

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 16:27:05. 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: YY65362

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 (01.04.2016) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Bagden Hall Farm, Scissett, Huddersfield (HD8 9LE).
- 2 (01.04.2016) There are excluded from this registration the mines and minerals excepted by a Conveyance of the land edged and numbered 1 in blue on the title plan dated 27 September 1951 made between (1) Claude Hubert Hastewell and Percy Goodall Norton (Vendors) and (2) Joseph Harold Brook (Purchaser).

NOTE: Copy filed.

- 3 (01.04.2016) The land edged and numbered 1 in blue on the title plan has the benefit of any legal easements granted by a Conveyance thereof dated 27 September 1951 referred to above but is subject to any rights that are reserved by the said deed and affect the registered land.
- 4 (01.04.2016) The land edged and numbered 4 in blue on the title plan has the benefit of the following legal easements granted by a Conveyance thereof dated 8 March 1952 made between (1) Percy Goodall Norton (Vendor) and (2) Joseph Harold Brook (Purchaser) but is subject to the following rights that are contained the said deed and affect the registered land:-

AND TOGETHER with the benefit of but subject to all arrangements as to ways drains sewers eavespouts fall pipes water pipes flow of water bearing on walls and mesne and party walls and lights and all other arrangements existing as between the property thereby conveyed and all or any of the adjoining or neighbouring property of the Vendor any drains eavespouts fall pipes water pipes bearing on walls and mesne and party walls used jointly being repairable and maintainable at the expense of the users thereof in equal shares.

- 5 (01.04.2016) The land edged and numbered 3 in blue on the title plan has the benefit of any legal easements granted by a Conveyance thereof and other land dated 29 January 1958 made between (1) Percy Goodall Norton (Vendor) (2) Rural Reconstruction Limited (Purchaser) and (3) Joseph Harold Brook (Sub-Purchaser) but is subject to any rights that are reserved by the said deed and affect the registered land.

NOTE:-Copy filed.

- 6 (01.04.2016) The land has the benefit of any legal easements granted by a Conveyance of the land in this title and other land dated 30 July 1964 made between (1) Joseph Harold Brook (Vendor) and (2) David Dodson, George Dodson and Edward Dodson (Purchasers) but is subject to any rights that are contained in the said deed and affect the registered land.

NOTE: Copy filed.

- 7 (18.12.2017) The land has the benefit of the rights reserved by but is

A: Property Register continued

subject to the rights granted by a Conveyance of land adjoining the land in this title dated 29 January 1958 made between (1) Percy Goodall Norton (Vendor) (2) Rural Reconstruction Limited (Purchaser) and (3) J. Flack and Sons Limited (Sub-Purchaser).

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 (01.04.2016) PROPRIETOR: JEAN DODSON, DAVID DODSON and RICHARD DODSON of Bagden Hall Farm, Wakefield Road, Scissett, Huddersfield HD8 9LE.
- 2 (01.04.2016) The value stated as at 1 April 2016 was £1,000,000.
- 3 (01.04.2016) RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.

C: Charges Register

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

- 1 (01.04.2016) The land is subject to any rights that are granted by a Deed of Grant dated 3 October 1949 made between (1) George Herbert Norton (Grantor) and (2) North Eastern Gas Board (Grantee) and affect the registered land.

NOTE: Copy filed.

- 2 (01.04.2016) A Conveyance of the land edged and numbered 2 on the title plan dated 31 December 1959 made between (1) George Henry Brook (Vendor) and (2) Joseph Harold Brook (Purchaser) contains the following covenants:-

COVENANT by the Purchaser with the Vendor as follows:-

(1) Not to fell cut down lop or top ring cut mutilate or do anything which might cause any of the standing trees except fruit trees to rot or die or carry away any of the timber or other trees (excluding fruit trees) then growing or being upon any part of the land thereby conveyed and the Vendor should have the right at all times to enter upon the property thereby conveyed on giving one weeks notice to the Purchaser to inspect the said trees and the condition thereof.

(2) Within 30 days of the date thereof to build up with stone and cement the entrance gap in the wall at the point marked with a cross on the said plan and to be responsible for ever thereafter for the maintenance of the whole of the wall dividing the land thereby conveyed from the adjoining land of the Vendor.

NOTE: Uncoloured copy of the plan filed.

- 3 (01.04.2016) The land is subject to any rights granted by a Conveyance of Clough Cottage dated 30 July 1964 made between (1) George Dodson and Edward Dodson (2) George Dodson, Edward Dodson and David Dodson and (3) David Dodson contains restrictive covenants but neither the original deed nor a certified copy or examined abstract thereof was produced on first registration.
- 4 (01.04.2016) The land is subject to any rights that are granted by a Deed of Grant dated 9 July 1965 made between (1) David Dodson, George Dodson and Edward Dodson (Grantors) and (2) The Denby Dale Urban District Council (Grantee) and affect the registered land.

C: Charges Register continued

NOTE: Copy filed.

