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Official copy of register of title

Title number MAN130215

Edition date 15.03.2024

- This official copy shows the entries on the register of title on 29 MAY 2024 at 12:29:26.
- 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 29 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 (11.11.2008) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Hareshill Farm, Hareshill Road, Heywood (OL10 2TB).
- 2 (11.11.2008) The mines and minerals together with ancillary powers of working are excepted with provision for compensation in the event of damage caused thereby.
- 3 (11.11.2008) The land has the benefit of the rights reserved by but is subject to the rights granted by a Conveyance of land lying to the north east of the land in this title dated 11 January 1991 made between (1) Norman Frank Boyes And Others and (2) Golden West Foods Limited.

NOTE1 :-Copy filed under GM561433.

-NOTE2 :- By a Deed dated 23 October 1998 made between (1) Golden West Foods Ltd and (2) Norman Frank Boyes and others the easements referred to in the Conveyance dated 11 January 1991 referred to above were varied as therein mentioned: Copy filed under GM561433.

- 4 (11.11.2008) The land has the benefit of the rights reserved by but is subject to the rights granted by a Conveyance of land adjoining the north eastern boundary of the land in this title dated 26 October 1998 made between (1) Norman Frank Boyes And Others and (2) Peel Investments (North) Limited.

NOTE 1:-Copy filed under GM798740.

- 5 (11.11.2008) The land has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of land lying to the north of the land in this title dated 29 March 2001 made between (1) Charles Robin Boyes and Guy Windham Nial Hamilton Clark and (2) Peel Investments (North) Limited.

NOTE: No copy of the Deed referred to is held by Land Registry.

- 6 (11.11.2008) The Transfer dated 7 October 2008 referred to in the Charges Register contains provisions as to light or air and boundary structures.

- 7 (09.03.2022) The land edged and numbered in green on the title plan has

A: Property Register continued

been removed from this title and registered under the title number or numbers shown in green on the said plan.

- 8 (09.03.2022) The land edged blue on the title plan has the benefit of any legal easements reserved by a Deed of Easement dated 14 February 2022 made between (1) Russell Homes (UK) Limited and (2) P. Casey Enviro Limited but is subject to any rights that are granted by the said deed and affect the registered land.

NOTE: Copy filed under MAN397214.

- 9 (09.03.2022) The land has the benefit of any legal easements reserved by the Transfer dated 14 February 2022 referred to in the Charges Register but is subject to any rights that are granted by the said deed and affect the registered land.

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 (11.11.2008) PROPRIETOR: P CASEY ENVIRO LIMITED (Co. Regn. No. 1727314) of Rydings Road, Rochdale OL12 9PS and of property@casey.co.uk.
- 2 (11.11.2008) The price stated to have been paid on 7 October 2008 was £1,500,000.
- 3 (11.11.2008) 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 is to be registered without a certificate signed by Charles Robyn Boyes and Guy Wyndham Nial Hamilton Clark care of 20 Hartford Road, Huntingdon, Cambridgeshire PE29 3QH or by their conveyancers that the provisions of clause (ii) of the schedule to the Transfer dated 7 October 2008 made between (1) Charles Robyn Boyes and Guy Wyndham Nial Hamilton Clark and (2) P Casey Enviro Limited have been complied with.
- 4 (03.08.2015) The proprietor's address for service has been changed.
- 5 (09.03.2022) RESTRICTION: No disposition of the part of the registered estate edged blue on the title plan (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 a conveyancer that the provisions of clause 7.1.5 of the Transfer dated 14 February 2022 referred to in the Charges Register have been complied with or that they do not apply to the disposition.
- 6 (09.03.2022) RESTRICTION: No disposition of the part of the registered estate edged blue on the title plan (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 a conveyancer that the provisions of clause 9.1 of a Deed of Easement dated 14 February 2022 referred to in the Property Register 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 (11.11.2008) Wayleave Agreement dated 23 March 1973 under the hand of Norman Frank Boyes (receiver) relates to the erection, maintenance, repair renewal, inspection and removal of electric lines and works.
-Note: Copy filed.
- 2 (11.11.2008) The land is subject to the rights granted by a Deed of

C: Charges Register continued

Grant dated 23 December 1974 made between (1) Norman Frank Boyes and Alexander Anderson and (2) North West Water Authority .

The said Deed also contains restrictive covenants by the grantor.

NOTE: Copy filed.

- 3 (11.11.2008) Wayleave Agreement dated 28 January 1980 under the hand of The Rt. Hon The Earl of Wilton by Norman Boyes his receiver relates to the [erection, maintenance, repair, renewal, inspection and removal of electric lines and works].

NOTE: Copy filed

- 4 (11.11.2008) 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.

- 5 (11.11.2008) A Transfer of the land in this title dated 7 October 2008 made between Charles Robyn Boyes and Guy Windham Nial Hamilton Clark contains restrictive covenants.

NOTE: Copy filed.

- 6 (11.11.2008) The land is subject to the rights reserved by the Transfer dated 7 October 2008 referred to above.

- 7 (09.03.2022) A Transfer of the land edged and numbered MAN39724 in green on the title plan dated 14 February 2022 made between (1) P. Casey Enviro Limited and (2) Russell Homes (UK) Limited contains restrictive covenants by the transferor.

NOTE: Copy filed under MAN397214.

- 8 (09.03.2022) UNILATERAL NOTICE in respect of an option to purchase dated 31 July 2015 made between (1) P Casey Enviro Limited (2) Russell Homes (UK) Limited and (3) Russells Limited as varied by a Deed of Variation dated 14 February 2022 made between (1) P Casey Enviro Limited (2) Russell Homes (UK) Limited and (3) Russells Limited.

NOTE 1:-Copy Deed of Variation filed under MAN397214.

NOTE: No copy of the deed dated 31 July 2015 referred to is held by HM Land Registry.

- 9 (09.03.2022) BENEFICIARY: Russell Homes (UK) Limited (Co. Regn. No. 05075645) of 13 Westpoint Enterprise Park, Clarence Avenue, Trafford Park, Manchester M17 1QS.

End of register