



Official copy of register of title

Title number YY46192

Edition date 11.02.2015

- This official copy shows the entries on the register of title on 19 May 2015 at 11:08:06.
- 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 19 May 2015.
- 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 The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Newsome Mills, 8 Ruth Street, Huddersfield (HD4 6JF).
- 2 (16.02.2006) The mines and minerals are excepted.
- 3 (25.01.2006) The land has the benefit of the following rights reserved by a Conveyance of properties in White Hart Drive dated 29 September 1920 made between (1) The Council of the Borough of Kirklees and (2) Ebor Housing Association:-

SUBJECT also to all rights of way water drainage light and other easements public rights restrictive covenants or agreements (if any) chief quit and other rents (if any) incidents of tenure liabilities as to making maintaining or repairing roads ways paths walls and fences and rights of adjacent owners of whatever description or character affecting the said premises or any part or parts thereof.
- 4 (25.01.2006) The land has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of properties in White Hart Drive dated 18 March 1992 made between (1) The Council of the Borough of Kirklees and (2) Ebor Housing Association.

NOTE: Copy filed under WYK507490.
- 5 (25.01.2006) The land has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of land in White Hart Drive dated 30 June 1992 made between (1) The Council of the Borough of Kirklees and (2) Chantry Housing Association.

NOTE: No copy of the Transfer referred to is held by the Land Registry.
- 6 (16.02.2006) The land has the benefit of the following rights reserved by but is subject to the following rights granted by a Transfer of land adjoining the land in this title dated 25 March 1994 made between (1) The Council of the Borough of Kirklees and (2) City and Metropolitan (Huddersfield) Limited:-

"TOGETHER WITH AND EXCEPT AND RESERVING to the Vendor and to the Purchaser (as appropriate).....all such exceptions reservations and other matters in over under or along the Property as are required by

A: Property Register continued

the Vendors to serve the Retained Land AND as are required by the Purchaser to serve the Property in over under and along the Retained Land SAVE THAT nothing herein contained shall impose on the Purchaser any obligation relating to the construction making up repair or maintenance of roads paths ways walls fences sewers drains and other like matters on the Property or any abutting or adjacent property

2. THERE is granted to the Purchaser and its successors in title the owner or owners for the time being of the Property:-

(a) The full and free and uninterrupted passage and running of water soil effluent drainage gas electricity telecommunications or any other service or supply over through and along all sewers drains watercourses culverts conduits gutters downspouts pipes wires cables and other services in on through under or over the Retained Land the Purchaser or its successors in title paying a proportionate part of the expense according to user of keeping the same in proper repair and condition

(b) All rights of way light air and other easements or quasi-easements of any kind whatsoever in on through under or over the Retained Land as are at present used or enjoyed in respect of the Property the Purchaser or its successors in title paying a proportionate part of the expense according to user of keeping the same in proper repair and condition

(c) The right at any time hereafter to lay or place in on through under or over the Retained Land all sewers drains watercourses culverts conduits gutters downspouts pipes wires cables and other services as the Purchaser or its successors in title may require for the benefit of the Property together with the right for the Purchaser or its successors in title to enter on the Retained Land for the purpose of repairing cleansing and maintaining any such services laid or placed as aforesaid Subject to the Purchaser or its successors in title making good all damage caused by such entry except in so far as such entry may be necessitated by any default of the Vendor

3. THERE is excepted and reserved out of the Property unto the Vendor and so that such exceptions and reservations may in so far as necessary operate by way of grant or re-grant:-

(a) The full and free and uninterrupted passage and running of water soil effluent drainage gas electricity telecommunications or any other service or supply over through and along all sewers drains watercourses culverts conduits gutters downspouts pipes wires cables and other services in on through under or over the Property the Vendor paying a proportionate part of the expense according to user of keeping the same in proper repair and condition

(b) All rights of way light air and other easements or quasi-easements of any kind whatsoever in on through under or over the Property as at present used or enjoyed by the Vendor in respect of the Retained Land and any other adjoining or neighbouring land or property now or formerly belonging to the Vendor or its lessees or tenants the Vendor paying a proportionate part of the expense according to user of keeping the same in proper repair and condition

(c) The right at any time hereafter to lay or place in on through under or over the Property all sewers drains watercourses culverts conduits gutters downspouts pipes wires cables and other services as the Vendor may require for the benefit of the Retained Land or for any other adjoining or neighbouring land or property belonging to the Vendor with the right for the Vendor to enter on the Property for the purpose of repairing cleansing and maintaining any such services laid or placed as aforesaid Subject to the Vendor making good all damage caused by such entry except in so far as such entry may be necessitated by any default of the Purchaser."

7 (11.02.2015) The land has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 6 February 2015 referred to in the Charges Register.

8 (11.02.2015) The Transfer dated 6 February 2015 referred to above contains a provision excluding the operation of section 62 of the Law of Property Act 1925 as therein mentioned.

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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 (11.02.2015) PROPRIETOR: PANORAMA LIVING LIMITED (Co. Regn. No. 03795878) of Warwick House, 17 Warwick Road, Old Trafford, Manchester M16 0QQ.
- 2 (11.02.2015) The price stated to have been paid on 6 February 2015 was £30,000.
- 3 (11.02.2015) RESTRICTION: No disposition of the registered estate (other than a charge) by the proprietor of the registered estate is to be registered without a certificate signed by The Council of the Borough of Kirklees of P O Box 1274, Civic Centre III, Huddersfield, HD1 2WZ that the provisions of clause 12.4 of the Transfer dated 6 February 2015 referred to in the Charges Register have been complied with or that they do not apply to the disposition.

C: Charges Register

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

- 1 (22.12.2005) The land is subject to rights of drainage and rights in respect of the supply of water, gas, electricity and other services.
- 2 (11.02.2015) A Transfer of the land in this title dated 6 February 2015 made between (1) The Council Of The Borough Of Kirklees and (2) Panorama Living Limited contains restrictive covenants.
NOTE: Copy filed.
- 3 (22.12.2005) The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto.
The leases grant and reserve easements as therein mentioned.

Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	22.12.2005	Land and buildings on the North West side of Ruth Street.	26.10.1877 999 years from 25.03.1868	WYK779802
2	22.12.2005	Land and buildings lying to the West of Hart Street	28.10.1970 999 years from 25.03.1868	WYK779802

End of register