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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 LAN49341

Edition date 20.03.2020

- This official copy shows the entries on the register of title on 02 JUL 2020 at 15:33:53.
- 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 : LANCASTER

- 1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Land and buildings lying to the east side of Warton Road, Carnforth.
- 2 (19.08.1997) There are excluded from this registration the mines and minerals excepted by a Conveyance of land edged and numbered 1, 3 and 4 in blue on the title plan and other land dated 21 June 1957 made between (1) Thos. W. Ward Limited (Company) and (2) Her Majesty's Principal Secretary Of State For The War Department (Purchaser) in the following terms:-

"Subject to a reservation and exception of all mines and minerals (if any) under a small part of the property hereby conveyed."
- 3 (19.08.1997) There are excluded from this registration the mines and minerals excepted by the Conveyance dated 3 April 1967 referred to in the Charges Register.
- 4 (19.08.1997) There are excluded from this registration the mines and minerals excepted by the Conveyance dated 4 November 1967 referred to in the Charges Register.
- 5 (02.02.2009) The land has the benefit of the rights granted by but is subject to the rights reserved by a Conveyance dated 21 July 1967 made between (1) The British Railways Board and (2) The Carnforth Urban District Council.

NOTE: Copy filed under LAN82801.

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 (20.03.2020) PROPRIETOR: AUSTRINGER CAPITAL LIMITED (Co. Regn. No. 11182462) of Barton Hall, Garstang Road, Broughton, Preston PR3 5BT.

B: Proprietorship Register continued

2 (13.07.2015) RESTRICTION: No disposition of the registered estate (other than a charge by the proprietor of the registered estate is to be registered without a written consent signed by Judith Margaret Boddy and Anthony Richards Collinson of c/o 5/7 Skipton Street, Morecambe LA4 4AW or their conveyancer.

3 (20.03.2020) The price stated to have been paid on 6 March 2020 for the land in this title and other property was £25,450,000 exclusive of VAT.

4 (20.03.2020) A Transfer dated 6 March 2020 made between (1) Austringer Land Limited and (2) Austringer Capital Limited contains purchaser's personal covenants.

NOTE:-Copy filed under EGL480680.

C: Charges Register

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

1 (19.08.1997) By a Conveyance of the land edged and numbered 1, 3 and 4 in blue on the title plan and other land dated 8 June 1868 made between (1) Robert Stainton and (2) The Furness Railway Company And The Midland Railway Company the land was conveyed subject as follows:-

"SUBJECT to a right then vested in Herbert John Waldark of the City of Manchester Iron and Copper Merchant his heirs and assigns for him and them and his and their Lessors Tenants and occupiers of the piece of land shaded yellow on the said plan drawn in the margin of those presents to lay down at his and their costs and charges such pipes and apparatus as should be necessary through or under the land thereby conveyed and also through or under the land lying between the land thereby conveyed and the said land shaded yellow as aforesaid in the direction indicated by the dotted yellow lines on the said plan for the purpose of taking water from the River Keer for the use of the said land shaded yellow on the said plan and which said right was then granted by an Indenture dated 1st September 1864 made between the said Robert Stainton (1) William Talbot therein described (2) and the said Herbert John Waldark (3) he the said Herbert John Waldark his heirs and assigns making reasonable compensation to the said Railway Companies their successors and assigns for any drainage occasioned thereby and paying to the said Railway Companies their successors and assigns the yearly rent of 2s.6d. for such privilege."

NOTE 1: Copy plan filed under LA804090

NOTE 2: No copy of the Deed dated 1 September 1864 was supplied on first registration.

2 (19.08.1997) A Conveyance of the land edged and numbered 1, 2 and 4 in blue on the title plan and other land dated 3 April 1967 made between (1) British Railways Board and (2) Robert Watson & Co (Constructional Engineers) Limited contains restrictive covenants and reservations.

NOTE: Copy filed under LA804090.

3 (19.08.1997) A Conveyance of the land edged and numbered 3 in blue on the title plan and other land dated 4 November 1967 made between (1) British Railways Board and (2) Robert Watson & Co (Constructional Engineers) Limited contains restrictive covenants and reservations.

NOTE: Copy filed under LA804090.

4 (19.08.1997) The land is subject to the following rights granted by a Conveyance of land lying to the east of Midland Terrace dated 17 July 1975 made between (1) Withers Limestone Limited (Vendor) and (2) Barry Joel (Purchaser):-

"TOGETHER WITH the right of way as mentioned in Clause 2 hereof

.....
..

C: Charges Register continued

2. The Purchaser shall have a right of way from time to time and at all times hereafter by day or night and for purposes connected with the use and enjoyment of the property hereby conveyed but not for any other purpose whatsoever for the Purchaser and his successors in title the owners and occupiers for the time being of the property hereby conveyed or any part thereof and his or their respective servants and licensees with or without vehicles of any description and with or without animals and from the property hereby conveyed or any part thereof be or may grow to be a nuisance annoyance grievance or disturbance to the Vendor or its successors in and from the property hereby conveyed or any part thereof over and along the adjoining property of the Vendor coloured green on the said plan subject to the Purchaser paying a fair proportion according to user of the cost of repairing and maintaining the same."

NOTE: The land coloured green is edged and numbered 4 in blue on the title plan.

5 (19.08.1997) The land is subject to the following rights granted by a Conveyance of 1 Keer Villas dated 1 October 1979 made between (1) Withers Limestone Limited (Vendor) and (2) Michael Anthony Speed (Purchaser):-

"TOGETHER WITH (in common with the Vendor and all persons authorised by it or otherwise entitled thereto) a right of way with or without vehicles at all times over and along the roadway coloured brown on the said plan."

NOTE: The land coloured brown is tinted brown on the title plan.

6 (12.04.2011) The land is subject to the rights granted by a Deed of Grant dated 11 February 2011 made between (1) Oceanwave Estates Limited and (2) Richard Alan Close, Gillian Close and Richard Edward Close.

NOTE: Copy filed under LA852736.

End of register