



Official copy of register of title

Title number MAN406235

Edition date 16.08.2022

- This official copy shows the entries on the register of title on 15 Feb 2023 at 10:10:10.
- 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 15 Feb 2023.
- 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 HM Land Registry Fylde Office.

A: Property Register

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

GREATER MANCHESTER : BURY

1 (05.11.1981) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being stable lying to the east of Bast House, Manchester Road, Walmersley, Bury (BL9 5LZ).

2 A Conveyance of the land in this title and other land dated 11 August 1981 made between (1) Kathleen Mary Thwaites and Hilda Mosley (Vendors) (2) Dennis Anthony Robson and Valerie Robson and (3) David Nigel Holland and Jennifer Holland is expressed to grant the following right:-

"TOGETHER WITH:-

(a) The right of way at all times to pass and repass along the roadway leading from Bass House to the main Bury/Rawtenstall road a part of which is coloured yellow on the said plan and over and along all extensions thereof to the said Bury/Rawtenstall Road such right to be exercised by day or by night with or without vehicles of any description and with or without any animals in common with the Vendors and all others entitled to such right

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(b) to take and enjoy the supply of water through the pipes at present supplying the premises from a tank on other land belonging to the Vendors and through any pipes which may be submitted therefor for all domestic purposes in connection with the premises hereby conveyed TOGETHER WITH the full right and liberty to enter upon the adjoining land of the Vendors so far only as may be necessary for the inspection repair and maintenance of such pipe or pipes and the said septic tank of for the replacement thereof this right to be extended to any pipes or other apparatus of a similar nature which might be substituted therefor.

NOTE: Copy plan filed under GM253638.

3 (16.08.2022) The land has the benefit of any legal easements granted by a Transfer of the land in this title dated 11 August 2022 made between (1) Denis Anthony Robson and James Brown Louttit and (2) Westar Limited.

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A: Property Register continued

NOTE: Copy filed.

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 (16.08.2022) PROPRIETOR: WESTAR LIMITED (incorporated in Isle of Man) of Woodlands, Alexander Drive, Douglas, Isle of Man, IM2 3QU.
- 2 (16.08.2022) The price stated to have been paid on 11 August 2022 was £20,000.

End of register