



Official copy of register of title

Title number WYK567802

Edition date 06.10.2017

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- Issued on 06 Feb 2018.
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- 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 (19.10.1976) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Lidl UK GMBH, Station Road, Mirfield (WF14 8LL).
- 2 As to the land tinted blue on the filed plan the mines beds and seams of coal are excepted.
- 3 As to the land tinted pink on the filed plan the mines and minerals are excepted.
- 4 A Conveyance of the land hatched blue on the filed plan dated 3 September 1936 made between (1) Annie Firth Crowther and Tom Goodall and (2) J.F. & J. Crowther Limited (Purchaser) contains the following provision:-

"The Purchasers shall not be entitled to any right of light or air in respect of the said plot of land which would restrict the free use of the adjoining property of the Vendors for building purposes."
- 5 The land tinted brown on the filed plan has the benefit of the rights granted by but is subject as mentioned in a Conveyance thereof dated 27 June 1938 made between (1) Tom Goodall and John Crowther Walker (Vendors) and (2) J.F. & J. Crowther Limited (Purchaser) in the following terms:-

"TOGETHER with the right for the Purchasers and their successors in title to enter upon the adjoining property of the Vendors on the West side thereof for the purpose of repairing the Westerly side of the building hereby conveyed AND ALSO the right of air to the existing air grates or ventilators in such building RESERVING NEVERTHELESS out of the Conveyance hereby made unto the Vendors and their successors in title full rights of drainage as they now exist through and under the said plot of land in respect of the adjoining property of the Vendors and also the right of light and air as now enjoyed in respect of the windows and air grates or ventilators in the adjoining building of the Vendors on the North side of the plot of land hereby conveyed together with the right to enter upon the plot of land hereby conveyed for the purpose of repairing such adjoining building."
- 6 The Conveyance dated 27 June 1938 referred to above contains the

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A: Property Register continued

following provision:-

"The walls dividing the building on the West side of the plot of land hereby conveyed from the adjoining building of the Vendors on the North side thereof is a joint or party wall and shall be used and maintained accordingly

Save as hereinbefore specifically provided all drains pipes spouts gutters cisterns water and other services and other things now used in common by the Vendors and Purchasers shall continue to be so used and be hereafter maintained by the Vendors and Purchasers and their successors in title in shares proportionate to their user as joint or party property

Subject as aforesaid the Purchasers shall not be entitled to any right of light or air in respect of the said plot of land which would restrict the free use of the adjoining property of the Vendors for building purposes."

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 (22.09.2017) PROPRIETOR: DARREN SMITH BUILDERS (2016) LIMITED (Co. Regn. No. 10265205) of Unit 1 Crossley Woods, Crossley Lane, Mirfield WF14 0NX.
- 2 (22.09.2017) The price stated to have been paid on 5 September 2017 was £1,550,000 plus VAT of £310,000.
- 3 (22.09.2017) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 5 September 2017 in favour of GWECO 511 Limited referred to in the Charges Register.

C: Charges Register

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

- 1 (08.11.1995) Agreement dated 27 October 1995 made between (1) Yorkshire Water Services Limited and (2) LIDL UK Properties GmbH relates to the diversion of a sewer .
NOTE: Copy filed.
- 2 (22.09.2017) A Transfer of the land in this title dated 5 September 2017 made between (1) Lidl UK Assets GmbH and (2) Darren Smith Builders (2016) Limited contains restrictive covenants.
NOTE: Copy filed.
- 3 (22.09.2017) REGISTERED CHARGE contained in a Debenture dated 26 October 2016.
- 4 (22.09.2017) Proprietor: GWECO 511 Limited (Co. Regn. No. 07681895) of 242 Oxford Road, Gomersal, Cleckheaton BD19 4RE.
- 5 (22.09.2017) REGISTERED CHARGE dated 5 September 2017.
- 6 (22.09.2017) Proprietor: GWECO 511 Limited (Co. Regn. No. 07681895) of 242 Oxford Road, Gomersal, Cleckheaton BD19 4RE.

End of register

H.M. LAND REGISTRY			TITLE NUMBER	
			WYK 567802	
ORDNANCE SURVEY PLAN REFERENCE	SE2019	SECTION	Scale 1/1250	
COUNTY	WEST YORKSHIRE	DISTRICT	KIRKLEES	© Crown Copyright 1994

