

The electronic official copy of the register follows this message.

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Official copy of register of title

Title number LA891219

Edition date 16.02.2006

- This official copy shows the entries on the register of title on 23 MAY 2024 at 12:20:34.
- 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 (27.06.2001) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being 12 Norman Road, Oswaldtwistle, (BB5 4NF).
- 2 (27.06.2001) The mines and minerals excepted by the Lease are excluded from this registration.
- 3 (27.06.2001) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
 Date : 1 May 1919
 Term : 999 years from 1 May 1919
 Rent : £1.7s.7d
 Parties : (1) George Walsh, Robert Walsh and Albert Walsh
 (2) John Taylor
- 4 (27.06.2001) By a receipt dated 10 February 1978 George Walsh acknowledged receipt of the sum of £12.40p being the agreed amount for the release and extinguishment of the rent of £1.38 reserved by the registered lease.

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

Title number LA891219

B: Proprietorship Register continued

- 1 (27.06.2001) PROPRIETOR: CHRISTINE PAMELA ALDERSON of 12 Norman Road,
Oswaldtwistle, Lancs, BB5 4NF.
- 2 (27.06.2001) The value stated as at 27 June 2001 was £30,000.

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.

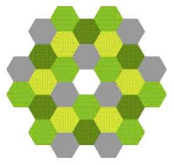
This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from HM Land Registry.

This official copy is issued on 23 May 2024 shows the state of this title plan on 23 May 2024 at 12:20:34. 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 .

