

Title Number : GM721428

This title is dealt with by 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.

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This extract shows information current on 10 JAN 2017 at 16:04:08 and so does not take account of any application made after that time even if pending in the Land Registry when this extract was issued.

REGISTER EXTRACT

| | |
|---------------------|--|
| Title Number | : GM721428 |
| Address of Property | : land on the north side of Dow Lane, Bury |
| Price Stated | : Not Available |
| Registered Owner(s) | : ROBERT HEYS of Veterans Farm, Arthur Lane, Bolton WILLIAM HEYS of High Bank Farm, Walshaw, Bury, Lancs. |
| Lender(s) | : None |

Title number GM721428

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 10 JAN 2017 at 16:04:08. This copy does not take account of any application made after that time even if still pending in the 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.

GREATER MANCHESTER : BURY

1 ñThe Freehold land shown edged with red on the plan of the above Title ñfiled at the Registry and being land on the north side of Dow Lane, Bury. The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land on the north side of Dow Lane, Bury.

2 The land has the benefit of the following rights granted by but is subject to the following rights reserved by a Conveyance of the land tinted pink on the filed plan and other land dated 29 June 1923 made between (1) The Right Honourable Edward George Villiers Earl of Derby (2) The Right Honourable Horace Brand Earl Farquhar and others and (3) Bleachers Association:-

"Together with full right liberty and privilege for the Association their successors and assigns to construct and maintain under the intended road and Dow Lane shown on the said plan a line or lines of pipes and drains for the purpose of conveying water or effluent or both water and effluent from and to the adjoining premises now in lease for a term of Nine hundred and ninety nine years to the Association under an Indenture of Lease dated the Sixteenth day of August One thousand nine hundred and one and made between The Right Honourable Frederick Arthur Earl of Derby of the First part Henry Whitehead of the Second part and the Association of the Third part and also the right liberty and privilege to take up cleanse repair alter renew and replace the said pipes and drains the Association their successors or assigns making full and complete compensation and satisfaction to the present Earl his heirs and assigns for all trespass damage spoil and injury which may at any time or times and from time to time be done in the exercise of the aforesaid rights liberties and privileges or any of them And Together with full right liberty and privilege for the Association their successors and assigns and all persons authorised by them in common with the owners and occupiers of the other hereditaments and premises adjoining the said intended road shown on the said plan to pass and repass over and along the said intended road (after the same shall have been made) either with or without horses carts carriagages motor lorries and other vehicles at all times and for all purposes but subject to the liability of the Association and the persons deriving title under them to pay a rateable proportion with the other owners and occupiers aforesaid of the expense of forming and making the said intended road and afterwards of keeping the said intended road in repair until the same is taken over by the Local Authority Excepting and Reserving nevertheless unto the present Earl in fee simple and his successors in title under the said Resettlement his and their heirs and assigns the use and enjoyment of the streams of water and drains within and passing through the said land first described but so that this exception and reservation shall not interfere with or prejudice the use of the same streams and drains as the same streams and drains are now used and enjoyed by the Association or their tenants in respect of the premisses first described"

NOTE:-The land first described referred to includes the land tinted pink on the filed plan.

3 The mines and minerals are excepted from the registration of the land tinted blue on the filed plan insofar as the same may have been severed

A: Property Register continued

from the surface prior to the Conveyance dated 28 December 1928 referred to in the Charges Register pursuant to the said Conveyance dated 28 December 1928 there are also excepted from this registration.

"Any sewer drain or pipe vested in any local authority and any water main or pipe or ancillary water works vested in any water company or local authority and any gas or other pipe or electric cable vested in any gas or electricity or other company or local authority"

- 4 (23.05.1996) A Transfer of the land in this title dated 17 May 1996 made between (1) George Longden Limited (Transferor) and (2) Robert Heys and William Heys (Transferees) contains the following provision:-

"It is hereby agreed that the Transferees shall not be entitled to any right of light or air or any other easement or quasi-easement over or affecting the remainder of the land of the Transferor comprised in Title Number GM379686."

