

2, East Fold
Skelmanthorpe
Huddersfield
HD8 9EZ
27/05/23

Dear Mathias,

I am responding to your letter reference: 2023/90988 which I received regarding a planning application for development in the curtilage of the garden at 3 East Fold Skelmanthorpe HD8 9EZ which is close proximity to my property.

I own the driveway on East Fold estate from my house 2, East Fold to the main road Busker Lane. No3 East Fold does not have permission for another dwelling to use and access my driveway. There is access only for no1 and no3 east fold to use the driveway currently. On my deeds for property 2 East Fold please see a copy document TR1 and H.M. Land Registry WYK661907 which are enclosed. I own from Busker Lane to 2 East Fold, the full length of the driveway. Another property does not have permission to use the driveway.

Please see the enclosed document dated 24/02/1994 DEED OF GiFT which stipulates and outlines the use of the sewer which runs down my driveway from 2 East Fold to Busker Lane. No 3 East Fold has permission for his dwelling to connect to the sewer laid in the drive but not for any further properties to connect.

Please see the enclosed document The Official copy of register of title, title number WY661907 which states that not to erect any more than one private dwelling/house on each of the plots of land hereby conveyed.

Previously I have contacted Kirklees planning office regarding the original plans when the three properties were granted permission on East Fold. The plans for the original driveway for East Fold were wider for exiting left and right. Unfortunately, the original plans where not adhered to which resulted in a smaller opening for the driveway resulting in poor visibility. I have previously contacted the highways department regarding this matter and the visibility. Due to the time lapse it is too late to enforce any change.

The proposed plans for the dwelling are in close proximity to my property this would invade my privacy.

I am concerned that the proposed application could affect me if I was to make an application to planning regarding my land. I already have a plot as shown on the original drawing from 1973 outlining a proposed dwelling.

I would like to be consulted regarding any further action or plans in this matter.

Yours Sincerely,

(No subject)

Fri 26/05/2023 14:34

Official copy of register of title

Title number WYK661907

Edition date 12.01.2011

- This official copy shows the entries in the register of title on 18 March 2020 at 17:23:08.
- 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 18 March 2020.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- For information about the register of title, see www.gov.uk/land-registry.
- This title is dealt with by HM Land Registry Wales Office.

A: Property register

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

WEST YORKSHIRE : KIRKLEES

- 1 (16.12.1999) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 2 East Fold, Skelmanthorpe, Huddersfield (HD8 9EZ).
- 2 (16.12.1999) The land has the benefit of the following rights reserved but is subject to the following rights granted by the Conveyance dated 23 July 1976 referred to in the Charges Register:-

* TOGETHER WITH

(a) rights of connection and use of the sewer laid in the drive coloured brown on the said plan

SUBJECT to the Purchaser making good all damage occasioned by any connection and

SUBJECT ALSO TO the payment by the Purchaser and its successors in title of a proportionate part of the cost after connection of maintaining repairing and cleansing the said sewer and

(b) rights of way with or without vehicles over so much of the driveway coloured brown on the said plan for the purposes of gaining access to and egress from the plot of land hereby conveyed

RESERVING NEVERTHELESS unto the Vendor and her successors in title rights to connect with and use such drains and other services which shall be laid by the Purchaser in the land hereby conveyed



Title number WYK661907

A: Property register continued

SUBJECT to the Vendor making good any damage occasioned by such connection."

NOTE: Copy Plan Filed under WYK78717.

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 (12.01.2011) PROPRIETOR: [REDACTED] of 2 East Fold, Skelmanthorpe, Huddersfield, West Yorkshire HD8 9EE.
- 2 (12.01.2011) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 6 December 2010 in favour of Santander UK PLC referred to in the Charges Register.

C: Charges register

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

- 1 (16.12.1999) A Conveyance of the land of this title and other land dated 3 April 1933 made between (1) [REDACTED] (Vendor) and (2) [REDACTED] (Purchaser) contains the following covenants:-

"FOR the benefit of the Vendor's estate at Skelmanthorpe and so as to bind the property hereby conveyed the Purchaser hereby covenants with the Vendor as follows:-

(a) THAT the Purchaser or the persons deriving title under him shall not be entitled to any right of light or air which would restrict or interfere with the free and unrestricted user of the adjoining property belonging to the Vendor for building or any other purpose

(b) THAT the Purchaser shall forthwith erect and forever thereafter maintain a good and sufficient fence of iron hurdles or of stone topped with lime not less than four feet six inches in height on and coextensive with the southerly side of the land hereby conveyed and

