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Official copy of register of title

Title number MAN355542

Edition date 23.01.2020

- This official copy shows the entries on the register of title on 22 MAR 2024 at 10:59:02.
- 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 22 Mar 2024.
- 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 (16.11.2005) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Land at Hollins Close, Bury (BL9 8AX).
- 2 (23.01.2020) The land has the benefit of any legal easements granted by the Transfer dated 16 January 2020 referred to in the Charges Register but is subject to any rights that are reserved by the said deed and affect the registered land.
- 3 (23.01.2020) The Transfer dated 16 January 2020 referred to above contains a provision as to boundary structures a provision relating to the creation and/or passing of easements.

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 (23.01.2020) PROPRIETOR: PAUL GEORGE MCELHONE of 10 The Starkies, Manchester Road, Bury BL9 9QR.
- 2 (23.01.2020) The price stated to have been paid on 16 January 2020 was £20,000.
- 3 (23.01.2020) RESTRICTION: No disposition of the registered estate (other than a charge) by 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 certificate signed by Bury Golf Club Ltd or its conveyancer that the provisions of Clause 3.1 of the Deed of Overage dated 16 January 2020 made between (1) Bury Golf Club Limited and (2) Paul George McElhone have been complied with or that they do not apply to the disposition.

C: Charges Register

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

- 1 (16.11.2005) The land of the land in this title and other land subject to the following rights reserved by a Conveyance dated 2 November 1920 made between (1) The Right Honourable Edward George Villiers Earl of Derby (the Present Earl) (2) The Right Honourable Horace Brand Viscount Farquhar and others (3) Albert Wilkinson and (4) Samuel Roberts:-

Except and reserved in fee simple to the Present Earl and his successors in title under the hereinbefore recited indenture of resettlement all such rights of drainage and water supply as have been heretofore and are now exercised and enjoyed thereover by the Present Earl or his lessees or owners or occupiers of certain adjoining lands and the works known as Blackford Bridge Works for the purpose of maintaining and continuing the existing supply of water to the Reservoirs and the Blackford Bridge Works situate on such land

NOTE: The indenture of re-settlement referred to is a Deed dated 23 June 1887 made between (1) The Right Honourable Edward Henry Earl of Derby (2) The Right Honourable Frederick Arthur Baron Hanley of Preston (3) The Honourable Edward George Villiers Stanley and (4) The Right Honourable Edward Earl of Lathom and Edward Hugh Leycester Penrhyn.

- 2 (16.11.2005) A Conveyance of the land in this title and other land dated 4 August 1961 made between (1) Geoffrey Duxbury and others (Vendors) and (2) Cyril Ernest Halliwell and others (Purchasers) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 3 (23.01.2020) A Transfer of the land in this title dated 16 January 2020 made between (1) Bury Golf Club and (2) Paul George McElhone contains restrictive covenants. *NOTE: Copy filed.*

Schedule of restrictive covenants

- 1 (16.11.2005) The following are details of the covenants contained in the Conveyance dated 4 August 1961 referred to in the Charges Register:-

THE Purchasers hereby covenant with the Vendors that they the Purchasers will not use or permit to be used the said property for any other purposes than of a Golf Course and open space for so long as the Purchasers or their successors in title being the Trustees for the time being of the Bury Golf Club desire to use the same provided that if at any time hereafter the Purchasers do not wish to use the same of any part thereof for the purposes aforesaid then the Purchasers hereby grant unto the Vendors an option for the period of Twenty one years from the date hereof to re-purchase the said property or such part thereof as may not for the time being be desired for use as a Golf Course at a price to be based on the consideration now paid by the Purchasers to the Vendors and in default of the agreement in the event of only a portion of the said property being so re-purchased as aforesaid then the amount of the consideration shall be fixed by a Valuer to be agreed upon between the parties or their successors in title provided always that in default of agreement on the valuer to be appointed such valuer shall be appointed by the president for the time being of the Manchester Law Society and in that event the Vendors shall within one month of receiving notice in writing from the Purchasers of their intention to dis-continue using the whole or any part of the said property as a Golf Course or Open Space enter into a contract for the Purchase from the Purchasers of either the whole or part of the property as the case may be and in default of the Vendors so doing the Purchasers shall be at liberty to deal with the property either in whole or in part in such manner as they shall think fit and in that event the said option shall be deemed to be recinded and this covenant shall be null and void and of no effect It is hereby declared that the erection of garages or other temporary structures by tenants of the

Purchasers determinable by not more than six months notice shall not be deemed to be a breach of this covenant And it is further declared that the exchange by the Purchasers with the Corporation of the County

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Schedule of restrictive covenants continued

Borough of Bury aforesaid of a plot of land containing 4.2 acres at the southernmost extremity of the property hereby conveyed for six and one half acres belonging to the said Corporation shall not be deemed to be a breach of this covenant but so that such further land acquired by the Purchasers in pursuant of the said exchange shall be subject to this covenant as if it were part of the property hereby conveyed.

End of register

These are the notes referred to on the following official copy

The electronic official copy of the title plan follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

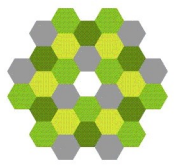
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This official copy is issued on 22 March 2024 shows the state of this title plan on 22 March 2024 at 10:59:02. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. This title is dealt with by the HM Land Registry, Fylde Office .

HM Land Registry

Official copy of title plan

Title number **MAN355542**
Ordnance Survey map reference **SD8107NE**
Scale **1:1250**
Administrative area **Greater Manchester :**
Bury



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