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Official copy of register of title

Title number WYK183455

Edition date 22.11.2018

- This official copy shows the entries on the register of title on 21 AUG 2023 at 14:20:51.
- 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 21 Aug 2023.
- 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 : CALDERDALE

- 1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land on the north-east side of Dam Top, Oldham Road, Sowerby Bridge (HX6 4DN).
- 2 The Conveyance dated 6 July 1962 referred to in the Charges Register is expressed to grant the following right:

"TOGETHER WITH (in common with the Vendor and all other persons having the like right) a right for the Purchaser to pass over and along the whole of the road known as Mill Fold to and from Elland Road AND ALSO the right of using the drains and sewers thereunder"
- 3 A Conveyance of the land tinted pink on the filed plan and other land dated 17 October 1979 made between (1) John Booth & Sons (Ripponden) Limited (Company) (2) Lloyds Bank Limited (Bank) and (3) Eric Riley and Clive Eric Riley (Purchasers) is expressed to grant the following rights:-

"TOGETHER with the right for the Purchaser and their successors in title owner owners and occupiers for the time being of the said property hereby conveyed and any part or parts thereof in common with the Company and all other persons now or hereafter to acquire like rights of way with or without vehicles and at all times over and along the south-west and north-west perimeter of the Company's yard adjoining Chapel Field Foundry Ripponden (forming part of the company's property registered in Land Registry under Title Number WYK94666) so as to pass between Mill Fold and the public road giving access to Elland Road SUBJECT to the payment by the Purchasers and their successors in title as aforesaid of a proper proportion of the costs of repairing and maintaining the said part of the said yard according to user".

NOTE: The land in title WYK94666 lies some distance to the north east of the land in this title.
- 4 (29.09.1995) A Deed dated 25 September 1995 made between (1) The Borough Council of Calderdale (2) Clive Eric Riley (3) Lloyds Bank Plc and (4) Eric Riley and Dorothy Riley is expressed to release a beneficial right of way in the following terms:-

A: Property Register continued

"the Grantee as beneficial owner hereby releases unto the Council ALL THAT the right of way over the old roadway now belonging to the Grantee as appurtenant to the second land or otherwise to the intent that the same may be extinguished".

NOTE 1: The old roadway referred to is shown coloured green on the deed plan. The land in this title comprises part of the second land referred to which is shown edged purple on the Deed Plan

NOTE 2: Copy plan filed.

- 5 (29.09.1995) The Deed dated 25 September 1995 referred to above is expressed to grant the following right:-

the Council as beneficial owner hereby grants unto the Grantee full right and liberty for the Grantee and his successors in title the owner and occupiers for the time being of the second land or any part thereof and his or their respective servants and licensees (in common with the Council and all other persons having the like right) at all times hereafter by day or night with or without vehicles of any description to pass and repass over and along the new roadway and the roadway coloured blue for all purposes connected with the use and enjoyment (for any purpose) of the second land or any part of it but not for any other purpose whatsoever.

NOTE: The new roadway referred to is shown coloured pink on the deed plan.

- 6 (06.02.2017) The land edged and numbered in green on the title plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.

- 7 (06.02.2017) The land has the benefit of any legal easements reserved by a Transfer of the land edged and numbered YY79640 in green on the title plan and other land dated 1 February 2017 made between (1) Morley Waste Traders Limited and (2) Whittaker Properties (Morley) Limited but is subject to any rights that are granted by the said deed and affect the registered land.

NOTE: Copy filed YY79640.

- 8 (27.02.2018) The land has the benefit of any legal easements reserved by a Transfer of the land edged and numbered YY98754 in green on the title plan dated 27 February 2018 made between (1) Kaystan Holdings Limited and (2) Whittaker Properties (Morley) Limited but is subject to any rights that are granted by the said deed and affect the registered land.

NOTE: Copy filed under YY98754.

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 (22.11.2018) PROPRIETOR: SIMS GROUP UK LIMITED (Co. Regn. No. 03242331) of Long Marston, Stratford-Upon-Avon CV37 8AQ.
- 2 (22.11.2018) The price stated to have been paid on 8 October 2018 was £162,514.

C: Charges Register

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

- 1 The land tinted pink on the filed plan is subject to the following rights reserved by a Conveyance thereof and other land dated 6 July 1962 made between (1) William Wood (Vendor) and (2) Harold Berry

C: Charges Register continued

(Purchaser):-

"RESERVING NEVERTHELESS unto the Vendor the right at all times to enter into and upon the adjoining land through which the said line of pipes passes for the purpose of inspecting the said pipes and tank and for maintaining repairing and cleansing the same the Vendor making good all damage caused thereby AND RESERVING ALSO unto the Vendor and his successors in title a right of access to the two coal places and two outbuildings retained by the Vendor near to the two said cottages AND ALSO a right of light to the windows at the rear of the two said cottages".

NOTE: The line of pipes was not shown on the Conveyance Plan.

- 2 The land tinted pink on the filed plan is subject to the following rights granted by a Conveyance of land adjoining the south western boundary dated 26 October 1977 made between (1) John Booth and Sons Ripponden Limited (Vendor) (2) Lloyds Bank Limited (Bank) and (3) Riverside Squash Club (Ripponden) Limited (Purchaser):-

TOGETHER also with the right for the Purchaser and its assigns as aforesaid to bring electricity cables and gas and water pipes through the adjoining land of the Vendor to the land hereby conveyed with power to enter upon such adjoining land for the purpose of laying such cables and pipes and of effecting repairs as and where necessary the Purchaser and its assigns making good such damage as may be caused to the said adjoining land in the exercise by the Purchaser and its assigns of rights.

End of register