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Applications are pending in HM Land Registry, which have not been completed against this title.



Official copy of register of title

Title number LAN177523

Edition date 21.11.2019

- This official copy shows the entries on the register of title on 01 APR 2020 at 12:54:50.
- 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 29 Jul 2020.
- 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 : SOUTH RIBBLE

1 (19.02.1998) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Land on the west side of Croston Road, Farington Moss, Leyland.

2 (19.02.1998) A Conveyance of the land tinted pink on the title plan and other land dated 13 January 1920 made between (1) George Archibald Wallace Young (Vendor) and (2) William Speakman (Purchaser) contains the following provision:-

"It is hereby agreed and declared that nothing in these presents contained shall be deemed to entitle the Purchaser to any right of light or air which would restrict or interfere with the free use of any adjoining or neighbouring land of the Vendor for building or other purposes."

3 (05.05.2016) The land tinted blue on the title plan with other land has the benefit of the following rights reserved by a Transfer of land lying to the south adjoining 2 Leyland Lane dated 16 December 1996 made between (1) Commission For The New Towns (Vendor) and (2) Frank Hunt (Purchaser):-

"EXCEPTED AND RESERVED (or in so far as the same do not already exist Excepting and Reserving) out of the Property unto the Vendor and others the easements rights matters and things specified in the First Schedule hereto

THE FIRST SCHEDULE above referred to

(Matters reserved to the Vendor and others)

.....
..

(2) The right to the Vendor and all others authorised by the Vendor to the free running of water through the ditch and culvert now laid or to be laid within eighty years after the date hereof in under the Property together with the right to the Vendor and others authorised by the Vendor upon giving reasonable notice (save in cases of emergency) to enter on the Property (a) to repair renew maintain inspect or cleanse such drain or culvert for the purpose of exercising such right subject

A: Property Register continued

to the persons exercising such right making good any damage caused to the Property thereby and/or (b) if so required by the Vendor to upgrade enlarge and/or culvert the existing ditch on the Property subject to paying reasonable compensation for inconvenience and the loss of the use of the Property or the part thereof so entered upon during the period of such upgrading enlargement and/or culverting and subject to making good any damage caused to the Property thereby.

(3) The rights liberties and powers of any public authority or supply company which may have mains or apparatus within or near to the Property (but with the benefit for the Purchaser so far as the Vendor can transfer the same and so far as it relates to the Property of any rights to compensation which may arise out of the exercise of such rights liberties and powers)

(4) The right to the Vendor notwithstanding anything to the contrary herein to deal with the Vendor's other lands in such parcels and upon such terms and conditions and subject to or free from any restrictions as the Vendor may think fit and the Purchaser shall not be released from any of the covenants and stipulations contained herein nor shall the right of the Vendor to enforce any such covenants and stipulations be affected in any way by reason that the Vendor's other lands shall have been sold or demised or contracted to be sold or demised without covenants and stipulations similar to those contained herein or that such other lands of the Vendor are being used in a manner and for a purpose inconsistent with the covenants and stipulations herein and the Purchaser shall not be entitled to inspect any assurance executed by the Vendor in favour of any other person.

(5) The Purchaser shall not be or become entitled to any right of access of light or air or other easement or right which will restrict or interfere with the full and free use and enjoyment of the adjoining or neighbouring property now or formerly owned by the Vendor and any enjoyment of light or air had by the Purchaser and their successors in title over any such adjoining or neighbouring or neighbouring land shall be deemed to be had by the revocable consent (hereby given) of the Vendor"

4 (09.06.2000) The land tinted pink on the title plan has the benefit of the following rights reserved by a Transfer of land on the north side of Hugh Lane and other land dated 4 February 2000 made between (1) Commission for the New Towns (Transferor) and (2) The South Ribble Borough Council (Transferee):-

"EXCEPTIONS AND RESERVATIONS

The Property is transferred excepting and reserving to the Transferor the following rights:

(a) The right (in common with all other persons having the like right) to the free and uninterrupted passage and running of water soil gas electricity and other services to and from the adjoining and neighbouring land of the Transferor in and through any sewers drains watercourses pipes wires and cables which are now or may hereafter during the period of 80 years from the date of this Transfer "the Perpetuity Period" be laid in or under the Property together with the right upon giving previous reasonable notice (or at any time in case of emergency) to enter on such parts of the Property as have not been built upon to lay make connections with repair replace renew maintain inspect test and cleanse such sewers drains watercourses pipes wires and cables provided that the systems to which any connections are made are not overloaded beyond the capacity which they are for the time being designed to bear and subject to the person making such entry causing as little damage disturbance and inconvenience as reasonably possible and making good all damage caused by the exercise of such rights

(b) The right upon giving previous reasonable notice (or at any time in case of emergency) with or without servants agents contractors and workmen to enter or go upon such parts of the Property as may be reasonably necessary to facilitate the repair or maintenance to the adjoining land or any building structure or other thing thereon subject to making good all damage caused by the exercise of such right."

