



Official copy of register of title

Title number NYK164354

Edition date 22.07.2008

- This official copy shows the entries on the register of title on 13 JAN 2017 at 14:37:45.
- 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 13 Jan 2017.
- 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 Land Registry, Durham Office.

A: Property Register

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

NORTH YORKSHIRE : SELBY

- 1 (04.04.1995) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land lying to the west of Bishopdike Road, Cawood.
- 2 (04.04.1995) The mines and minerals together with ancillary powers of working are excepted with provision for compensation in the event of damage caused thereby.
- 3 (04.04.1995) The land has the benefit of a right of way over the land tinted blue on the filed plan.
- 4 (04.04.1995) A Transfer of the land in this title dated 22 March 1995 made between (1) Philip Johnson and (2) Robert Warrington and Kathleen Warrington (Purchaser) is expressed to grant the following rights:-

"TOGETHER ALSO WITH the right for the Purchaser and the Purchaser's successors in title the owner or owners for the time being of the said land and their servants agents and licensees in common with all other persons entitled thereto to pass and repass on foot or with or without vehicles animals and equipment over and along the track hatched black and coloured brown on the attached plan for all purposes connected with the use of the said land."

NOTE: Copy plan filed.
- 5 (22.07.2008) A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.
- 6 (22.07.2008) 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.

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

The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

B: Proprietorship Register continued

- 1 (09.06.2008) PROPRIETOR: DAVID PULLEYN of 1 Bothany Bay Cottages, Commonsie Road, Selby, North Yorks YO8 8JS.
- 2 (09.06.2008) 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 (04.04.1995) A Conveyance of the land in this title and other land dated 25 September 1963 made between (1) The Church Commissioners for England (Commissioners) and (2) William Edward Thomas Chantry (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 (04.04.1995) The land is subject to the following rights reserved by the Conveyance dated 25 September 1963 referred to above:-

"Except and Reserving unto the Commissioners and their successors:-

.....

..

(b) Full and free right and liberty without obtaining the consent of or making any compensation to the Purchaser or other the owner or owners occupier or occupiers for the time being of the said land to deal in any manner whatsoever with any of the land belonging to the Commissioners adjoining opposite or near to the said land and to erect and maintain or suffer to be erected or maintained on such adjoining opposite or neighbouring lands and premises any buildings whatsoever whether such buildings shall or shall not affect or diminish the light or air which may now or at any time or times hereafter be enjoyed for or in respect of the said land or any buildings for the time being thereon."
- 3 (22.07.2008) The land is subject to the rights granted by a Transfer of the land edged and numbered NYK358161 in green on the title plan dated 30 May 2008 made between (1) Malcolm Nattriss and David Pulleyn and (2) Malcolm Nattriss.

NOTE: Copy filed under NYK358161

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 25 September 1963 referred to in the Charges Register:-

"The Purchaser to the intent that the covenants contained in this present clause shall bind the said land into whosoever hands the same may come for the benefit of the adjoining and neighbouring lands belonging to the Commissioners and each and every part thereof hereby covenants with the Commissioners as follows:-

(a) Not to do or permit to be done upon the said land or any part thereof or in or on any buildings at any time standing thereon anything which shall or may be or grow to be in any way a nuisance annoyance or disturbance to the Commissioners or their successors in title or assigns or their lessees underlessees tenants or occupiers of any property in the neighbourhood

(b) Not to deposit any refuse dust or other noisome or offensive matter on any part of the said land and not to burn or manufacture thereon any ballast bricks tiles or other articles

(c) Not to convert or use or allow to be converted or used the said land or any buildings which may be erected thereon as or for a public house hotel inn tavern or beershop or for the sale or consumption of wine beer or spirits

Title number NYK164354

Schedule of restrictive covenants continued

(d) That no buildings shall be erected or maintained upon the said land other than those in respect of which plans block plans sections designs elevations and (if required by the Surveyors) specifications shall have been previously submitted in duplicate to and approved in writing by the Surveyors and the Purchaser will from time to time on submitting any such plans block plans sections designs elevations and specifications to the Surveyors pay to Surveyors their reasonable fees for examining the same whether or not the same be approved."

End of register

These are the notes referred to on the following official copy

The electronic official copy of the title plan follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from Land Registry.

This official copy is issued on 13 January 2017 shows the state of this title plan on 13 January 2017 at 14:37:45. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002).

This 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.

This title is dealt with by the Land Registry, Durham Office .