

Title Number : LA826609

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.

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 23 SEP 2013 at 15:19:18 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	: LA826609
Address of Property	: 31 Cherry Tree Road, Blackpool (FY4 4NS)
Price Stated	: £132,000
Registered Owner(s)	: ANN CLARKE of 31 Cherry Tree Road, Blackpool FY4 4NS.
Lender(s)	: None

Title number LA826609

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 23 SEP 2013 at 15:19:18. 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.

This copy is not 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. If you want to obtain an official copy, the Land Registry web site explains how to do this.

A: Property Register

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

BLACKPOOL

- 1 (27.08.1998) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 31 Cherry Tree Road, Blackpool (FY4 4NS).

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 (28.06.2001) PROPRIETOR: ANN CLARKE of 31 Cherry Tree Road, Blackpool FY4 4NS.
- 2 (28.06.2001) The price stated to have been paid on 29 May 2001 was £132,000.
- 3 (28.06.2001) 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.
- 4 (03.12.2012) RESTRICTION: No disposition of the registered estate made during the lifetime of Ann Clarke is to be completed by registration unless made pursuant to an Order of the Court under the Mental Capacity Act 2005.

C: Charges Register

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

- 1 (27.08.1998) A Conveyance of the land in this title dated 30 January 1962 made between (1) Mary Hannah Mallinson (Vendor) and (2) Philip Howman Hadfield and Emily May Hadfield (Purchasers) contains the following covenants:-

"THE Purchasers hereby further jointly and severally covenant with the Vendor that they the Purchasers and their successors in title will at all times hereafter observe and perform the conditions contained in the First Schedule hereunder written

THE FIRST SCHEDULE hereinbefore referred to

1. Within three months of the date hereof to erect a close boarded fence four feet six inches high separating the land hereby conveyed from the adjoining property of the Vendor on the easterly and northerly sides of the land hereby conveyed,

2. NOT to erect on the land hereby conveyed any building other than a detached dwellinghouse or bungalow with garage and outbuildings in

C: Charges Register continued

accordance with plans approved by the Vendors except that the Purchasers shall be allowed to build lock-up garages on the rear portion of the land.

3. THAT the buildings to be erected on the land hereby conveyed shall not be used for any purpose other than that of a private dwellinghouse or bungalow and no business of any kind other than that of a landscape and/or market gardener shall be carried on thereon.

4. THERE shall be reserved to the Vendor and her successors in title a right to maintain the drains from the adjoining property of the Vendor to the septic tank shown on the said plan on condition that the Vendor keeps the same and the septic tank in proper repair and condition."

- 2 (03.12.2012) UNILATERAL NOTICE in respect of a charge contained in an Order of the Court of Protection dated 24 October 2012 (Case Number: 10370284).
- 3 (03.12.2012) BENEFICIARY: Hugh Adrian Scott Jones care of Pannone LLP, 123 Deansgate, Manchester M3 2BU.

End of register