(c) THAT the Purchaser or the persons deriving title under him shall not at any time hereafter exercise or carry on or suffer to be exercised or carried on upon the land hereby conveyed the trade or business of an Innkeeper Licensed Victualler Beershop Keeper or maker or seller of Spirits Wine Beer or other intoxicating liquors or the trade or business of a Blacksmith Furrier Tanner Skinner Couchmaker Manufacturing Chemist Slaughterman or maker of pots tobacco pipes glue sizing soap or candles or any other noisome noisy or dangerous trade business or calling"

- 2 (16.12.1999) A Conveyance of land on the south west side of Busker Lane dated 23 July 1976 made between (1) [REDACTED] (Vendor) and (2) [REDACTED] (Purchaser) contains the following covenants:-

"The Purchaser hereby covenants with the Vendor as follows:-

C: Charges register continued

(a) Not to erect any more than one private dwellinghouse on each of the plots of land hereby conveyed

(b) That when erected such dwellinghouses shall be used for private residential purposes only maintain the same on the South boundaries of the plots of land hereby conveyed.

3 (16.12.1999) The land is subject to the following rights reserved by a Deed of Gift including the land in this title dated 24 February 1994 made between (1) [redacted] (the Grantor) and (2) [redacted] (the Donee):-

"RESERVING NEVERTHELESS unto the Grantor and her successors in title owner or owners for the time being of the adjoining property rights to connect with and use such drains and other services which shall be laid by the Donee in the land hereby conveyed subject to the Grantor making good any damage occassined by such connection."

4 (12.01.2011) REGISTERED CHARGE dated 6 December 2010 affecting also title WYK669852.

5 (12.01.2011) Proprietor: SANTANDER UK PLC (Co. Regn. No. 2294747) of Deeds Services, 101 Midsummer Boulevard, Milton Keynes MK9 1AA.

End of register

Fri 26/05/2023 14:08

Transfer of whole Pursuant to Rule 72 of registered title(s)

HM Land Registry

TR1

(if you need more room than is provided for in a panel, use continuation sheet CS and staple to this form)

1. Stamp Duty

INLAND REVENUE
 PRODUCED
 12 NOV 1999
 FINANCE ACT 1931
 MANCHESTER STAMP 5

£1600 CL
 12/11/99

Place "X" in the box that applies and complete the box in the appropriate certificate.

I/We hereby certify that this instrument falls within category in the Schedule to the Stamp Duty (Exempt Instruments) Regulations 1987

It is certified that the transaction effected does not form part of a larger transaction or of a series of transactions in respect of which the amount or value or the aggregate amount or value of the consideration exceeds the sum of

£ 250,000.00

2. Title Number(s) of the Property (leave blank if not yet registered)

3. Property 2 East Fold Busker lane Skelmanthorpe edged red on the plan annexed to which said property together with other property is more particularly described in the Conveyance (Hereinafter called "the Conveyance") made on the 5th day of April 1933 between [redacted] of the one part and [redacted] of the other part.

If this transfer is made under section 37 of the Land Registration Act 1925 following a not-yet-registered dealing with part only of the land in a title, or under rule 72 of the Land Registration Rules 1925, include a reference to the last preceding document of title containing a description of the property.

4. Date 14th Nov 1999

5. Transferor (give full names and Company's Registered Number if any)

[redacted]

6. Transferee for entry on the register (Give full names and Company's Registered Number if any, for Scottish Co. Reg. No. use an SC prefix. For foreign companies give territory in which incorporated.)

[redacted]

Unless otherwise arranged with Land Registry headquarters, a certified copy of the transferee's constitution (in English or Welsh) will be required if it is a body corporate but is not a company registered in England and Wales or Scotland under the Companies Act.

7. Transferee's intended address(es) for service in the U.K. (including postcode) for entry on the register

2 East Fold Busker Lane Skelmanthorpe Huddersfield West Yorkshire HD8 9EP

8. The Transferor transfers the property to the Transferee.

9. Consideration (Place "X" in the box that applies. State clearly the currency unit if other than sterling. If none of the boxes applies insert an appropriate memorandum in the additional provisions panel.)