- 5 (01.04.2016) The land is subject to any rights that are granted by a Deed of Grant dated 19 July 1993 made between (1) George Dodson, Jean Dodson, David Dodson and Richard Dodson (Grantors) (2) Midland Bank Plc and (3) British Gas Plc (Grantee) and affect the registered land. The said Deed also contains restrictive covenants by the grantor.

NOTE: Copy filed.

- 6 (01.04.2016) The land is subject to any rights that are granted by a Deed of Grant dated 28 January 2016 made between (1) Jean Dodson, David Dodson and Richard Dodson (Grantors) (2) Mary Bickerdike (Grantee) and (3) HSBC Bank Plc and affect the registered land. The said Deed also contains restrictive covenants by the grantor.

NOTE: Copy filed under WYK352991.

- 7 (01.04.2016) The land has is subject to any legal easements granted by a Deed dated 28 January 2016 made between (1) Jean Dodson, David Dodson and Richard Dodson (2) Mary Bickerdike and (3) HSBC Bank Plc. The said deed also contains restrictive covenants by the grantors.

NOTE: Copy filed under WYK352991.

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 9 APR 2020 AT 16:29:57. 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: WYK57435

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 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 New Lane, Skelmanthorpe, Denby Dale, Huddersfield.
- 2 (05.11.2018) A new title plan based on the latest revision of the Ordnance Survey Map and showing an amended extent 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 absolute

- 1 (05.11.2018) PROPRIETOR: CAROLINE VICTORIA HINCHLIFFE of Hop Strines Farm, Strike Lane, Skelmanthorpe, Huddersfield HD8 9AZ and care of Schofield Sweeney LLP, 30 Market Street, Huddersfield HD1 2HG.
- 2 (05.11.2018) The price stated to have been paid on 5 October 2018 was £27,500.
- 3 (05.11.2018) A Deed dated 5 October 2018 made between (1) Penelope Jane Heaton and (2) Caroline Victoria Hinchliffe contains purchaser's personal covenants.

NOTE: Copy filed.

- 4 (07.12.2018) RESTRICTION: No disposition of the registered estate (other than a charge) by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a written consent signed by Penelope Jane Heaton of 37 Southway, Horsforth, Leeds LS18 5RN or her personal representatives or her conveyancer.

C: Charges Register

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

- 1 (07.12.2018) The land is subject to the rights granted by a Deed of Grant dated 1 July 1937 made between (1) George Herbert Norton and Percy Goodall Norton and (2) The Skelmanthorpe Urban District Council.

NOTE: Copy filed.

Title number WYK57435

C: Charges Register continued

- 2 (07.12.2018) The land is subject to the rights as mentioned in a Conveyance of the land in this title and other land dated 6 February 1941 made between (1) George Herbert Norton and (2) James Arthur Lawton.

NOTE: Copy filed.

- 3 (07.12.2018) The land is subject to the rights granted by a Conveyance of land adjoining the northern boundary of the land in this title dated 30 October 1972 made between (1) James Arthur Lawton and (2) Archway Construction Company Limited.

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 9 APR 2020 AT 16:32:04. 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: WYK337478

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 (22.11.1982) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 4 Wool Place, Skelmanthorpe, Huddersfield, (HD8 9EJ).
- 2 The land has the benefit of the rights granted by but is subject as mentioned in a Conveyance of the land in this title and other land dated 18 July 1947 made between (1) George Herbert Norton (Vendor) and (2) Harold Dyson (Purchaser) in the following terms:-

TOGETHER with the benefit of and subject to all existing drains drainage water pipes flow of water lights rights of repair of drains and water pipes and all other existing arrangements as between the property thereby conveyed and the adjoining property retained by the Vendor Subject to the sewer belonging to the Denby Dale Urban District Council which passed through the property.

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 (15.04.1985) Proprietor: NIGEL BRUCE MERLIN and ELAINE CHRISTINE BROWN of Mithera House, 4 Wool Place, Skelmanthorpe, Huddersfield HD8 9EJ.

C: Charges Register

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

- 1 The land is subject to the following rights reserved by a Transfer of the land in this title dated 15 February 1985 made between (1) Ian Bottomley and Andrea Simone Bottomley and (2) Nigel Bruce Merlin and Elaine Christine Brown:-

"EXCEPT AND RESERVING the rights and other matters set out in the First Schedule hereto.

THE FIRST SCHEDULE

FOR the benefit of the remaining land the property shall be subject to the following exceptions and reservations:-

- (1) The right to lay a drain in the approximate position indicated by a

C: Charges Register continued

green line on the plan and the right to enter upon the property to connect into the existing manhole with full right and liberty for the Transferors and their successors in title and their agents or contractors at all reasonable times to enter on the property with or without workmen for the purpose of inspecting repairing cleansing maintaining or renewing the said drain Subject to the Transferors and their successors in title making good all damage caused in the exercise of such rights.

(2) The right to erect a private dwelling or dwellings on the remaining land in such manner as to obstruct or to interfere with the passage and access of light and air to any building which is or may be erected on any part of the property and so that all privileges of light or air now enjoyed by or in respect of the property shall be deemed to be so enjoyed by licence consent of the Transferor and not as of right."

NOTE: Copy Transfer plan in Certificate. Copy plan filed.

End of register