



DLA PIPER UK LLP
DX12017
LEEDS

Ref PHK

DX

Date
17 July 2012

Your ref
PHK/3365/182/40281531

Our ref
RCS/YY1315

Completion of registration

| | |
|-----------------------|---|
| Title number | YY1315 |
| Property | 7 Wakefield Road, Pontefract (WF8 4HW) |
| Registered proprietor | Richard John Hill and Christopher John Nutting |

Your application lodged on 23 February 2012 has been completed. An official copy of the register is enclosed together with an official copy of the title plan.

The documents marked with a tick on the accompanying list are enclosed. Those marked with an asterisk have been kept by this office.

You do not need to reply unless you think a mistake has been made. If there is a problem or you require this correspondence in an alternative format, please let us know.

The Title information document is enclosed for you to keep or issue to your client as appropriate.

Important information about the address for service

If we need to write to an owner, chargee or other party who has an interest noted on the register, we will write to them at the address shown on the register. We will also use this address if we need to issue any formal notice to an owner or other party as a result of an application being made. Notices are often sent as a measure to safeguard against fraud. It is important that this address is correct and up to date. If it is not you may not receive our letter or notice and could suffer a loss as a result.

You can have up to three addresses for service noted on the register. At least one of these must be a postal address, whether or not in the United Kingdom; the other two may be a DX address, a UK or overseas postal address or an email address.

Land Registry
Birkenhead Office
Rosebrae Court
Woodside Ferry Approach
Birkenhead
Merseyside CH41 6DU

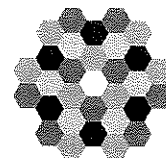
DX 24270 Birkenhead 4

Tel 0300 006 5666
Fax 0300 006 5789
birkenhead.office
@landregistry.gsi.gov.uk

www.landregistry.gov.uk

Please let us know at once of any changes to an address for service.

Public Guide 2 – *Keeping your address for service up to date* explains how to do this. You can view or download copies of this guide from our website at www.landregistry.gov.uk in English and Welsh or obtain a copy of it free of charge from any Customer Support – telephone 0844 892 1111 (0844 892 1122 for a Welsh-speaking service) from Monday to Friday between 8am and 6pm.



Title information document

This document has been issued following a change to the register. It has been supplied for information only. It should not be sent to Land Registry in connection with any subsequent application.

Attached is an official copy of the register and of the title plan showing the entries subsisting following the recent completion of the application to change the register.

Please note: The attached official copy shows the state of the individual register of title as at the date and time stated on it.

If in future you wish to apply for an official copy of the register or the title plan, please apply using form OC1 (available from our website, any Land Registry local office and law stationers). A fee is payable for each copy issued.

If you have any queries, or you require this correspondence in an alternative format, please contact us at the address shown, quoting the title number shown on the top of the official copy.

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Important information about the address for service

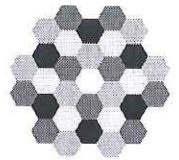
If we need to write to an owner, chargee or other party who has an interest noted on the register, we will write to them at the address shown on the register. We will also use this address if we need to issue any formal notice to an owner or other party as a result of an application being made. Notices are often sent as a measure to safeguard against fraud. It is important that this address is correct and up to date. If it is not you may not receive our letter or notice and could suffer a loss as a result.

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Official copy of register of title

Title number YY1315

Edition date 23.02.2012

- This official copy shows the entries in the register of title on 17 July 2012 at 15:43:30.
- 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 17 July 2012.
- 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 Land Registry website www.landregistry.gov.uk or Land Registry Public Guide 1 - *A guide to the information we keep and how you can obtain it*.
- This title is dealt with by Land Registry Nottingham Office.

A: Property register

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

WEST YORKSHIRE : WAKEFIELD

- 1 (23.02.2012) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being 7 Wakefield Road, Pontefract (WF8 4HW).

NOTE: The land tinted green on the title plan is not included in the title.

- 2 (23.02.2012) As to the part tinted blue on the title plan the mines and minerals below 182.88m (200 yards) with ancillary powers of working are excepted with provision for compensation in the event of damage caused thereby.
- 3 (23.02.2012) There are excluded from the registration of the land tinted pink on the title plan the mines and minerals excepted by the Conveyance dated 15 July 1919 referred to in the Charges Register.
- 4 (23.02.2012) The land tinted pink on the title plan has the benefit of the rights granted by but is subject to the rights reserved by the Conveyance thereof and other land dated 15 July 1919 referred to in the Charges Register.
- 5 (23.02.2012) The Conveyance dated 10 May 1979 referred to in the Charges Register contains the following provision:-

"IT IS HEREBY AGREED AND DECLARED that the walls and fences separating the property hereby conveyed from the adjoining property of the Vendor and all chimneys chimney stacks spouts gutters fall pipes drains and other things and forever hereafter maintainable and repairable as such and all easements quasi easements and incidents of tenure hitherto enjoyed under one ownership shall continue to be so enjoyed and shall enure for the benefit of the properties of the Vendor and Purchaser respectively"

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 (23.02.2012) PROPRIETOR: RICHARD JOHN HILL of KPMG LLP, 4 Lakeside Festival Park, Stoke-On-Trent ST1 5RY and CHRISTOPHER JOHN NUTTING of KPMG LLP, 4 Lakeside Festival Park, Stoke-On-Trent ST1 5RY the Trustees in bankruptcy of John Oswald Edmund Holmes.
- 2 (23.02.2012) The value as at 23 February 2012 was stated to be under £500,000.

