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Official copy of register of title

Title number SYK44525

Edition date 28.02.2000

- This official copy shows the entries on the register of title on 01 AUG 2024 at 09:49:17.
- 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 01 Aug 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, Nottingham Office.

A: Property Register

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

SOUTH YORKSHIRE : BARNSELEY

- 1 (02.07.1975) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 1 Cloudberry Way, Mapplewell, (S75 6EA).
- 2 The mines and minerals together with ancillary powers of working are excepted from the registration of the land in this title with provision for compensation in the event of damage caused thereby.
- 3 The Conveyance dated 16 June 1975 referred to in the Charges Register contains the following provision:-

"It is hereby declared that the Transferees shall not acquire any right of light or air or other easement or quasi easement over any part of the adjoining or neighbouring property belonging to the Transferors except such rights as are herein contained."
- 4 The land has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 25 October 1976 referred to in the Charges Register.
- 5 The Transfer dated 25 October 1976 referred to above contains a provision as to light or air.

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 (28.02.2000) PROPRIETOR: TRACY CRANE of 1 Cloudberry Way, Mapplewell, Barnsley, S Yorkshire S75 6EA.
- 2 (28.02.2000) 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 and other land dated 16 June 1975 made between (1) Leonard Ives and Gordon Littlewood (Transferors) and (2) McLean Homes Northern Limited (Transferees) contains the following covenants:-

"The Transferees for the benefit and protection of any adjoining or adjacent land now or formerly of the Transferors or any part or parts thereof and so as to bind so far as may be the land into whosoever hands the same may come hereby covenant with the Transferors and the persons deriving title under them that it the Transferees and its successors in title will at all times hereafter

(a) not use any building or buildings erected on the land or upon any part thereof for any other purpose than that of a private dwellinghouse with the usual conveniences thereto belonging

(b) not to carry on any trade or business on the Land or permit any advertisement sign or hoarding to be erected or displayed on any part of the Land (other than the usual notices for sale or let as the case may be) without the consent in writing of the Transferors

(c) Not do or suffer to be done any act or thing on the Land which shall be a nuisance or annoyance to the owners or occupiers of any part of the adjoining or adjacent property

(d) Will not commence the development of the Land without first obtaining the consent in writing of the Transferors to the layout of the same provided that the Transferors shall not withhold their consent to a layout of the land approved by the Local Planning Authority."

2 The land is subject to the following rights reserved by the Conveyance dated 16 June 1975 referred to above:-

.....

RESERVING ALSO the right to lay tie join make connections with and use all sewers and drains gas water and other pipes wires and cables now passing or within 80 years from the date hereof to be laid in or over the land with power at any time upon giving previous reasonable notice to enter upon the land to make lay or repair cleanse and maintain such sewers drains gas water and other pipes and electric wires and cables doing as little damage as possible to the land and making good the surface thereof without any other compensation for any loss or damage occasioned to the surface of the land or any building erected thereon."

3 A Transfer of the land in this title dated 25 October 1976 made between (1) McLean Homes Northern Limited and (2) Michael Rhodes and Kathleen Rhodes contains restrictive covenants.

NOTE: Copy in Certificate.

End of register