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 (23.05.1996) Proprietor: ROBERT HEYS of Veterans Farm, Arthur Lane, Bolton and WILLIAM HEYS of High Bank Farm, Walshaw, Bury, Lancs.
- 2 (23.05.1996) 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.
- 3 (23.05.1996) 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 The land is subject to the following rights reserved by a Conveyance and Release of the land tinted blue on the filed plan and other land dated 28 December 1928 made between (1) John Henry Green and Frederick William Green (Vendors) and (2) The United Kingdom Temperance and General Provident Institution (Purchasers):-

"There are reserved to the Vendors their successors in title and assigns the owners or owner from time to time of all such hereditaments respectively as are immediately prior to the date hereof vested in the Vendors by Virtue of the Conveyance to the Vendors mentioned in the South Schedule hereto and are not hereby conveyed to the Purchasers:

(a) all such quasi-easements or rights of way drainage or watercourse and other rights in the nature of easements as are now or usually have been enjoyed by or in respect of such hereditaments respectively over through or from all or any of the lands and premises hereby conveyed to the Purchasers and

(b) as regards any such hereditaments respectively over through or from all or any of the lands and from which water is now carried by in or under any land hereby conveyed to the Purchaser the use of such pipe or conduits as heretofore enjoyed and also liberty from time to time with workmen and others to enter the said lands hereby conveyed where necessary for the purpose of repairing cleansing and renewing the said pipes and conduits or any of them the person or persons exercising such rights doing as little damage as possible and forthwith making good or

C: Charges Register continued

paying reasonable compensation to the Purchasers or to persons deriving title under them for all damage occasioned to or sustained by them respectively by reason of the exercise of such liberty"

NOTE:-The conveyance to the Vendors referred to is a Conveyance dated 11 May 1925 made between (1) The Right Honourable Edward George Villiers Earl of Derby (2) The Right Honourable Charles William Augustus Montagu and The Right Honourable Arthur Robert Baron Hillingdon and (3) John Henry Green and Frederick William Green.

- 2 The land is subject to the following rights granted by a Deed dated 12 March 1971 made between (1) Whitecroft Limited (2) Williams & Glyn's Trust Company Limited and (3) The Elton Cop Dyeing Company Limited:-

"The Grantor as BENEFICIAL OWNER hereby grants and the Mortgagees as to their term but in respect only of that land as lies between the points marked A B C D and F G on the said plan hereby grant and confirm to the Grantee ALL THOSE easements rights and privileges which shall be necessary or proper to enable the Grantee as part of a pipeline system for conveying water to their Walshaw Works from Lowercroft Reservoirs to lay construct erect use cleanse maintain inspect replace renew remove or render unusable a water pipe of ten inches diameter in part cast iron and in part P.V.C. according to the terrain (hereinafter called "the pipe") in through upon and over the servient land on a route indicated by the blue lines where they are between the points marked A B C D E H F G on the plan together with full and free right of access over the servient land with all necessary workmen vehicles machinery and apparatus at all reasonable times and in an emergency at any time TO HOLD the same unto the Grantee (subject as hereinafter provided) for the unexpired residue of a term of Nine hundred and ninety nine years from the First day of April One thousand eight hundred and ninety nine less the last ten days thereof"

The said Deed also contains the following covenants:-

"The Grantor hereby covenants with the Grantee as follows:-

(i) the Grantor shall not do or cause or permit to be done on the servient land anything calculated liable or likely to cause damage or injury to the pipe

(ii) the Grantor shall not without the consent in writing of the Grantee (which consent shall not be unreasonably withheld) make or cause or permit to be made any material alteration to or any building or deposit of any thing upon any part of the servient land as is over the pipe so as to interfere with or obstruct the access thereto by the Grantee nor shall the Grantor erect or install or cause or permit to be erected or installed any building or structure or permanent apparatus in through upon or over any such part as aforesaid of the servient land"

NOTE:-The blue lines referred to are shown by a blue broken line on the filed plan so far as they affect the land in this title and the points E F and H referred to have been reproduced on the filed plan. The points A, B, C, D and G do not affect the land in this title.

- 3 The land is subject to rights of drainage rights in respect of water gas and electricity supply services and ancillary rights of access.

End of register

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|-----------------------------------|---------------|-------------------|
| H.M. LAND REGISTRY | | TITLE NUMBER |
| | | GM 721428 |
| ORDNANCE SURVEY PLAN REFERENCE | SD 7711 | Scale 1/2500 |
| COUNTY GREATER MANCHESTER | BURY DISTRICT | © Crown Copyright |



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