



Title information document

This document has been issued following a change to the register. It has been supplied for information only. It should not be sent to Land Registry in connection with any subsequent application.

Attached is an official copy of the register and of the title plan showing the entries subsisting following the recent completion of the application to change the register.

Please note: The attached official copy shows the state of the individual register of title as at the date and time stated on it.

If in future you wish to apply for an official copy of the register or the title plan, please apply using form OC1 (available from our website, any Land Registry local office and law stationers). A fee is payable for each copy issued.

If you have any queries, or you require this correspondence in an alternative format, please contact us at the address shown, quoting the title number shown on the top of the official copy.

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Fylde Office
Wrea Brook Court
Lytham Road
Warton
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Important information about the address for service

If we need to write to an owner, chargee or other party who has an interest noted on the register, we will write to them at the address shown on the register. We will also use this address if we need to issue any formal notice to an owner or other party as a result of an application being made. Notices are often sent as a measure to safeguard against fraud. It is important that this address is correct and up to date. If it is not you may not receive our letter or notice and could suffer a loss as a result.

You can have up to three addresses for service noted on the register. At least one of these must be a postal address, whether or not in the United Kingdom; the other two may be a DX address, a UK or overseas postal address or an email address.

Please let us know at once of any changes to an address for

service.

Public Guide 2 – *Keeping your address for service up to date* explains how to do this. You can view or download copies of this guide from our website at www.landregistry.gov.uk in English and Welsh or obtain a copy of it free of charge from any Customer Support – telephone 0844 892 1111 (0844 892 1122 for a Welsh-speaking service) from Monday to Friday between 8am and 6pm.



Official copy of register of title

Title number LAN124971 Edition date 20.01.2012

- This official copy shows the entries in the register of title on 2 February 2012 at 15:22:17.
- 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 2 February 2012.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- For information about the register of title see Land Registry website www.landregistry.gov.uk or Land Registry Public Guide 1 - *A guide to the information we keep and how you can obtain it*.
- This title is dealt with by Land Registry Fylde Office.

A: Property register

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

BLACKBURN WITH DARWEN

- 1 (20.01.2012) The Leasehold land shown edged with red on the plan of the above title filed at the Registry and being Griffin Park Football Ground, Stancliffe Street, Blackburn.
- 2 (20.01.2012) As to the part tinted pink on the title plan the mines and minerals together with ancillary powers of working are excepted.
- 3 (20.01.2012) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : 13 January 2012
Term : 12 years from 13 January 2012
Parties : (1) Blackburn with Darwen Borough Council
 (2) Peter Fryer and Neil Burrows as Trustees of Mill Hill Football Club
 (3) Peter Fryer and Neil Burrows
NOTE: The lease includes also other land
- 4 (20.01.2012) The Lease prohibits or restricts alienation.
- 5 (20.01.2012) The landlord's title is registered.

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 (20.01.2012) PROPRIETOR: PETER FRYER of 20 Brothers Street, Blackburn BB2 4PR and of Griffin Park Football Ground, Stancliffe Street, Blackburn and NEIL BURROWS of 15 Bishopdale Close, Blackburn BB2 2EB and of Griffin Park Football Ground, Stancliffe Street, Blackburn the trustees of Mill Hill Football Club.
- 2 (20.01.2012) 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.

C: Charges register

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

- 1 (20.01.2012) The land is subject to the rights reserved by the registered lease.
- 2 (20.01.2012) The freehold estate in the land tinted blue on the title plan is subject to such restrictive covenants as may have been imposed thereon to such rentcharges as may have been created thereout and to such easements rights and other interests as may have been excepted and reserved thereout or granted thereon before 23 September 1988 so far as the same are still subsisting and capable of being enforced.
- 3 (20.01.2012) A Conveyance of the freehold estate in the land tinted pink on the title plan and other land dated 18 June 1879 made between (1) Frances Coates Eccles and others and (2) Thomas Brooks contains covenants details of which are set out in the schedule of restrictive covenants hereto.

NOTE: The rentcharge thereby created and the associated positive covenants are extinguished.

- 4 (20.01.2012) The land is subject to the following rights reserved by the Conveyance dated 18 June 1879 referred to above:-

"Reserving nevertheless unto the said Frances Coates Eccles James Davenport Kelly and Richard Eccles their heirs or assigns the right of passing for all purposes over the said footpaths parts of the said plots of land and also the right of giving or granting rights of road with or without horses carts or carriages for all purposes to any person or persons or to the public over any part of such streets or roads and the right of using and of giving or granting the right of using any of the sewers or watercourses now made or hereafter to be made therein whether such streets roads or sewers or watercourses now or hereafter to be made thereon shall form part of or be made in the said plots of land intended to be hereby granted and conveyed or not and the right of laying water pipes gas pipes or any other pipes in or through any such streets or roads AND ALSO the right of dispensing with the making of any street intended to be made over any part of the said estate and of stopping up and discontinuing altering or diverting and of consenting to and allowing any purchaser of any part of the said estate to stop up and discontinue alter or divert any of the streets roads or sewers (except the streets shewn on the said plan) now made or hereafter to be made in or over any part of the said estate."

