereby acknowledge) and also in consideration of the rent and covenants by the Lessee hereinafter reserved and contained the Lessor at the request of the said George Walsh Robert Walsh and Albert Walsh doth hereby demise and the said George Walsh Robert Walsh and Albert Walsh do hereby demise and confirm unto the Lessee That messuage or dwellinghouse situate on the westerly side of Norman Road within Oswaldtwistle aforesaid with the yard garden and outbuildings thereto and which messuage is N^o 10 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 ironstone and other metals stone and minerals within and under the premises 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 or such person or persons making proper compensation to the Lessee for all damage done to the buildings upon the same land as the same are reserved in and by a certain Conveyance to the said George Walsh Robert Walsh and Albert Walsh of the said premises with other hereditaments dated the twelfth day of November one thousand nine hundred and eight And also except and reserving unto the Lessor the prerogative of water and soil in and through the premises hereby demised for the time being in or upon or under the premises hereby demised And also except and reserving to the Lessee the right to cut 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 premises hereby demised And also except and reserving unto the Lessor and his lessee tenants or occupiers of lands and buildings adjoining or contiguous to the said premises and his surveyors agents 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 and water light and all other easements now affecting the same) unto the Lessee from the first day of May one thousand nine hundred and nine for the term of Nine hundred and ninety nine years paying therefor yearly during the said term and proportionately for any fraction of a year the rent of One pound seven shillings and seven pence 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 Standard property tax) the first payment thereof to be made on the first day of May one thousand nine hundred and ten and to be computed from the date hereof

- The Lessee for himself and his assigns and to the intent that the obligations hereby contained throughout the term hereby created covenants with the Lessor and also as a separate covenant with the said George Walsh Robert Walsh and Albert Walsh 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 other 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 tenable repair the said messuage or dwellinghouse or another to be erected in substitution thereof and all additions thereto and the fixtures therein and the outbuildings walls fences severals and 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 either by decay accident from fire or otherwise shall so require to take down the same messuage or dwellinghouse or other buildings and to rebuild and erect again on the site thereof in a good and substantial manner or similar messuage or dwellinghouse 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 aforesaid a good and substantial messuage or dwellinghouse of the clear letting yearly 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 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 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 Lessor or his agent giving or leaving notice in writing of any defects or wants of repair to repair and make good the same according to such notice and the covenant in that behalf herebefore 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 tenant or occupier 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 pavement and form 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 aforesaid and also one half the back street at the rear of the demised premises in such manner and of such materials as the said Local Authority may require so far as the said roadways are 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 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 as shall be in accordance with the covenants herebefore contained

The Lessor and also the said George Walsh Robert Walsh and Albert Walsh so far as relates to his or their own act and deeds and the act 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 herebefore 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 George Walsh Robert Walsh and Albert Walsh or any of them their or any of their heirs executors or administrators or any person claiming under them or any of them

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'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

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 demised premises notice in writing requiring such payment the said rent shall be paid to the said George Walsh Robert Walsh and Albert Walsh their heirs or assigns whose receipt shall be a sufficient discharge for the same

Provided also that any license consent or act herebefore 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 or to 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

Lastly it is hereby declared that the walls dividing the demised premises from the adjoining dwellinghouses and premises of the Lessor or of the said George Walsh Robert Walsh and Albert Walsh his or their tenants or lessees are to be deemed joint party walls and fences

In witness whereof the said parties to these presents have hereunto set their hands and seals the day and year first aforesaid

John Duckworth
 George Walsh
 Robert Walsh
 Albert Walsh

Signed Sealed and Delivered by the said John
Duckworth George Walsh Robert Walsh and Albert Walsh
in the presence of



B. Redinough
with Mr. J. Sandham
Solicitor
Accrington.



Dated 28th February 1910

Messrs George Walsh Robert Walsh
and Albert Walsh and their Mortgage
to
Mr. Richard Hutchinson

SEASE of a dwelling house and premises No. 10 in
Norman Road, Oswaldtwistle for a term of 999 years
at a yearly rent of £1.7.7

Handman
Accrington

