

Brooke - Taylors

S O L I C I T O R S

Please Ask For: Tim Oaks
Our Reference: TJO/AL/0319472
Your Reference:
Date: 11th October 2023

Chief Planning Officer
High Peak Borough Council
Town Hall
Buxton
Derbyshire
SK17 6EL



Dear Sir,

Re: Planning application HPK/2023/0416
Our clients: Mr and Mrs S B Phillips

We have been instructed to act on behalf of Stephen Brian Phillips and Joanne Claire Phillips of Rose Cottage, Chapel Brow, Charlesworth, Glossop SK13 5HH and to register on their behalf an objection to the proposed construction of a new three story, 4 bedroomed detached dwelling with associated landscaping on land to the rear of 44/46 Town Lane, Charlesworth, in which the applicant is Miss Francesa Duffy.

Our instructions are confined to an objection on the grounds of land ownership; any other objections will be raised by our clients themselves.

Our clients own the freehold title DY327324 and a copy of the title entries are attached, together with the title plan.

As you will see, Mr and Mrs Phillips own an area of land which is within the proposed development, and which therefore cannot be developed by the applicant. Our clients have owned the land for many years; it is an essential part of their landholding as it forms the access between other land titles which they own.

Please note we are no longer using the DX delivery service.

Registered Office: 4 The Quadrant, Buxton, Derbyshire SK17 6AW

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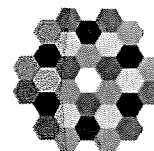
VAT Registration No: 222 1222 27



The proposal must therefore be amended to remove this area of land from the potential development. Our clients reserve their right to raise objections on other grounds in addition.

Yours faithfully

Brooke-Taylor



Official copy of register of title

Title number DY327324

Edition date 01.05.2020

- This official copy shows the entries on the register of title on 04 Jun 2020 at 10:45:00.
- 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 04 Jun 2020.
- 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.

DERBYSHIRE : HIGH PEAK

- 1 (09.10.2000) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Land adjoining Rose Cottage, Chapel Brow, Charlesworth, Glossop.
- 2 (09.10.2000) The mines and minerals together with ancillary powers of working are excepted with provision for compensation in the event of damage caused thereby.

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 (05.03.2007) PROPRIETOR: JOANNE CLAIRE PHILLIPS and STEPHEN BRIAN PHILLIPS of Rose Cottage, Chapel Brow, Charlesworth, Glossop, Derbyshire SK13 5HH.
- 2 (05.03.2007) The price stated to have been paid on 16 February 2007 for the land in this title and other property was £330,000.
- 3 (05.03.2007) 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.
- 4 (14.04.2009) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 24 September 2008 in favour of HSBC UK Bank PLC referred to in the Charges Register.

C: Charges Register

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

Title number DY327324

- 1 (09.10.2000) The land is subject to such restrictive covenants as may have been imposed thereon before 9 October 2000 and are still subsisting and capable of being enforced.
- 2 (09.10.2000) The land is subject to the following rights reserved by a Conveyance of the land in this title and other land dated 21 March 1922 made between (1) The Right Honourable Francis Edward Lord Howard Baron Howard of Glossop (Vendor) and The Right Honourable Edmund Bernard Viscount Fitzalan of Derwent and John Tredcroft (Trustees) and (3) John Booth (Purchaser):-

Particulars of the hereditaments hereby reserved to the Vendor and owners of the Glossop Dale Estate.

SECONDLY. The Pumps Mains Reservoirs Tanks Water Supply Pipes and Service in connection therewith also the sewers and drains and full and free use of the same in or upon the premises hereby conveyed.

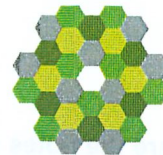
THIRDLY. The liberty from time to time with workmen and others to enter upon the premises hereby conveyed where necessary for the purpose of repairing cleaning and renewing the said pipes and other works the Vendor and his successors in title making good any damage done or paying reasonable compensation to the Purchaser or the persons deriving title under him for all damage which shall be occasioned to or sustained by him or them by reason of the exercise of such liberties."

- 3 (14.04.2009) REGISTERED CHARGE dated 24 September 2008 affecting also other titles.

