

[REDACTED]

Hi [REDACTED]

Thanks for your time last week when we spoke over the telephone.

As discussed on our call the site response submission for R18_094 has included a site location plan (page 44) which includes part of our land. I did try to attach a copy of the site submission (file was too big for your email limit), if you could look at page 44 and compare this to the attached copy of our land registry documentation they differ. It may look a small difference but it is factually incorrect and I can only assume would play a critical consideration to Highways especially in relation to offering of potential access via Mill Lane.

Can you please investigate and confirm back the site submission has been amended to reflect the accurate boundary demarcation for ownership as per the land registry documents please?

Thanks in advance and kind Regards,

[REDACTED]

Title Number : [REDACTED]

This title is dealt with by Land Registry, Birkenhead 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 suffers loss by reason of a mistake in an official copy.

This extract shows information current on 13 OCT 2013 at 23:03:23 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	:	[REDACTED]
Address of Property	:	land on the south east side of Birch Brook Road, Heatley
Price Stated	:	Not Available
Registered Owner(s)	:	[REDACTED]
Lender(s)	:	None

Title number [REDACTED]

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 13 OCT 2013 at 23:03:23. 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 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.

WARRINGTON

- 1 (16.06.1980) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land on the south east side of Birch Brook Road, Heatley.
- 2 The Conveyance dated 11 January 1968 referred to in the Charges Register contains the following provision:-

"IT IS HEREBY DECLARED that the carrying on by the Board of their undertaking on their adjoining or neighbouring land in exercise of their powers and subject to their statutory and common law obligations shall not be deemed to be breach of the covenant for quiet enjoyment implied herein by reason of the Board being expressed to convey the property as Beneficial Owners nor to be in derogation of their grant."
- 3 (13.08.2001) The land edged and numbered in green on the filed plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.
- 4 (13.08.2001) The land has the benefit of the following rights reserved by a Transfer of the land edged and numbered [REDACTED] in green on the filed plan dated 1 August 2001 made between [REDACTED] Limited (Transferor) and (2) [REDACTED] Limited (Transferee):-

"There is reserved out of the Property for the benefit of the whole and every part of the remainder of the Retained Land (that is to say such part of the land comprised in the above title as is not included in the definition of "the Property") a right of way at all times over the Property together with or without plant machinery farm animals and motor vehicles to and from the Retained Land to and from Mill Lane subject to any persons exercising this right doing so in a proper and reasonable manner so as not to unduly interfere or in any way prejudice the use and occupation of the Property and/or the Transferee's adjoining land or development thereof and to reinstate to the Transferee's satisfaction any damage occasioned to the Property in the exercise of such right and subject further to the Transferor wherever possible exercising this right over any highway carriageway or footpath (where appropriate) constructed on the Property"

NOTE: The land in this title is the Retained Land referred to.

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 (16.02.1981) Proprietor: [REDACTED]

Title number [REDACTED]

C: Charges Register

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

1 The land hatched blue on the filed plan and other land is subject to the following rights reserved by a Conveyance thereof dated 11 January 1968 made between (1) The British Railways Board and (2) [REDACTED] (Purchaser):-

"THERE shall be reserved to the Board:-

(i) the right at any time to erect or suffer to be erected any building or other erections and to alter any building or other erection now standing or hereafter to be erected on any part of their adjoining or neighboring land in such a manner as to obstruct or interfere with the passage of light or air to any building which is or may be erected upon the property and any access of light and air over the adjoining land of the Board shall be deemed to be enjoyed by the licence or consent of the Board and not as of right

(ii) the right of support from the property hereby conveyed for the adjoining property of the Board

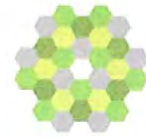
(iii) the right to have maintain repair cleanse and reconstruct alter and remove any drains pipes wires cables and works on over or under the property now used for the benefit of the adjoining property of the Board

(iv) full right and liberty for the Board and their successors in title with or without workmen at all reasonable times to enter upon the property for the purpose of exercising the right reserved by paragraph (iii) of this sub-clause.

