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## Official copy of register of title

Title number WYK159305

Edition date 05.10.2015

- This official copy shows the entries on the register of title on 11 JUL 2016 at 12:12:59.
- 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 11 Jul 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 (24.01.1979) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being High Barn, Heybeck Lane, Dewsbury (WF12 7QU).
- 2 The mines and minerals are excepted.
- 3 The land has the benefit of the following rights granted by but is subject to the following rights reserved by the Conveyance dated 15 January 1979 referred to in the Charges Register:-

"TOGETHER ALSO with a right of access at all times and for all purposes (in common with all persons entitled to a like right) over (a) the roadway coloured brown on the said plan subject to the Purchaser paying a proportionate part of the cost of maintaining the said roadway and (b) the area hatched green on the said plan EXCEPT 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 on the Savile Estate Trust

(a) A right of way at all times and for all purposes in common with all other persons entitled thereto over the land coloured brown on the said plan

(b) 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 laying 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 of this conveyance within or under the said property

(c) 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

(d) The right to build into or against any boundary or party wall separating the property hereby conveyed from any other part of the property belonging to the Savile Estate Trust without making any

## A: Property Register continued

compensation for the use of such wall and

(e) the free and unrestricted enjoyment of legal easement or rights 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 nor or formerly belonging to the Vendors."

NOTE: No Copy plan is held by Land Registry.

- 4 The Conveyance dated 15 January 1979 referred to above contains the following provision:-

"IT IS HEREBY DECLARED that the purchaser shall not be entitled to and 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 this Conveyance shall not be deemed to imply the grant of any such right."

- 5 By a Transfer of adjoining land dated 30 July 1991 made between (1) Simon John Bowett and (2) Rodney Lilley and Cheryl Dawn Lilley the right of access over the area hatched green on the plan to the Conveyance dated 15 January 1979 referred to above was released in the following terms:-

"The Transferees with the consent of the Mortgagee hereby jointly and severally release the Red land from all rights of way and access whatsoever to which the Transferees have the benefit and more particularly the rights of access to the red land which are mentioned contained or referred to in a Conveyance dated the 15 January 1979 made between (1) Donald Anthony Cowdry Reginald Charles Fripp Charles Matthew Farrer (1) the Right Honourable George Halifax Baron Savile (2) Stanley Brian Buckley (3)"

NOTE: Original Transfer filed under WYK498109.

## 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 (30.03.1989) PROPRIETOR: RODNEY LILLEY and CHERYL DAWN LILLEY of High Barn, Heybeck Lane, Dewsbury 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.

## 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 January 1979 made between (1) Donald Arthur Cowdry and others (Vendors) (2) the Right Honourable George Halifax Baron Savile and (3) Stanley Brian Buckley (Purchasers) contains the following covenants:-

"THE Purchaser so as to bind so far as may be the plot of land hereby conveyed into whosoever hands the same may come and so that this covenant shall be for the benefit and protection of the Vendors' adjoining or neighbouring land or any part or parts thereof hereby conveyed into whosoever hands the same may come and so that this covenant shall be for the benefit and protection of the Vendor's adjoining or neighbouring land or any part or parts thereof hereby covenants with the Vendors that the Purchaser and the persons deriving title under him will at all times hereafter observe and perform the restrictions and stipulations following but so that neither the Purchaser nor those deriving title under him shall be personally liable

## C: Charges Register continued

for a breach of such of the said stipulations and obligations as are restrictive which may occur in or in respect of the plot of land hereby conveyed or any part or parts thereof after he or they shall have parted with all interest therein:

(a) To maintain the boundary walls and fences marked with a "T" inwards on the said plan

(b) Not to use the said plot of land or any part thereof for residential purposes."

NOTE: No Copy Conveyance plan is held by Land Registry.

- 2 By a Deed of Release dated 21 February 1980 made between (1) Donald Arthur Cowdry and others and (2) Stanley Brian Buckley the covenants contained in the Conveyance dated 15 January 1979 referred to above were expressed to be released in part.

*NOTE: Original filed.*

- 3 (05.10.2015) REGISTERED CHARGE dated 30 September 2015 affecting also title WYK498109.
- 4 (05.10.2015) Proprietor: BEVERLEY BUILDING SOCIETY of 57 Market Place, Beverley, East Riding of Yorkshire HU17 8AA.

End of register