

The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.



Official copy of register of title

Title number LA876215

Edition date 13.01.2025

- This official copy shows the entries on the register of title on 18 AUG 2026 at 15:33:59.
- 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 18 Aug 2026.
- 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 (31.10.2000) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land on the east side of Tanhouse Road, Upholland, Skelmersdale.
- 2 (31.10.2000) As to the part tinted brown on the filed plan the mines and minerals are excepted.
- 3 (31.10.2000) The land was formerly copyhold of the Manor of Upholland and the rights saved to the Lord by the 12th Schedule of the Law of Property Act 1922 are excepted from the registration.
- 4 (31.10.2000) A Conveyance of the land tinted blue on the filed plan and other land dated 18 November 1920 made between (1) Phyllis Margaret Rivers Munro Spencer (Vendor) (2) Charles Richard Rivers Almeric Stuart John Munro Spencer and Arthur George Oldham and (3) Robert Greaves (Purchaser) contains an exception and reservation of which the following are particulars and this registration takes effect subject thereto:-

EXCEPT AND RESERVED (as to both the freehold and copyhold hereditaments) unto the Vendor her sequels in title her and their assigns All mines ores metals and minerals in or under the lands thereby conveyed and all rights privileges and easements necessary or proper for searching for working winning and carrying away the same and the mines ores metals and minerals under any adjoining or neighbouring land but by underground workings only and also the right to destroy or let down the surface and any buildings then or thereafter thereon making proper compensation for all damage done by subsidence to the surface or the buildings thereon.

- 5 (31.10.2000) There are excluded from the registration of the land tinted yellow on the filed plan the mines and minerals and the ancillary rights excepted and reserved by a Conveyance thereof with other land dated 12 January 1921 made between (1) Phyllis Margaret Rivers Munro Spencer (Vendor) (2) Charles Richard Rivers, Almeric Stuart John Munro Spencer and Arthur George Oldham and (3) Martha Warburton (Purchaser) in the following terms:-

Excepted and reserved out of the Conveyance thereby made unto the Vendor or other the person or persons for the time being entitled thereto all mines ores metals and minerals in or under said

A: Property Register continued

hereditaments and premises thereinbefore described and all rights privileges and easements necessary or proper for searching working winning and carrying away same and the mines ores metals and minerals under any adjoining or neighbouring land of the Vendor but by underground workings only.

And also the rights to destroy or let down the surface of said hereditaments and premises thereinbefore described and any buildings then or thereafter erected thereon the Vendor and all such other persons as aforesaid making to the Purchaser and her heirs and assigns proper compensation for all damage done by subsidence to said surface or the buildings for the time being thereon.

- 6 (31.10.2000) There are excluded from the registration of the land tinted pink on the filed plan the mines and minerals and the ancillary rights excepted and reserved by a Conveyance thereof with other land dated 29 September 1949 made between (1) Thomas Henry Wilkinson and Frederick Wilkinson (Vendors) and (2) Frank Wilkinson (Purchaser) in the following terms:-

"Except and Reserved such mines and minerals and rights relating thereto as were by virtue of the Coal Act 1938 and the Coal Industry Nationalisation Act 1946 vested in the Coal Commission and for the National Coal Board."

- 7 (31.10.2000) The land has the benefit of the following rights reserved by but is subject to the following rights granted by a Transfer which included the land edged and numbered 2 and 3 in blue on the filed plan dated 16 July 1975 made between (1) Lancashire County Council and (2) Liverpool Roman Catholic Archdiocesan Trustees Incorporated:-

"AND TOGETHER ALSO with a right of drainage or watercourse and other rights now or usually enjoyed or to be enjoyed for the purposes of the piece of land hereby conveyed and the buildings erected or to be erected thereon through the drains sewers or pipes constructed laid or to be laid in or under the adjoining property belonging to the Vendor and with power to enter to connect to and maintain such sewers or pipes making good at the Purchasers own expense any damage caused by such tying in or maintenance in respect thereof

.....
.....
AND RESERVING ALSO unto the Vendors and their successors in title the free passage and drainage of water sewage or soil coming from or off any land or buildings erected and built or to be erected and built or to be erected or built contiguous or near to the said land through the sewers drains pipes and watercourses which now or may hereafter be in or under the piece of land hereby conveyed PROVIDED ALWAYS that no right hereby granted shall arise hereunder in the case of any such drains or sewers or pipes coming into existence after the period of 80 years from the date hereof which period shall be the perpetuity period applicable thereto."

- 8 (31.10.2000) The land has the benefit of the following rights reserved by but is subject to the following rights granted by a Transfer of the land edged and numbered 1 in blue on the filed plan dated 1 February 2000 made between (1) The Lancashire County Council (Transferor) and (2) The West Lancashire District Council (Transferee):-

"The Transferor grants to the Transferee its employees agents and contractors the right at all times with or without vehicles to pass and repass over so much of the retained land as is reasonably necessary for access to and egress from the property hereby transferred and for the purposes contracted with the use of the property

EXCEPTING AND RESERVING the full and free right and liberty for the Transferor and its successors in title in common with all others similarly entitled to the free and uninterrupted passage and running of water and soil in and through the drains and pipes leading in on through or under the property hereby transferred and the right on written notice to the Transferee or their successors in title to enter upon the Property hereby transferred so far as it may be necessary for the purpose of renewing or maintaining the said drain and pipes the Transferor or their successors in title making good at their own

A: Property Register continued

expense all damage caused thereby and reinstating the land to the reasonable satisfaction of the Transferee"

9 (15.08.2001) The land edged and numbered in green on the title plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.

