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# Official copy of register of title

Title number MAN157277

Edition date 26.01.2023

- This official copy shows the entries on the register of title on 28 MAY 2024 at 20:39:06.
- 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 28 May 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 : ROCHDALE

- 1 (12.03.2010) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being land at Hareshill Road, Heywood.
- 2 (12.03.2010) The land has the benefit of the rights reserved by but is subject to the rights granted by a Conveyance of other land dated 5 October 1972 made between (1) The Right Honourable Seymour William Arthur John Seventh Earl of Wilton (2) Norman Frank Boyes and Alexander Anderson and (3) The North Western Electricity Board.  
*NOTE: Copy filed under MAN136794.*
- 3 (12.03.2010) The land has the benefit of the rights reserved by a Transfer of other land dated 7 October 2008 made between (1) Charles Robin Boyes and Guy Wyndham Nial Hamilton Clark and (2) P Casey Enviro Limited.  
*NOTE:-Copy filed under MAN130215.*
- 4 (27.04.2021) The land edged and numbered in green on the title plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.
- 5 (27.04.2021) The land in this title has the benefit of (except as mentioned in the note below) any legal easements reserved by a Transfer which included the land edged and numbered MAN378169 in green on the title plan dated 1 April 2021 made between (1) Mary Anne Hase and Clive Derek Beer and (2) Russells South Heywood (Residential) Limited but is subject to any rights that are granted the said deed and affect the registered land.

NOTE 1: The easements reserved in clause 12.3 are included in the registration only so far as they are capable of subsisting at law and are reserved over the land edged and numbered MAN378169 in green on the title plan.

NOTE 2: Copy filed under MAN378169.

- 6 (19.07.2022) The land has the benefit of any legal easements reserved by a Transfer of the land edged and numbered MAN404605 in green on the title plan dated 30 June 2022 made between (1) Mary Ann Hase and Clive

## A: Property Register continued

Derek Beer and (2) Russell Homes (UK) Limited but is subject to any rights that are granted by the said deed and affect the registered land.

*NOTE: Copy filed under MAN404605.*

- 7 (26.01.2023) The land has the benefit of any legal easements granted by a Transfer of other land dated 30 June 2022 made between (1) Russell Homes (UK) Limited and (2) Bellway Homes Limited.

*NOTE: Copy filed under MAN405377.*

## 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 (02.04.2020) PROPRIETOR: MARY ANNE HASE care of Savills, Savills House, Hall Court, Hall Park Way, Town Centre, Telford TF3 4NF and CLIVE DEREK BEER care of Savills, Savills House, Hall Court, Hall Park Way, Town Centre, Telford TF3 4NF as Trustees of the Wilton Settled Estates Second Reversionary Share Partitioned Fund.
- 2 (12.03.2010) RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.
- 3 (02.04.2020) 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 (12.03.2010) The land is subject to the rights granted by a Deed of Grant dated 11 September 1981 made between (1) Norman Frank Boyes and Charles Robin Boyes and (2) British Gas Corporation.
- The said Deed also contains restrictive covenants by the grantor.
- NOTE: Copy filed under MAN130215.*
- 2 (08.09.2017) UNILATERAL NOTICE affecting the land edged red on the plans lodged in respect of an Option to Purchase Agreement dated 17 August 2017 made between (1) Mary Anne Hase and Julia Elizabeth Boyes and (2) Russell Homes (UK) Limited.
- NOTE: Copy plans filed.*
- 3 (08.09.2017) BENEFICIARY: Russell Homes (UK) Limited of Alliance House, 13 Westpoint Enterprise Park, Clarence Avenue, Trafford Park, Manchester, M17 1QS.

## End of register