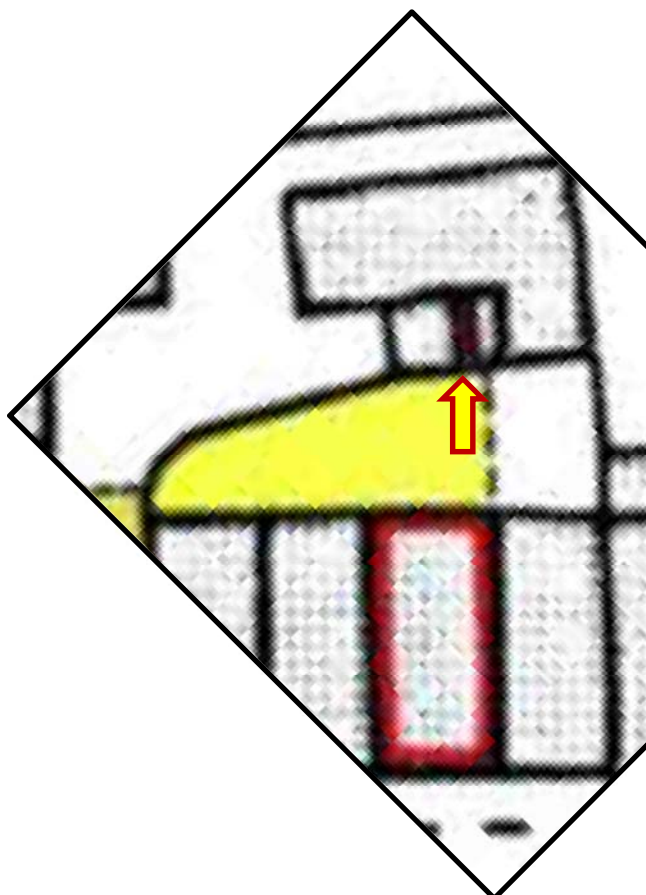
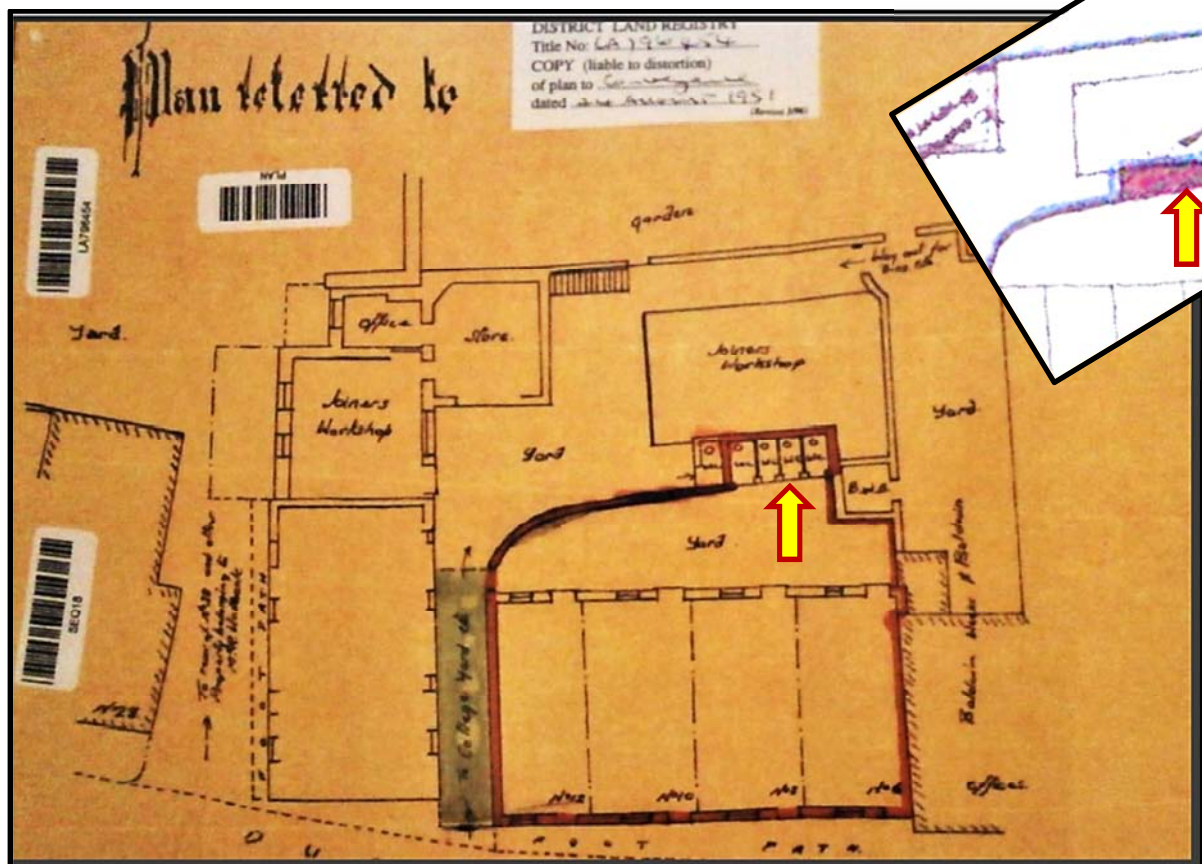


