



Official copy
of register of
title

Title number NYK302995

Edition date 14.02.2014

This official copy shows the entries on the register of title on 16 JUL 2019 at 13:30:42.

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 Jul 2019.

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, Durham Office.

A: Property Register

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

NORTH YORKSHIRE : HARROGATE

1 (17.09.1990) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land at Hutton Bank, Ure Bank, Ripon.

2 (17.09.1990) The land has the benefit of the rights granted by a Deed dated 16 May 1985 made between (1) George William Turner and Jane Catherine Turner (2) Midland Bank PLC and (3) Dennis Holder and others.

-NOTE: Original filed under NYK93032.

3 (09.06.1993) The land has the benefit of the following rights reserved by but is subject to the following rights granted by a Conveyance of land adjoining the western boundary of the land in this title dated 8 September 1988 made between (1) Dennis Holder and others (Vendors) and (2) Ideal Homes Northern Limited (Company):-

"EXCEPTING AND RESERVING unto the Vendors in fee simple for the benefit of themselves and their successors in title the owners and occupiers for the time being of the Retained land and each and every part thereof and all other persons now or hereafter entitled or become entitled thereto the rights set out in the First Schedule hereto

THE FIRST SCHEDULE

(a) All rights of way water drainage watercourses light or other easements rights or privileges and quasi or reputed easements as well as rights of adjoining owners or tenants (if any) affecting the same and any liability to repair or contribute to the cost of repair of roadways sewers drains gutters fences and other like matters (but the Vendors shall not be required to show the creation thereof or define the same or apportion the generality thereof).

(b) Full and free right of way and access (in common with all others having or becoming entitled to the like right) for all purposes and at all times with or without vehicles over and along the land coloured green and yellow on the said plan annexed hereto and such other land forming access ways and the New Roads or any modification or diversion thereof.

(c) Full and free right to connect into and use (once laid) all foul

A: Property Register continued

and surface water sewers to be constructed on the Property within a period of 80 years from the date hereof.

(d) The right to enter upon the Property on giving prior written notice to the Company but at any time in an emergency to repair the New Roads or the Conduits in default of repair of either by the Company.

(e) The right to enter upon the said green and yellow land between the points marked D and E on the said plan upon giving reasonable prior notice in writing to the Company for the purpose of constructing a retaining wall or fence for the benefit of the Retained Land in such position and to such specification as the Vendors may decide and/or the construction of vehicular crossovers (including drop kerbs) from the New Roads to be constructed on the said yellow land to the Retained Land including the right to move any lamps or other street furniture in the process thereof".

TOGETHER WITH the right for the Company and its successors in title to enter upon that part of the land comprised in the Conveyance which is not hereby conveyed hereinafter called "the Retained Land") to effect any works which may be necessary to provide satisfactory sight lines for the access to the Property which are now or may hereafter be required by the Local Highway Authority for the purpose of developing the Property for residential purposes.

NOTE 1: The retained land referred to includes the land in this title and the property referred to is edged red on the Conveyance Plan

-NOTE 2: Copy plan filed under NYK93032.

- 4 (09.06.1993) By a Deed dated 31 March 1993 made between (1) Dennis Holder and others (Grantee) and (2) Ideal Homes Northern Limited (Grantor) the reservations contained in the Conveyance dated 8 September 1988 referred to above were released to the extent therein mentioned in the following terms:-

"The rights excepted and reserved to the Grantee in the First Schedule to a Conveyance dated 8 September 1988 and made between the Grantor (1) and the Grantee (2) (hereinafter called "the Original Deed") over the land described in the Second Schedule (hereinafter called the "Servient Land") to the intent that those rights should be surrendered and released and form part of the Grantor's interest in the Servient Land".

NOTE 1: The land described in the second schedule (hereinafter called the "servient land") is shown coloured blue on the deed plan

-NOTE 2: Copy Deed plan filed under NYK93032.

- 5 (09.06.1993) The land has the benefit of the following rights granted by the Deed dated 31 March 1993 referred to above:-

"2. In consideration of the above release and of the covenant hereinafter contained the Grantor as beneficial owner of the Servient Land grants to the Grantee the rights excepted and reserved by the First Schedule to the Original Deed in terms identical therewith (mutatis mutandis) over the course proposed by this Deed of Variation and which is shown on the plan attached to this Deed thereon coloured yellow and hatched black (hereinafter called "the New Course").....PROVIDED ALWAYS that the rights granted in respect of that part of the New Course shown hatched black on the said plan shall be limited to emergency purposes only.

3. The covenant conditions and other provisions contained in the original deed shall apply to the rights granted by Clause 2 above and the New Course as if New Course had been the subject of the grant of the rights comprised in the Original Deed"

-NOTE: Copy Deed plan filed under NYK93032.

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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 (16.12.2004) PROPRIETOR: MALCOLM DENNIS HOLDER of 8 Hillside Road, Harrogate, N Yorkshire and PRIMETALENT LIMITED (Co. Regn. No. 05154660) of 8 Hillside Road, Harrogate, N Yorkshire.
- 2 (16.12.2004) RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.
- 3 (16.12.2004) The price stated to have been paid on 22 October 2004 was £1,203,000.

C: Charges Register

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

- 1 (17.09.1990) The land is subject to the following rights reserved by a Conveyance of the land in this title and other land dated 22 December 1983 made between (1) British Railways Board (Vendor) and (2) Dennis Holder and others (Purchasers):-

"THERE is excepted and reserved hereout unto the Vendor the right to enter on the property for the purpose of inspecting and if necessary in the opinion of the Vendor of repairing and maintaining any accommodation and other works (including fencing)."
- 2 (17.09.1990) An Agreement dated 18 April 1988 made between (1) Dennis Holder and others (2) The Council of the County of North Yorkshire (3) The Council of the Borough of Harrogate and (4) The Royal Bank of Scotland PLC made under Section 52 of the Town and Country Planning Act 1971 relates to the development of the land in this title.
- 3 (16.12.2004) The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto.

Schedule of notices of leases

- | | | | |
|---|-------------|--------------------------|----------------------------|
| 1 | 16.12.2004 | sub station site, Hutton | 04.12.1992 |
| | 1 (part of) | Bank | 20 years from
28.9.1992 |

End of register

HM Land Registry
Official copy of
title plan

Title number **NYK302995**
Ordnance Survey map reference **SE3172SE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **North Yorkshire :**
Harrogate



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