



Pre-Sale Information Pack For:

49 Cyprus Road

Heysham

Morecambe

LA3 2QS

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Introduction to this pre-sale information pack

This **Dawson Estates** pre-sale information pack is designed to provide information for potential purchasers of:

49 CYPRUS ROAD, HEYSHAM, MORECAMBE, LA3 2QS.

In line with the Consumer Protection Regulations 2008, the information enclosed supports our details in providing the purchaser with as much relevant information as possible that may affect their buying decision.

This enforces **Dawson Estates** commitment to providing the most complete and professional service for all our clients, whether buying or selling the property.

Although the information in this pack is designed to help, the information provided is from the seller of the property and **Dawson Estates** cannot guarantee the accuracy.

Where the information has been sourced via the risk assessment database it is done so based on the property postcode and again this cannot be guaranteed by **Dawson Estates** for accuracy.

Although this pre sale pack provides an overview for a potential purchasers it does not and must not replace the usual checks that would be carried out on both parties' behalf by their acting Solicitors.

The electronic official copy of the register follows this message.

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



Official copy of register of title

Title number LA877932

Edition date 20.06.2013

- This official copy shows the entries on the register of title on 12 DEC 2013 at 09:46:44.
- 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 12 Dec 2013.
- 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.

LANCASHIRE : LANCASTER

- 1 (27.11.2000) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 49 Cyprus Road, Heysham, (LA3 2QS).
- 2 (27.11.2000) A Conveyance of the land in this title and other land dated 10 December 1970 made between (1) Thomas Holroyd Limited and (2) Allan Keswick and Sarah Ann Keswick contains the following provision:-

"IT IS hereby agreed and declared by and between the parties hereto as follows:-

(1) The property hereby conveyed shall at all times hereafter be held subject to such rights and privileges in the nature of easements or quasi easements as are now enjoyed for and in respect of the same by the adjoining or adjacent properties now or formerly of the Company or the occupiers thereof

(2) All walls and fences now or hereafter to be erected separating the property hereby conveyed from the adjoining property now or formerly of the company shall be deemed to be joint and party walls and fences and shall be repaired maintained at the joint and equal expense of the respective owners for the time being of the properties so separated who shall have the joint and equal use of and shall repair and maintain at their joint and equal expense all spouts pipes drains and gutters connected with such properties respectively

(3) The Company shall have the right (which is hereby expressly reserved to it) (a) to alter and vary the plotting and layout to the remainder of its Heysham Hall Estate Morecambe and Heysham Hall Estate Morecambe and Heysham aforesaid and to alter and vary the scheme of roads and building lines and other matters relating thereto (b) to build on any adjoining or neighbouring land now or at any time hereafter belonging to it and to erect or suffer to be erected thereon any buildings whatsoever and notwithstanding that such buildings may affect or diminish the light or air which might now or at any time

A: Property Register continued

hereafter be enjoyed by and in respect of the property hereby conveyed or any dwellinghouse or other buildings now erected or hereinafter to be erected thereon."

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 (27.11.2000) PROPRIETOR: CAROLE ANNE ASHWORTH of 49 Cyprus Road, Heysham, Lancs LA3 2QS.
- 2 (27.11.2000) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.

C: Charges Register

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

- 1 (27.11.2000) A Conveyance of the land in this title and other land dated 20 October 1939 made between (1) Morecambe Bay Holiday Camp Limited (vendors) (2) Martins Bank Limited (the bank) and (3) Henry Edward Shackleton (purchaser) contains the following covenants:-

COVENANT by the Purchaser with the Vendors at all times thereafter to observe and perform the conditions contained in the 1st Schedule thereto and on the part of the Purchaser to be observed and performed

THE Purchaser should not sell off any portion of the land shown on the said plan and edged red for purposes other than building of detached or semi detached dwellinghouses of a type and value in keeping with the houses to be erected on the Heysham Hall Estate and in any case would not dispose of such land except by plot or plots in the course of development as a building estate without the consent of the Vendors The Purchasers should endeavour to retain the trees and foliage where possible on the said plot of land edged red on the said plan so far as the same did not interfere with the erection of buildings.

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.

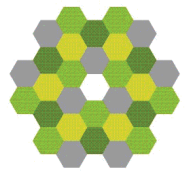
This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from Land Registry.

