



Official copy of register of title

Title number LAN226447

Edition date 26.04.2023

- This official copy shows the entries on the register of title on 24 AUG 2023 at 15:56:25.
- 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 08 Jul 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 : RIBBLE VALLEY

- 1 (10.01.1991) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Land on the south side of Chatburn Old Road, Clitheroe.
- 2 (10.01.1991) The land was formerly copyhold of the Manor of Chatburn Worston and Pendleton and the rights saved to the lord by the 12th Schedule of the Law of Property Act, 1922 are excepted from the registration.
- 3 (10.01.1991) The land has the benefit of the following rights reserved by a Conveyance of land adjoining part of the eastern boundary of the land in this title dated 17 May 1972 made between (1) J Holgate Limited (vendor) and (2) John Frankland Widdup (purchaser):-

"EXCEPT AND RESERVING the free running and passage of water soil gas and electricity and other services matters and things to and from the adjoining and neighbouring and other land and premises through and along the sewers drains watercourses channels pipes wires and cables now or hereafter within Twenty years from the date of these presents to be laid or made through under or over or upon the plot of land hereby conveyed and the right to enter upon the plot of land hereby conveyed with or without workmen and others to inspect the condition thereof and to make connections therewith and carry out such repairs thereto and lay and make such further sewers drains watercourses channels pipes wires and cables as might be deemed necessary for the benefit of any adjoining and neighbouring land and premises the person or persons body or bodies corporate (over whom the Vendor has control) from time to time exercising such rights doing no unnecessary damage thereby and repairing any such damage to the surface of the land and any buildings thereon to the reasonable satisfaction of the Purchaser"

NOTE: Copy plan filed under LA660786.

- 4 (10.01.1991) The land has the benefit of the following rights reserved by a Conveyance of land lying to the south east of the land in this title forming part of 26 Crow Trees Brow dated 19 July 1984 made between (1) J Holgate Limited and (2) Fred Holgate and Mary Beatrice Holgate:-

EXCEPT AND RESERVING the free running and passage of water

A: Property Register continued

soil gas and electricity and other services matters and things to and from the adjoining and neighbouring and other land and premises through and along the sewers drains watercourses channels pipes wires and cables now or thereafter within Twenty years from the date of these presents to be laid or made through under or over or upon the plot of land hereby conveyed and the right to enter upon the plot of land hereby conveyed with or without workmen and others to inspect the condition thereof and to make connections therewith and carry out such repairs thereto and lay and make such further sewers drains watercourses channels pipes wires and cables as might be deemed necessary for the benefit of any adjoining and neighbouring land and premises the person or persons body or bodies corporate (over whom the Vendor has control) from time to time exercising such rights doing no unnecessary damage thereby and repairing any such damage to the surface of the land and any buildings thereon to the reasonable satisfaction of the Purchaser

NOTE:-Copy black and white plan filed under LA660786.

- 5 (02.12.1993) The land has the benefit of the following rights reserved by a Transfer of the land tinted mauve on the title plan dated 19 November 1993 made between (1) Ronald Jackson and Marion Jackson and (2) Christine Gooding:-

"EXCEPT AND RESERVING to the Transferors the easements set out in the First Schedule hereto

.....

THE FIRST SCHEDULE before referred to

RIGHTS excepted and reserved unto the Transferors and their successors in title assigns lessees tenants and the owners tenants and occupiers of the retained land and all others authorised by the Transferor:-

1. THE free and uninterrupted right of passage and running of water soil gas and electricity and other energy from and to the retained land through all pipes now or within the Perpetuity Period constructed in under through above or upon the Property or any part thereof and the right to lay and install under the Property within the Perpetuity Period lines of pipes for the purpose of connecting to such pipes
2. THE right at any time upon giving reasonable notice (or at any time in emergency) enter on the Property with or without vehicles laden or unladen and with all necessary machines tools appliances and materials for the purpose of laying inspecting repairing cleansing maintaining replacing renewing and connecting into such pipes without payment of compensation the persons exercising such rights making good any damage caused to the Property
3. THE right to erect or to consent hereafter to any person erecting any building or any other erections on the retained land (notwithstanding that such building or other erection may interfere with the free access of light or air to the Property) and the right to deal in any way with the retained land as they may think fit."

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 (31.03.2022) PROPRIETOR: JJ CONSTRUCTION (NW) LIMITED (Co. Regn. No. 08694981) of 90 Lincoln Road, Peterborough PE1 2SP.
- 2 (31.03.2022) The value stated as at 31 March 2022 was £15,000.
- 3 (31.03.2022) The Transfer to the proprietor contains a covenant to

B: Proprietorship Register continued

observe and perform the covenants and other matters contained or referred to in the register so far as the same are still subsisting and capable of taking effect, and affect the property and of indemnity in respect thereof.

C: Charges Register

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

- 1 (14.03.2019) The land tinted blue on the title plan is subject to any rights that are granted by a Deed dated 25 February 2019 made between (1) Ronald Jackson and (2) Electricity North West Limited and affect the registered land.

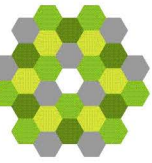
The said Deed also contains restrictive covenants by the grantor.

NOTE:-Copy filed under LA907056.

End of register

HM Land Registry
Official copy of
title plan

Title number **LAN226447**
Ordnance Survey map reference **SD7644SE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Lancashire : Ribble Valley**



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