C: Charges register continued

Schedule of restrictive covenants

1 (20.01.2012) The following are details of the covenants contained in the Conveyance dated 18 June 1879 referred to in the Charges Register:-

AND the said Thomas Brooks doth hereby for himself his heirs executors and administrators covenant with the said Frances Coates Eccles James Davenport Kelly and Richard Eccles their heirs and assigns that he the said Thomas Brooks his heirs or assigns will at all times hereafter pay unto the said Thomas Coates Eccles James Davenport Kelly and Richard Eccles their heirs or assigns the said yearly rent of Eleven pounds thirteen shillings and two pence hereinbefore limited in use by equal half yearly payments on the first day of May and the first day of November in each year without any deductions whatsoever (except property or income tax as aforesaid) and will make the first of such half yearly payments on the first day of November next

AND ALSO that he the said Thomas Brooks his heirs or assigns will for ever hereafter keep and maintain in good repair upon the said plots of land hereby granted and conveyed good and substantial dwellinghouses or other buildings and when necessary rebuild the same and which dwellinghouses or other buildings shall always be of at least double the annual value of the said rentcharge and that the plan elevation and position of all such dwellinghouses or buildings which shall at any time hereafter be built in lieu of those last or for the time being standing on the said plots of land and of any projected additions to or alterations in the same shall be submitted to and be subject to the approval of the said Frances Coates Eccles, James Davenport Kelly and Richard Eccles their heirs and assigns previously to the same being proceeded with

AND ALSO that he the said Thomas Brooks his heirs or assigns will forthwith at his sole option and with materials and in manner satisfactory to the said Frances Coates Eccles James Davenport Kelly and Richard Eccles their heirs or assigns form and flag the said footpaths and put down suitable sidestones thereto and form and pave the southerly half parts of John Bright Street and the said intended street of twelve yards wide and the Easterly half part of Lorne Street aforesaid as respectively shewn on the said plan so far as the same are respectively co-extensive with the said plots of land hereby granted and conveyed and also build a fence wall or fence walls with brick or stone set in lime mortar six feet in height at the least all along the Northerly sides of the said back roads coextensive with the said plots of land

And will thereafter keep the same parts of the said footpaths and streets respectively and the same wall or walls in good repair

AND ALSO will duly pay unto the said Frances Coates Eccles James Davenport Kelly and Richard Eccles their heirs or assigns his and their proportion of the yearly cost of the maintenance and repairing of the roads on their estate in Livesey aforesaid to be apportioned by their Surveyor according to the rateable value of the erections upon the said estate until such roads shall be declared by some competent public local authority to be public highways

AND ALSO that if at any time hereafter the said Frances Coates Eccles James Davenport Kelly and Richard Eccles their heirs or assigns shall signify in writing to the said Thomas Brooks his heirs or assigns that one or more main sewer or sewers shall be necessary for keeping dry the said streets adjoining the said plot of land hereby granted and conveyed he the said Thomas Brooks his heirs or assigns will forthwith make and for ever thereafter keep in repair with materials and in manner satisfactory to the said Frances Coates Eccles, James Davenport Kelly and Richard Eccles their

Schedule of restrictive covenants continued

heirs or assigns so much of the same sewer or sewers as shall be coextensive with and opposite to such plots of land at the expense of the said Thomas Brooks his heirs or assigns as to one moiety thereof the charge of the other moiety thereof to be paid by the said Frances Coates Eccles James Davenport Kelly and Richard Eccles their heirs or assigns

AND ALSO that if the said Thomas Brooks his heirs or assigns shall refuse or neglect to make and repair the said footpaths streets sewers and wall or walls respectively in manner and to the extent aforesaid it shall and may be lawful for the said Frances Coates Eccles James Davenport Kelly and Richard Eccles their heirs or assigns at any time or from time to time to enter into and upon any part of the said plots of land and hereditaments hereby granted and conveyed and to make and execute all or any of such works or to alter the same to their satisfaction as the case may require and the costs and expenses consequent thereform shall on demand in writing by the said Frances Coates Eccles James Davenport Kelly and Richard Eccles their heirs or assigns be repaid to them by the said Thomas Brooks his heirs or assigns

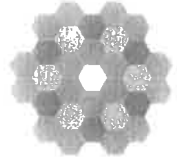
AND that he the said Thomas Brooks his heirs or assigns will not permit or suffer any building or buildings erected or to be erected on the said plots of land to be used or occupied as a dramshop public house or for the sale of ale beer or spirituous liquors or as a slaughterhouse or for the purpose of any manufactory trade business or employment which can or may produce more smoke than a dwellinghouse or any disagreeable noise or smell or which may be deemed a public nuisance or inconvenient or detrimental to the neighbourhood

And will not put out any house or cellar steps or other projections whatsoever upon or into any part of the said footpaths nor suffer any rubbish dirt filth mud or other nuisance to remain on the said footpaths so far as the same are co-extensive with the said plots of land nor do nor suffer to be done any other act or thing to prevent decency or the regularity being maintained in the same streets respectively.

