



Official copy of register of title

Title number WYK268995 Edition date 15.10.2007

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- Issued on 15 Mar 2013.
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- This title is dealt with by Land Registry, Nottingham Office.

A: Property Register

This register describes the land and estate comprised in the title.

WEST YORKSHIRE : KIRKLEES

- 1 (15.10.1982) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 75 Hey Beck Lane, Woodkirk, Dewsbury, (WF12 7QU).
- 2 The mines and minerals are excepted.
- 3 There are excluded from the registration of the land tinted pink on the filed plan the mines and minerals excepted by the Conveyance dated 21 March 1973 referred to in the Charges Register in the following terms:-

"EXCEPT AND RESERVING the mines and minerals under the said land."
- 4 The land tinted yellow on the filed plan has the benefit of the following rights granted by but is subject to the following rights reserved by the Conveyance dated 5 January 1966 referred to in the Charges Register:-

"TOGETHER with the right (in common with other persons for the time being having the like right) of ingress egress and way with or without horses cattle carts and other vehicles mechanically propelled or otherwise in over or upon the access road to the adjoining property known as "The Farm" for the purpose only of access to the property hereby conveyed EXCEPTING AND RESERVING to the Vendors and their successors in title in fee simple as incident to the ownership of occupation of other adjoining or neighbouring property of the Savile Estate Trust (a) the right in common with the Purchaser and all other persons lawfully entitled thereto to use and make connections with the sewers and drains lying or intended to be lying in or under the property hereby conveyed and all other sewers and drains laid or hereafter to be laid within Eighty years of the date hereof within or under the said property (b) the right to erect rebuild or alter any buildings or erections upon other property belonging to the said Savile Estate Trust or any part or parts thereof in such manner and in all respects as they may think proper notwithstanding any interference thereby occasioned to the access of light or air to the property hereby

A: Property Register continued

conveyed or any buildings for the time being thereon (c) the right to build into or against any boundary or party wall separating the property hereby conveyed from any part of other property belonging to the Svile Estate Trust without making any compensation for the use of such wall

(d) free and unrestricted enjoyment as legal easements or rights of all privileges or quasi-easements now or hertofore used or enjoyed over the property hereby conveyed in respect of any adjoining or neighbouring property now or formerly belonging to the Vendors

To the rights of adjacent owners and to all liabilities binding on the owners of the property hereby conveyed for the repair of roads dykes sewers drains gutters fences and other like matters

To the footpath crossing the entire length of the North Western boundary of the property hereby conveyed as indicated on the said plan annexed hereto."

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 (05.02.1987) PROPRIETOR: IAN CHRISTOPHER BRAGG of 75 Hey Beck Lane, Woodkirk, Dewsbury, W Yorkshire WF12 7QU.
- 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.
- 3 (13.08.1999) CREDITORS' NOTICE entered under section 61(1) of the Land Registration Act 1925 to protect the rights of all creditors, as the title of the proprietor of the land appears to be affected by a petition in bankruptcy against Ian Christopher Bragg presented in the Dewsbury County Court (Court Reference Number 109 of 1999) (Land Charges Reference Number PA20311/99).
- 4 (22.03.2005) BANKRUPTCY NOTICE entered under section 86(2) of the Land Registration Act 2002 in respect of a pending action, as the title of the proprietor of the registered estate appears to be affected by a petition in bankruptcy against Ian Christopher Bragg presented in the High Court (Court Reference Number 2575 of 2005) (Land Charges Reference Number PA37402/05).

C: Charges Register

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

- 1 The land tinted pink on the filed plan is subject to the following rights reserved by a Conveyance of the land in this title and other land dated 23 July 1964 made between (1) The Right Honourable George Halifax Baron Savile (Vendor) and (2) Airways Corporations Joint Pension Fund Trustees Limited (Purchaser):-

EXCEPT AND RESERVING to the Vendor and his successors in title in fee simple as incident to the ownership of adjoining or neighbouring properties (a) the right in common with the Purchaser and all other persons lawfully entitled thereto (i) to use all sewers and drains lying in or under the said property hereby conveyed or any part thereof (ii) the right in favour of the Vendor and his successors in title as aforesaid at all reasonable times to enter upon the property hereby conveyed or any part thereof for all or any of the purposes of maintenance repair and renewal of the said sewers and drains (b) the right to erect rebuild or alter any buildings or erection upon the Vendor's adjoining or neighbouring land or any part or parts thereof in such manner and in all respects as he or they/may think proper notwithstanding any interference thereby occasioned to the access of

C: Charges Register continued

light or air to the property hereby conveyed or any part thereof or any buildings for the time being erected thereon (c) the right to build into or against any boundary or party wall separating the property hereby conveyed from any part of the Vendor's adjoining or neighbouring land without making any compensation for the use of such wall (d) free and unrestricted enjoyment as legal easements or rights of all privileges or quasi-easements now or heretofore used or enjoyed over the property hereby conveyed or any part thereof in respect of any adjoining or neighbouring property now or formerly belonging to the Vendor subject to the Vendor or his successors in title making good all damage which may be caused by the exercise of the said rights.

