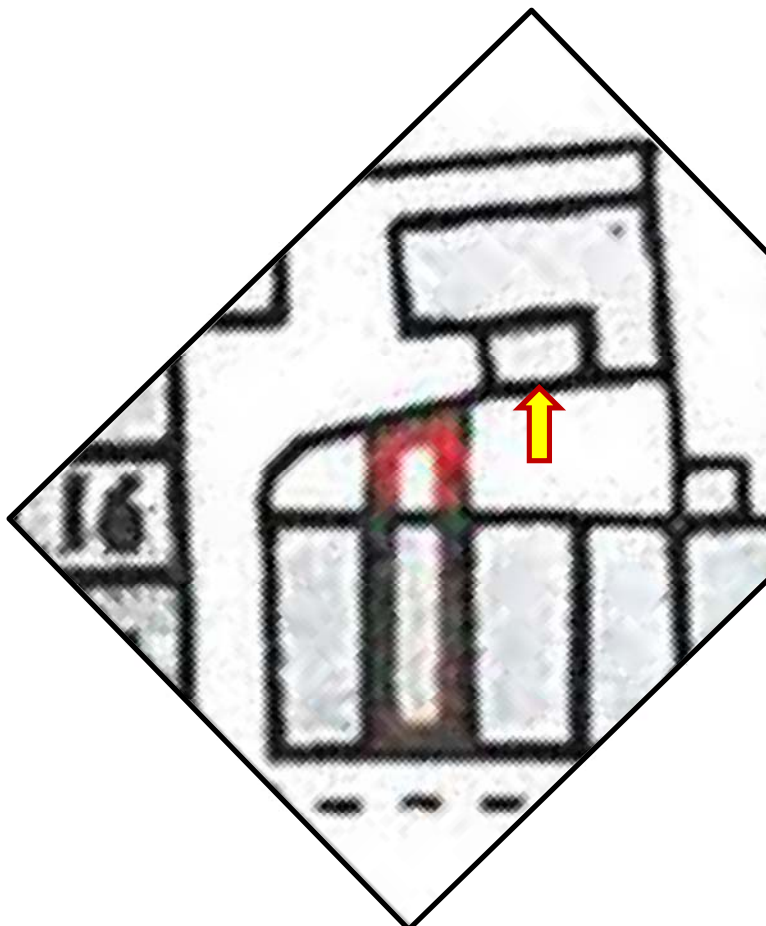
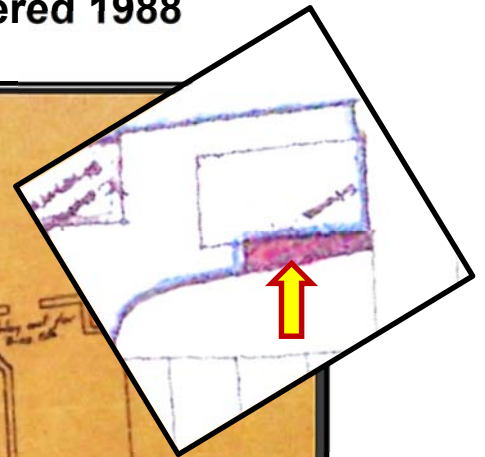
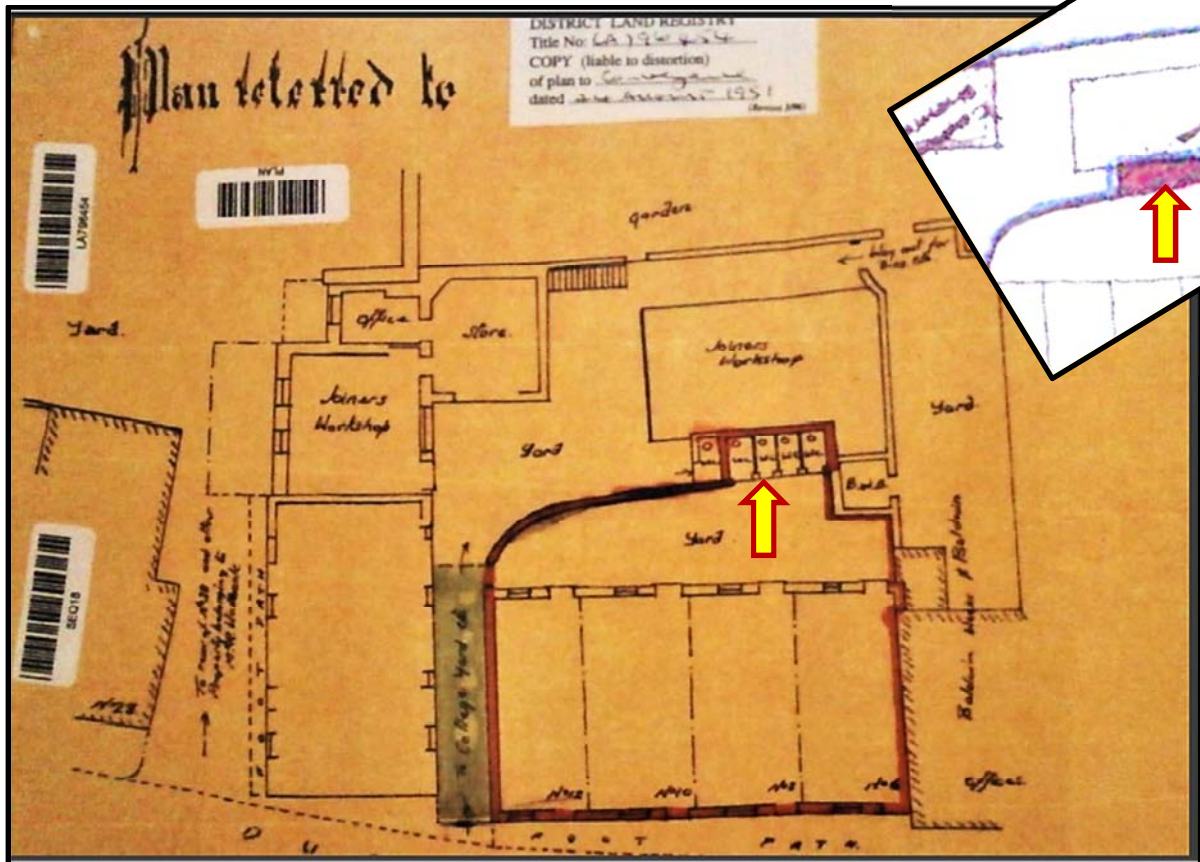