WHO OWNS WHAT LAND?

LA710230 – 8 Duck Street – registered 1993



DISTRICT LAND REGISTRY
 Title No: LA 710230
 COPY (liable to distortion)
 of plan to ...
 dated 24.08.1951

REGISTER LA710230: "1 (01.02.1993)
 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 8 Duck Street, Clitheroe (BB7 1LP).

2 (01.02.1993) The land has the benefit of the following rights granted by a **Conveyance of the land in this title and other land dated 24 August 1951** made between (1) Francis Herbert Porter and Mary Hartley Peel (Vendors) and (2) Ernest Crossley (Purchaser):-
 AND TOGETHER ALSO with a right of way..."

Title Number : LA710230

This title is dealt with by HM Land Registry, Fylde Office.

The following extract contains information taken from the register of the above title number. A full copy of the register accompanies this document and you should read that in order to be sure that these brief details are complete.

Neither this extract nor the full copy is an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy.

This extract shows information current on 19 SEP 2017 at 12:17:57 and so does not take account of any application made after that time even if pending in HM Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: LA710230
Address of Property	: 8 Duck Street, Clitheroe (BB7 1LP)
Price Stated	: £43,000
Registered Owner(s)	: ANDREW JAMES MORRIS and CATHERINE BENTLEY of 84A Thorley Lane, Timperley, Altrincham, Cheshire.
Lender(s)	: Bank of Ireland (UK) PLC

Title number LA710230

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 19 SEP 2017 at 12:17:57. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

This copy is not an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the HM Land Registry web site explains how to do this.

A: Property Register

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

LANCASHIRE : RIBBLE VALLEY

- 1 (01.02.1993) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 8 Duck Street, Clitheroe (BB7 1LP).
- 2 (01.02.1993) The land has the benefit of the following rights granted by a Conveyance of the land in this title and other land dated 24 August 1951 made between (1) Francis Herbert Porter and Mary Hartley Peel (Vendors) and (2) Ernest Crossley (Purchaser):-

AND TOGETHER ALSO with a right of way on foot only for the Purchaser and the occupiers for the time being of the said dwellinghouses and all other persons resorting to the said dwellinghouses over and along the passage way or road coloured green on the said plan to and from Duck Street aforesaid

NOTE: The passageway coloured green referred to above has been tinted brown on the filed plan.

- 3 (01.02.1993) The land has the benefit of the following rights granted by a Conveyance of the land in this title dated 29 October 1955 made between (1) Ernest Crossley (Vendor) (2) The Skipton Building Society (Mortgagee) and (3) Kazymierz Leszczywski (Purchaser):-

"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 al 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: The yard coloured green referred to above has been tinted yellow on the filed plan. The passageway referred to is that tinted brown on the filed plan.

- 4 (01.02.1993) The Conveyance dated 29 October 1955 referred to above contains the following provision:-

"AS between the property hereby conveyed and the adjoining property of the Vendor all rights of way to light flow of water drainage and other easements or quasi-easements shall remain as they have hitherto existed under one ownership and all walls (both interior and exterior) separating the property hereby conveyed from the adjoining property of the Vendor shall henceforth be repaired and maintained as such 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 LA710230

Title absolute

- 1 (02.10.2001) PROPRIETOR: ANDREW JAMES MORRIS and CATHERINE BENTLEY of 84A Thorley Lane, Timperley, Altrincham, Cheshire.
- 2 (02.10.2001) The price stated to have been paid on 30 August 2001 was £43,000.
- 3 (02.10.2001) RESTRICTION: No disposition by a sole proprietor of the land (not being a trust corporation) under which capital money arises is to be registered except under an order of the registrar or of the Court.
- 4 (02.10.2001) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.