A: Property Register continued

- 5 (05.05.2016) The land has the benefit of any legal easements granted by the Transfer dated 14 April 2016 referred to in the Charges Register but is subject to any rights that are reserved by the said deed and affect the registered land.
- 6 (11.01.2017) The title plan has been revised to accord with the latest revision of the Ordnance Survey Map.
- 7 (11.01.2017) 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.
- 8 (15.05.2017) The land tinted green on the title plan has been removed from this title and separately registered.
- 9 (15.05.2017) The land has the benefit of any legal easements reserved by transfers of land removed from the title shown tinted green on the title plan.
- 10 (15.05.2017) The land has the benefit of rights of entry for the inspection and maintenance reserved by transfers of land removed from the title shown tinted green on the title plan.
- 11 (15.05.2017) Where transfers of the parts tinted green on the title plan include shared accessways rights of way are reserved thereover.
- 12 (25.07.2017) A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.
- 13 (02.11.2018) The land has the benefit of any legal easements reserved by transfers of parts of the Croston Meadow Estate edged and numbered in green on the title plan of title LA813875.
- 14 (02.11.2018) The land adjoining parts of the Croston Meadow Estate edged and numbered in green on the title plan of title LA813875 has the benefit of rights of entry for the inspection and maintenance of such adjoining land reserved by transfers of the said parts edged and numbered in green.

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 (05.05.2016) PROPRIETOR: MILLER HOMES LIMITED (Scot. Co. Regn. No. 255429) of Miller House, 2 Lochside View, Edinburgh Park, Edinburgh EH12 9DH.
- 2 (05.05.2016) The price stated to have been paid on 14 April 2016 was £3,040,950 plus £608,190 VAT.

C: Charges Register

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

- 1 (05.05.2016) A Transfer of the land in this title dated 14 April 2016 made between (1) Homes and Communities Agency and (2) Miller Homes Limited contains restrictive covenants.
NOTE: Copy filed.
- 2 (11.01.2017) The land is subject to any rights that are granted by a Transfer of an electricity substation dated 6 January 2017 made between (1) Miller Homes Limited and (2) Energetics Electricity Limited and affect the registered land.
The said Deed also contains restrictive covenants by the transferor.

NOTE: Copy filed under LAN185942.

C: Charges Register continued

3 (28.03.2017) The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto.
The leases grant and reserve easements as therein mentioned.

4 (15.05.2017) The land is subject to rights of drainage and rights in respect of water, gas, electricity and other services granted by transfers of the parts tinted green on the title plan.

5 (15.05.2017) The parts of the land affected thereby subject to rights of support and rights of entry for inspection and maintenance purposes granted by transfers of the parts tinted green on the title plan.

6 (15.05.2017) The shared accessways subject to rights of way granted by transfers of the parts tinted green on the title plan.

7 (15.05.2017) The managed accessways subject to rights of way granted by transfers of the parts tinted green on the title plan.

8 (15.05.2017) The estate managed areas and visitors parking spaces subject to rights of user granted by transfers of the parts tinted green on the title plan.

9 (02.11.2018) The land is subject to rights of drainage and rights in respect of the supply of water, gas, electricity and other services granted by transfers of parts of the Croston Meadow Estate edged and numbered green on the title plan of title LA813875.

10 (02.11.2018) The parts of the land affected thereby are subject to rights of support and rights of entry for inspection and maintenance purposes granted by transfers of parts of the Croston Meadow Estate edged and numbered green on the title plan of title LA813875.

11 (02.11.2018) The managed accessways are subject to rights of way granted by transfers of parts of the Croston Meadow Estate edged and numbered green on the title plan of title LA813875.

12 (02.11.2018) The estate managed areas and visitors parking spaces are subject to rights of user granted by transfers of parts of the Croston Meadow Estate edged and numbered in green on the title plan of title LA813875.

Schedule of notices of leases

| | Registration date and plan ref. | Property description | Date of lease and term | Lessee's title |
|---|---|----------------------|---|----------------|
| 1 | 28.03.2017 Edged and numbered 1 in brown | 14 Lostock Boulevard | 24.02.2017 250 years from 01.01.2016 | LAN189120 |
| 2 | 28.03.2017 Edged and numbered 2 in brown | 10 Lingard Close | 24.02.2017 250 years from 01.01.2016 | LAN189138 |
| 3 | 28.04.2017 Edged and numbered 9 in brown | 8 Lostock Boulevard | 24.03.2017 250 years from 1.1.2016 | LAN190554 |
| 4 | 19.06.2017 Edged and numbered 6 in brown | 12 Beconsaw Drive | 07.04.2017 250 years from 1.1.2016 | LAN192399 |
| 5 | 21.06.2017 Edged and numbered 8 in brown | 2 Radcliffe Drive | 26.05.2017 250 years from 1.1.2016 | LAN192486 |
| 6 | 18.10.2017 Edged and | 12 Lostock Boulevard | 24.03.2017 250 years from | LAN196963 |

Schedule of notices of leases continued

| | Registration date and plan ref. | Property description | Date of lease and term | Lessee's title |
|---|--|----------------------|--|----------------|
| | numbered 10 in brown | | 01.01.2016 | |
| 7 | 28.02.2018 Edged and numbered 11 in brown | 14 Lingard Close | 13.03.2017 250 years from 1 January 2016 | LAN202089 |

End of register