The Transferor has received from the Transferee for the property the sum of (in words and figures)

One hundred and sixty thousand pounds (£160,000.00)

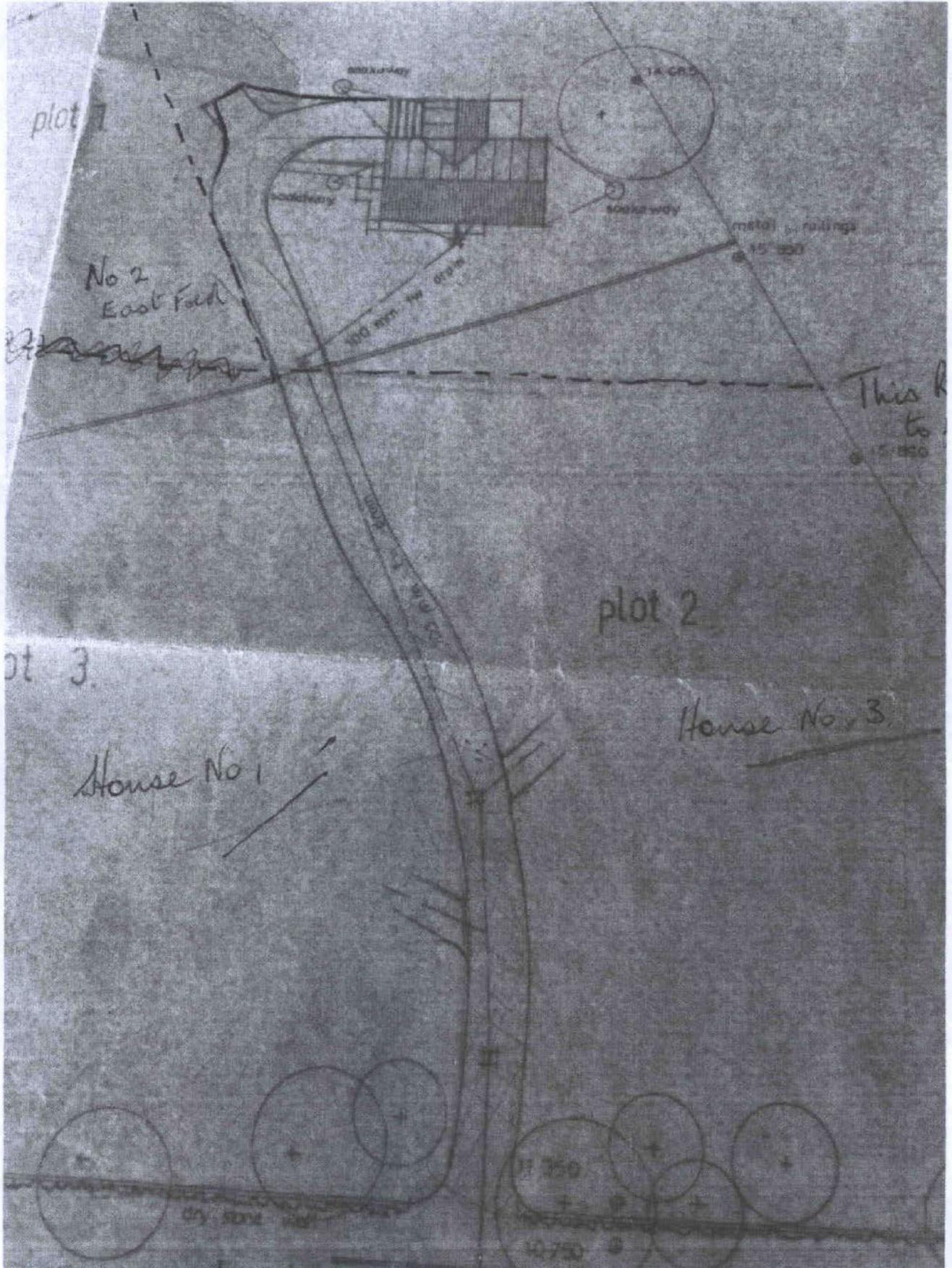
(insert other receipt as appropriate)

The Transfer is not for money or anything which has a monetary value

P.T.O.