C: Charges register

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

- 1 (23.02.2012) By a Conveyance dated 15 July 1919 made between (1) William Robson Carter and (2) Oswald Holmes the land tinted pink on the title plan and other land was conveyed subject to the terms and conditions contained in the deeds referred to in the first part of the schedule to the said Conveyance.

NOTE 1:- Copy filed.

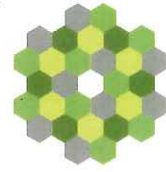
NOTE 2:- No further particulars of the deeds referred to in the first part of the schedule to the said Conveyance were lodged on first registration.

- 2 (23.02.2012) The land is subject to the following rights granted by a Conveyance of 5 Wakefield Road dated 10 May 1979 made between (1) Frank Hubert Worrall Holmes (Vendor) and (2) John Oswald Edmund Holmes (Purchaser):-

"TOGETHER WITH a right of way for the Purchaser and his successors in title in common with the Vendor and his successors in title and all persons entitled to the like rights at all times and for all purposes and with or without vehicles over and along the driveways coloured brown on the said plan the Purchaser and his successors in title and the Vendor and his successors in title each paying one half of the cost of maintaining and repairing the said driveways"

NOTE:- Copy plan filed under WYK204102.

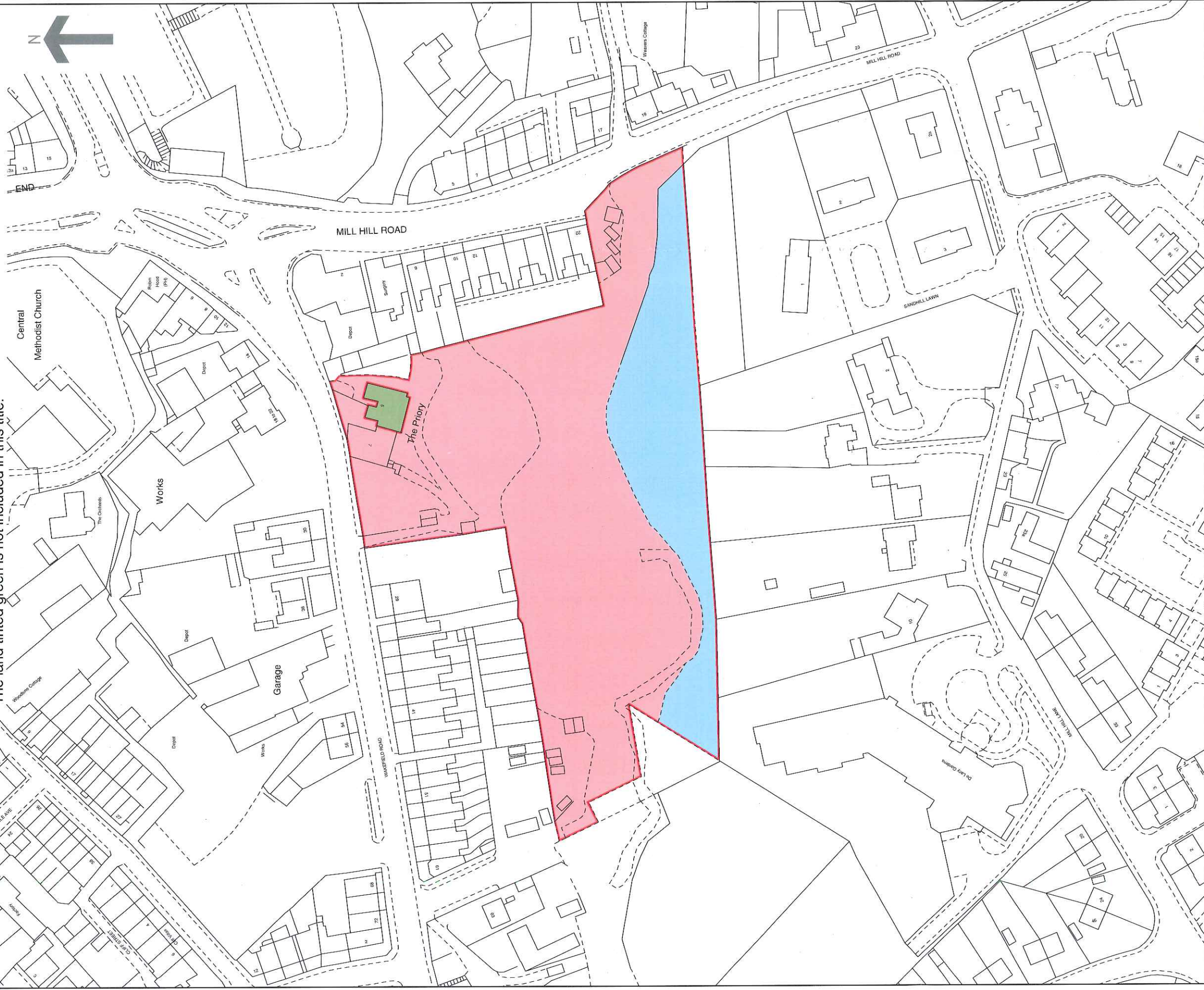
End of register



Land Registry
Official copy of
title plan

Title number **YY1315**
Ordnance Survey map reference **SE4521SW**
Scale **1:1250**
Administrative area **West Yorkshire: Wakefield**

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You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form.
The land tinted green is not included in this title.



This official copy issued on 17 July 2012 shows the state of this title plan on 17 July 2012 at 15:43:30. 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. See Land Registry Public Guide 19 - Title Plans and Boundaries.
This title is dealt with by Land Registry, Nottingham Office.

