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Official copy of register of title

Title number WYK482166

Edition date 06.07.2016

- This official copy shows the entries on the register of title on 14 APR 2021 at 17:34:34.
- 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 14 Apr 2021.
- 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 (07.12.1990) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land on the south-west side of Low Westwood Mill, Low Westwood Lane, Linthwaite, Huddersfield (HD7 5RR).
- 2 The land has the benefit of the following rights granted by but is subject to the following rights reserved by the Conveyance dated 23 September 1898 referred to in the Charges Register:-

"TOGETHER WITH a right of road in common with the owners and occupiers of the Beaufort Mills shewn on the plan to and for the Purchaser their heirs and assigns and their tenants servants visitors and workmen for all purposes and on all occasions for ever hereafter and with or without horses cattle carts and carriages to pass and repass over and along the road shewn on the said plan between the points marked A and B thereon BUT EXCEPT AND RESERVING out of this sale the right to use the water supply from the North side of the Canal to the said Mill premises which has recently been enjoyed by the occupier thereof SUBJECT to the Purchasers their heirs and assigns for ever hereafter contributing one half of the expense of maintaining and keeping in repair the road shewn on the said plan between the points marked A and B thereon."

NOTE: The points A to B referred to have been reproduced on the filed plan.

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 (31.07.2014) PROPRIETOR: WESTWOOD WILSON LIMITED (Co. Regn. No. 8775369) of Kent House, 81 High Street, Cranleigh GU6 8AU.
- 2 (31.07.2014) The price stated to have been paid on 1 July 2014 was £400,000.

B: Proprietorship Register continued

- 3 (31.07.2014) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.

C: Charges Register

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

- 1 A Conveyance of the land in this title dated 23 September 1898 made between (1) The Right Honourable John Savile Baron Savile (Vendor) and (2) Joseph Crowther and John Edward Crowther (Purchasers) contains the following covenants:-

"The Purchasers hereby covenant with the Vendor and his successors in title owners for the time being of the Savile York Estate that the Purchasers their heirs or assigns owner or owners for the time being of the premises hereby conveyed will for ever hereafter bear and pay one half of the costs and expenses of maintaining and keeping in repair the road shewn on the said plan between the points marked A and B AND ALSO will not at any time hereafter do any act or thing which may have the effect of prejudicially affecting in any way the present flow of water to Beaufort Mills shewn on the said plan adjoining or near to the hereditaments and premises hereby conveyed."

- 2 (31.07.2014) REGISTERED CHARGE dated 1 July 2014.
- 3 (31.07.2014) Proprietor: PAUL ADRIAN SMITH of Woodhill Manor, Woodhill Lane, Shamley Green, Guildford GU5 0SP.
- 4 (24.06.2016) REGISTERED CHARGE dated 16 June 2016.
- 5 (24.06.2016) Proprietor: PAUL ADRIAN SMITH of Woodhill Manor, Woodhill Lane, Shamley Green, Guildford GU5 0SP.

End of register