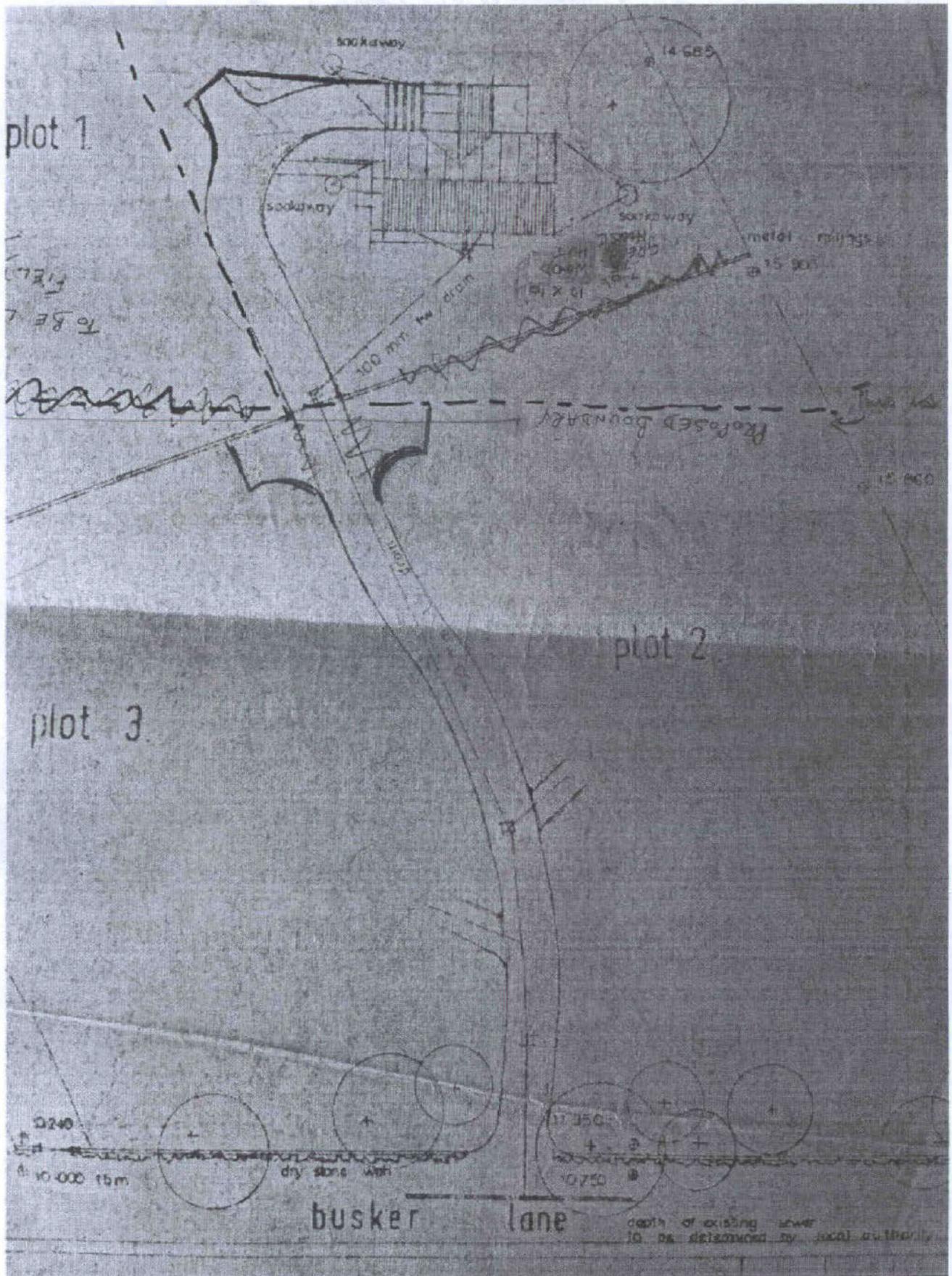
Plan

Fri 26/05/2023 14:01



Plan

Fri 26/05/2023 13:58



Doc

Fri 26/05/2023 14:10

H.M. LAND REGISTRY

FRESHOLD TITLE REGISTERED
TITLE NUMBER 107K661907

DATED

24th February

1994

DEED OF GIFT

re:

Land at Skelmanthorpe near Huddersfield

West Yorkshire

- - -

Green Williamson & Way

7/13 King Street Wakefield WF1 2SJ

THIS DEED OF GIFT is made the 24th day of February 1994
BETWEEN of 2 East Fold Skelmanthorpe near
Huddersfield West Yorkshire HD8 9EZ Widow (hereinafter called 'the
Grantor') of the one part and of 19
Wingate Croft Sandal Wakefield WF2 6HB West Yorkshire (hereinafter
called 'the Donee') (the son of the Grantor) of the other part

