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Official copy of register of title

Title number NYK234673

Edition date 20.04.2023

- This official copy shows the entries on the register of title on 14 MAR 2024 at 11:58:27.
- 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 Mar 2024.
- 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

- 1 (06.02.1997) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 6 Meadow Rise, Giggleswick, Settle.
- 2 (18.04.2000) The land has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 17 December 1999 referred to in the Charges Register.
- 3 (18.04.2000) The Transfer dated 17 December 1999 referred to above contains provisions as to light or air and other matters.

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 (10.09.2002) PROPRIETOR: DONALD GLYN JENKINS and MONICA ELIZABETH JENKINS of 6 Meadow Rise, Giggleswick, Settle, N Yorkshire.
- 2 (10.09.2002) The price stated to have been paid on 7 August 2002 was £245,000.
- 3 (10.09.2002) 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 (06.02.1997) A Conveyance of the land in this title and other land dated 14 September 1926 made between (1) Charles Edward Lowcock and Joseph Watson (Vendors) and (2) Henry Dugdale and John Carr Chapman (Purchasers) contains covenants details of which are set out in the schedule of restrictive covenants hereto.

C: Charges Register continued

2 (06.02.1997) By the Conveyance dated 14 September 1926 referred to above the land in this title with other land was conveyed subject as follows:-

"Subject nevertheless to
.....
..
all pipe easements and sewerage and drainage rights in and through the same."

3 (06.02.1997) The land is subject to the following rights granted by a Conveyance of Daleside, Stackhouse Lane dated 22 October 1968 made between (1) Henry Dugdale and William Dugdale (Vendors) and (2) Winifred Tebb (Purchaser):-

"TOGETHER WITH

(a) Full and free rights of way at all times hereafter (in common with the Vendors and all other persons entitled thereto and their successors in title to other parts of the said Field No. 334A and their licencees) to pass and repass on foot or with horses and other animals carts carriages and motor vehicles over and along the whole of the remainder of the private roadway shown on the said plan hereto annexed

(b) a right for the Purchaser and her successors in title (in common with all other persons entitled thereto) at her own expense to connect into the existing surface water drain in the approximate position shown on the said plan hereto annexed and to pass surface water through the same doing as little damage as possible by the exercise of such right and making compensation for all damage so caused"

NOTE: Copy plan filed under NYK187110.

4 (06.02.1997) A Conveyance of the land in this title and other land dated 1 June 1972 made between (1) Henry Dugdale and William Dugdale (Vendors) and (2) W. Windle & Son Limited (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.

5 (18.04.2000) A Transfer of the land in this title dated 17 December 1999 made between (1) R N Wooler & Co Limited and (2) Robert Nickson Jones and Julie Ann Jones contains restrictive covenants.

NOTE: Original filed.

Schedule of restrictive covenants

1 The following are details of the covenants contained in the Conveyance dated 14 September 1926 referred to in the Charges Register:-

"THE Purchasers to the intent that the burden of these covenants may run with the plot of land hereby conveyed and that the benefit thereof shall run with the said adjoining property of the Vendors hereby covenant with the Vendors and their successors in title
.....
..
that the Purchasers will not place any obstruction or erection in or upon the said proposed street or any part thereof AND that they the Purchasers or their successors in title will not erect or permit to be erected on the plot of land hereby conveyed any Messuage or Dwellinghouse costing (exclusive of the site thereof) a less sum than eleven hundred pounds to erect or being otherwise inconsistent with the character of the general building scheme of the Mains Estate nor any building to be used other than as a private Residence except stables coach-houses motor-houses green-houses conservatories or other outbuildings suitable and usual to such a Messuage or Dwellinghouse. And that they the Purchasers or their successors in title will at their own expense forthwith fence off the plot of land hereby conveyed from the adjoining property of the Vendors situate on the Southerly side thereof with a good fence sufficiently high and strong to prevent cattle horses and sheep depasturing on the said adjoining property of the Vendors from straying there from and will at the like expense at

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Schedule of restrictive covenants continued

all times thereafter keep the same fence and the fences on the westerly side of the plot of land hereby conveyed in good and substantial repair"

- 2 The following are details of the covenants contained in the Conveyance dated 1 June 1972 referred to in the Charges Register:-

"THE Purchaser hereby covenants with the Vendors that the property hereby conveyed shall be used only for the erection of dwellinghouses or bungalows with outbuildings and garages such dwellinghouses or bungalows when erected to be used for private residential purposes only and also that no pigs poultry or animals (other than domestic animals) shall be kept on the said property and that the Purchaser shall not do or suffer to be done on the said property anything which will or may become a nuisance or annoyance to the owners or occupiers for the time being of the adjoining or neighbouring properties"

End of register