



# Official copy of register of title

Title number WYK706746

Edition date 08.05.2018

- This official copy shows the entries on the register of title on 10 May 2018 at 10:50:11.
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- Issued on 10 May 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 : 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 south side of Wyke Old Lane, Brighouse.
- 2 (23.01.1992) The mines and minerals are excepted from the registration of the land tinted yellow on the filed plan.
- 3 (23.01.1992) The mines and minerals together with ancillary powers of working are excepted from the registration of the land hatched brown and edged yellow on the filed plan.
- 4 (23.01.1992) The mines and minerals together with ancillary powers of working are excepted from the registration of the land tinted blue, tinted pink, tinted mauve and tinted brown on the filed plan together with provision for compensation in the event of damage caused thereby.
- 5 (23.01.1992) The mines and minerals (except stone clay and brick earth) together with ancillary powers of working are excepted from the registration of the land hatched blue on the filed plan.
- 6 (21.01.2004) The land has the benefit of the rights reserved by but is subject to the rights granted by the Transfer dated 5 December 2003 referred to in the Charges Register.
- 7 (09.04.2009) The land has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of the land edged and numbered WYK902004 in green on the title plan dated 18 March 2009 made between (1) Cornelius Parish Limited and (2) B & C Property Limited.

*NOTE: Copy filed under WYK902004.*

## 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

## B: Proprietorship Register continued

- 1 (23.04.2018) PROPRIETOR: AURUM HOMES LIMITED (Co. Regn. No. 08861335) of Greenbank House, 141 Adelphi Street, Preston PR1 7BH and care of Marden Rawsthorn Solicitors, Faraday Court, Fulwood, Preston PR2 9NB.
- 2 (23.04.2018) The price stated to have been paid on 16 April 2018 was £350,000.
- 3 (23.04.2018) 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 (23.01.1992) A Conveyance of the land tinted mauve on the filed plan and other land dated 28 August 1847 made between (1) Thomas Fearnley and (2) Henry William Ripley contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 (23.01.1992) A Conveyance of the land tinted mauve and edged blue on the filed plan and other land dated 30 December 1911 made between (1) Sir Mathew Amcotts and others (2) Sir Prince Smith (3) Henry Ripley and others (4) William Henry Aykroyd (5) The Wakefield Diocesan Church Organization Society (Society) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 3 (23.01.1992) A Conveyance of the land edged yellow on the filed plan dated 30 December 1911 made between (1) Sir Mathew Amcotts Wilson and others (2) Sir Prince Smith (3) Henry Ripley and others (4) William Henry Aykroyd (5) The Wakefield Diocesan Church Organization Society (Society) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 4 (23.01.1992) A Conveyance of the land tinted yellow on the filed plan dated 18 January 1965 made between (1) British Railways Board (2) T. F. Firth & Sons Limited contains restrictive covenants.

*NOTE: Original filed under WYK503599.*

- 5 (23.01.1992) The land tinted yellow on the filed plan is subject to the rights reserved by the Conveyance dated 18 January 1965 referred to above.
- 6 (21.01.2004) A Transfer of the land edged and numbered WYK755920 in green on the title plan dated 5 December 2003 made between (1) Cornelius Parish Limited and (2) The Miller Group Limited contains restrictive covenants by the Vendor.

*NOTE: Copy filed WYK755920.*

- 7 (16.02.2015) By a Deed dated 14 January 2015 made between (1) Miller Group Limited (2) Cornelius Parish Limited and (3) Julian Nigel Richard Pitts and Robert Alexander Henry Maxwell the covenants contained in the Transfer dated 5 December 2003 referred to above were expressed to be released as therein mentioned.

*NOTE: Copy filed.*

## Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 28 August 1847 referred to in the Charges Register:-

"The said Henry William Ripley doth hereby for himself his heirs executors administrators and assigns Covenant promise and agree with and to the said Thomas Fearnley his heirs and assigns that he the said Henry William Ripley his heirs or assigns or any of them shall not nor will at any time hereafter use or follow nor shall nor will permit or suffer any person or persons whomsoever to use or follow in or upon any messuages dwellinghouses cottages erections buildings or tenements whatsoever which shall or may at anytime hereafter be erected or built

## Schedule of restrictive covenants continued

upon the said plot piece or parcel of land or ground hereby granted and released or in or upon any part or parts thereof the trade or business of a Tavern keeper Innkeeper Beershop keeper Victualler retailer of Spirituous Liquors or retailer of beer"

- 2 The following are details of the covenants contained in the Conveyance dated 30 December 1911 referred to in the Charges Register:-

"The Society for themselves their successors and assigns hereby covenant with the said Mathew Amcotts Wilson Richard Henry Francis Wharton Wilson Mathew Richard Henry Wilson their heirs and assigns and with the said Sir Prince Smith his heirs and assigns and also with the said Henry Ripley Hugh Ripley and Edward Guy Ripley their heirs and assigns that they the Society their successors and assigns will not at any time hereafter use or follow or permit or suffer any person or persons whomsoever to use or follow in or upon any messuages dwellinghouses erections buildings or tenements whatsoever now erected or hereafter to be erected on the hereinbefore described pieces or parcels of land respectively or any part or parts thereof respectively the trade or business of a Tavern Keeper Innkeeper Beershop Keeper Victualler Retailer of Spirituous Liquors or Retailer of Beer"

- 3 The following are details of the covenants contained in the Conveyance dated 30 December 1911 referred to in the Charges Register:-

COVENANT by the Society for themselves their successors and assigns not to permit the land or buildings to be used for the sale of spirituous liquors.

End of register