# WHO OWNS WHAT LAND?

LA581740 – 10 Duck Street – registered 1988



DISTRICT LAND REGISTRY  
 Title No: LA 196454  
 COPY (liable to distortion)  
 of plan to ...  
 dated 21.07.1980

**REGISTER LA581740:** "1 (21.06.1988)  
 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 10 Duck Street, Clitheroe (BB7 ILP).

2 The land has the benefit of the following rights granted by a Conveyance of the land in this title dated 21 July 1980 made between (1) The solicitor for the affairs of the Duchy of Lancaster and (2) Christine Davies (Purchaser): -

"TOGETHER WITH a right of way..."

**NO MENTION OF THE 24 AUG 1951 CONVEYANCE. FAILURE TO REG. W.C.**



## Official copy of register of title

Title number LA581740

Edition date 25.02.2010

- This official copy shows the entries on the register of title on 22 SEP 2015 at 10:15:45.
- 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 22 Sep 2015.
- 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 Land Registry, Fylde Office.

### A: Property Register

This register describes the land and estate comprised in the title.

LANCASHIRE : RIBBLE VALLEY

1 (21.06.1988) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 10 Duck Street, Clitheroe (BB7 1LP).

2 The land has the benefit of the following rights granted by a Conveyance of the land in this title dated 21 July 1980 made between (1) The Solicitor for the affairs of the Duchy of Lancaster and (2) Christine Davies (Purchaser):-

"TOGETHER WITH a right of way on foot only for the Purchaser and her successors in title servants and workmen in common with all others entitled to the like right over and along the passageway or road coloured green on the said plan to and from Duck Street aforesaid AND TOGETHER ALSO with a similar right of way on foot only for the Purchaser her successors in title tenants servants and workmen over and through the yard coloured brown on the said plan except and reserved unto Ernest Crossley his agents servants and workmen a right of way on foot only over the yard at the rear of the dwellinghouse number 10 Duck Street aforesaid hereby conveyed which said yard is hatched blue on the said plan."

*NOTE: Copy plan filed.*

3 The Conveyance dated 21 July 1980 referred to above contains the following provision:-

"As between the property conveyed and the adjoining property now or formerly belonging to Ernest Crossley all rights of way light air flow of water drainage and other easements or quasi-easements shall remain as they have hitherto existed under one ownership and all walls (interior and exterior) separating the property hereby conveyed from the adjoining property shall henceforth be deemed to be party walls and shall be repaired and maintained accordingly."

### 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 number LA581740

## Title absolute

- 1 (09.07.2007) PROPRIETOR: WILLIAM MICHAEL NEARY and SUSAN ELIZABETH NEARY of 10 Duck Street, Clitheroe, Lancashire BB7 1LP.
- 2 (09.07.2007) The price stated to have been paid on 22 May 2007 was £128,000.
- 3 (09.07.2007) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 24 May 2007 in favour of Santander UK PLC referred to in the Charges Register.

## C: Charges Register

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

- 1 The land is subject to the following rights granted by a Conveyance of adjoining land dated 28 March 1954 made between (1) Ernest Crossley and (2) Daisy Hargreaves:-

Together also with a right of way at all times hereinafter for the Purchaser or other owner or owners for the time being of the premises hereby conveyed and her and their respective tenants and servants and all persons authorised by them respectively over and through the yard coloured green on the said plan.

NOTE: No copy of the plan referred to was produced on first registration.

