

Permission to Access the Route from the Landowner

One affected landowner has provided permission for the Inspector to access the land crossed by the other route, though they would prefer to accompany the Inspector when the land is accessed.

The other affected landowner has refused permission for the Inspector to access the land in their ownership.



Official copy of register of title

Title number LAN77868

Edition date 01.02.2018

- This official copy shows the entries on the register of title on 21 AUG 2024 at 08:56:54.
- 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 21 Aug 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.

LANCASHIRE : WEST LANCASHIRE

- 1 (24.10.2008) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Ayrefield House, Ayrefield Road, Roby Mill, Skelmersdale (WN8 0QP).
- 2 (24.10.2008) The mines and minerals together with ancillary powers of working are excepted with provision for compensation in the event of damage caused thereby.
- 3 (24.10.2008) The land has the benefit of the following rights granted by a Conveyance of the land in this title dated 26 September 1951 made between (1) William Deacons Bank Limited and others and (2) Mary Josephine Blake and others:-

Together with a right of way for the Purchasers and their successors in title or owners for the time being of the land hereby conveyed for all purposes with or without horses carts and other vehicles over and along the way shown coloured brown on the said plan.

NOTE: The way shown coloured brown referred to comprises part of Ayrefield Road.

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 absolute

- 1 (19.01.2018) PROPRIETOR: ANDREW JAMES GRANT and MICHAEL JOHN GRANT of Ayrefield House, Ayrefield Road, Roby Mill, Skelmersdale WN8 0QP.
- 2 (19.07.2016) RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.
- 3 (19.01.2018) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any

Title number LAN77868

B: Proprietorship Register continued

registered charge, not being a charge registered before the entry of this restriction, is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 19 January 2018 in favour of National Westminster Bank PLC referred to in the Charges Register.

C: Charges Register

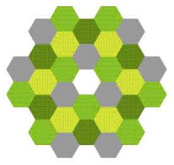
This register contains any charges and other matters that affect the land.

- 1 (19.01.2018) REGISTERED CHARGE dated 19 January 2018.
- 2 (19.01.2018) Proprietor: NATIONAL WESTMINSTER BANK PLC (Co. Regn. No. 929027) of Mortgage Centre, P.O. Box 123, Greenock PA15 1EF.