10 (13.05.2011) The land has the benefit of the rights granted by a Deed dated 20 April 2011 made between (1) Persimmon Homes Limited (2) Lancashire County Council and (3) West Lancashire Borough Council.

NOTE:-Copy filed under LA816351.

11 (21.07.2021) The land has the benefit of any legal easements reserved by the Transfer dated 23 June 2021 referred to in the Charges Register but is subject to any rights that are granted by the said deed and affect the registered land.

12 (25.11.2022) The land has the benefit of any legal easements reserved by a Transfer of the land edged and numbered LAN268292 in green on the title plan dated 17 November 2022 made between (1) The Lancashire County Council and (2) Robert William Morris.

NOTE: Copy filed under LAN268292.

13 (17.01.2023) The land has the benefit of any legal easements reserved by a Transfer of the land edged and numbered LAN270163 in green on the title plan dated 12 January 2023 made between (1) The Lancashire County Council and (2) Douglas Joseph McCready.

NOTE: Copy filed under LAN270163.

14 (26.05.2023) The land has the benefit of any legal easements reserved by the Transfer dated 23 June 2021 referred to in the Charges Register but is subject to any rights that are granted by the said deed and affect the registered land.

15 (01.07.2024) The land has the benefit of any legal easements reserved by a Transfer of the land edged and numbered LAN288370 in green on the title plan dated 27 May 2021 made between (1) The Lancashire County Council and (2) MC Housing Limited.

NOTE: Copy filed under LAN288370.

16 (13.01.2025) The title includes any legal easements reserved by a Transfer of the land edged and numbered LAN294843 in green on the title plan dated 27 May 2021 made between (1) The Lancashire County Council and (2) Hansby Green Limited.

NOTE: Copy filed under LAN294843.

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 PROPRIETOR: THE LANCASHIRE COUNTY COUNCIL of County Hall, Preston, PR1 8XJ.

2 (31.10.2000) A Conveyance and a Transfer both dated 7 May 1974 and made between (1) Skelmersdale Development Corporation and (2) The Lancashire County Council contain identical purchasers personal covenants details of which are set out in the schedule of personal covenants hereto.

Schedule of personal covenants

1 The County Council hereby covenants with the Corporation that the County Council and its successors in title will:-

Schedule of personal covenants continued

.....
..
(b) Fortwith erect along the perimeter of the land a fence to a design first approved by the Corporation and forever thereafter to maintain and keep the same in good and substantial repair to the reasonable satisfaction of the Corporation.

(c) So far as the same may relate to or affect the land hereby conveyed and are capable of being enforced indemnify the Corporation from and against all costs claims demands and expenses arising out of the future non observance or non performance of the restrictive and other covenants contained in the Conveyance dated 24 April 1968 referred to in the Charges Register.

C: Charges Register

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

- 1 (31.10.2000) A Conveyance of shafts and disused workings dated 24 April 1968 made between (1) National Coal Board and (2) Skelmersdale Development Corporation contains restrictive covenants.

NOTE: Original filed under LA385445.

- 2 (31.10.2000) A Building Agreement dated 24 March 2000 made between (1) The Lancashire County Council (2) Persimmon Homes (North West) Limited and (3) Bellway Homes Limited relates to the development of the land in this title.

- 3 (15.08.2001) The roads and footpaths and any driveways, accessways, common areas, passageways and parking areas are subject to rights of way and user.

- 4 (15.08.2001) The land is subject to rights in respect of drainage, water, gas, electricity and other domestic supply services and so far as affected thereby, to any rights of overhang, protrusion, support, protection, shelter and of tying into gable walls together with ancillary rights of entry.

- 5 (04.12.2019) The parts of the land thereby affected are subject to the rights granted by a Lease of the land edged and numbered 4 in blue on the title plan dated 29 November 2019 made between (1) Lancashire County Council and (2) E.S. Pipelines Limited for a term of 99 years beginning on and including 29 November 2019.

The said deed also contains restrictive covenants by the grantor.

NOTE: Copy lease filed under LAN229856.

- 6 (21.07.2021) A Transfer of the land edged and numbered LAN256151 in green on the title plan dated 23 June 2021 made between (1) Lancashire County Council and (2) Electricity North West Limited contains restrictive covenants by the Transferor.

NOTE: Copy filed under LAN256151.

- 7 (26.05.2023) A Transfer of the land edged and numbered LAN275173 in green on the title plan dated 23 June 2021 made between (1) Lancashire County Council and (2) Electricity North West Limited contains restrictive covenants by the transferor.

NOTE: Copy filed under LAN275173.

End of register