

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 14:55:18. 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: WYK503300

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 (30.04.1984) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land adjoining 28 Northorpe Lane, Mirfield.
- 2 The mines and minerals together with ancillary powers of working are excepted.
- 3 A Transfer of adjoining land dated 15 September 1986 made between (1) Helen Garlick and (2) David Bennett West and Kathleen West contains covenants which are expressed to be for the benefit of the land in this title.

NOTE: Original filed under WYK312240.

- 4 The Transfer dated 15 September 1986 referred to above contains a provision as to light or air.
- 5 The land has the benefit of the following rights granted by a Transfer of the land in this title and other land dated 15 November 1991 made between (1) Helene Garlick (Transferor) and (2) John Cowell and Glenda Cowell:-

"TOGETHER WITH so far as the Transferor is able to grant the same a right of way at all times and for all purposes with or without vehicles over the Transferor's retained land for a period of nine months from the date hereof"

- 6 The Transfer dated 15 November 1991 referred to above contains the following provision:-

"IT IS HEREBY AGREED AND DECLARED that inasmuch as the property hereby transferred is bounded on some sides thereof by other property belonging to the Transferor the Transferees and the persons deriving title under them shall not become entitled to any right of light or air which would in any way prejudicially affect the free and unrestricted user by the Transferor and the persons deriving title under her of any adjoining property belonging to the Transferor for building or any other purpose"

- 7 (23.08.2010) 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 number WYK503300

Title absolute

- 1 (20.01.1992) PROPRIETOR: JOHN COWELL and GLENDA COWELL of 28 Northorpe Lane, Mirfield, W Yorkshire.
- 2 A Transfer of the land in this title and other land dated 15 November 1991 made between (1) Helene Garlick (Transferor) and (2) John Cowell and Glenda Cowell (Transferees) contains Purchaser's personal covenant(s) details of which are set out in the schedule of personal covenants hereto.

Schedule of personal covenants

- 1 The following are details of the personal covenants contained in the Transfer dated 15 November 1991 referred to in the Proprietorship Register:-

THE Transferees with intent and so as to bind (so far as practicable) the property hereby transferred into whosoever hands the same may come and to benefit and protect the adjoining property belonging to the Transferor or any part thereof being the remainder of the land comprised in Title Number WYK312240 hereby jointly and severally covenant with the Transferor that they the Transferees and their successors in title will at all times hereafter observe and perform the following covenant in relation to the property hereby transferred

Within a period of nine months from the date hereof to erect and forever thereafter maintain to the complete satisfaction of the Transferor a good and sufficient stock proof post and rail fence of a height of four feet six inches at least along the boundary of the property hereby transferred between the points marked 'A' and 'B' on the said plan attached hereto

WITH the object and intent of affording unto the Transferor a full and sufficient indemnity but not further or otherwise the Transferees hereby jointly and severally covenant with the Transferor that the Transferees and their successors in title will at all times hereafter duly observe and perform the covenants referred to in the Charges Register of the above Title so far as the same are still subsisting and capable of being enforced and will indemnify and keep indemnified the Transferor and her estate and effects from and against all actions costs claims demands or liability for or on account of any future breach non-observance or non-performance thereof so far as aforesaid.

C: Charges Register

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

- 1 The land is subject to such restrictive covenants as may have been imposed thereon before 5 March 1918 and are still subsisting and capable of being enforced.

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 14 APR 2020 AT 12:37:58. 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: WYK501478

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 (30.04.1984) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 28 Northorpe Lane, Mirfield (WF14 0QN).

2 The mines and minerals together with ancillary powers of working are excepted.

3 A Transfer of adjoining land dated 15 September 1986 made between (1) Helene Garlick and (2) David Bennett West and Kathleen West contains covenants which are expressed to be for the benefit of the land in this title.

NOTE: No copy of the Deed referred to is held by HM Land Registry.

