



Official copy  
of register of  
title

Title number SYK321298

Edition date 05.09.2013

- This official copy shows the entries on the register of title on 22 JUN 2016 at 12:26:42.
- 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 22 Jun 2016.
- 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, Nottingham Office.

## A: Property Register

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

SOUTH YORKSHIRE : BARNSELY

- 1 (26.08.1992) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land and buildings on the South side of Green Moor Road, Wortley.
- 2 (26.08.1992) The land has the benefit of the rights granted by but is subject as mentioned in the Conveyance dated 24 July 1992 referred to in the Charges Register in the following terms:-

"TOGETHER WITH all those rights which had the Property and the adjoining property now or formerly of the Council belonged to different owners would have been easements quasi-easements or rights in the nature of easements TOGETHER WITH full and free and uninterrupted passage and running of sewage water soil and electricity through and along the drains pipes wires sewers and cables now laid or hereafter to be laid within eighty years from the date hereof through and under the said adjoining and neighbouring property of the Council with the right to enter thereon for the purpose of laying connecting into inspecting cleansing or maintaining any such drains pipes wires sewers and cables as may be necessary for the proper and convenient enjoyment of the property subject to the Association and its successors in title being responsible for a fair proportion according to user of the cost of maintaining any such drain pipe or sewer PROVIDED ALWAYS that the Association and its successors in title shall give prior reasonable notice (except in case of emergency) of intention so to enter to the Council or the occupiers of the said adjoining property and shall make good all damage caused by the exercise of such rights and to restore the land to its former condition with reasonable despatch to the reasonable satisfaction of the Council but without being liable for any temporary damage or inconvenience caused thereby such drain pipe or sewer to be built to an adoptable standard and constructed on a route and to a specification to be previously agreed in writing by the Council such approval not to be unreasonably withheld or delayed AND TOGETHER ALSO with a right of way for the Association and its successors in title (in common with the Council and its successors in title and the owners and occupiers for the time being of the said adjoining and neighbouring property (a) with or without vehicles over and along that part of the access road shown coloured brown on the plan as is outside the Property SUBJECT to the Association and its successors in title (in common as aforesaid) being responsible for an equal proportion of the cost of maintaining and repairing the said

## A: Property Register continued

access road (b) at all times on foot only over that part of the footpath between the Property and the adjoining property of the Council to the East of the Property as is shown coloured green on the plan subject to the Association being responsible for the cost of repairing and maintaining the said footpath shown coloured green on the plan and (c) to use (in common with the Council and its successors in title and the owners and occupiers of the property adjoining the Easterly boundary of the Property) the joint chimney stack serving the Property and the said adjoining property subject to the Association being responsible for an equal proportion (in common as aforesaid) of the cost of repairing and maintaining the said chimney stack AND FURTHER TOGETHER ALSO with all necessary rights of support from the said adjoining property to the East of the Property for the portion of the Property as is situate over the footpath shown coloured green on the plan EXCEPTING AND RESERVING unto the Council all those rights which had the Property and the said adjoining property now or formerly of the Council belonged to different owners would have been easements quasi-easements or rights in the nature of easements and in particular the full free and uninterrupted passage and running of sewage water soil and electricity through and along the drains pipes wires and sewers now laid or hereafter to be laid within eighty years from the date hereof through and under the Property with the right to enter thereon for the purpose of laying connecting into inspecting cleansing or maintaining any such drains pipes wires and sewers as may be necessary for the proper and convenient enjoyment of the said adjoining property subject to the Council and its successors in title paying a fair proportion according to user of the cost of laying and thereafter maintaining any drain pipe or sewer used in common between the Property and any adjoining property now or formerly of the Council PROVIDED ALWAYS that the Council or the owners and occupiers of the said adjoining or neighbouring property shall give prior reasonable notice of intention so to enter to the Association and shall make good all damage caused by the exercise of these rights with reasonable despatch to the reasonable satisfaction of the Association but without being liable for any temporary damage or inconvenience caused thereby AND RESERVING ALSO unto the Council or the owners or occupiers of the property adjoining the Easterly boundary of the Property a right of way on foot only at all times over and along the footpath shown coloured purple on the plan together with all such other rights as may be necessary to enter upon the Property for the purpose of gaining access to the Westerly boundary of the said adjoining property for maintenance purposes only AND FURTHER RESERVING all necessary rights of support from the Property for that part of the said adjoining property as adjoins the Easterly boundary of the Property over the footpath shown coloured green on the plan AND FURTHER RESERVING ALSO (a) unto the owners and occupiers for the time being of the property adjoining the Westerly boundary of the Property and all those authorised by them a right of way at all times on foot only over and along the land shown coloured blue on the plan the person exercising such right paying a fair proportion according to user of maintaining such right of way for the purpose of gaining access to and maintaining the building erected on the said adjoining land shown hatched black on the plan (b) unto the owners and occupiers for the time being of the property adjoining the Easterly boundary of the Property (i) a right of way with or without vehicles over and along that part of the access road shown coloured brown on the plan as is within the Property SUBJECT TO the owners and occupiers for the time being of the said adjoining property (in common with the Association and its successors in title) being responsible for an equal proportion of the cost of maintaining and repairing the said access road and (ii) the right to use (in common as aforesaid) the joint chimney stack serving the Property subject to paying an equal proportion (in common as aforesaid) of the cost of repairing and maintaining the said chimney stack and (iii) a right of way on foot only over and along the path shown coloured purple on the plan for the purpose of gaining access to the Westerly elevation of the property adjoining the Easterly boundary of the Property for maintenance purposes only"

