

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 14:13:33. 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: WYK90107

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 (28.01.1977) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Fieldhead, Snelsins Road, Cleckheaton (BD19 3UE).
- 2 The land tinted blue on the filed plan has the benefit of the rights granted by but is subject as mentioned in a Conveyance thereof dated 9 February 1921 made between (1) The Right Honourable John Savile Baron Savile (Vendor) (2) The Right Honourable Arthur Fitzgerald Baron Kinnaird and Seymour Pleydell Bouverie (Trustees) and (3) Robert Hirst (Purchaser) in the following terms:-

"Together with the free liberty of ingress egress and way with or without horses cattle carts and other carriages in over and upon Fieldhead Road aforesaid as shewn on the said plan and all other roads communicating therewith respectively but not including roads designed for the use of particular lands or houses wholly distinct from the said demised premises

SUBJECT ALWAYS nevertheless to all rights of way drainage and other easements which any person or persons is or are entitled to over in or under the said piece of land hereby conveyed and subject also to general and unrestricted rights of way and passage to and from all the other land and hereditaments of the Vendor of any adjoining property over and along such parts of the pieces of land hereby conveyed as are according to the said plan to be set out as and for footpaths such rights of way or passage to be enjoyed by the public at large or by tenants or occupiers of the other lands and hereditaments of the Vendor or by any other person or persons according to the grants or dispositons already made or hereafter to be made by him or his predecessors in title And also to the use and enjoyment by the Vendor his successors and assigns and his and their Lessees and tenants of the drains and channels made or to be made in upon or under the said premises for the running of water and soil into any common sewer or common sewers and power to make use and enjoy drains and channels to communicate with the said first mentioned drains or channels or any of them or any part thereof and to cleanse and repair such communicating drains or channels from time to time they respectively paying a due proportion of the expense of cleansing and repairing the said first mentioned drains and channels and all the expense of making and cleansing and repairing the said communicating drains and channels

AND SAVING AND RESERVING unto the Vendor his successors and assigns All mines beds veins and strata of coal and ironstone and all other mines and minerals whatsoever within under or upon the said premises with liberty for the Vendor his successors or assigns and other the persons entitled as aforesaid and their respective assigns lessees tenants servants and workmen at all times to dig and search for and work and win the said mines and minerals either from the surface of the said premises or by or through adjoining lands and to cart and carry away the said minerals through all convenient ways and passages either existing or hereafter to be made and for the purposes aforesaid to

A: Property Register continued

enter upon or under the said premises and to construct and make all such pits shafts and works and use all such drains as may be found convenient doing no more injury or damage to the Purchaser than may be requisite and necessary and making full satisfaction for all such injury or damage."

NOTE 1: The mines and minerals so excepted are excluded from this registration

NOTE 2: Fieldhead Road is defined on the filed plan.

- 3 There are excluded from the registration of the land tinted pink and tinted yellow on the filed plan the mines and minerals and ancillary rights excepted and reserved by a Conveyance thereof and other land dated 11 November 1932 made between (1) The Right Honourable Kenneth Fitzgerald Baron Kinnarid and John David William Graham Walker Heneage (Vendors) and (2) Wilfred Wadsworth (Purchaser) in the following terms:-

EXCEPTING AND RESERVING Unto the Vendors and their successors in title and their respective assigns owner or owners for the time being of the Savile York Estates and their lessees licensees or tenants or other the person or persons entitled thereto All mines minerals mineral substances veins seams beds or quarries of coal and ironstone and all other mines metals and minerals whatsoever within in and under the land thereby conveyed Together with full and free power and right to dig and search for and win work and get and to carry away over through and under the said lands the excepted mines and minerals and any adjacent mines and minerals gotten from under other lands by entry on the surface or by underground workings without any liability to leave or provide any vertical or lateral support for the said lands or any buildings then or at any time thereafter erected thereon and without any liability for any damage by subsidence of the surface or otherwise to the said lands or to any buildings or erections then thereon or thereafter to be erected thereon or to any trees crops fences ditches drains cattle or other things for the time being therein or thereon which might be caused by such working or removal of the said mines and minerals minerals substances veins seams beds or quarries of coal and ironstone and all other mines metals and minerals whatsoever or any of them with power also for the purpose of such workings from time to time and at any time with or without horses carts waggons machinery and other materials and things to enter upon and use the surface sink pits and quarries and other acts and things necessary or proper for working or getting such mines minerals and mineral substances but so that proper compensation should be paid to the owner of the surface or adjoining land or minerals in respect of any entry upon or user of the surface and so that the amount of such compensation in case of dispute should be settled by the arbitration or two arbitrators or their umpire pursuant to the provisions of the Arbitration Act 1889 or any statutory modification thereof.

