

THIS IS A PRINT OF THE VIEW OF THE REGISTER OBTAINED FROM HM LAND REGISTRY SHOWING THE ENTRIES SUBSISTING IN THE REGISTER ON 9 APR 2020 AT 15:55:39. 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 HM LAND REGISTRY. FOR SEARCH PURPOSES THE ABOVE DATE SHOULD BE USED AS THE SEARCH FROM DATE.

THIS TITLE IS DEALT WITH BY HM LAND REGISTRY, NOTTINGHAM OFFICE.

TITLE NUMBER: WYK682142

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.

WEST YORKSHIRE : KIRKLEES

- 1 (08.11.2000) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Land on the North East side of Slaithwaite Road, Meltham, Huddersfield

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 (08.11.2000) PROPRIETOR: NICHOLAS RODNEY WEIR and SHEILA WEIR of Upper Hey, Helme Lane, Meltham, Huddersfield HD7 3RH.
- 2 (08.11.2000) The price stated to have been paid on 2 August 2000 was £12,000.

C: Charges Register

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

- 1 (08.11.2000) A Consent dated 10 December 1936 relates to the placement of electric lines across the land.
NOTE: Copy filed
- 2 (08.11.2000) A Consent dated 22 August 1956 relates to the placement of electric lines across the land.
NOTE: Copy Filed

End of register

THIS IS A PRINT OF THE VIEW OF THE REGISTER OBTAINED FROM HM LAND REGISTRY SHOWING THE ENTRIES SUBSISTING IN THE REGISTER ON 6 APR 2020 AT 13:00:23. 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 HM LAND REGISTRY. FOR SEARCH PURPOSES THE ABOVE DATE SHOULD BE USED AS THE SEARCH FROM DATE.

THIS TITLE IS DEALT WITH BY HM LAND REGISTRY, NOTTINGHAM OFFICE.

TITLE NUMBER: WYK29851

There is/are applications(s) pending against this title.

A: Property Register

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

WEST YORKSHIRE : KIRKLEES

- 1 (30.06.1975) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Land lying to the North West of Slaithwaite Road.
- 2 The land has the benefit of the following rights granted by but is subject to the following rights reserved by the Conveyance dated 19 November 1973 referred to in the Charges Register:-

"TOGETHER WITH the benefit of the right to pass and repass with or without vehicles over and along such part or parts of the estate road now or within eighty years hereafter to be constructed and marked 'future road' on the plan annexed hereto as do not form part of the property hereby assured and TOGETHER ALSO with full right and liberty to connect any drain or sewer to be laid by the Purchasers or their successors in title on the land hereby assured into the main sewer constructed or to be constructed by the Vendor or its adjoining land together with all necessary rights of entry with or without servants contractors or others and all necessary appliances tools plant and equipment into and upon the said adjoining or adjacent property or properties in connection therewith and for the purpose of inspecting repairing maintaining renewing or servicing the same the person or persons exercising such right forthwith making good all damage thereby occasioned EXCEPTING AND RESERVING unto the Vendor and its successors in title the right to lay and maintain at any time within a period of 80 years from the date hereof a roadway over and along a strip of land thirty feet in width forming part of the property hereby contracted to be sold marked 'future road' on the said plan and rights of way at all times and for all purposes with or without motor vehicles over and along the said strip of land."

NOTE 1: The future road referred to is that marked on Deed of Grant plan dated 14 May 1975

NOTE 2: Copy filed.

- 3 The land tinted pink on the filed plan has the benefit of the following rights granted by but is subject to the following rights reserved by the Conveyance dated 14 May 1975 referred to in the Charges Register:-

"TOGETHER WITH full right and liberty to connect any drain or sewer to be laid by the Purchasers or their successors in title in the land hereby assured into the main sewer constructed or to be constructed by the Vendor on its adjoining land together with all necessary rights of entry with or without servants contractors or others and all necessary appliances tools plant and equipment into and upon the said adjoining or adjacent property or properties in connection therewith and for the purpose of inspecting repairing maintaining renewing or servicing the same the person or persons exercising such right forthwith making good all damage thereby occasioned EXCEPTING AND RESERVING unto the Vendor and its successors in title the right to lay and maintain at any time within a period of Eighty years from the date hereof a roadway over and

A: Property Register continued

along a strip of land thirty feet in width forming part of the property hereby contracted to be sold marked "future road" on the said plan and rights of way at all times and for all purposes with or without motor vehicles over and along the said strip of land."

NOTE: The future road referred to is that marked on the Deed plan dated 14 May 1975. A copy of which is filed.

- 4 The land has the benefit of the following rights granted by a Deed of Grant dated 14 May 1975 made between (1) Brook Estates (Yorkshire) Limited and (2) Roy Armitage and Jennifer Jane Armitage:-

"Full right and liberty for the Grantees and their successors in title the owners and occupiers for the time being of the Second Lands or any part thereof and his or their respective servants or licensees (in common with the Grantor and all others having the like right) at all times hereafter by day or night with or without vehicles of any description and with or without animals for all purposes connected with the use and enjoyment of the Second Lands to pass and repass into the First Lands through the points marked 'X' and 'Y' on the said plan for the purpose of obtaining access to and egress from the public highway known as Slaithwaite Road Meltham aforesaid over the First Lands over and along the estate road now or hereafter to be constructed by the Grantor."

