

THIS IS A PRINT OF THE VIEW OF THE REGISTER OBTAINED FROM HM LAND REGISTRY SHOWING THE ENTRIES SUBSISTING IN THE REGISTER ON 9 APR 2020 AT 15:15:36. 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: WYK854874

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 (12.07.2007) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Birkhill Farm, Whitehall Road East, Birkenshaw, Bradford.
- 2 (12.07.2007) The land has the benefit of the rights granted by clause 1(a) but is subject to the rights reserved by a Conveyance dated 3 August 1945 made between (1) Frank Powell (2) Midland Bank Limited and (3) The Right Reverend Henry John Poskitt and Others.

NOTE:-Copy filed.

- 3 (12.07.2007) The Conveyance dated 3 August 1945 referred to above contains a provision as to 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 (12.07.2007) PROPRIETOR: DIOCESE OF LEEDS TRUSTEE (Co. Regn. No. 2886244) of Hinsley Hall, 62 Headingley Lane, Leeds LS6 2BX and of david.damant@dioceseofleeds.org.uk.
- 2 (12.07.2007) The value as at 12 July 2007 was stated to be over £1,000,000.
- 3 (27.08.2008) The proprietor's address for service has been changed.

C: Charges Register

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

- 1 (12.07.2007) The land is subject to the following rights granted by a Conveyance of other land dated 28 October 1955 made between (1) The Right Reverend John Carmel Heenan and And Others and (2) The Yorkshire Electricity Board:-

TOGETHER with (in Common with the Vendors and other persons entitled to similar rights) full and free rights at all times and for all purposes of way with or without vehicles over the strip of land coloured brown on the said plan and the right to lay use inspect repair and renew electric lines (as defined by Section 32 of the Electric Lighting Act 1882) in the said strip of land.

C: Charges Register continued

NOTE: Copy plan filed.

- 2 (12.07.2007) The land is subject to the rights granted a Deed of Grant dated 2 July 1956 made between (1) The Right Reverend John Carmel Heenan and And Others and (2) The Yorkshire Electricity Board.

NOTE: Copy filed.

- 3 (12.07.2007) The land in this title has the benefit of the following rights reserved by the Conveyance of land tinted blue on the title plan dated 31 August 1990 made between (1) The Right Reverend David Every Konstant and Others (Vendors (2) David Every Konstant (The Bishop) and (3) Peter Jolyn West (Purchaser):-

".....

2.2 There is excepted and reserved for the benefit of the Retained Land all rights of drainage and supply of water and electricity and other services (if any) and the right to the free and uninterrupted passage and running of water and soil coming or to come off and from all or any part of the Retained Land and the buildings built or to be built within 80 years of the completion date thereon by and through all or any of the pipes wires cables sewers drains watercourses conduits and other conducting media ("the services") now or without 80 years from the date hereof laid or situate in upon through under or over the Property or any part thereof together with full right and liberty with or without workmen or other to connect into the same and all rights so far as may be necessary for the Vendors and such others as aforesaid to enter onto the Property or any part thereof to make such connections and to cleanse inspect repair maintain and improve or renew the services or any of them causing as little damage as possible and making good any damage caused in the exercise of the said right as soon as possible thereafter."

End of register

THIS IS A PRINT OF THE VIEW OF THE REGISTER OBTAINED FROM HM LAND REGISTRY SHOWING THE ENTRIES SUBSISTING IN THE REGISTER ON 9 APR 2020 AT 15:18:44. 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: WYK275715

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 (05.01.1983) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land lying to the North East of Birkenshaw Lane, Birkenshaw.
- 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 13 January 1933 referred to in the Charges Register:-

"TOGETHER with the right for the Purchasers and their successors in title (in common with the Vendor and his successors in title owner or owners of the remaining dwellinghouses shewn in the said plan) to go pass and repass on foot only along over and upon the whole of the footpaths three feet wide coloured brown in the said plan and leading from the dwellinghouse hereby conveyed to Brikenshaw Lane aforesaid RESERVING nevertheless unto the Vendor and his successors in title owner or owners of the remaining dwellinghouses shewn in the said plan (in common with the Purchasers and their successors in title) a like right to go pass and repass on foot only along over and upon such portions of the said footpaths are included in the property hereby conveyed AND RESERVING Unto the Vendor and his successors in title a full and free right of road at all times hereafter and for all purposes along over and upon and of laying drains and sewers under the road Fifteen feet wide running along the East side of the piece of land secondly hereinbefore described and coloured brown on the said plan."

NOTE: Copy Conveyance plan in Certificate. Copy plan filed.

- 4 The Conveyance dated 13 January 1933 referred to above contains the following provision:-

"IT is hereby agreed and declared by and between the parties hereto as follows:-

(a) The Purchasers shall not be entitled to any right of light air or other easement which might prejudice the free use by the Vendor of his adjoining or neighbouring land for building or other purposes and any enjoyment had by the Purchasers inconsistent with the rights of the Vendor in this intent shall be deemed to be had by consent of the Vendor.

(b) The walls and fences separating the property first thereinbefore described from the adjoining property on the North and South sides thereof shall be mesne or party walls and fences and shall at all times hereafter be maintained and repaired accordingly.

(c) The property first hereinbefore described is conveyed subject to and with the benefit of all existing arrangements as to drains and sewers gas and water pipes electricity cables spouts gutters gullies and fall pipes."

Title number WYK275715

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 (05.01.1983) Proprietor: ERIC HIRST and DOREEN HIRST of 13 St. Pauls Road, Birkenshaw, West Yorkshire.

C: Charges Register

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

- 1 A Conveyance of the land in this title and other land dated 13 January 1933 made between (1) Frank Powell (Vendor) and (2) Walter Ainsworth and Mary Emma Ainsworth (Purchasers) contains covenants details of which 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 13 January 1933 referred to in the Charges Register:-

"THE Purchasers hereby covenant with the Vendor to the intent that the burden of this covenant shall run with the property hereby conveyed that the Purchasers and their successors in title will at all times hereafter observe and perform the restrictions and stipulations set out in the Schedule hereto.

THE SCHEDULE ABOVE REFERRED TO:-

(1) No building to be erected on the property first hereinbefore described shall at any time hereafter be used for any other purpose than as a private dwellinghouse or as a garage and outbuildings belonging thereto and no trade manufacture or business of any kind except that of a surgeon physician solicitor accountant or architect shall at any time be set up or carried on in or upon the property hereby conveyed.

(2) No poultry geese ducks or pigeons shall at any time be kept upon the property first hereinbefore described.

(3) The Purchasers shall forever hereafter maintain in good and substantial repair the fences on the East and West sides of the property first hereinbefore described and shall erect post and rail fences (or such other fences as shall be approved of in writing by the Vendor) not less than four feet in height along the North South and East sides of the property secondly hereinbefore described and also along such part of the West side thereof as is not bounded by the dwellinghouses and premises numbered 13, 14, 15 and 16 on the said plan.

(4) No building shall be erected on the property hereby conveyed so as to project beyond the building line shewn on the said plan provided that any porch bay window verandah or such other like projection may be built beyond the said building line to a distance not exceeding three feet therefrom."

NOTE: Copy Conveyance plan in Certificate. Copy plan filed.

End of register