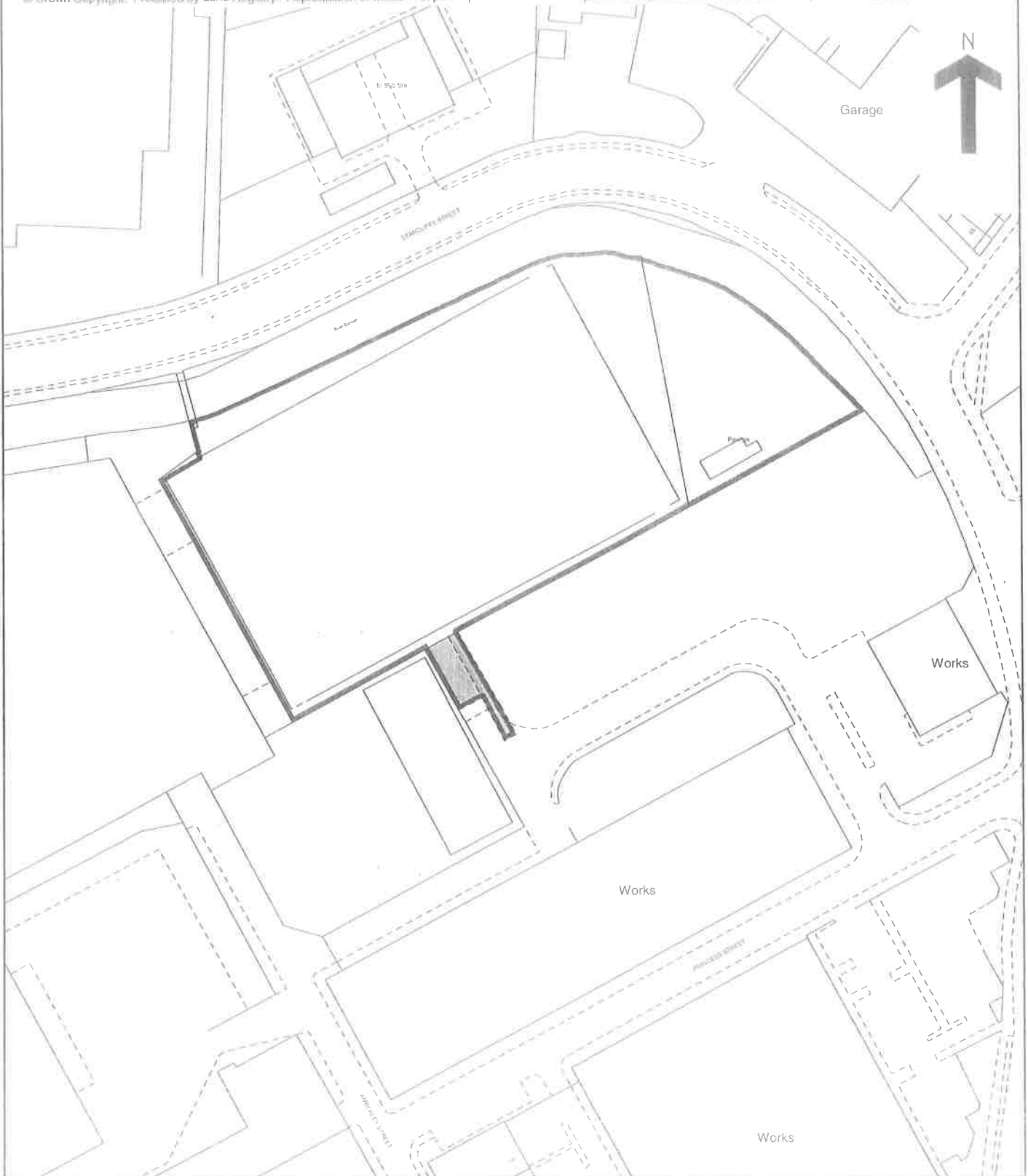
End of register

Land Registry
Official copy of
title plan

Title number **LAN124971**
Ordnance Survey map reference **SD6727SW**
Scale **1:1250**
Administrative area **Blackburn with Darwen**



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This official copy issued on 2 February 2012 shows the state of this title plan on 2 February 2012 at 15:22:17. 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. See Land Registry Public Guide 19 - Title Plans and Boundaries.
This title is dealt with by Land Registry, Fylde Office.

