

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 15:50:24. 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: WYK165693

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 (09.04.1979) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land and buildings at Hill Top, Netherton, Holme Valley.
- 2 There are excluded from this registration the mines and minerals excepted by a Conveyance of the land tinted pink on the filed plan and other land dated 3 August 1922 made between (1) The Reverend Ralph Ellis Burlingham and (2) Tom Bradley Marsh and Arthur Marsh in the following terms and the land is also subject to the following ancillary powers of working:-  
  
EXCEPTING AND RESERVING out of this Conveyance all the mines and minerals metals ores and other substrata whether of coal stone clay sand or any other metalliferous or mineral substance or produce whatsoever whether opened or unopened worked or unworked within or under the said glebe land (all which are hereinafter collectively referred to as "the said mines and minerals") with full liberty and power for the incumbent and his successors and all persons claiming under him or them at all times hereafter by underground workings only to win work and carry away the whole of the said mines and minerals and also to carry away the produce of any other mines notwithstanding that the vertical or lateral support to the surface is withdrawn or affected by such workings or operations but so nevertheless that the person actually exercising any liberty or power hereby reserved shall make reasonable compensation for any subsidence or damage which may be thereby occasioned to the glebe land included in this Conveyance or to any building thereon such compensation to be settled in case of dispute by arbitration in accordance with and subject to the provisions of the Arbitration Act 1889 or any statutory modification thereof for the time being in force.
- 3 The land edged and numbered in green on the title plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.

## 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 (11.01.2019) PROPRIETOR: RICHARD HINCHLIFFE of Netherfield, 2 Church Lane, South Crosland, Huddersfield HD4 7DB.
- 2 (17.03.1994) RESTRICTION: No disposition by a sole proprietor of the land (not being a trust corporation) under which capital money arises

## B: Proprietorship Register continued

is to be registered except under an order of the registrar or of the Court.

- 3 (11.01.2019) The price stated to have been paid on 19 October 2018 for the land in this title and in title WYK271380 was £115,000.
- 4 (11.01.2019) RESTRICTION: No disposition of the registered estate 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 Susan Hirst of 52 Midway, South Crosland, Huddersfield, HD4 7DA or her conveyancer..
- 5 (11.01.2019) A Transfer dated 19 October 2018 made between (1) Susan Hirst and Richard Hinchliffe and (2) Richard Hinchliffe contains Transferee's personal covenants.

*NOTE: Copy filed.*

## C: Charges Register

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

- 1 (16.01.2014) Option to purchase in favour of Richard Hinchliffe contained in an Agreement dated 25 July 2013 made between (1) Susan Hirst and (2) Richard Hinchliffe upon the terms therein mentioned.

*NOTE:-Copy filed under WYK271380.*

- 2 (20.05.2015) The land is subject to the lease set out in the schedule of leases hereto.
- 3 (23.05.2016) The land is subject to any rights that are granted by a Deed of Easement dated 21 November 2014 made between (1) Susan Hirst and Richard Hinchliffe (2) Shirley Clare Mate and others and (3) Susan Hirst and affect the registered land.  
The said Deed also contains restrictive covenants by the grantor.

*NOTE: Copy filed.*

## Schedule of notices of leases

- |   |            |                        |   |         |
|---|------------|------------------------|---|---------|
| 1 | 20.05.2015 | land at Netherton Moor | 25.07.2013<br>20 years from<br>and including<br>25/07/2013 and<br>expiring on<br>24/07/2033 | YY50413 |
|---|------------|------------------------|---|---------|

*NOTE: The lease comprises also other land.*

End of register