

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 15:36:51. 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: YY33549

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 (09.05.2014) 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 Leymoor Road, Golcar.
- 2 (09.05.2014) The land has the benefit of the following rights reserved by a Transfer of adjoining land dated 13 December 1979 made between (1) Edith Walker (Transferor) and (2) Wellcroft Service Station Limited (Transferee):

There is reserved in fee simple to the Transferor and her successors in title owners and occupiers for the time being of all or any part or parts of the other land adjoining or near to the land hereby transferred which is shown on the plan annexed hereto and thereon edged round with a green verge line and her or their respective servants or licensees the unimpeded passage or running of water and soil coming or to come off or from all or any part or parts of the said lands edged green on the said plan and the buildings built or to be built within the period of 80 years from the date hereof (which shall be the perpetuity period applicable hereto) thereon or coming or to come off or from any other lands as may pass through the said land edged green on the said plan through and by all or any of the channels sewers drains and water courses which now exist or shall hereafter (but within such period as aforesaid) be made or exist in upon or under any part of the property hereby transferred the owners and occupiers for the time being of the said other lands edged green on the said plan or any part or parts thereof respectively upon reasonable request paying a fair proportion to be determined in case of difference by a single arbitrator appointed under the Arbitration Act 1950 or any statute amending or repairing the same of the charges of cleaning and repairing the said existing and future channels sewers and drains so used by them respectively and of the charges of constructing any fresh channels and drains to be hereafter made within the said period which shall be used by them respectively.

NOTE: Copy filed under WYK163163.

- 3 (09.05.2014) The land has the benefit of the following rights reserved by a Conveyance of adjoining land dated 13 December 1979 made between (1) Edith Walker (Vendor) (2) Lloyds Bank Limited and Others (Trustees) and (3) Wellcroft Service Station Limited (Purchaser):

THERE is reserved in fee simple to the Vendor and her successors in title owners and occupiers for the time being of all or any part or parts of the other land adjoining or near to the said land and premises hereby conveyed which other land is more particularly delineated for the purpose of identification only on the said plan and thereon edged round with a green verge line and her or their respective servants or licensees the unimpeded passage or running of water and soil coming or to come off or from all or any part or parts of the said land edged green on the said plan and the buildings built or to be built within the period of Eighty years from the date hereof (which shall be the

A: Property Register continued

perpetuity period applicable hereto) thereon or coming or to come off or from any other lands as may pass through the said land edged green on the said plan through and by all or any of the channels sewers drains and watercourses which now exist or shall hereafter (but within such period as aforesaid) be made or exist in upon or under any part of the property hereby conveyed the owners and occupiers for the time being of the said other land edged green on the said plan or any part or parts thereof respectively upon reasonable request paying a fair proportion to be determined in case of difference by a single arbitrator appointed under the Arbitration Act 1950 or any statute amending or replacing the same of the charges of cleaning and repairing the said existing and future channels sewers and drains so used by them respectively and of the charges of constructing any fresh channels and drains to be hereafter made within the said period which shall be used by them respectively.

NOTE 1: The land comprised in the Conveyance is that edged red on the plan thereto.

NOTE 2: Copy plan filed under WYK188569.

- 4 (04.11.2015) 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 (04.11.2015) The land has the benefit of any legal easements reserved by the Transfer dated 26 October 2015 referred to in the Charges Register but is subject to any rights that are granted by the said deed and affect the registered land.

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 (09.05.2014) PROPRIETOR: STEVEN RICHARD WALKER of 51 Mulberry Court, Golcar, Huddersfield HD7 4DN and JOHN ANDREW WALKER of 85 Moorside Dale, Ripon HG4 2RY and KATHLEEN PATRICIA BLACKWELL of Manor Briar, Hillview Close, Tilehurst, Reading RG31 6YX.
- 2 (09.05.2014) The value as at 9 May 2014 for the land in this title and in title YY33553 was stated to be between £80,000 and £100,000.
- 3 (09.05.2014) 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 (09.05.2014) The land is subject to the following rights reserved by a Conveyance of the land in this title and other land dated 11 April 1935 made between (1) Everard Joseph Reginald Henry Radcliffe (Vendor) (2) Charles Joseph Moore and Others (Trustees) and (3) Charlotte Buckley Taylor (Purchaser):-

"There is excepted and reserved to the Vendor and his successors in title the free running of water and soil in and through the sewers drains and channels for the time being in or upon or under the said closes of land or any of them"
- 2 (09.05.2014) The land tinted pink on the title plan is subject to the rights granted by a Deed dated 31 May 1979 made between (1) Edith

Title number YY33549

C: Charges Register continued

Walker (2) Lloyds Bank Limited and Others and (3) Yorkshire Water Authority .

The said Deed also contains restrictive covenants by the grantor.

NOTE: Copy filed.

- 3 (09.05.2014) The land is subject to the rights granted by a Deed dated 18 April 1983 made between (1) Edith Walker (2) Edward Sykes Walker and Others (3) James McEwan Webster and (4) The Halifax Building Society.

NOTE: Copy filed.

- 4 (04.11.2015) A Transfer of the land edged and numbered YY58557 in green on the title plan dated 26 October 2015 made between (1) Kathleen Patricia Blackwell, Steven Richard Walker and John Andrew Walker and (2) Richard Lee Limited contains restrictive covenants by the Vendor.

NOTE: Copy filed under YY58557.

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 15:40:38. 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: WYK941506

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 (04.11.2011) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Land on the west side of Parkwood Road, Golcar, Huddersfield.

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 (04.11.2011) PROPRIETOR: RICHARD MURGATROYD and MELANIE GRIFFITHS of 2 Ainley Park, Golcar, Huddersfield HD7 4HE.
- 2 (04.11.2011) The price stated to have been paid on 26 October 2011 was £43,000.

C: Charges Register

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

- 1 (04.11.2011) The land is subject to the rights reserved by a Conveyance of the land in this title dated 12 November 1919 made between (1) Joseph Edward Radcliffe (Vendor) (2) Charles Joseph Moore and George Charlton Anne (Trustees) and (3) Fred Dawson (Purchaser).

NOTE: Copy filed.

End of register