

Appendix B

THIS IS A PRINT OF THE VIEW OF THE REGISTER OBTAINED FROM HM LAND REGISTRY SHOWING THE ENTRIES SUBSISTING IN THE REGISTER ON 11 MAY 2015 AT 15:12:16. BUT PLEASE NOTE THAT THIS REGISTER VIEW IS NOT ADMISSIBLE IN A COURT IN THE SAME WAY AS AN OFFICIAL COPY WITHIN THE MEANING OF S.67 LAND REGISTRATION ACT 2002. UNLIKE AN OFFICIAL COPY, IT MAY NOT ENTITLE A PERSON TO BE INDEMNIFIED BY THE REGISTRAR IF HE OR SHE SUFFERS LOSS BY REASON OF A MISTAKE CONTAINED WITHIN IT. THE ENTRIES SHOWN DO NOT TAKE ACCOUNT OF ANY APPLICATIONS PENDING IN THE REGISTRY. FOR SEARCH PURPOSES THE ABOVE DATE SHOULD BE USED AS THE SEARCH FROM DATE.

THIS TITLE IS DEALT WITH BY LAND REGISTRY, FYLDE OFFICE.

TITLE NUMBER: LAN133886

There is no application or official search pending against this title.

A: Property Register

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

LANCASHIRE : LANCASTER

- 1 The Freehold land shown edged with red on the plan of the above title filed at the Registry and being land at Bell Hill Farm, Littledale, Lancaster.
- 2 (20.02.2012) The land has the benefit of the rights reserved by but is subject to the rights granted by a Deed dated 31 December 1985 made between (1) Edward Huddleston and Mary Huddleston and (2) John Richard Huddleston and Margaret Helen Huddleston.

NOTE: Copy filed under LAN126196.

- 3 (05.08.2002) The land tinted pink on the title plan has the benefit of the following rights reserved by a Conveyance of Bell Hill Farm dated 22 July 1991 made between (1) Mary Huddleston and Richard Martin Nuttall Gillibrand and (2) John Richard Huddleston and Margaret Helen Huddleston:-

"Excepting and Reserving unto the Vendors and their successors in title the owners and occupiers for the time being of the remainder of Bell Hill Farm the right to the free flow of water through the existing water pipe situate under the parcel of land numbered 7052 on the Ordnance Survey Map and any replacement thereof together with a right to enter upon such land for the purpose of inspection maintenance repair and renewal of such pipe the Vendors or other persons exercising such rights making good all damage occasioned in the exercise thereof and reserving also to the Vendors any sheep gaits or other rights of grazing or of common appurtenant to Bell Hill Farm."

NOTE: Copy plan filed under LA916839.

- 4 (05.08.2002) The land has the benefit of the rights reserved by a Transfer of the land tinted pink on the title plan and other land dated 1 August 2002 made between (1) Mary Huddleston and Richard Martin Nuttall Gillibrand and (2) William Alan Huddleston and others.

NOTE: Original filed under LA916839.

- 5 (20.02.2012) The land tinted blue on the title plan has the benefit of the rights granted by a Deed dated 10 June 2003 made between (1) William Alan Huddleston and others and (2) Mary Huddleston and Richard Martin Nuttall Gillibrand.

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

- 6 (22.10.2012) The land has the benefit of the rights reserved by a Transfer of Udale Barn dated 7 November 2003 made between (1) Mary Huddleston and Richard Martin Nuttall Gillibrand and (2) Timothy Mark Preece and Amelia Margaret Preece.

NOTE: Copy filed under LA950555.

- 7 (22.10.2012) The land has the benefit of the rights reserved by a

A: Property Register continued

Transfer of Wisp Cottage dated 21 November 2003 made between (1) Mary Huddleston and Richard Martin Nuttall Gillibrand and (2) Timothy Mark Preece and Amelia Margaret Preece.

NOTE: Copy filed under LA950548.

- 8 (22.10.2012) The land has the benefit of the rights granted by a Transfer of the land in this title dated 15 August 2012 made between (1) William Alan Huddleston and others and (2) Paul John France and Mark Kelsall France.

NOTE: Copy filed.

- 9 (05.08.2002) The Transfer dated 1 August 2002 referred to above contains provisions as to other matters.

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 (22.10.2012) PROPRIETOR: PAUL JOHN FRANCE of Cross Ghyll Farm, Littleddale, Lancaster LA2 9EX and MARK KELSALL FRANCE of Foxdale Cottage, Littleddale, Lancaster LA2 9EX.
- 2 (22.10.2012) The price stated to have been paid on 15 August 2012 was £270,000.
- 3 (22.10.2012) 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.
- 4 (22.10.2012) RESTRICTION: No disposition of the registered estate 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 written consent signed by the proprietor for the time being of the Charge dated 15 August 2012 in favour of The Agricultural Mortgage Corporation PLC referred to in the Charges Register.

C: Charges Register

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

- 1 (20.02.2012) The tinted blue on the title plan is subject to the following rights reserved by a Conveyance thereof and other land dated 5 June 1951 made between (1) Harold Howarth and Beatrice Howarth (Vendors) and (2) Edward Huddleston and Mary Huddleston (Purchasers):-

"SUBJECT to all existing rights of way water drainage and other easements (if any) affecting the same"
- 2 (22.10.2012) A Deed dated 18 July 2003 made between (1) Mary Huddleston and Richard Martin Nuttall Gillibrand (2) Jeremy Henry Moore Newsum and others and (3) William Alan Huddleston and others relates to maintenance of an Accessway.

NOTE: Copy filed under LA681037.

- 3 (23.12.2004) The land is subject to the rights granted by a Deed of Grant dated 30 July 2004 made between (1) William Alan Huddleston and others and (2) Timothy Mark Preece and others.

The said Deed also contains restrictive covenants by the grantor.

C: Charges Register continued

NOTE: Copy filed under LA966598.

- 4 (20.02.2012) The land tinted blue on the title plan is subject to the following rights granted by a Transfer of the land tinted yellow on the title plan dated 6 February 2012 made between (1) Richard Martin Nuttall Gillibrand and Barbara Ruth Huddleston and (2) Phillip John Durow and Pamela Jean Whalley:-

"The Property is sold together with a right of way for all purposes and at all times with or without vehicles for access to and egress from the Property

.....

over the land shown coloured brown on Plan 1 subject to the Transferees and their successors in title contributing to the maintenance and upkeep of the said land according to user"

NOTE: The land coloured brown referred to is edged blue on the title plan.

- 5 (20.02.2012) The land tinted blue on the title plan is subject to the following rights granted by a Transfer of the land tinted brown on the title plan dated 6 February 2012 made between (1) Richard Martin Nuttall Gillibrand and Barbara Ruth Huddleston (Transferors) and (2) Timothy Preece and Amelia Preece (Transferees):-

"The Property is sold together with a right of way for all purposes and at all times with or without vehicles for access to and egress from the Property

.....

over the land shown coloured brown on Plan 1 subject to the Transferees and their successors in title contributing to the maintenance and upkeep of the said land according to user"

NOTE: The land coloured brown referred to has been edged blue on the title plan.

- 6 (22.10.2012) REGISTERED CHARGE dated 15 August 2012.
- 7 (22.10.2012) Proprietor: THE AGRICULTURAL MORTGAGE CORPORATION PLC (Co. Regn. No. 234742) of Charlton Place, Charlton Road, Andover, Hants. SP10 1RE.

End of register