

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 16:16:11. 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: YK20810

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 (09.08.1965) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Land on the South West side of Jenkyn Lane, Shepley, Huddersfield.
- 2 The land edged and numbered in green on the filed plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.
- 3 The land has the benefit of the following rights reserved by a Transfer of the land edged and numbered WYK316855 in green on the filed plan dated 18 May 1984 made between (1) Evelyn Lindley and others (Transferors) and (2) Mark Anthony Sykes and Ann Sykes (Transferees):-

"EXCEPT AND RESERVING unto the Transferors and their successors in title out of the property hereby transferred Firstly the full and liberty to use in common with the Transferees and their successors in title and all other persons having the like right any sewer or drain now or within eighty years from the date hereof constructed under or upon the property hereby transferred for the passage or conveyance of sewage water and soil from the land shown and edged green on the said plan or any part thereof and Secondly full right and liberty for the purpose aforesaid to make and for ever hereafter to repair and maintain all such connections with the said sewers or drains as may be reasonable and proper in that behalf and Thirdly full right and liberty for the purpose of making repairing and maintaining such connections as aforesaid but not for any other purpose to enter upon the property hereby transferred the Transferors and their successors in title in the exercise of the aforesaid rights and liberties doing no avoidable damage and making good nevertheless at their own expense all damage or disturbance which may be caused."

NOTE: The land edged green referred to is the land remaining in this title.

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 (08.01.1982) PROPRIETOR: EVELYNE LINDLEY, DEREK WILSON LINDLEY and SUSAN KAY HOYLE of 394 Wakefield Road, Dalton, Huddersfield.
- 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.

B: Proprietorship Register continued

- 3 (08.01.1982) RESTRICTION: No disposition by a sole proprietor of the land (not being a trust corporation) under which capital money arises is to be registered except under an order of the registrar or of the Court.

C: Charges Register

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

- 1 A Conveyance of the land in this title dated 15 July 1965 made between (1) Hammonds United Breweries Limited (Vendor) (2) Guardian Assurance Company Limited and (3) Fred Lindley & Company Limited (Purchaser) contains the following covenants:-

"THE Purchaser hereby covenants with the Vendor as follows:-

(a) For the benefit and protection of the Vendor's neighbouring premises known as the "Farmer's Boy Inn" Shepley aforesaid and so as to bind the land hereby conveyed into whosoever hands the same may come that the Purchaser and the persons deriving title under it will not at any time use or permit or suffer to be used any building at any time hereafter erected upon the property hereby conveyed for the purpose of an inn licensed club hotel public house beer house or shop for the sale or supply of or for the purpose of manufacturing ales beers wines or spirituous or fermented liquors of any kind but so that neither the Purchaser nor the persons deriving title under it shall be liable for a breach of this covenant occurring on or in respect of the said land hereby conveyed or any part or parts thereof after it or they shall have parted with all interest therein."

- 2 The land is subject to the following rights reserved by the Conveyance dated 15 July 1965 referred to above:-

"EXCEPT AND RESERVING unto the Vendor and its successors in title out of the property hereby conveyed first the full right and liberty to use in common with the Purchaser and its successors in title and all other persons having the like right any sewer or drain at any time hereafter constructed under or upon the property hereby conveyed for the passage or conveyance of sewage water and soil from the land shown and edged green on the said plan or any part thereof and Secondly full right and liberty for the purpose aforesaid to make and for ever hereafter to repair and maintain all such connections with the said sewers or drains as may be reasonable and proper in that behalf and Thirdly full right and liberty for the purpose of making repairing and maintaining such connections as aforesaid but not for any other purpose to enter upon the property hereby conveyed the Vendors and its successors in title in the exercise of the aforesaid rights and liberties doing no avoidable damage and making good nevertheless at their own expense all damage or disturbance which may be caused."

NOTE: The land edged green on the Conveyance plan adjoins the North Western and South Western boundaries of the land in this title.

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 16:18:30. 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: WYK595761

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 (21.10.1996) 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 Marsh Lane, Shepley, Huddersfield.
- 2 (21.10.1996) The land has the benefit of a right of way over the part of Jenkyn Lane leading to Marsh Lane.
- 3 (21.10.1996) The land has the benefit of the rights granted by but is subject as mentioned in the Conveyance dated 30 September 1996 referred to in the Charges Register in the following terms:-

"Subject to and Together with the benefit of all public or private rights of way water light air support sewerage and drainage and other rights and easements or quasi easements (if any) and to any wayleaves pipes cables wires stays and poles apparent or not without obligation on the part of the Vendor and the Purchaser to define any such as there may be".

- 4 (21.10.1996) The Conveyance dated 30 September 1996 referred to above contains the following provision:-

"EXCEPT AND RESERVING for the Vendor the benefit of and the exclusive right to enforce release modify or waive any covenants restricting the use of any other property for the manufacture consumption sale or supply of intoxicating liquors of any kind whatsoever or as a club at which intoxicating liquors may be sold supplied or consumed and in so far as it may be necessary to give effect to the foregoing the Sub Purchaser HEREBY ASSIGNS to the Vendor the benefit of the said covenants absolutely so far as the same enure for the benefit or protection of the property hereby conveyed or any part thereof".

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 (21.10.1996) Proprietor: PHILIP ADDY of Marsh Farm, Shepley, Huddersfield.

C: Charges Register

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

Title number WYK595761

- 1 (21.10.1996) A Conveyance which included the land in this title dated 30 September 1996 made between (1) Bass Holdings Limited ("the Vendor") (2) Bass Taverns Limited ("the Purchaser") and (3) Philip Addy ("the Sub Purchaser") contains the following covenants:-

"WITH the intent to bind (so far as practicable) the Property into whosoever hands the same may come and to benefit and protect the Retained Land (being the property known as the Farmer's Boy public house shown for the purpose of identification only edged green on the said plan) and all other licensed premises of the Vendor or any company within the same group of companies as the Vendor within a radius of one mile from the Property hereby conveyed or any part of it but not to render him personally liable for any breach of covenant after he has parted with all interest in the Property in respect of which the breach occurs the Sub Purchaser covenants with the Vendor that he the Sub Purchaser and his successors in title shall not at any time (i) use or permit or suffer the Property or any part thereof to be used for the manufacture storage sale or supply of intoxicating liquors of any kind whatsoever or as a club at which intoxicating liquors should be sold supplied or consumed (ii) use or permit the Property to be used for any purpose other than agricultural purposes".

NOTE : The land edged green referred to is tinted pink on the filed plan.

End of register