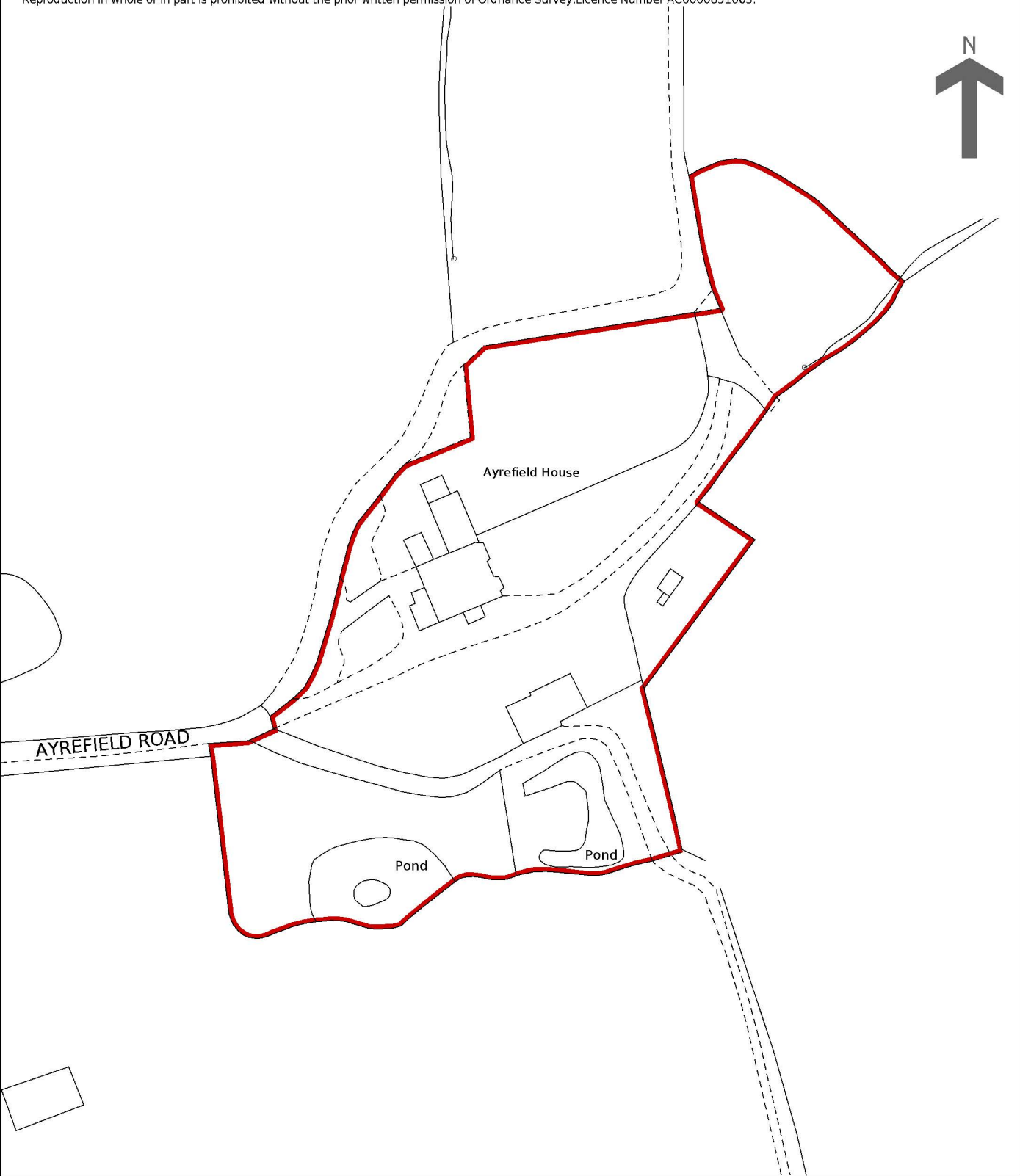
End of register

HM Land Registry Official copy of title plan

Title number **LAN77868**
Ordnance Survey map reference **SD5207NE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Lancashire : West
Lancashire**



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From: [Moore, Simon](#)
To: ["Grant, Andrew"](#)
Cc: ["Jacob G"](#)
Subject: RE: Dmno: Addition Of A Public Footpath From Ayrefield Road To Footpath 2 Upholland, West Lancs. 804.6 (888.1455)
Date: 05 September 2024 14:30:00
Attachments: [#msae001.doc](#)
[#msae002.doc](#)

Hi Andrew,

My thanks for this, and the clarification regarding landownership. I shall pass this information on to the Inspectorate when I submit the Order.

Kind regards

Simon Moore
Paralegal Officer
Legal and Democratic Services
Lancashire County Council
01772 531280

From: Grant, Andrew <andrewgrant@jsg.com>
Sent: 04 September 2024 15:54
To: Moore, Simon <Simon.Moore@lancashire.gov.uk>
Cc: 'Jacob G' <jjacobgrant@gmail.com>
Subject: RE: Dmno: Addition Of A Public Footpath From Ayrefield Road To Footpath 2 Upholland, West Lancs. 804.6 (888.1455)

Hi Simon,

Thanks for your email.

It would be my preference for the Inspector to be accompanied whilst visiting our land. We can be very flexible in terms of timing. I am happy for you to pass my mobile number (07850 926472) to him/her so they can contact me directly to arrange.