NOTE: Copy Deed plan filed.

- 5 (06.04.2018) A Transfer of the land in this title and other land dated 14 July 2017 made between (1) Andrew Dobson and Others and (2) Liam George Hussell and Rebecca Louise Holt contains a provision relating to the creation and/or passing of easements.

NOTE: Copy filed.

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 (06.04.2018) PROPRIETOR: LIAM GEORGE HUSSELL and REBECCA LOUISE HOLT of 25 Moor View, Meltham, Holmfirth HD9 5RT.
- 2 (06.04.2018) The price stated to have been paid on 14 July 2017 for the land in this title and in title YY44034 was £80,000.
- 3 (06.04.2018) RESTRICTION: No disposition of the registered estate (other than a charge) by the proprietor of the registered estate is to be registered without a written consent signed by Andrew Dobson, Thomas Charles Dobson, Fiona Margaret Russell and Edward Marcus George Russell of 4 Birch Park, Brockholes, Holmfirth, HD9 7BJ or their personal representatives.
- 4 (06.04.2018) The Transfer dated 14 July 2017 referred to in the Property Register contains Transferees covenants and covenants of indemnity as therein mentioned.

C: Charges Register

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

- 1 A Conveyance of the land tinted blue on the filed plan dated 19 November 1973 made between (1) Brook Estates (Yorkshire) Limited (Vendor) and (2) Roy Armitage and Jennifer Jane Armitage (Purchasers) contains the following covenants:-

C: Charges Register continued

"The Purchasers so as to bind the land hereby conveyed into whosoever hands the same may come with the intent that such covenants shall ensure and be for the benefit of the adjoining land of the Vendor hereby covenants that:

(a) no building shall be erected on the said land save in accordance with plans and specifications previously approved by the Vendor such approval not to be unreasonably withheld

(b) not to erect within 80 years from the date hereof between the points 'A' and 'B' and the points 'C' and 'D' on the said plan any fence wall or obstruction of a permanent nature such that the same may not be removed should the Vendor exercise the right of way referred to

(c) not to do or suffer or permit to be done on the said land anything which shall be a nuisance or annoyance to the occupier for the time being of the adjoining land now or formerly belonging to the Vendor."

NOTE: Points A B C and D are those shown on Deed of Grant plan. A copy of which is filed.

- 2 A Conveyance of the land tinted pink on the filed plan dated 14 May 1975 made between (1) Brook Estates (Yorkshire) Limited (Vendor) and (2) Roy Armitage and Jennifer Jane Armitage (Purchasers) contains the following covenants:-

"THE Purchasers so as to bind the land hereby conveyed into whosoever hands the same may come with the intent that such covenants shall ensure and be for the benefit of the adjoining land of the Vendor hereby covenant that:

(a) no building shall be erected on the said land save in accordance with plans and specifications previously approved by the Vendor such approval not to be unreasonably withheld

(b) not to erect within eighty years from the date hereof between the points 'A' and 'B' and the points 'C' and 'D' on the said plan any fence wall or obstruction of a permanent nature such that the same may not be removed should the Vendor exercise the right of was referred to

(c) not to do or suffer or permit to be done on the said land anything which shall be a nuisance or annoyance to the occupier for the time being of the adjoining land now or formerly belonging to the Vendor."

End of register

THIS IS A PRINT OF THE VIEW OF THE REGISTER OBTAINED FROM HM LAND REGISTRY SHOWING THE ENTRIES SUBSISTING IN THE REGISTER ON 15 APR 2020 AT 08:19:02. 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 HM LAND REGISTRY. FOR SEARCH PURPOSES THE ABOVE DATE SHOULD BE USED AS THE SEARCH FROM DATE.

THIS TITLE IS DEALT WITH BY HM LAND REGISTRY, NOTTINGHAM OFFICE.

TITLE NUMBER: YY44034

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.

WEST YORKSHIRE : KIRKLEES

- 1 (29.12.2014) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being land lying to the North West of Slaithwaite Road, Meltham, Holmfirth.
- 2 (06.04.2018) A Transfer of the land in this title dated 14 July 2017 made between (1) Andrew Dobson and Others and (2) Liam George Hussell and Rebecca Louise Holt contains a provision relating to the creation and/or passing of easements.

NOTE: Copy filed under WYK29851.

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 possessory

- 1 (06.04.2018) PROPRIETOR: LIAM GEORGE HUSSELL and REBECCA LOUISE HOLT of 25 Moor View, Meltham, Holmfirth HD9 5RT.
- 2 (06.04.2018) The price stated to have been paid on 14 July 2017 for the land in this title and in WYK29851 was £80,000.
- 3 (06.04.2018) RESTRICTION: No disposition of the registered estate (other than a charge) by the proprietor of the registered estate is to be registered without a written consent signed by Andrew Dobson, Thomas Charles Dobson, Fiona Margaret Russell and Edward Marcus George Russell of 4 Birch Park, Brockholes, Holmfirth, HD9 7BJ or their personal representatives.
- 4 (06.04.2018) The Transfer dated 14 July 2017 referred to in the Property Register contains Transferees covenants and covenants of indemnity as therein mentioned.

C: Charges Register

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

- 1 (29.12.2014) The land is subject to such restrictive covenants as may have been imposed thereon before 29 December 2014 and are still subsisting and capable of being enforced.

Title number YY44034

End of register