

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.



Official copy of register of title

Title number SYK189252

Edition date 07.10.2016

- This official copy shows the entries on the register of title on 10 FEB 2017 at 08:09:35.
- 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 10 Feb 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, Nottingham Office.

A: Property Register

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

SOUTH YORKSHIRE : ROTHERHAM

1 (21.03.1984) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 97 Barnsley Road, Wath Upon Dearne, Rotherham (S63 6DN).

2 The land has the benefit of the following rights granted by but is subject to the following rights reserved by a Conveyance of the land in this title dated 6 February 1984 made between (1) Thomas Wood and Mary Wood (Vendors) and (2) Royal Outram and Eileen Gertrude Outram (Purchasers):-

"TOGETHER with the benefit of but SUBJECT TO all such rights of way light air drainage support eaves eavesdrop and all such other easements or quasi-easements and privileges in the nature of easements as are now used and enjoyed by the property hereby conveyed and the adjoining or adjacent properties formerly of the Vendors under over or through the other or others of them respectively and in particular TOGETHER WITH (a) a right of way at all times and for all purposes (in common with the Vendors and their successors in title and all others entitled to the like right) over and along the strip of land coloured yellow on the said plan."

NOTE: The strip of land coloured yellow referred to is tinted brown on the filed plan.

3 The Conveyance dated 6 February 1984 referred to above contains the following provision:-

"IT IS HEREBY DECLARED that the walls dividing the property hereby conveyed from the adjoining property Number 99 Barnsley Road Wath-Upon-Dearn aforesaid formerly belonging to the Vendors are mesne or party walls and shall be repaired and maintained as such and that the fall pipes eaves spouts gutters drains and similar privileges of a continuous nature now jointly used and enjoyed in connection with the property hereby conveyed and of the adjoining and adjacent properties formerly of the Vendors shall hereafter continue to be so used and repaired as such."

4 (05.10.2016) A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.

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 (05.10.2016) PROPRIETOR: RICHARD TALBOT of 39 Watermill Lane, Bexhill-On-Sea TN39 5EB.
- 2 (01.03.2016) The price stated to have been paid on 19 February 2016 was £125,000.
- 3 (05.10.2016) A Transfer to a former 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 A Conveyance dated 18 May 1872 made between (1) John Bamforth and James Allison and (2) The Several Persons whose names are subscribed and seals affixed in the Schedule thereunder being respectively of the Wath Freehold Land Society, contains restrictive covenants but neither the original deed nor a certified copy or examined abstract thereof was produced on first registration.
- 2 (07.10.2016) The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto.
The leases grant and reserve easements as therein mentioned.

Schedule of notices of leases

1	07.10.2016 edged blue (part of)	Flat 1 (basement and ground floor)	19.09.2016 from and including 01/01/2016 to and including 31/12/2140	SYK643325
2	07.10.2016 edged blue (part of)	Flat 2 (ground floor)	19.01.2016 from and including 01/01/2016 to and including 31/12/2140	SYK643327
3	07.10.2016 edged blue (part of)	Flat 3 (first and second floor)	19.09.2016 from and including 01/01/2016 to and including 31/12/2140	SYK643328
4	07.10.2016 edged blue (part of)	Flat 4 (first floor)	19.09.2016 from and including 01/01/2016 to and including 31/12/2140	SYK643330

End of register