## B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

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## Title absolute

- 1 PROPRIETOR: YORKSHIRE HOUSING LIMITED (Industrial and Provident Society No. IP30443R) of Dysons Chambers, 12-14 Briggate, Leeds LS1 6ER.
- 2 (25.05.2006) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a certificate signed on behalf of the proprietor by its secretary (or by two trustees, if a charitable trust) or its solicitor or licensed conveyancer that the provisions of section 9 of the Housing Act 1996 have been complied with.

## C: Charges Register

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

- 1 (26.08.1992) A Conveyance of the land in this title dated 24 July 1992 made between (1) Barnsley Metropolitan Borough Council and (2) Yorkshire Metropolitan Housing Association Limited contains covenants details of which are set out in the schedule of restrictive covenants hereto.

## Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 24 July 1992 referred to in the Charges Register:-

"THE Association hereby covenants so as to bind the Property into whosoever hands the same may come with the Council for the benefit of the adjoining property now or formerly of the Council and so that this covenant shall be enforceable by the Council and their successors in title or other the owners for the time being of the said adjoining property that the Association and its successors in title will at all times observe and perform the following restrictions and stipulations:-

  - (a) to be responsible for erecting suitable walls or fences on the boundaries of the property marked with a "T" turned inwards on the plan
  - (b) not to use the Property for any other purpose than as residential property for the erection of three dwellinghouses
  - (c) to be responsible for any works necessary to comply with any statutes and bye-laws applicable to the Property and to obtain all necessary planning permissions and other consents as shall be required in connection with the development and use of the Property
  - (d) not to erect any extensions or additional buildings on the Property without the previous written consent of the Council as Vendor and as Local Planning Authority
  - (e) to be jointly responsible (together with the owner or owners for the time being of the property adjoining the Easterly boundary of the Property known as the former School House) for the maintenance and repair of the chimney stack serving the said two properties
  - (f) to ensure at all times the continuity of the water supply to the property adjoining the Easterly boundary of the Property and to create a new supply of water to the said adjoining property if necessary prior to commencement of building works on the Property
  - (g) not to exhibit erect or display any advertisements bills signs notices or posters on the Property or any part thereof without the previous written consent of the Chief Estates Officer for the time being of the Council such consent not to be unreasonably withheld
  - (h) not to carry on or permit to be carried on upon the Property or any part thereof any noisy noxious or offensive trade or business nor to use the same for the sale of intoxicating beers liquors or spirits and no act or thing shall be done or suffered thereon which shall be a nuisance or annoyance to the owners or occupiers of adjoining or adjacent properties or to the general public

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Schedule of restrictive covenants continued

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(k) to be responsible for the cost of carrying out all works necessary to put the Property into a state fit for the requirements of the Association".

*NOTE: Copy plan filed.*

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.

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H.M. LAND REGISTRY		TITLE NUMBER	
		SYK 321298	
ORDNANCE SURVEY PLAN REFERENCE	SK 2799	SECTION A	Scale 1/1250 Enlarged from 1/2500
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HUNSHOLF PARISH

SK 2899  
SK 2799