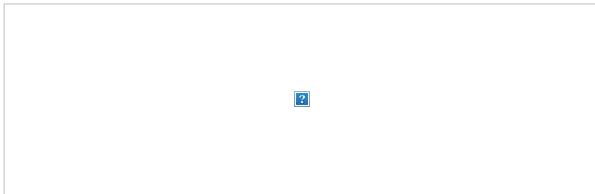
With regards to joint owners, the title of the relevant piece of land has recently changed and is now owned by myself and Jacob Grant – whom I have copied into this email.

Should I be of any further assistance, don't hesitate to contact me.

Kind regards,

Andrew

Andrew Grant - Finance Director
Johnsons Hotel Linen
Abbots Park | Monks Way | Preston Brook | Cheshire | WA7 3GH
T +44 1928 704 645 M: +44 7850 926 472 E: andrewgrant@jsg.com



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Cybercrime and fraud alert:
Please be aware that we do not send notifications of changes to our bank details by email unless specifically requested. If you receive an email that appears to come from us providing different bank details to the ones we supplied to you at the outset or indicating a change in our bank details, please contact your usual Customer Service contact by telephone immediately. Do not reply to the email or act on any information contained in it. We cannot accept responsibility if you transfer money into the wrong account.

Johnsons Hotel Linen is a trading name of Johnsons Textile Services Limited, registered in England and Wales with company number 00464645. Registered office: c/o Johnson Service Group PLC | Abbots Park | Monks Way | Preston Brook | Cheshire | WA7 3GH

From: Moore, Simon <Simon.Moore@lancashire.gov.uk>
Sent: Wednesday, August 21, 2024 9:05 AM
To: Grant, Andrew <andrewgrant@jsg.com>
Subject: Dmno: Addition Of A Public Footpath From Ayrefield Road To Footpath 2 Upholland, West Lancs. 804.6 (888.1455)

Dear Mr Grant,

I am writing to you as the council is in the process of submitting this Definitive Map Modification Order to the Secretary of State for determination. As part of this process I am required to request your permission, as the owner of part of the land crossed by the Order route, for the Inspector appointed by the Secretary of State to access the land affected by the Order so they may inspect it as part of the decision making process. I have attached a copy of the Order including the associated plan for ease of reference.

Please could you furnish this permission?

I understand that the land in your ownership is jointly owned with Mr Michael John Grant, if you could forward this email to him, or otherwise provide an email contact for him so I may also seek his permission too I would be most grateful.

Kind regards

Simon Moore
Paralegal Officer
Legal and Democratic Services
Lancashire County Council
01772 531280

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From: [Moore, Simon](#)
To: [Simon Woods](#)
Subject: RE: Dmmo: Addition Of A Public Footpath From Ayrefield Road To Footpath 2 Upholland, West Lancs. 804.6 (888.1455)
Date: 03 September 2024 07:34:00

Hi Simon,

My thanks for your response. I shall raise your concerns with the Public Rights of Way Team who may be able to discuss further. Was a site visit requested previously? I cannot find a record of this on our file.

As the order has been objected to LCC cannot progress the order further and it must be submitted to the Secretary of State, represented by the Planning Inspectorate, for determination one way or the other. I shall pass on your refusal to grant permission for the appointed inspector to access the land with the submission.

Kind regards

Simon Moore

Paralegal Officer
Legal and Democratic Services
Lancashire County Council
01772 531280

From: Simon Woods <simon@lettingagentswigan.co.uk>
Sent: 23 August 2024 17:14
To: Moore, Simon <Simon.Moore@lancashire.gov.uk>
Subject: Re: Dmmo: Addition Of A Public Footpath From Ayrefield Road To Footpath 2 Upholland, West Lancs. 804.6 (888.1455)

Simon,

I do NOT want to give any permission because, my email below has never been actioned properly?

I cannot understand why nobody from the Council has been out to discuss this matter with me on site?

I need to fully understand this before we can reach an agreement.