- 4 (18.04.2013) A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.
- 5 (18.04.2013) 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.
- 6 (18.04.2013) The land has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of the land edged and numbered YY17308 in green on the title plan dated 20 March 2013 made between (1) Shirley Mayhall Fenton and (2) Mayfair Curzon Developments Limited.

NOTE: Copy filed under YY17308.

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 WYK90107

Title absolute

- 1 (12.05.1994) PROPRIETOR: SHIRLEY MAYHALL FENTON of Fieldhead, Cleckheaton, W Yorkshire BD19 3UE.
- 2 (12.05.1994) 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.

- 1 A Conveyance of the land tinted pink and tinted yellow on the filed plan dated 11 April 1953 made between (1) Yorkshire Tar Distillers Limited and (2) William Charles Fenton (Purchaser) contains the following covenants:-

"THE Purchaser hereby covenants with the Company for the protection of the Company's adjoining property and so as to bind the property hereby conveyed into whosoever hands it shall come that the said property shall not be developed industrially without the consent in writing of the Company

PROVIDED ALWAYS that this covenant shall not be deemed to operate to prevent the Purchaser erecting a garage for private cars on the area shown hatched red on the said plan if he should so desire for the use of residents at Fieldhead as aforesaid."

NOTE: The area hatched red referred to is tinted yellow on the filed plan.

- 2 (11.03.2011) The land is subject to the rights granted by a Deed of Grant of easement dated 9 March 2011 made between (1) Shirley Mayhall Fenton and (2) Yorkshire Water Services Limited.

The said Deed also contains restrictive covenants by the grantor.

NOTE:-Copy filed.

End of register

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

TITLE NUMBER: WYK125418

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 (03.02.1978) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land and buildings on the North side of Snelsins Road, Cleckheaton.

2 There are excluded from this registration the mines and minerals excepted by a Conveyance of the land in this title and other land dated 16 February 1954 made between (1) The Right Honourable George Halifax Baron Savile (2) The Right Honourable Kenneth Fitzgerald Baron Kinnaird and others and (3) Alfred Speight in the following terms:-

EXCEPT ALL coal mines of coal and fireclay thereunder TOGETHER (by way of exception) with the property and rights annexed thereto and all other rights now vested in the Coal Commission and/or the National Coal Board under the provisions of the Coal Acts 1938 and 1943 and/or the Coal Industry Nationalisation Act 1946.

3 The Conveyance dated 26 January 1978 referred to in the Charges Register contains the following provision:-

"NOTWITHSTANDING anything in the Conveyance hereinbefore contained the Vendor or other the owner or owners for the time being of the retained land or any part thereof shall be at liberty to erect such buildings or erections on any part of the retained land and to alter or add to or use the same or any existing buildings or erections of the retained land in such manner as he or they may think fit notwithstanding that the access and use of light and air now or at any time hereafter enjoyed by the Purchasers or their successors in title from and over the retained land may be thereby obstructed diminished or destroyed and any such access and use of light and air as aforesaid shall notwithstanding this Conveyance be deemed henceforth to be enjoyed by the Purchasers and their successors in title with the consent of the owner or owners of the retained land subject to the provisions of this clause and not otherwise"

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 (12.05.1994) PROPRIETOR: SHIRLEY MAYHALL FENTON of Fieldhead, Cleckheaton, W Yorkshire BD19 3UE.

Title number WYK125418

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 Conveyance of the land in this title dated 26 January 1978 made between (1) The Secretary of State for Transport (Vendor) and (2) John Hirst Fenton and Shirley Mary Mayhall (Purchasers):-

"RESERVING in fee simple out of this Conveyance for the benefit of the adjoining land of the Vendor known as the M62 Motorway (hereinafter called "the retained land") and the estate owner or owners for the time being of the retained land and the occupier thereof the motorway fence between the points marked "A" and "B" on the said plan and the right to enter with workmen and others and any necessary equipment upon so much of the land hereby conveyed as abuts the said fence for the purpose of maintaining renewing or replacing the said fence the Vendor making good any damage to the surface of the land hereby conveyed thereby caused"

- 2 (11.03.2011) The land is subject to the rights granted by a Deed of Grant of easement dated 9 March 2011 made between (1) Shirley Mayhall Fenton and (2) Yorkshire Water Services Limited.

The said Deed also contains restrictive covenants by the grantor.

NOTE:-Copy filed under WYK90107.

End of register