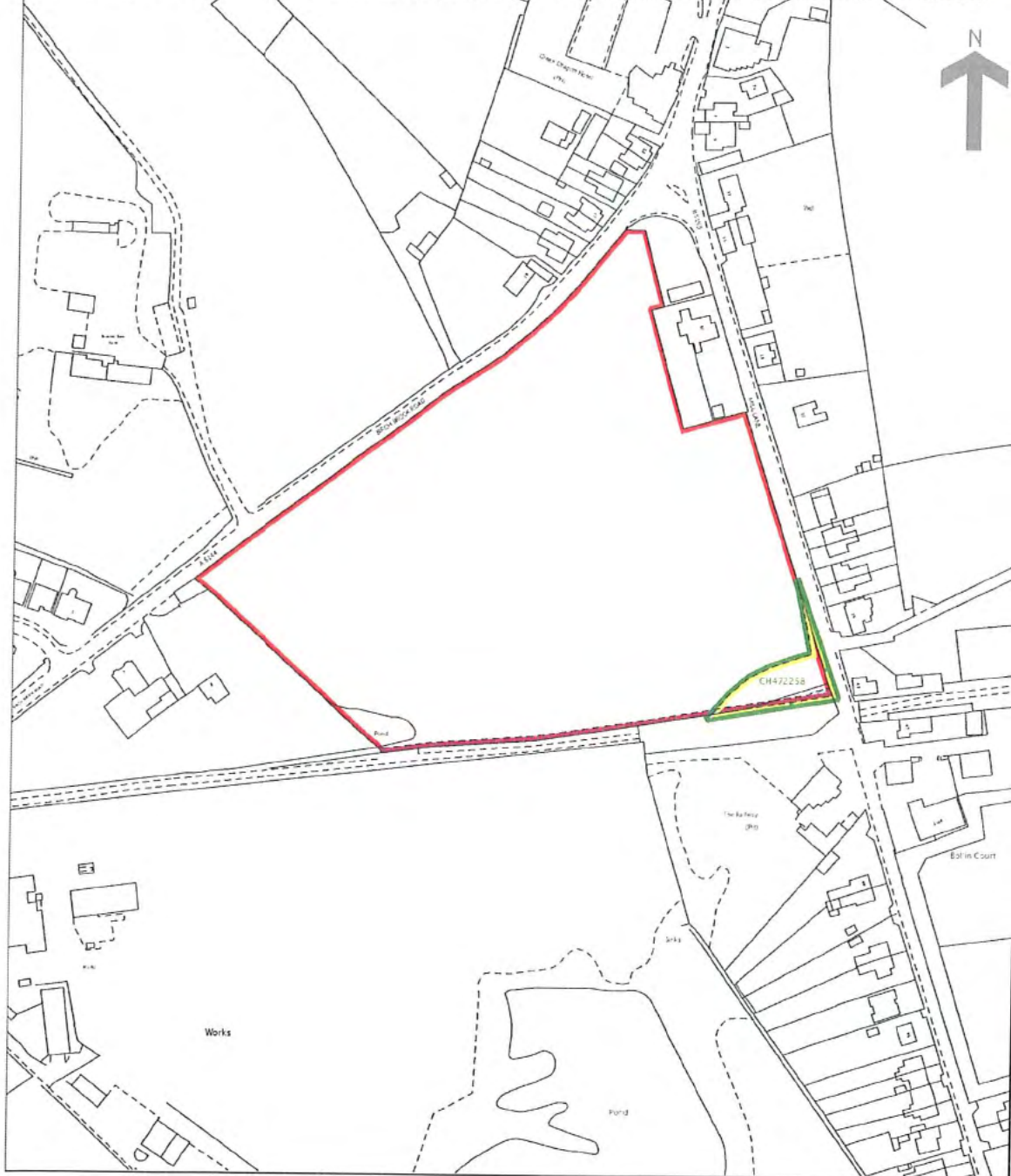
(v) full right and liberty for the Board and their successors in title with or without workmen at all reasonable times to enter upon the property for the purpose of maintaining repairing renewing reinstating altering or amending any fences wall railway banks abutment or retaining walls bridges and other works of the Board on their adjoining or neighbouring land and in particular for the purpose of maintaining and repairing the station building more particularly shown on the said plan (a) the Board making good any damage occasioned to the property by the exercise of the rights of entry reserved by paragraph (iv) and (v) of this sub-clause."

NOTE:- The station building referred to does not affect the land in this title.

End of register



© Crown Copyright. Produced by Land Registry. Reproduction in whole or in part is prohibited without the prior written permission of Ordnance Survey. Licence Number 100026316.



This is a copy of the title plan on 13 OCT 2013 at 23:03:24. 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 title plan. An official copy of the title plan 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 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.

The Land Registry endeavours to maintain high quality and scale accuracy of title plan images. The quality and accuracy of any print will depend on your printer, your computer and its print settings. 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, Birkenhead Office.