

THIS IS A PRINT OF THE VIEW OF THE REGISTER OBTAINED FROM HM LAND REGISTRY SHOWING THE ENTRIES SUBSISTING IN THE REGISTER ON 31 JAN 2018 AT 18:19:35. BUT PLEASE NOTE THAT THIS REGISTER VIEW IS NOT ADMISSIBLE IN A COURT IN THE SAME WAY AS AN OFFICIAL COPY WITHIN THE MEANING OF S.67 LAND REGISTRATION ACT 2002. UNLIKE AN OFFICIAL COPY, IT MAY NOT ENTITLE A PERSON TO BE INDEMNIFIED BY THE REGISTRAR IF HE OR SHE SUFFERS LOSS BY REASON OF A MISTAKE CONTAINED WITHIN IT. THE ENTRIES SHOWN DO NOT TAKE ACCOUNT OF ANY APPLICATIONS PENDING IN HM LAND REGISTRY. FOR SEARCH PURPOSES THE ABOVE DATE SHOULD BE USED AS THE SEARCH FROM DATE.

THIS TITLE IS DEALT WITH BY HM LAND REGISTRY, NOTTINGHAM OFFICE.

TITLE NUMBER: WYK879617

There is no application or official search pending against this title.

A: Property Register

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

WEST YORKSHIRE : KIRKLEES

- 1 (18.09.1978) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Land on the north side of Holme House, Oxford Road, Gomersal, Cleckheaton (BD19 4LA).
- 2 The mines and minerals together with ancillary powers of working are excepted from the registration of the land tinted blue on the filed plan together with provision for compensation in the event of damage caused thereby.
- 3 (30.05.2008) The land has the benefit of the rights granted by a Transfer which included the land in this title dated 21 February 2007 made between (1) Milelands Limited and (2) Robert Martin.

NOTE: Copy filed.

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 (30.05.2008) PROPRIETOR: ROBERT MARTIN of Holme Cottage, Oxford Road, Gomersal, Cleckheaton BD19 4LA.
- 2 (19.05.2016) RESTRICTION: No disposition of the registered estate, other than a disposition by the proprietor of any registered charge registered before the entry of this restriction, is to be registered without a certificate signed by the applicant for registration or their conveyancer that written notice of the disposition was given to William James Cartwright at 82 Park Road, Bingley, West Yorkshire, BD16 4EJ.

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 granted by a Conveyance of adjoining land dated 20 May 1911 made between (1) Henry William Thomas Bowyear (2) Edwin Talbot and others and (3) Edwin Midwood:-

TOGETHER with particularly a right (determinable as hereinafter mentioned) of foot horse cattle and carriage road for the said Edwin Midwood his heirs and assigns owner and owners for the time being of

C: Charges Register continued

the said hereditaments hereinbefore expressed to be hereby conveyed his or their agents servants and visitors jointly with the Governors their grantees and assigns and their servants visitors and workmen to and from the said hereditaments as now used over the adjoining property of the Governors from and to the highway leading from Bradford to Heckmondwike until the Governors or their assigns shall form construct and appropriate another roadway at least nine feet wide of equally good materials and construction fit for horses cattle and carriages parallel to and not more than fifty yards from the southern boundary of such adjoining property and to be continued along the western boundary of such adjoining property to the hereditaments hereinbefore expressed to be hereby granted from the time of which formation construction and appropriation the said new right of road shall be deemed to be substituted for the said now existing road in all respects and the right of the said Edwin Midwood his heirs and assigns over such now existing road shall be deemed to be extinguished.

- 2 A Conveyance of the land in this title and other land dated 15 November 1965 made between (1) Pamela Peggy Taverner and Francis Charles Roberts (Vendors) (2) Pamela Peggy Taverner and others and (3) Deryck Taverner (Purchaser) contains covenants.

By a Deed dated 24 May 1976 made between (1) Pamela Peggy Taverner and Francis Charles Roberts (Covenantees) (2) Thomas Roger Blakeborough and Marie Elizabeth Blakeborough (First Owners) and (3) Deryck Taverner (Second Owner) the said covenants were expressed to be modified. Details of the covenants and of the modification are set out in the schedule of restrictive covenants hereto.

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 15 November 1965 referred to in the Charges Register:-

"The Purchaser hereby covenants with the Vendors in manner following that is to say:-

(a) That only private dwellinghouses and the offices garage and outbuildings thereof shall be erected on the property first hereby conveyed and the buildings thereon shall not at any time be used except for the purpose last aforesaid or as the offices or surgeries of professional men and

(b) Not to carry on upon the said plot of land or any part thereof any offensive noisy noxious or dangerous trade or business which shall or may be or grow to be in any way a nuisance damage grievance or annoyance to the owner or owners or the tenants of the adjoining property or which may tend to depreciate or lessen the value of the adjoining property or any part thereof as a residential property"

- 2 The following are details of the terms of the modification contained in the Deed dated 24 May 1976 referred to in the Charges Register:-

"The First Owners with the consent of the Covenantees as further evidenced by their execution hereof hereby release the Second Owner and his successors in title and the said property known as Holme House aforesaid and every part thereof from the restrictive covenant contained in Clause 2(a) of the Second Conveyance to the intent that buildings other than only private dwellinghouse with the stabling offices garages and outbuildings thereof may be permitted or erected on the said property known as Holme House Oxford Road"

End of register