



Enquiry reference: 180621-000678 **Application reference:** Title number LA886040:

Dear Andrew Hall

(As requested-Reinstated the body of your reference email)

IPFI/4KT/CASE2

Further to the information you provided below, can you please let me know what documents HMLR possesses in relation to the following properties:

- (1) 1 Kayley Terrace, Main Street, Grindleton, Clitheroe, BB7 4QX **LA772070** (Threeways House)

"(17.01.1996) A Conveyance of the land in this title dated 19 October 1964 made between (1) Esther Ann Oddie (Vendor) and (2) Thomas Henry Jackson (Purchaser) contains the following provision:"

- (2) 2 Kayley Terrace, Main Street, Grindleton, Clitheroe, BB7 4QX **LAN56140**

"(21.08.2007) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being 2 Kayley Terrace, Grindleton, Clitheroe (BB7 4QX)".

I have purchased Title Plan and Title Register Views for both properties.

I intend to purchase copies of the 1996 and 2007 transfer forms, together with the red edge plans setting out the extent of each of the properties at the time of transfer (1996 and 2007).

Shortcomings:As I know the owners of 1 and 2 Kayley I can get their consent to inspect their Solicitors' files (indeed I am already in possession of the entire Conveyancing Solicitors' files for 3 Kayley Terrace and LA886040 [prospective buyers' Solicitors' files] and I have authority in matters relating to 4 Kayley Terrace.

I mention this because the information on a Form DL (ticks and asterisks) is not a reliable record whatsoever of what has been copied and returned and what has been returned uncopied.

Yours sincerely, Andrew Hall.

Dear Mr Hall,

Thank you for your email, I can only apologise for the delay in replying but this was due to us obtaining departmental files which are not always immediately available.

I have now received the files for (1) 1 Kayley Terrace, Main Street, Grindleton, Clitheroe, BB7 4QX LA772070 (Threeways House) and for (2) 2 Kayley Terrace, Main Street, Grindleton, Clitheroe, BB7 4QX LAN56140.

I have inspected the files for you.

For title number LA772070 the documents that are available are:-

Application form 1B lodged on 17 January 1996
Schedule of the documents lodged.
Letter and plan 2 April 1996 from Steele and Son
Letter dated 29 March 1996 from Steele and Son
Letter dated 27 March 1996 and plan from Steele and Son
Land Registry letter dated 13 March 1996
Land Registry letter dated 13 February 1996
Letter 8 May 1996 from Steele and Son
Mortgage Deed dated 29 December 1995
Transfer dated 29 December 1995
Land Registry Survey 12 April 1996

For title number LAN56140

The documents available are:-

Application form FR1 dated 16 August 2007
DL-List of Documents
Conveyance 27 February 1988
Transfer of Part -TP1 form dated 6 July 2007
Inland Revenue Stamp Duty Certificate
Land Registry letter dated 3 October 2007 to The Watson Ramsbottom Partnership
Land Registry letter dated 3 October 2007 to Mr and Mrs Tattersall
Land Registry letter dated 19 October 2007 to The Watson Ramsbottom Partnership
Survey 2 October 2007

Please apply using OC2 form if you require any of these documents.

I hope this reply is of assistance.

Yours sincerely
Steve Haste
HM Land Registry