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# Official copy of register of title

Title number WYK137187

Edition date 05.11.2018

- This official copy shows the entries on the register of title on 16 NOV 2020 at 17:25:43.
- 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 16 Nov 2020.
- 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 HM Land Registry, Nottingham Office.

## A: Property Register

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

WEST YORKSHIRE : KIRKLEES

- 1 (07.06.1978) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Wolfstones Heights Farm, Wolfstones Road, Holmfirth (HD9 3UU).
- 2 (13.09.1995) The land edged and lettered A in red on the filed plan added to the title on 13 September 1995.
- 3 (16.01.1997) 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.
- 4 (06.01.1997) ) The land has the benefit of the following rights reserved by a Transfer of the land edged and numbered WYK600977 in green on the filed plan dated 12 December 1996 made between (1) Richard Howard Butterfield (Transferor) and (2) Philip Leigh Andrews and Gwynneth Andrews (Transferees):-

"RESERVING NEVERTHELESS unto the Transferor and his successors in title (in common with the Transferees and their successors in title and all persons authorised by them) full right and liberty with or without vehicles plant machinery and equipment as appropriate and necessary at all reasonable times to enter upon and pass and re-pass along so much of the access road coloured brown including any verge area between the access road and the bounary A-B shown on the said plan bound up within which forms part of the property hereby transferred as is reasonably necessary for the purpose of maintaining repairing and renewing the walls and other parts of the structure of the dwellinghouse Wolfstones Heights Farm and the boundary walls and fences thereof and maintaining repairing cleansing emptying and renewing the septic tank and pipes serving the same now erected and situate upon the adjoining property comprised in the above title number and retained by the Transferor ('the Retained Property') or some part thereof SUBJECT to the Transferor and his successors in title doing no unnecessary damage and reasonably making good all damage occasioned thereto in the exercise of such rights as soon as is reasonably possible.

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## A: Property Register continued

The Transferees hereby grant and confirm to the Transferor and his successors in title the owners and occupiers for the time being of the Retained Property full right and liberty to continue using the existing overflow pipe ("the overflow pipe") from the well and the runoff pipe ("the runoff pipe") from the septic tank situate on the Retained Property and leading into and across Field Number 7900 shown on the said plan bound up within and for the purpose of inspecting cleansing maintaining repairing renewing and reinstating the same to enter upon such part of Field Number 7900 as is reasonably necessary at all reasonable times with or without all necessary workmen materials plant tools and equipment SUBJECT to the Transferor and his successors in title doing no unnecessary damage and reasonably making good all damage occasioned thereto in the exercise of such rights as soon as is reasonably possible

IN further consideration of the Premises the Transferees hereby grant to the Transferor but as a personal right only and not so as to extend to his successors in title the right together with members of his family workmen tenants and licensees to use and pass and re-pass across the said access road coloured brown on the said plan bound up within and the continuation thereof forming part of the transferees adjoining property and shown coloured blue on the said plan bound up within with or without motor vehicles agricultural machinery and with or without animals at all reasonable times for the purpose of access to and egress from Fields 8500 and 9300 forming part of the Retained Property."

*NOTE: Original Transfer plan filed under WYK600977.*

## 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 (13.09.1995) PROPRIETOR: RICHARD HOWARD BUTTERFIELD of Wolfstones Heights Farm, Wolfstones Road, Holmfirth, West Yorkshire HD9 3UU.
- 2 (12.02.2010) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 18 January 2010 in favour of HSBC UK Bank PLC referred to in the Charges Register.

## C: Charges Register

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

- 1 The land is subject as mentioned in a Deed of Grant dated 24 June 1970 made between (1) Harry Arthur Booth (2) The Provincial Building Society (3) Philip Leigh Andrews and Gwynneth Andrews and (4) Wright Mellor and Ernest Radcliffe.

*NOTE: Copy filed.*

- 2 (12.02.2010) REGISTERED CHARGE dated 18 January 2010.
- 3 (05.11.2018) Proprietor: HSBC UK BANK PLC (Co. Regn. No. 9928412) of Mortgage Service Centre, P.O. Box 6308, Coventry CV3 9LB.

## End of register