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Title Number LA857814

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RR Full
LA857814

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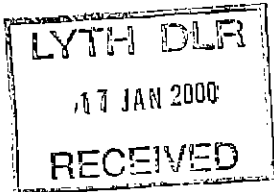
Transfer of whole of registered title(s)

HM Land Registry

TR1

(If you need more room than is provided for in a panel, use continuation sheet CS and staple to this form)

1. Stamp Duty



- I/we hereby certify that this instrument falls within category in the Schedule to the Stamp Duty (Exempt Instruments) Regulations 1987.
- It is certified that the transaction 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 exceeds the sum of £60,000.00

2. Title Number(s) of the Property UNREGISTERED

3. Property

All that piece or parcel of land forming part of The Home Farm Wray more particularly delineated and shown edged red on Plan 1 attached hereto (Plan 1) TOGETHER WITH the benefit of a right of way (in common with the Transferors and all others entitled to a like right) over the track or roadway leading from the land hereby transferred in the position shown for the purpose of identification edged brown on Plan 2 attached hereto (Plan 2) with or without vehicles and TOGETHER WITH ALSO with the full and free right to lay a new sewer or drain to serve the land hereby transferred along the said track or roadway edged brown to the main drain or sewer at the approximate point marked D on Plan 2 and a right of entry with or without workmen and equipment for the purpose of carrying out such works and for the purpose of the future repair maintenance and renewal of the said new sewer or drain laid in pursuance of the right hereby granted and also any existing sewer or drain serving the said land laid thereunder and thereafter the right to the free flow of water soil and effluent through such said new sewer or drain the Transferee or other person or company exercising such right making good all damage occasioned in the exercise thereof AND TOGETHER ALSO with the right to enter such part of the said track or roadway edged brown on Plan 2 with or without workmen and equipment for the purpose of carrying out such works as may be necessary to provide access to the land hereby transferred in accordance with any Planning Permission for the development thereof and to permit the Transferee to carry out such works at its own expense without any obligation on the Transferee to do so SUBJECT TO the following: -

- A) A pedestrian right of way 1.8 metres in width shown coloured yellow on Plan 1 for all persons entitled to exercise the same.
- B) A vehicular right of way for the owners and occupiers of the existing garages shown on Plan 1 over the track or roadway forming part of the property shown hatched brown on Plan 1 and
- C) A right of access for the purpose of maintenance of the barn to the east of the land hereby transferred comprised in a Transfer dated 11th September 1995 by the said Phyllis Dorothy Holt to Peter James Garrod and Hazel Jean Garrod



4. Date

25th November 1999.

5. Transferor:

JOHN RENSHAW HOLT and PHYLLIS DOROTHY HOLT both of The Old Rectory Lower Tatham near Lancaster

6. Transferee for entry on the register

LODGE ESTATES (NORTH WEST) LIMITED

(Company Registration No. 2678219)

7. Transferee's intended address(es) for service in the U.K. (including postcode) for entry on the register

Foxfield Cottage Mount Pleasant Lane Bolton le Sands Carnforth Lancs

8. The Transferor transfers the Property to the Transferee.

9. Consideration

The Transferor has received from the Transferee for the property the sum of *THIRTY THOUSAND POUNDS* (£30,000.00)

The transfer is not for money or anything which has a monetary value

10. The Transferor transfers with

full title guarantee

limited title guarantee

11. Declaration of trust

The Transferees shall hold the Property on trust for themselves as joint tenants in equity

The Transferees shall hold the Property on trust for themselves as tenants in common in equal shares.

