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Official copy of register of title

Title number WYK157531

Edition date 05.07.2013

- This official copy shows the entries on the register of title on 23 AUG 2016 at 10:00:42.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 23 Aug 2016.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- 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 (09.01.1979) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Heybeck Cottage And Land On The North East Side Of, Heybeck Lane, Woodkirk, Dewsbury (WF12 7QU).

2 The land has the benefit of the following rights granted by but is subject to the following rights reserved by a Conveyance of the land in this title dated 1 December 1978 made between (1) Donald Arthur Cowdry and others (Vendors) (2) The Right Honourable George Halifax Baron Savile and (3) Simon John Bowett and Patricia Jane Bowett (Purchasers):-

"TOGETHER with a right of way at all times for all purposes (in common with all other persons having like right) over the roadway coloured brown on the said plan subject to the payment of a proportionate part of the costs from time to time of repairing the same TOGETHER with the benefit of all existing arrangements as to drains and sewers gas and water pipes and electricity cables AND SUBJECT ALSO and in common as aforesaid rights of access to the said smaller parcel of land over the land hatched green on the said plan.

EXCEPTING AND RESERVING unto the Vendors and their successors in title in fee simple as incident to the ownership or occupation of other adjoining or neighbouring property of the Savile Estate Trust.

(a) The right in common with the Purchasers and all other persons lawfully entitled thereto to use and make connection with the sewers and drains lying or intended to be lying under or in the property hereby conveyed and all other sewers and drains laid or hereafter to be laid within Eighty years of the date of the Conveyance to the Purchasers 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 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 other part of the

A: Property Register continued

property belonging to the Savile Estate Trust without making any compensation for the use of such wall and

(d) THE free and unrestricted enjoyment of legal easement or right of all privileges or quasi-easements now or heretofore used or enjoyed over the property hereby conveyed in respect of any adjoining or neighbouring property now or formerly belonging to the Vendors."

NOTE: Copy plan filed.

- 3 There are excluded from this registration the mines and minerals excepted and reserved by the said Conveyance in the following terms:

"EXCEPTING AND RESERVING unto the Vendors and their successors in title in fee simple as incident to the ownership or occupation of other adjoining or neighbouring property of the Savile Estate Trust.

All such mines minerals substrata and spaces in or under the property hereby conveyed as are vested in the Crown the National Coal Board or any other Public Corporation or Authority or the owner or owners thereof together with all incidental rights liabilities and powers appurtenant thereto."

- 4 The Conveyance dated 1 December 1978 referred to above contains the following provision:-

"IT IS HEREBY AGREED AND DECLARED that the Purchasers shall not be entitled to any right of light or air which will restrict or interfere with the free use of the Vendors' adjoining or neighbouring land for building or other purposes and these presents shall not be deemed to imply the grant of any such right."

- 5 (13.10.1982) 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.

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 (31.08.2007) PROPRIETOR: MICHAEL HEATH BARKER and JOANNE CHRISTINE BARKER of Heybeck Cottage, Heybeck Lane, Dewsbury, West Yorkshire WF12 7QU.
- 2 (31.08.2007) The price stated to have been paid on 14 August 2007 was £506,000.
- 3 (31.08.2007) 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.
- 4 (31.08.2007) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 14 August 2007 in favour of National Westminster Bank PLC referred to in the Charges Register.

C: Charges Register

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

- 1 (31.08.2007) REGISTERED CHARGE dated 14 August 2007.
- 2 (01.11.2012) Proprietor: NATIONAL WESTMINSTER BANK PLC (Co. Regn. No. 929027) of Mortgage Centre, P.O. Box 12201, 7 Brindley Place,

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C: Charges Register continued

Birmingham B2 2NA.

End of register