- 2 A Conveyance of the land tinted yellow on the filed plan dated 5 January 1966 made between (1) Donald Arthur Cowdry and others (Vendors) (2) The Right Honourable George Halifax Baron Savile and (3) Stanley Brian Buckley contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 3 (15.10.1982) By the Conveyance dated 5 January 1966 referred to above the land tinted yellow on the filed plan was conveyed subject to the following agreement and declaration:-

"IT IS HEREBY AGREED AND DECLARED by and between the parties hereto that in the event of the Vendors or their successors in title or other the owner or owners for the time being of the access road to the adjoining property known as "The Farm" shewn on the said plan being sesirous within a period of Eighty years of the date hereof of increasing the width of such access road the Purchaser or his successors in title or other the owner or owners for the time being of the property hereby conveyed will re-convey to the Vendors or their successors in title or other the owner or owners for the time being of the said access road a strip of land Three feet in width along the entire length of the North Eastern boundary of the property hereby conveyed free of any consideration save that the Vendors or their successors in title will at their own expense re-erect the existing fence on the present North Eastern boundary along the line of the new boundary thereby formed."

- 4 A Conveyance of the land tinted pink on the filed plan dated 21 March 1973 made between (1) Airways Pension Fund Trustees Limited (Vendor) and (2) Stanley Brian Buckley (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 5 The land tinted pink on the filed plan is subject to the following rights reserved by the Conveyance dated 21 March 1973 referred to above:-

"EXCEPT AND RESERVING such rights of drainage and otherwise as may at present exist for the benefit of adjoining owners in over and through the said land AND EXCEPT AND RESERVING the right for the Vendor and its successors in title to erect rebuild or alter any buildings or erections on adjoining or neighbouring land as it or they shall think fit and notwithstanding any interference thereby occasioned to the access of light or air to the property hereby conveyed or any buildings for the time being erected thereon."

- 6 (04.11.1998) REGISTERED CHARGE dated 2 October 1998 to secure the moneys including the further advances therein mentioned.
- 7 (04.11.1998) Proprietor: MANCHESTER BUILDING SOCIETY of Queens Court, 24 Queens Street, Manchester M2 5AH.

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 5 January 1966 referred to in the Charges Register:-

"THE Purchaser so as to bind so far as may be the property hereby conveyed into whose hands soever the same may come and so that this covenant shall be for the benefit and protection of the adjoining or neighbouring property of the Vendors at Batley forming part of the Savile Estate Trust but so that the Purchaser shall not be personally liable for any breach of this covenant after he shall have parted with

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Schedule of restrictive covenants continued

all interest in the property hereby conveyed hereby covenants with the Vendors that the Purchaser and those deriving title under him will at all times hereafter observe and perform the restrictions and stipulations set out in the Schedule hereto

THE SCHEDULE ABOVE REFERRED TO

1. No buildings shall be erected on the property hereby conveyed other than a stable building or other outbuildings for use in connection with Number 75 Hey Beck Lane of such class elevation specification and design as shall be previously approved in writing by the Agent for the time being of the Vendors
2. Nothing shall be done or permitted to be done on the property hereby conveyed which may be a nuisance annoyance or injury to the Vendors or to the owners or occupiers for the time being of any property in the neighbourhood
3. No part of any buildings to be erected on the property hereby conveyed shall be erected in front of the building line prescribed by the Local Authority or over the strip of land Three feet in width along the entire length of the North Eastern boundary of the said property mentioned in Clause 4 of this Conveyance
4. No temporary buildings of any kind shall be erected upon the property hereby conveyed other than sheds and workshops to be used only for works incidental to the erection of permanent buildings thereon
5. No sand or gravel shall at any time be excavated or dug out of the property hereby conveyed except for the purpose of laying the foundation of the buildings to be erected thereon or of laying or adapting the ground as garden or pleasure ground"

NOTE: Clause 4 is that Clause set out in Entry No 3 of the Charges Register.

- 2 The following are details of the covenants contained in the Conveyance dated 21 March 1973 referred to in the Charges Register:-

"THE Purchaser hereby covenants with the Vendor that the Purchaser and his successors in title will not use or permit the property hereby conveyed to be used for any noisy noisome or offensive purpose."

End of register

H.M. LAND REGISTRY

TITLE NUMBER

WYK 268995

ORDNANCE SURVEY
PLAN REFERENCE

COUNTY SHEET
WEST YORKSHIRE

NATIONAL GRID
SE 2724

SECTION
E

Scale 1:1250 Enlarged from 1:2500

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