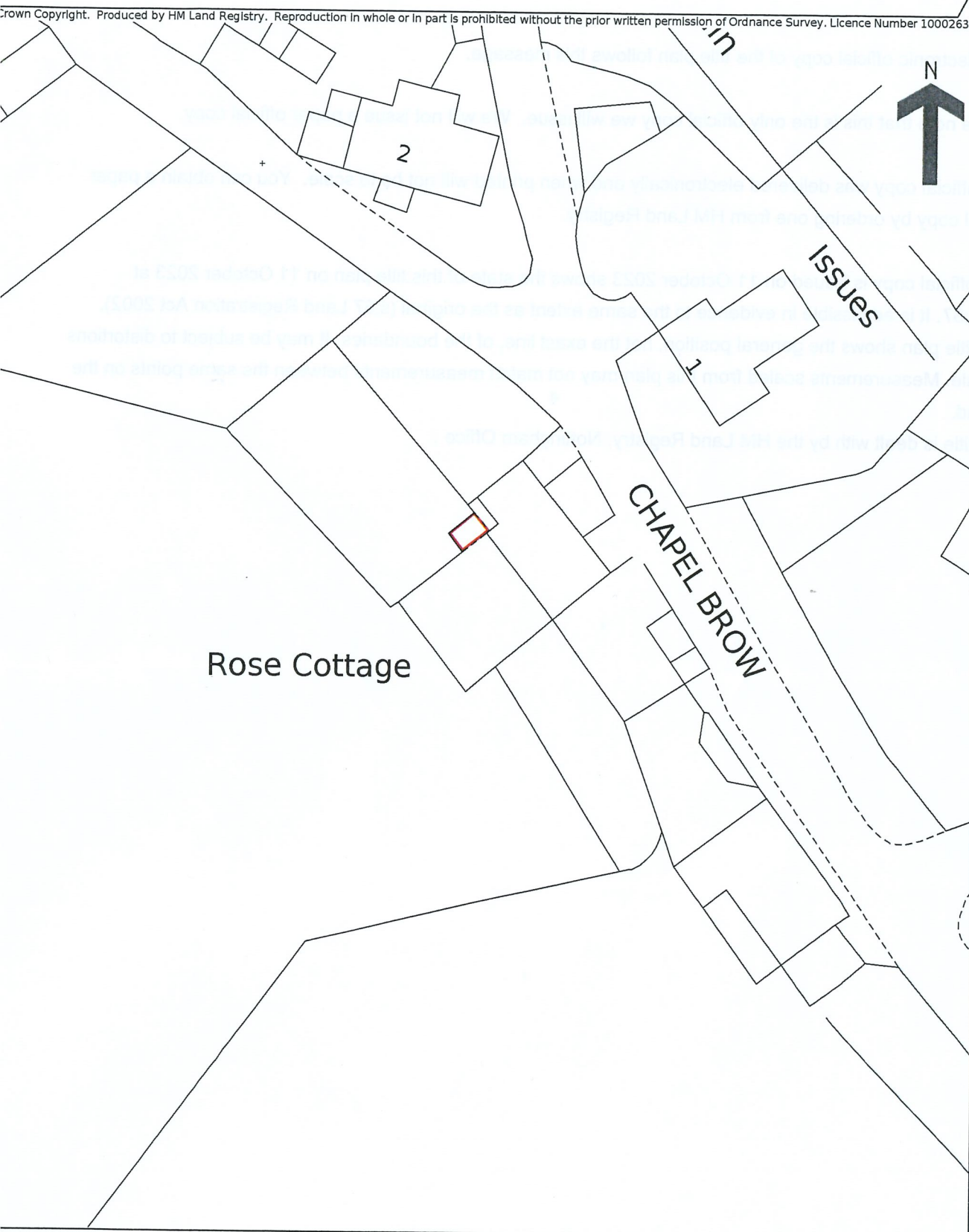
NOTE: Charge reference DY313282.

- 4 (29.11.2018) Proprietor: HSBC UK BANK PLC (Co. Regn. No. 9928412) of 40 Wakefield Road, Leeds LS98 1FD, trading as First Direct.

End of register



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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 11 October 2023 shows the state of this title plan on 11 October 2023 at 16:31:57. 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 .