W H E R E A S :-

- (1) The Grantor is the estate owner in respect of the fee simple absolute in possession of (inter alia) the property described in the First Part of the Schedule hereto free from incumbrances
- (2) The Grantor has been in possession of the property described in the Second Part of the Schedule hereto for 26 years and upwards without acknowledgment of the title of any other person thereto
- (3) The Grantor is desirous of conveying the said properties to the Donee by way of gift

NOW THIS DEED WITNESSETH as follows :-

1. IN CONSIDERATION of her natural love and affection for the Donee the Grantor HEREBY CONVEYS unto the Donee FIRST ALL THAT the freehold property described in the first part of the Schedule hereto TO HOLD the same unto the Donee in fee simple AND SECONDLY ALL THAT the estate and interest of the Grantor in the property described in the second part of the said Schedule hereto TO HOLD the same unto the Donee absolutely TOGETHER WITH and SUBJECT TO as more particularly described and referred to in the Third Part of the Schedule hereto

2. THE Grantor HEREBY ACKNOWLEDGES the right of the Donee to production of a Conveyance dated 2nd May 1966 made between

of the one part and the Grantor of the other part and to delivery of copies thereof and hereby undertakes for the safe custody thereof

3. WE HEREBY CERTIFY that this instrument falls within Category L in the Schedule to the Stamp Duty (Exempt Instruments) Regulations 1987

IN WITNESS whereof the parties hereto have signed this Instrument as a deed the day and year first before written

SCHEDULE

First Part

ALL THAT piece of land situate near to Busker Lane Skeltonthorpe near Huddersfield West Yorkshire being part of a larger plot of land containing 11,079 square yards or thereabouts comprised in the hereinbefore mentioned Conveyance dated 2nd May 1966 ALL WHICH said property hereby conveyed is more particularly delineated (for the purpose of identification only) on the plan annexed hereto and thereon edged red

Second Part

ALL THAT strip of land on the east side of the property described in the First Part of this Schedule and shown (for the purpose of identification only) on the said plan annexed hereto and thereon edged blue

C [] D
Third Part

TOGETHER WITH the right for the Donee and other the owner or owners for the time being of the two several plots of land hereby conveyed to pass and repass with or without vehicles over so much of the driveway coloured brown on the said plan for the purpose of gaining access to and egress from the plots of land hereby conveyed AND TOGETHER ALSO to connect with and use the sewer laid in the drive coloured brown on the said plan subject to the Donee and other the person or persons exercising such rights hereinbefore granted making good all damage occasioned by the same and subject to payment by the Donee and his successors in title of a proportionate part of the cost of maintaining repairing and cleansing the said sewer ^E [RESERVING NEVERTHELESS unto the Grantor and her successors in title owner or owners for the time being of the adjoining property rights to connect with and use such drains and other services which shall be laid by the Donee in the land hereby conveyed subject to the Grantor making good any damage occasioned by such connection] ^F Subject to and with the Benefit of the rights reservations covenants and provisions contained or referred to in (a) a Conveyance dated 5th April 1933 made between _____ of the one part and the said _____ of the other part and (b) a Conveyance dated 23rd July 1976 made between the Grantor of the one part and _____ of the other part so far as the same are respectively still subsisting and capable of taking effect and relate to or affect the property hereby conveyed

