

Title Number : LA883920

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 31 JUL 2018 at 16:22:05 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	: LA883920
Address of Property	: 110 Whalley Road, Accrington (BB5 1BS)
Price Stated	: £66,000
Registered Owner(s)	: AMAR HUSSAIN of 110 Whalley Road, Accrington, Lancashire BB5 1BS.
Lender(s)	: Kensington Mortgage Company Limited

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This is a copy of the register of the title number set out immediately below, showing the entries in the register on 31 JUL 2018 at 16:22:05. 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.

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A: Property Register

This register describes the land and estate comprised in the title. Except as mentioned below, the title includes any legal easements granted by the registered lease but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

LANCASHIRE : HYNDBURN

- 1 (21.02.2001) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being 110 Whalley Road, Accrington (BB5 1BS).
- 2 (21.02.2001) The mines and minerals excepted by the Lease are excluded from this registration.
- 3 (21.02.2001) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : 8 May 1890
Term : 999 years from 1 November 1889
Rent : £31.18s.8d
Parties : (1) Richard Fort
(2) Hannibal Ramsbottom
NOTE: The lease comprises also other land
- 4 (21.02.2001) By an Assignment dated 21 February 1935 made between (1) Hannibal Ramsbottom & Sons Limited and (2) Nathan Todd and Sarah Annie Todd the rent reserved by the Lease was informally apportioned as to £3.12s.0d. to the land in this title.
- 5 (21.02.2001) The Assignment dated 21 February 1935 referred to above contains the following provision:-

"the walls and fences erected upon or adjoining the Northerly and southerly sides thereof respectively which are to be used and enjoyed as joint party division walls and fences and are to be repaired and maintained accordingly."
- 6 Unless otherwise mentioned the title includes any legal easements granted by the registered lease(s) but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

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 good leasehold

- 1 (04.09.2009) PROPRIETOR: AMAR HUSSAIN of 110 Whalley Road, Accrington, Lancashire BB5 1BS.
- 2 (04.09.2009) The price stated to have been paid on 11 August 2009 was £66,000.
- 3 (24.05.2016) RESTRICTION: No disposition of the registered estate by

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B: Proprietorship Register continued

the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 18 May 2016 in favour of Kensington Mortgage Company Limited referred to in the Charges Register.

C: Charges Register

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

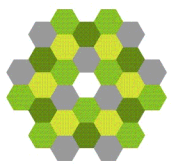
- 1 (24.05.2016) REGISTERED CHARGE dated 18 May 2016.
- 2 (24.05.2016) Proprietor: KENSINGTON MORTGAGE COMPANY LIMITED (Co. Regn. No. 3049877) of Ascot House, Maidenhead Office Park, Maidenhead SL6 3QQ.

End of register

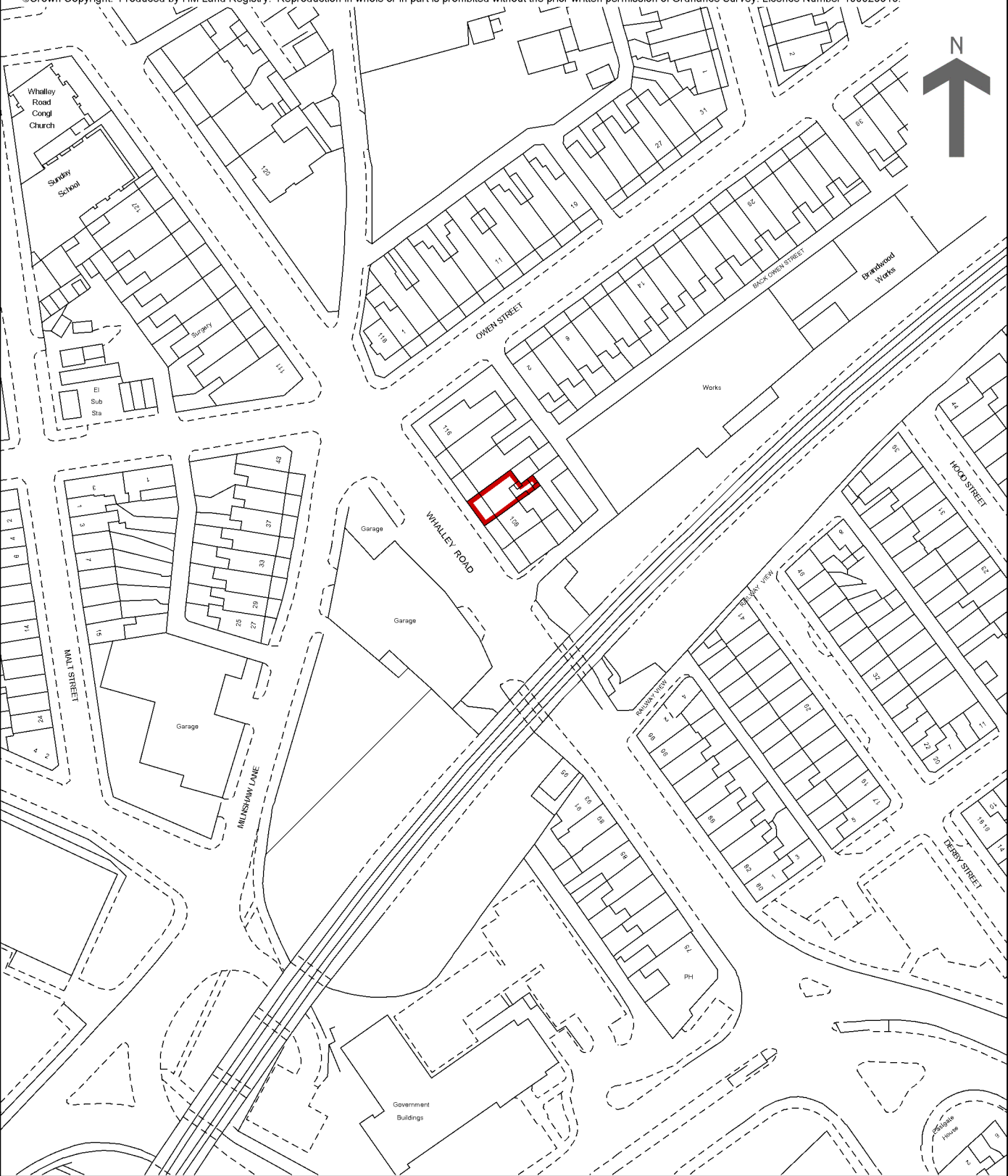
HM Land Registry

Current title plan

Title number **LA883920**
Ordnance Survey map reference **SD7529SE**
Scale **1:1250**
Administrative area **Lancashire : Hyndburn**



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