4 The Transfer dated 15 September 1986 referred to above contains a provision as to light or air.

5 The land has the benefit of the following rights granted by a Transfer of the land in this title and other land dated 15 November 1991 made between (1) Helene Garlick (Transferor) and (2) John Cowell and Glenda Cowell:-

"TOGETHER WITH so far as the Transferor is able to grant the same a right of way at all times and for all purposes with or without vehicles over the Transferor's retained land for a period of nine months from the date hereof."

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 (12.12.1991) PROPRIETOR: JOHN COWELL and GLENDA MARY COWELL of 28 Northorpe Lane, Mirfield, West Yorkshire WF14 0QN.

2 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.

Title number WYK501478

- 1 The land is subject to such restrictive covenants as may have been imposed thereon before 5 March 1918 and are still subsisting and capable of being enforced.

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 14:59:22. 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: WYK312240

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 (30.04.1984) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land on the East side of Northorpe Lane, Mirfield.
- 2 The mines and minerals together with ancillary powers of working are excepted.
- 3 The land tinted pink on the filed plan has the benefit of the rights granted by but is subject as mentioned in a Transfer thereof dated 30 March 1984 made between (1) Lilian Louise Brown and (2) Helene Garlick in the following terms:-

"TOGETHER with a right of way for the Transferee and her successors in title and her and their tenants servants workmen and visitors and all persons authorised by her or them at all times and for all purposes and with or without vehicles of all kinds over and along so much of the access road or way from Northorpe Lane shown coloured brown on the plan annexed hereto SUBJECT to the liability of the Transferee and her successors in title paying a proportionate part according to user of the cost of maintaining and repairing the same jointly with the owners or occupiers for the time being of the said road or way as may from time to time be agreed between the said owners and the Transferee"

NOTE: The land coloured brown on the Transfer plan is tinted brown on the filed plan.

- 4 (26.11.1986) 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.
- 5 A Transfer of the land in this title dated 15 September 1986 made between (1) Helene Garlick (Transferor) and (2) David Bennett West and Kathleen West (Transferees) contains the following provision:-

"IT IS HEREBY AGREED AND DECLARED that inasmuch as the plot of land hereby transferred is bounded on some sides thereof by other property belonging to the Transferor the Transferees and the persons deriving title under them shall not become entitled to any right of light or air which would in any way prejudicially affect the free and unrestricted user by the Transferor and the persons deriving title under her of the said adjoining property for building or any other purpose.

- 6 The Transfer dated 15 September 1986 referred to above contains covenants which are expressed to be for the benefit of the land in this title.

NOTE: Original filed.

- 7 The land has the benefit of the following rights reserved by a Transfer of the land edged and numbered WYK460108 in green on the title plan dated 4 July 1988 made between (1) Helene Garlick and (2) Alan Eastwood and Margaret Eastwood:-

Title number WYK312240

A: Property Register continued

"RESERVING NEVERTHELESS unto the Transferor and her successors in title and her and their tenants servants workmen and visitors and all persons authorised by them the right to pass and re-pass at all times and for all purposes and with or without vehicles of all kinds over and along so much of the access way shown coloured yellow on the said plan"

NOTE: Copy plan filed under WYK460108.

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 (23.12.2013) PROPRIETOR: RICHARD HAIGH and CATHERINE PATRICIA HAIGH of Haigh Farm, Far Common Road, Mirfield WF14 0DG.
- 2 (23.12.2013) The price stated to have been paid on 18 December 2013 was £40,000.

C: Charges Register

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

- 1 The land is subject to such restrictive covenants as may have been imposed thereon before 5 March 1918 and are still subsisting and capable of being enforced.
- 2 The land is subject to the following rights granted by a Transfer of the land edged and numbered wyk501478 in green on the title plan dated 15 November 1991 made between (1) Helene Garlick (Transferor) and (2) John Cowell and Glenda Cowell:-

"TOGETHER WITH so far as the Transferor is able to grant the same a right of way at all times and for all purposes with or without vehicles over the Transferor's retained land for a period of nine months from the date hereof."

End of register