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## Official copy of register of title

Title number YY62162

Edition date 19.01.2016

- This official copy shows the entries on the register of title on 11 JUL 2016 at 12:05:47.
- 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 (15.10.1982) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being 75 Heybeck Lane, Dewsbury (WF12 7QU).
- 2 The mines and minerals are excepted.
- 3 There are excluded from the registration of the land in this title 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 (19.01.2016) The Transfer dated 5 June 2015 referred to in the Charges Register contains provisions as to light or air and boundary structures.

## 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 (19.01.2016) PROPRIETOR: SIMON BEDFORD and ANN-MARIE BEDFORD of 75 Heybeck Lane, Dewsbury WF12 7QU.
- 2 (19.01.2016) The price stated to have been paid on 5 June 2015 was £285,000.

## 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 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):-

## C: Charges Register continued

"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 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 in this title 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.

3 The land in this title 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."

4 (19.01.2016) A Transfer of the land in this title dated 5 June 2015 made between (1) Ian Christopher Bragg and (2) Simon Bedford and Ann-Marie Bedford contains restrictive covenants.

*NOTE: Copy filed.*

5 (19.01.2016) The land is subject to any rights that are reserved by the Transfer dated 5 June 2015 referred to above and affect the registered land.

6 (19.01.2016) REGISTERED CHARGE dated 5 June 2015.

7 (19.01.2016) Proprietor: BANK OF SCOTLAND PLC (Scot. Co. Regn. No. SC327000) of Halifax Division, 1 Lovell Park Road, Leeds LS1 1NS.

## Schedule of restrictive covenants

1 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