- 2 The land is subject to the following rights granted by a Conveyance of adjoining land dated 29 October 1955 made between (1) Ernest Crossley (2) The Skipton Building Society and (3) Kazymierz Lesczywski:-

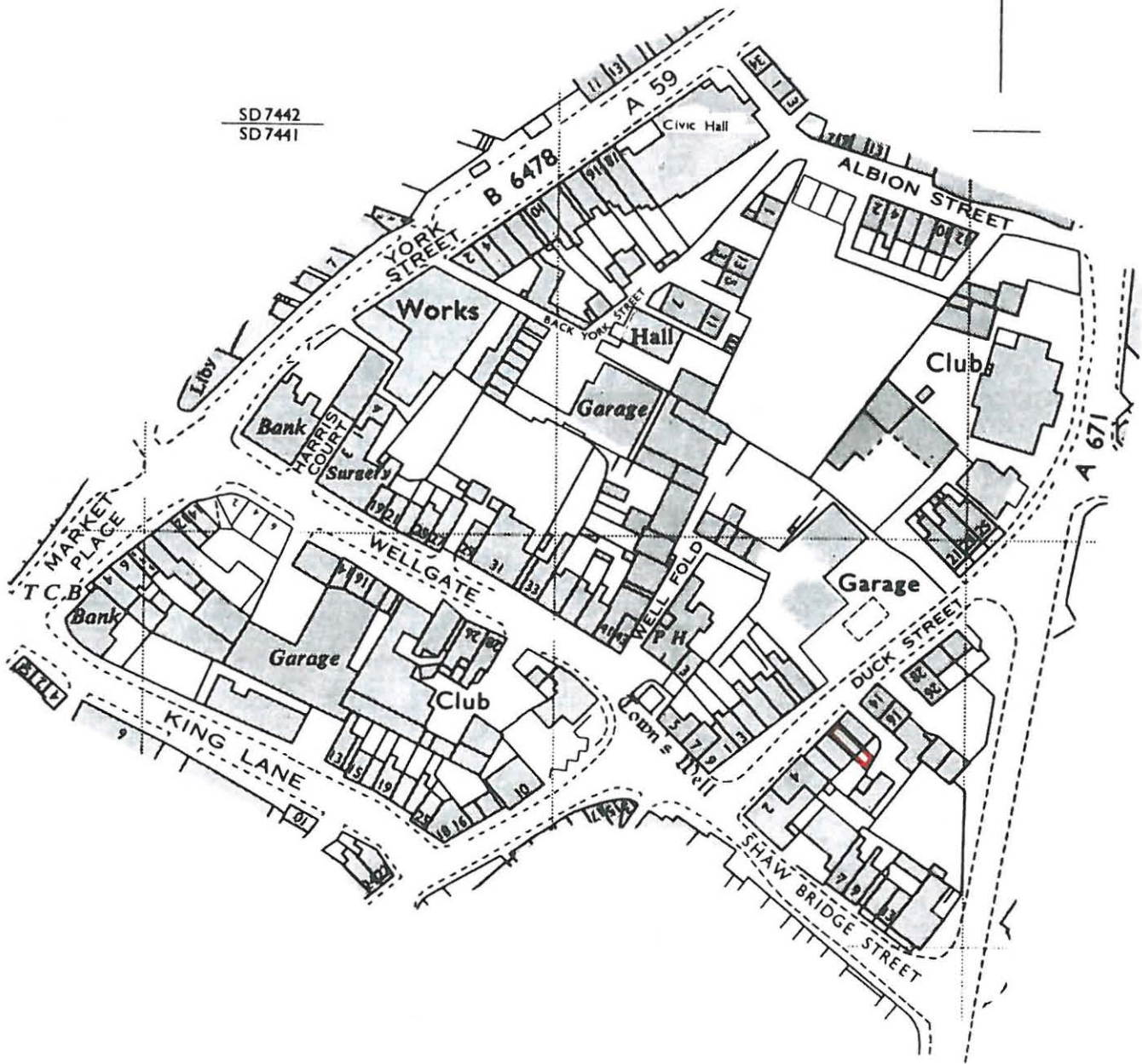
Together with a right of way at all times hereinafter for the Purchaser or other owner or owners for the time being of the premises hereby conveyed and her and their respective tenants of all persons authorised by them respectively over and through the yard coloured green on the said plan together also with a right of way on foot only for the Purchaser and occupier for the time being of the said dwellinghouse numbered 8 Duck Street and all other persons resorting to the said dwellinghouse numbered 8 Duck Street Clitheroe aforesaid along the passage way or road coloured green on the plan annexed to the said Conveyance.

NOTE: No copy of the plan referred to was produced on first registration.

- 3 (09.07.2007) REGISTERED CHARGE dated 24 May 2007.
- 4 (09.07.2007) Proprietor: SANTANDER UK PLC (Co. Regn. No. 2294747) of 2 Triton Square, Regents Place, London NW1 3AN.

End of register

H.M. LAND REGISTRY		TITLE NUMBER	
		LA581740	
ORDNANCE SURVEY PLAN REFERENCE	SD7441	SECTION Q	Scale 1/1250 Enlarged from 1/2500
COUNTY LANCASHIRE	DISTRICT RIBBLE VALLEY	© Crown copyright 1985	



SD7442  
SD7441