This official copy is issued on 12 December 2013 shows the state of this title plan on 12 December 2013 at 09:46:48. 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*.

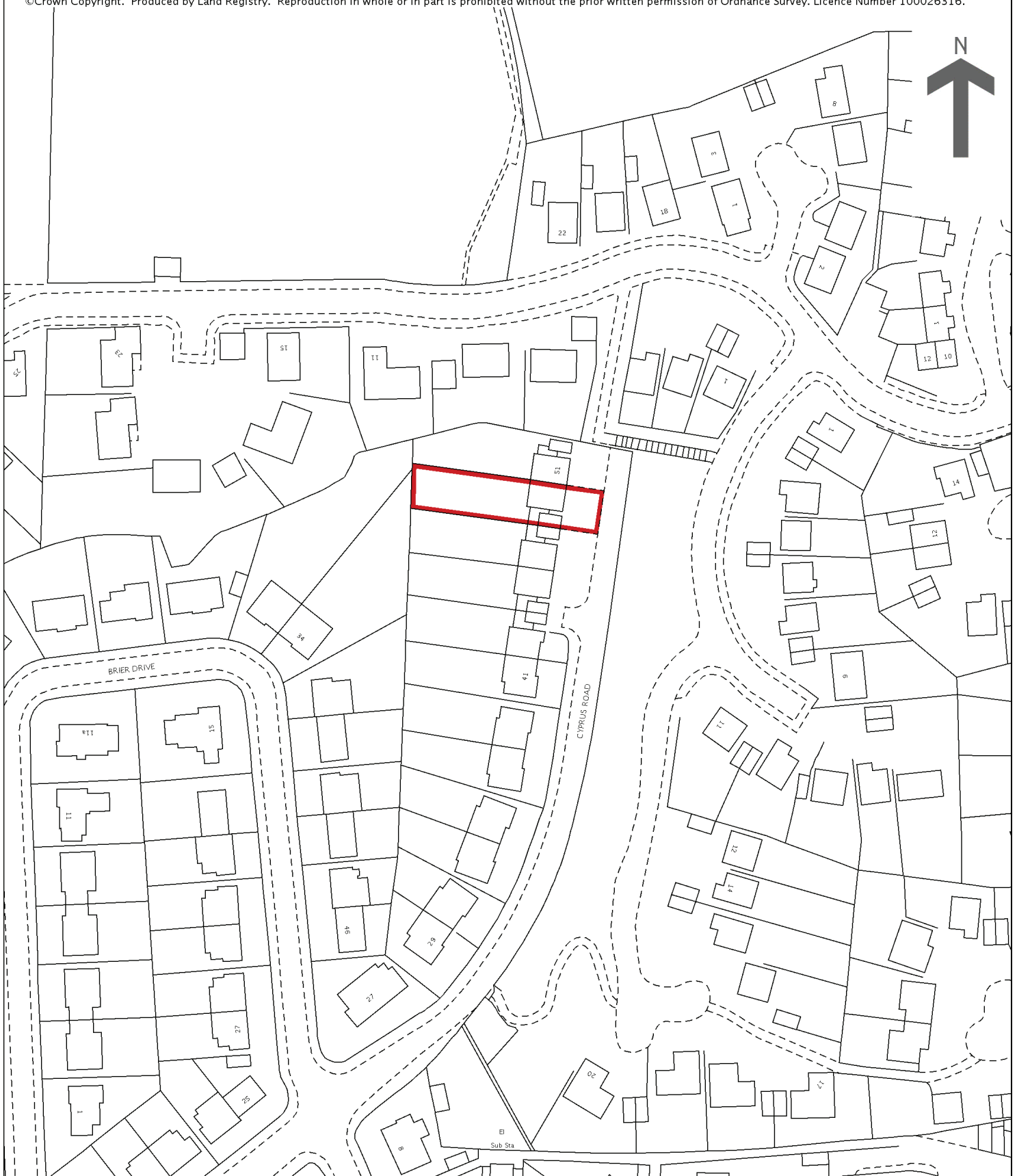
This title is dealt with by the Land Registry, Fylde Office .

Land Registry Official copy of title plan

Title number **LA877932**
Ordnance Survey map reference **SD4161SW**
Scale **1:1250**
Administrative area **Lancashire : Lancaster**



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AML Results



AML - Individual: Lauren Gardener - **Pass**



AML - Individual: James Gardner - **Pass**