The Transferees shall hold the Property

12. Additional Provision(s)

(a) The Transferors hereby jointly and severally covenant with the Transferee not to connect into any sewer or drain which may be laid by the Transferee in under or through the said track or roadway edged brown on Plan 2 or to authorise such connection without the prior written consent of the Transferee or its successors in title and without a Deed of Covenant being entered into by the person or persons making such connection with the owners for the time being of the land hereby transferred to pay a fair proportion according to user of the repair maintenance and renewal of the said sewer or drain

(b) The Transferors hereby acknowledge the right of the Transferee to the production of the following

documents the possession of which is retained by the Transferors and to delivery of copies thereof and undertake with the Transferee for the safe custody of such documents: -

SUBSIDIARY VESTING DEED dated 8th March 1939 made between Henry Cyril Warneford Foster (1) Brian Lawrence (2) The Reverend Ronald Lees, John George Ritson and Ethel Lees (3) The Reverend Ronald Lees (4)

ASSENT dated 21st March 1966 – John Hopper Ritson Phyllis Dorothy Holt and George Pilkington (1) Phyllis Dorothy Holt (2)

COPY DEED OF GRANT dated 2nd April 1970 made between Phyllis Dorothy Holt (1) and the County Council of the Administrative County of the County Palatine of Lancaster (2)

COPY DEED OF GRANT dated 12th June 1985 Phyllis Dorothy Holt (1) The Parochial Church Council of the Parish of Holy Trinity Wray (2) The Blackburn Diocesan Board of Finance (3)

COPY DEED OF GRANT dated 19th March 1993 made between Phyllis Dorothy Holt (1) and Jonathan Ingham and Jennie Ingham (2)

COPY DEED dated 22nd December 1994 made between Phyllis Dorothy Holt (1) The Parochial Church Council of the Parish of Holy Trinity Wray (2) The Blackburn Diocesan Board of Finance Limited (3)

COPY DEED dated 6th September 1995 made between Phyllis Dorothy Holt (1) and The Lancashire County Council (2)

COPY TRANSFER dated 11th September 1995 made between Phyllis Dorothy Holt (1) and James Garrod and Hazel June Garrod (2)

DEED OF GIFT dated 1st July 1996 made between Phyllis Dorothy Holt (1) John Renshaw Holt (2) and Phyllis Dorothy Holt and John Renshaw Holt (3)

MEMORANDUM OF AN AGREEMENT between Phyllis Dorothy Holt (1) and Philip Critchley and A. Critchley (2)

MEMORANDUM OF AN AGREEMENT between Phyllis Dorothy Holt (1) and John Richardson and Linda Richardson (2)

MEMORANDUM OF AN AGREEMENT between Phyllis Dorothy Holt (1) and Alice Wright (2)

MEMORANDUM OF AN AGREEMENT between Phyllis Dorothy Holt (1) and Alice Brown (2)

(Continued on attached Form CS (if any))

13. The Transferors and all other necessary parties should execute this transfer as a deed using the space below.

Signed as a deed by
JOHN RENSHAW HOLT
in the presence of :-

Sign here *John Renshaw Holt*

Signature of Witness: *E. Quine*

Name (in BLOCK CAPITALS) ELIZABETH QUINE

Address FLEET GREEN, TATHAM, LANCASTER

Signed as a deed by
PHYLLIS DOROTHY HOLT
in the presence of :-

Sign here *Phyllis D. Holt*

Signature of Witness: *E. Quine*

Name (in BLOCK CAPITALS) ELIZABETH QUINE

Address FLEET GREEN, TATHAM, LANCASTER

THE COMMON SEAL of **LODGE
ESTATES (NORTH WEST) LIMITED**
Was hereunto affixed in the presence
Of: -



Director *S.D.H.*

Secretary *J.A.H.*

Continued on attached Form CS (if any)

Pedestrian Access To
Garages

EXISTING HOUSE

EXISTING
GARAGES

Garage And
Parking For
New House

Access to
Existing
Garages
to Be
Maintained

Access To Barn
Conversion Maintained



PLAN

Phyllis J. Hall
Phyllis J. Hall

PLAN 2



John Hall
Phyllis J. Hall

new junction as approved on drg. n° 9304/1 rev. 1
application n° 93/00150/CU