Regards,

Simon Woods
Managing Director
Robin Park Letting Agents Wigan

Mobile: [07788 918006](tel:07788918006)
Email: Simon@LettingAgentsWigan.co.uk

Sent from my iPhone

On 23 Aug 2024, at 13:58, Moore, Simon <Simon.Moore@lancashire.gov.uk> wrote:

Dear Mr Woods,

I am writing to you as the council is in the process of submitting this Definitive Map Modification Order to the Secretary of State for determination. As part of this process I am required to request your permission, as the owner of part of the land crossed by the Order route, for the Inspector appointed by the Secretary of State to access the land affected by the Order so they may inspect it as part of the decision making process. I have attached a copy of the Order including the associated plan for ease of reference.

Please could you furnish this permission?

I understand that the land in your ownership is jointly owned with Jacqueline Woods, if you could forward this email to her, or otherwise provide an email contact so I may also seek her permission too I would be most grateful.

Kind regards

Simon Moore

Paralegal Officer
Legal and Democratic Services
Lancashire County Council
01772 531280

From: simon@lettingagentswigan.co.uk <simon@lettingagentswigan.co.uk>

Sent: 20 November 2018 13:18

To: Blundell, Claire <Claire.Blundell@lancashire.gov.uk>

Cc: sdean@abhlaw.co.uk; jaki@lettingagentswigan.co.uk

Subject: LSG4/CB7/888.1455/804.600

Importance: High

Claire,

We have received a letter in the post saying that you want to form a footpath over land that is under our ownership, just to let you know that this is not acceptable to ourselves under any circumstances!

Please find enclosed a copy of our Deed showing which part of the track/road we own between number 59 and the boundary of Ayrefield Hall our house which was

formerly 2a on the plan (For ease on site the Hawthorn Hedge denotes the length of road in our ownership).

I have copied Steve Dean from Alker Ball Healds Solicitors into this email for information only at this stage.

Regards,

Simon Woods
Managing Director
Robin Park Letting Agents Wigan

Mobile: 07788 918006

Website: www.LettingAgentsWigan.co.uk

Email: Simon@LettingAgentsWigan.co.uk

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Lancashire County Council reserves the right to monitor all incoming and outgoing email.

Lancashire County Council has taken reasonable steps to ensure that outgoing communications do not contain malicious software and it is your responsibility to carry out any checks on this email before accepting the email and opening attachments.



Official copy of register of title

Title number LAN24302

Edition date 27.05.2016

- This official copy shows the entries on the register of title on 04 APR 2023 at 15:17:14.
- 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 04 Apr 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.

LANCASHIRE : WEST LANCASHIRE

- 1 (20.12.2005) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being land adjoining 59 Ayrefield Road, Roby Mill (WN8 0QP).

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 absolute

- 1 (27.05.2016) PROPRIETOR: SIMON WOODS and JACQUELINE WOODS of Ayrefield Hall, Ayrefield Road, Roby Mill, Skelmersdale WN8 0QP.
- 2 (27.05.2016) The price stated to have been paid on 31 March 2015 was £24,000.

C: Charges Register

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

- 1 (20.12.2005) The land is subject to the following rights reserved by a Conveyance of the land in this title dated 6 March 1969 made between (1) Sarah Cliff (Donor) and (2) Joseph Greaves (Donee)

"EXCEPT AND RESERVING unto the Donor and her successors in title at all times hereafter the full and free right of using the adjacent or neighbouring land for all purposes without any restriction including using thereof by the conversion or appropriation at any time hereafter of such land for building or other purposes obstructive or otherwise and in particular without regard to obstruction of light or air to buildings erected or to be erected on the said land hereby conveyed AND ALSO EXCEPT AND RESERVING unto the Donor and her successors in title the free running of water and soil from any other property through and along and the free use of all sewers drains watercourses gas and waterpipes and electric cables made or laid or to be made or laid in

Title number LAN24302

C: Charges Register continued

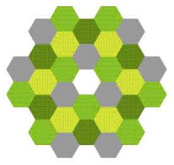
through or under the land hereby conveyed."

End of register

HM Land Registry

Official copy of title plan

Title number **LAN24302**
Ordnance Survey map reference **SD5207NW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Lancashire : West Lancashire**



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