

Title Number : GM861996

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 15:41:10 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	: GM861996
Address of Property	: Land on North East side of Dow Lane, Bury
Price Stated	: £4,000
Registered Owner(s)	: ROBERT HEYS of Veterans Farm, Arthur Lane, Ainsworth, Bolton, Lancs BL2 5PW WILLIAM HEYS of High Bank Farm, Walshaw, Bury, Lancs.
Lender(s)	: None

## Title number GM861996

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 15:41:10. 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 North East 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 North East side of Dow Lane, Bury
- 2       The mines and minerals are excepted from the registration insofar as the same may have been severed 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"
- 3       (25.01.2001) A Transfer of the land in this title dated 19 January 2001 made between (1) George Longden Limited (Transferor) and (2) Robert Heys and William Heys (Transferees) contains the following provision:-  
  
"It is agreed that the transferees shall not be entitled to any right of light air or other easement or quasi easement over or affecting the remainder of the transferor's land comprised in the 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       (25.01.2001) PROPRIETOR: ROBERT HEYS of Veterans Farm, Arthur Lane, Ainsworth, Bolton, Lancs BL2 5PW and WILLIAM HEYS of High Bank Farm, Walshaw, Bury, Lancs.
- 2       (25.01.2001) 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.
- 3       (25.01.2001) The price stated to have been paid on 19 January 2001 was £4,000.

## C: Charges Register

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

Title number GM861996

- 1 The land is subject to the following rights reserved by a Conveyance and Release of the land in this title 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 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 servientland 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"

## C: Charges Register continued

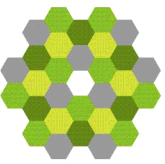
NOTE:-The blue lines referred to are shown by a blue broken line on the filed plan so far as they affect the land in this title and the points F and G referred to have been reproduced on the filed plan. The other points do not affect the land in this title.

- 3 The roads and footpaths are subject to rights of way.
- 4 The land is subject to rights of drainage rights in respect of water gas and electricity supply services and ancillary rights of access.
- 5 The northern boundary of the land in this title is subject to rights of access for repair of boundary structures.
- 6 (22.08.1996) The land is subject to such restrictive covenants as may have been imposed thereon and to such rights and easements as may have been created thereout before 22 August 1996 as are respectively still subsisting and capable of being enforced.

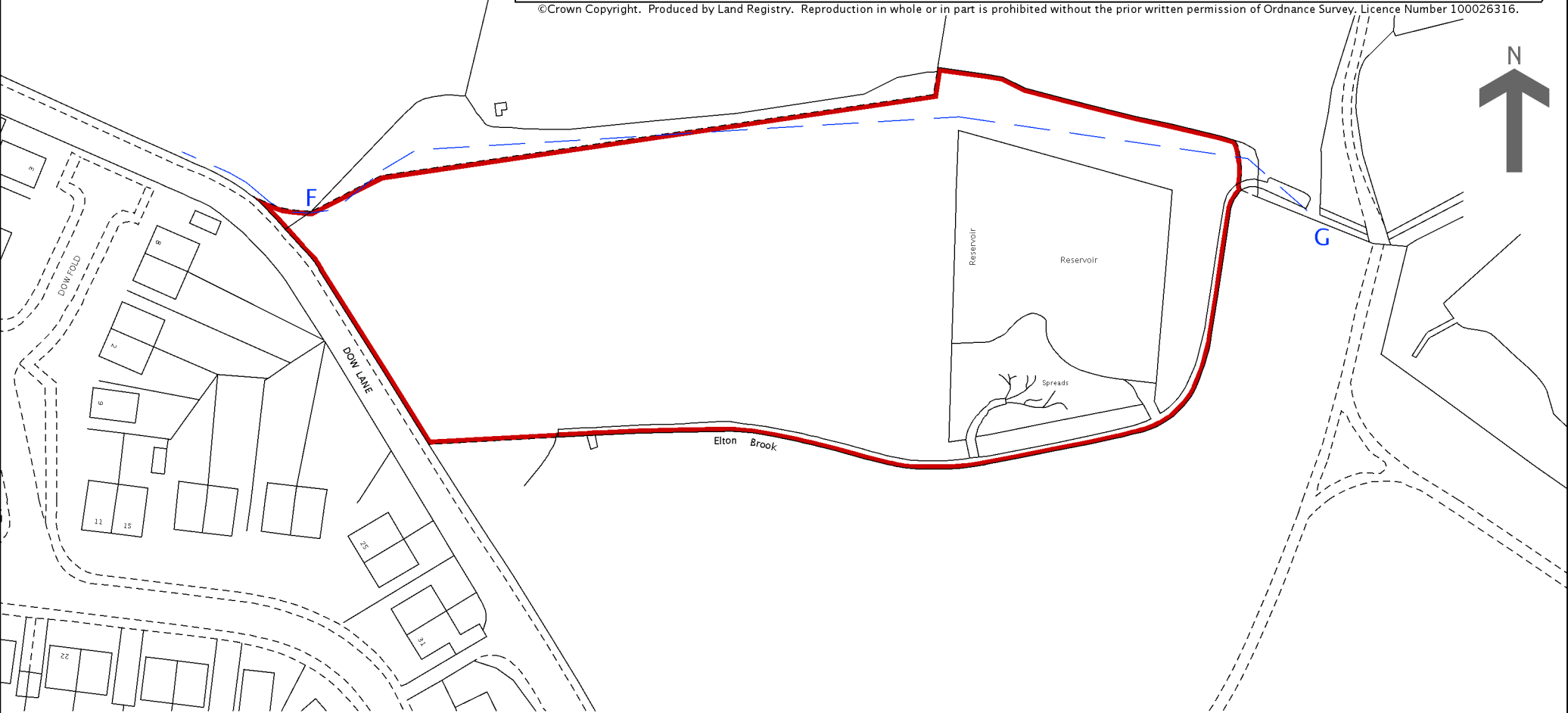
End of register

Land Registry  
Current title plan

Title number **GM861996**  
Ordnance Survey map reference **SD7711SE**  
Scale **1:1250**  
Administrative area **Greater Manchester : Bury**



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