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# Official copy of register of title

Title number DY172687

Edition date 10.12.2018

- This official copy shows the entries on the register of title on 01 NOV 2023 at 11:37:46.
- 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 01 Nov 2023.
- 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, Nottingham Office.

## A: Property Register

This register describes the land and estate comprised in the title. Except as mentioned below, the title includes any legal easements granted by the registered lease but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

DERBYSHIRE : HIGH PEAK

- 1 (11.07.1988) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being Lantern Pike, 45 Glossop Road, Little Hayfield, High Peak (SK22 2NG).
- 2 (11.07.1988) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
 

Date	: 29 September 1833
Term	: 999 years from 29 September 1833
Rent	: £1.18s.2d
Parties	: (1) John Slack and Thomas Slack (2) Joseph Bowden
- 3 A Deed of Assignment of 1 Clough Lane dated 18 November 1976 made between (1) Wilson's Brewery Limited (2) Mecca Limited (3) Chef & Brewer Limited and (4) Melvyn Stuart Cranmer contains the following provision:-
 

"IT IS HEREBY AGREED AND DECLARED as follows:-

  - (a) The walls and fences separating the property hereby assigned from the adjoining property known as the "Lantern Pike" Glossop Road ..... and all eaves gutters sewers drains and downspouts used in common) are and shall be party walls fences and structures shall be maintained and repaired by the respective adjoining owners in equal shares and proportions
  - (b) As between the property hereby assigned on the one hand and the said adjoining properties belonging to and retained by the Vendor on the other hand all rights and privileges of support way water and drainage and all other easements and quasi or apparent easements and rights and privileges as the same were heretofore used exercised or enjoyed by the one property or the owner or occupier thereof over the other property whilst in one ownership shall (except as hereinafter mentioned) continue to be maintained exercised or used and enjoyed in the like manner and to the like extent hereafter and all necessary

## A: Property Register continued

easements cross easements and rights in that behalf shall (without prejudice to the operation of Section 62 of the Law of Property Act 1925) be deemed to be granted or reserved by or out of this assignment as the case may require"

- 4 Unless otherwise mentioned the title includes any legal easements granted by the registered lease(s) but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.
- 5 (14.06.2006) A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.

## 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 good leasehold

- 1 (21.10.2003) PROPRIETOR: EI GROUP PLC (Co. Regn. No. 2562808) of 3 Monkspath Hall Road, Shirley, Solihull B90 4SJ.
- 2 (21.10.2003) The price stated to have been paid on 24 September 2003 for the land in this title and in title DY189467 was £300,249.
- 3 (10.12.2018) RESTRICTION: No transfer or lease is to be registered without a certificate signed by a conveyancer that the transfer or lease did not contravene section 95(1) of the Localism Act 2011.

## C: Charges Register

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

- 1 (14.06.2006) The land is subject to the lease set out in the schedule of leases hereto.

### Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	19.12.2016	Lantern Pike, 45 Glossop Road	13.03.2014 Beginning on and including 1.11.2013 ending on and including 31.10.2023	DY508942

NOTE: The lease comprises also other land.

### End of register

**These are the notes referred to on the following official copy**

The electronic official copy of the title plan follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from HM Land Registry.

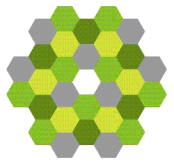
This official copy is issued on 01 November 2023 shows the state of this title plan on 01 November 2023 at 11:37:47. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by the HM Land Registry, Nottingham Office .

# HM Land Registry

## Official copy of title plan

Title number **DY172687**  
Ordnance Survey map reference **SK0388SW**  
Scale **1:1250 enlarged from 1:2500**  
Administrative area **Derbyshire : High Peak**



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