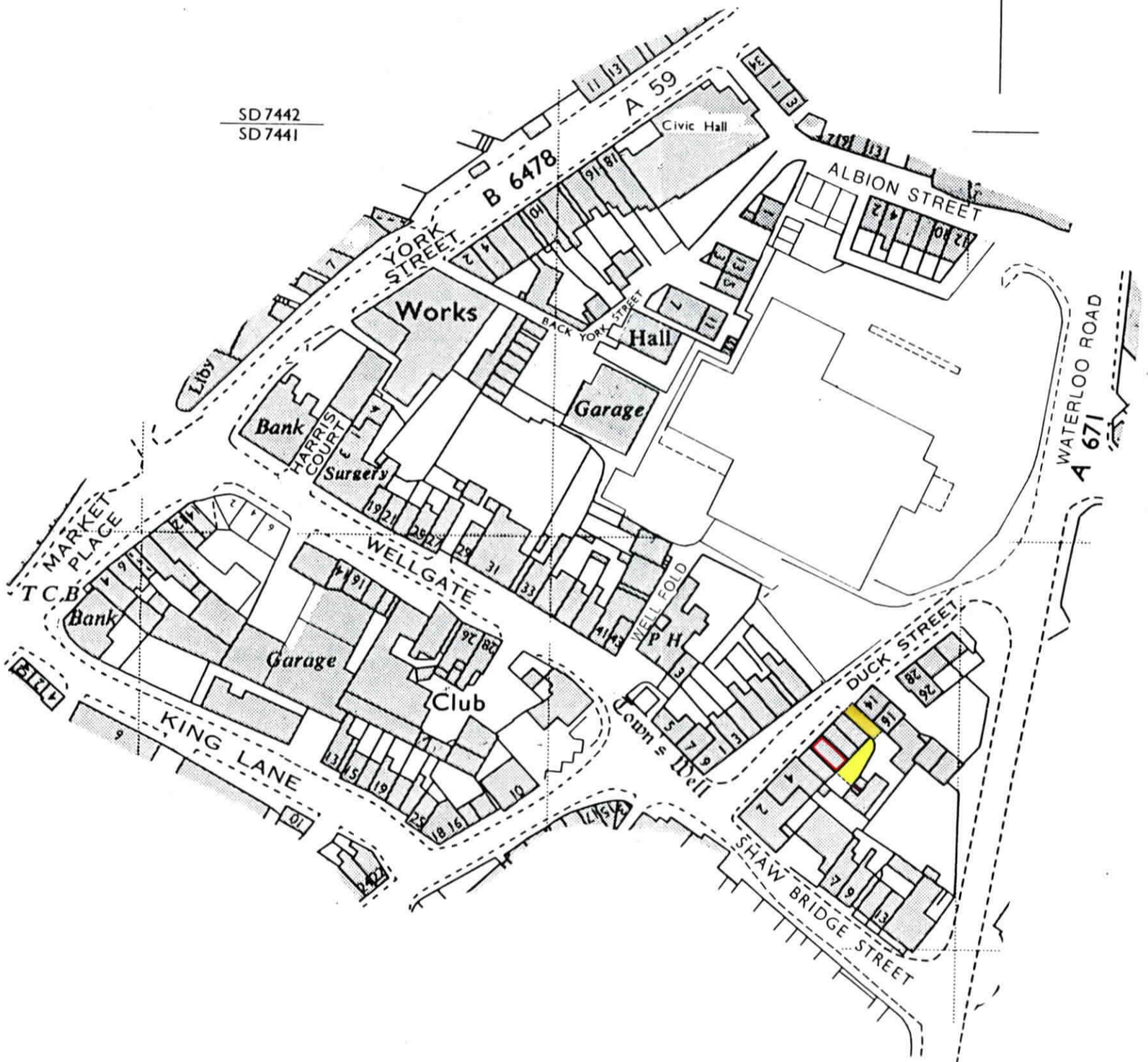
C: Charges Register

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

- 1 (02.10.2001) REGISTERED CHARGE dated 30 August 2001 to secure the moneys including the further advances therein mentioned.
- 2 (19.11.2010) Proprietor: BANK OF IRELAND (UK) PLC (Co. Regn. No. 7022885) of P.O. Box 3191, One Temple Quay, Bristol BS1 9HY.
- 3 (02.10.2001) The Charge Certificate relating to the charge dated 30 August 2001 in favour of Bristol & West PLC is retained in Land Registry (Section 63 of the Land Registration Act 1925)

End of register

H.M. LAND REGISTRY		TITLE NUMBER	
		LA 710230	
ORDNANCE SURVEY PLAN REFERENCE	SD 7441	SECTION Q	Scale 1/1250 Enlarged from 1/2500
COUNTY LANCASHIRE	DISTRICT RIBBLE VALLEY	© Crown copyright 1985	



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This title is dealt with by HM Land Registry, Fylde Office.

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