SIGNED AND DELIVERED AS A DEED

by the said

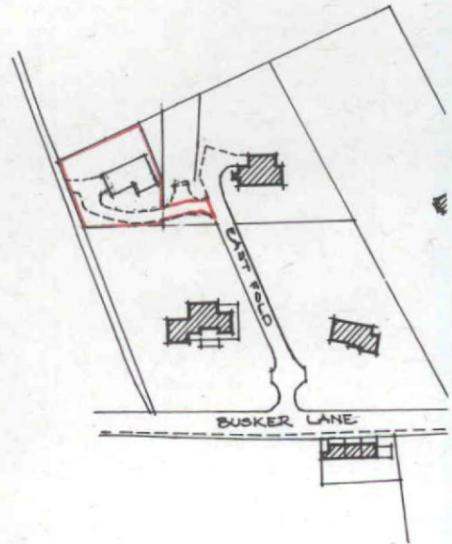
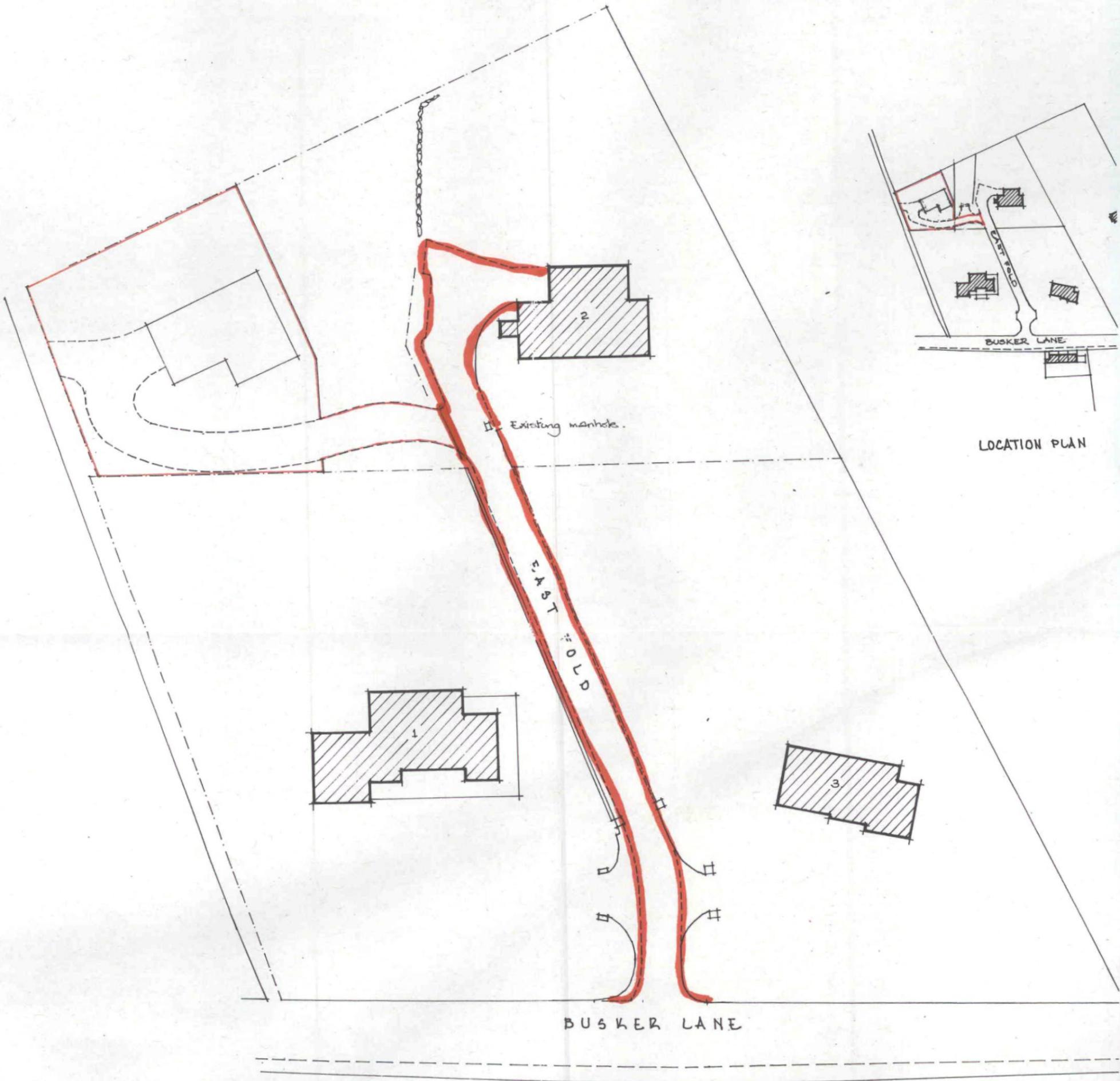
in the presence of :-

Solomon
Wainfield

SIGNED AND DELIVERED AS A DEED

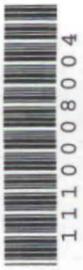
by the said

in the presence of :-



LOCATION PLAN

H.M. LAND REGISTRY		TITLE NUMBER
		WYK 661907
ORDNANCE SURVEY PLAN REFERENCE	SE2410	Scale 1/2500
ADMINISTRATIVE AREA	WEST YORKSHIRE: KIRKLEES	©Crown Copyright 1999



Official copy is issued, and shows the state of this title plan, on 18 March 2020 at 17:23:08.
 admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002).
 title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.
 title is dealt with by HM Land Registry, Wales Office.
 own Copyright. Produced by HM Land Registry. Reproduction in whole or in part is prohibited without the prior written permission of Ordnance Survey. Licence Number 100026316.