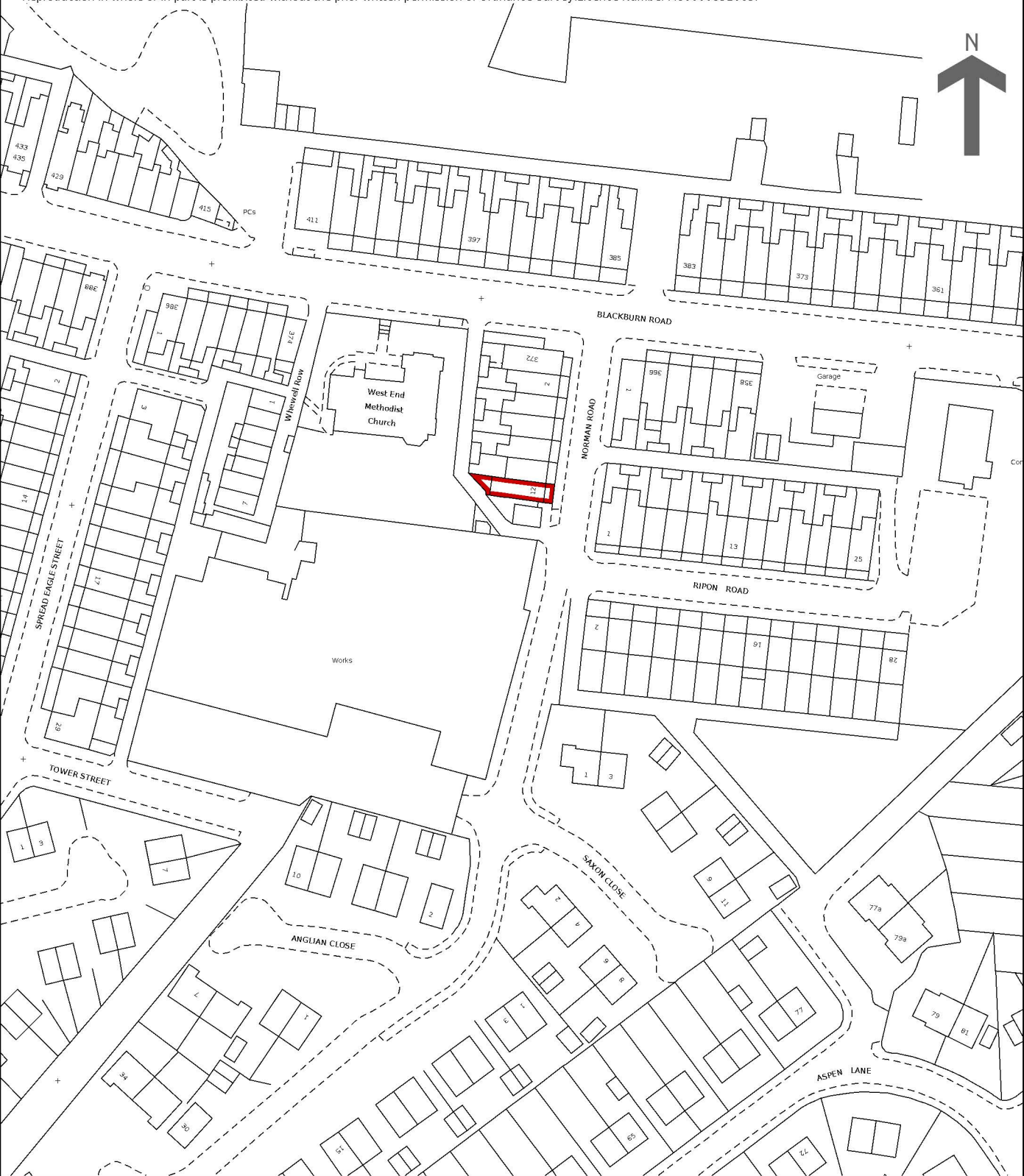
HM Land Registry

Official copy of title plan

Title number **LA891219**
Ordnance Survey map reference **SD7328SW**
Scale **1:1250**
Administrative area **Lancashire : Hyndburn**



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Title Number LA891219

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RETAIN

Dated 1st May 1919

Messrs Geo Walsh, Robt Walsh & A Walsh

to

Mr John Taylor

Lease of a Dwellinghouse and premises No 12 in Norman Road, Oswaldtwistle in the County of Lancaster, for a term of 999 Years at a Yearly Rent

£ 1 : 14 : 14

Dated 23rd September 1940

re John Taylor deceased and re Margaret Taylor deceased

SOMERSET HOUSE
M 31246
5 MAY 1919

Assent

by Mrs Evelyn Sandlisk vesting the leasehold premises No. 12, Norman Road Oswaldtwistle in the County of Lancaster in herself as absolute owner

Sprake and Ranson, Accrington

J. W. Booth, Oswaldtwistle

This Indenture



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



made the first day of May One thousand nine hundred

and nineteen 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 John Taylor of Church in the said County Grocer (hereinafter called the Lessee which expression shall include his executors administrators and assigns where the context so admits) of the other part Witnesseth as follows :-

The Lessors in consideration of the sum of One hundred and eighty five pounds to the Lessors paid by the Lessee (the receipt whereof the Lessors hereby acknowledge) and also in consideration of the rent and covenants by the Lessee hereinafter reserved and contained the Lessors hereby demise unto the Lessee All 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 numbered 12 in the said Road (except and reserving hereout to the person or persons for the time being entitled thereto all mines or beds and quarries of coal and iron-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 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 land as the same are reserved in and by a certain Caveyance to the Lessors

1
10/11/19

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 to 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 for that purpose to tie into and build against the gable end wall on the Southerly side of the demised premises And also except and reserving unto the Lessors and their Lessee tenants or occupiers of lands 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 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 nineteen for the term of Nine hundred and ninety nine years Payable 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 Landlords property tax) the first payment thereof to be made on the first day of November One thousand nine hundred and nineteen and to be computed from the date hereof.

2.

The Lessee for himself and his executors administrators and assigns and to the intent that the obligations may continue throughout the term hereby created Covenants 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 tenantable 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 sewers drains and the adjoining roads to the centres 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 a good and substantial manner a similar Messuage or Dwellinghouse or other 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 daytime with or without workmen or others to enter the demised premises and view the state of repair and the 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) Whenever required so to do by the Lessors 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 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 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 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 hereinbefore contained.

3 The lessors hereby jointly and severally 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 lessors or any persons claiming under or in trust for them.

4 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 lessors 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 their former estate.

5 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.

6 And the lessors hereby agree and undertake with the lessee that they the lessors will in the event of erecting any building on the land at the Southernly side of the demised premises and which is at present unbuild upon pull down erect make form and

complete in all respects so as to conform in area and shape to the yard walls doorway outhouses and conveniences of the Dwellinghouse and premises adjoining the demised premises on the Northernly side thereof the yard walls doorway outhouses and conveniences and the yard of the demised premises

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 pounds.

In witness whereof to one part of this Indenture remaining with the Lessee the lessors have hereunto set their hands and seals and to the other part remaining with the lessors the Lessee has hereunto set his hand and seal the day and year first aforesaid.

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

J. W. Booth.

Solicitor

Oswaldtwistle

George Walsh

Robert Walsh

Albert Walsh