

## Official copy of register of title

Title number NYK281861

Edition date 10.04.2017

- This official copy shows the entries in the register of title on 18 October 2018 at 15:30:23.
- 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 7 November 2018.
- 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 [www.gov.uk/land-registry](http://www.gov.uk/land-registry).
- This title is dealt with by HM Land Registry Durham Office.

## A: Property register

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

### NORTH YORKSHIRE : HARROGATE

- 1 (24.06.2003) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Cockstone Farm, Station Road, Goldsborough, Knaresborough (HG5 8NT).
- 2 (18.11.2004) 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.
- 3 (18.11.2004) The land has the benefit of the following rights reserved by but is subject to the following rights granted by a Transfer of the land edged and numbered NYK301994 in green on the title plan dated 13 October 2004 made between (1) John Mark Webster and others (Transferors) and (2) Henry Bernard Webster and Simon Daniel Webster (Transferees):-

"Rights granted for the benefit of the Property

The right in common with the Transferor and all others at any time authorised and for all purposes in connection with the use and enjoyment of the property as a private residence:

(a) to pass and repass with or without vehicles over the accessway coloured brown on the plan

(b) to use and maintain the pipes, wires, gutters and drains now or within 80 years from now laid or running through, under or over the Retained Land for the passage of gas, water, electricity or soil to and from the Property

(c) the right and support of all buildings on the Property from the Retained Land



## A: Property register continued

Rights reserved for the benefit of other land

The right in common with the Transferees and all others at any time authorised and for all purposes in connection with the use and enjoyment of the Retained Land: to use and maintain the pipes, wires, gutters and drains now or within 80 years from now laid or running through, under or over the Retained Land for the passage of gas, water, electricity or soil to and from the Property"

NOTE 1: The Retained Land is the land in this title

NOTE 2: Copy Transfer plan filed under title NYK301994.

- 4 (16.07.2008) 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 (30.11.2004) PROPRIETOR: HENRY BERNARD WEBSTER of Cockstone Farm, Station Road, Goldsborough, Knaresborough, North Yorkshire HG5 8NT.

## C: Charges register

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

- 1 (24.06.2003) The land tinted pink and tinted mauve on the title plan is subject to an Agreement dated 24 June 1934 made between (1) Nigel Horatio Trevor Fitzroy and (2) Sidney Cawthorn but neither the original deed nor a certified copy or examined abstract thereof was produced on first registration.

- 2 (24.06.2003) The land tinted pink and tinted mauve on the title plan is subject to the following rights contained in a Conveyance of the land thereof and other land dated 9 March 1953 made between (1) The Right Honourable George Henry Hubert Earl Of Harewood (2) The Right Honourable Sir Alan Frederick Lascelles and others and (3) John Sayer Watkinson:-

"AND SUBJECT to the Agreements and the public and other rights and the outgoings mentioned in the First and Second Parts of the said Fifth Schedule

.....

THE FIFTH SCHEDULE

Part 11

.....  
All such rights or privileges (if any) of way water light drainage or otherwise for the benefit of the public or any adjacent or neighbouring property or the owners or occupiers of any such adjacent or neighbouring property as are now enjoyed or as the public or such owners or occupiers

## C: Charges register continued

have been accustomed to enjoy by way of easement profit a prendre or otherwise"

NOTE: No other matters referred to in the First and Second parts of the Fifth Schedule necessitate entries on the register.

- 3 (24.06.2003) The land is subject to the following rights granted by a Deed dated 13 August 1968 made between (1) John Henry Webster (Vendor) and (2) G.Hewson Limited (Purchaser) :-

"the Vendor as Beneficial Owner hereby grants unto the Purchaser and its successors in title for the benefit of the Purchaser's land (in common with the Vendor and his successors in title and all other person's to whom like rights have or may hereafter be granted) (a) full and free rights of way at all times and for all purposes with or without vehicles over and along such parts of his land as are coloured brown on the plan attached hereto, and (b) a right of way on foot only over and along such parts of his land as are coloured blue on the said plan"

NOTE 1: The Purchaser's land referred to above is shown edged red on the plan to the above Deed.

NOTE 2: Copy plan filed.

- 4 (24.06.2003) The land is subject to the following rights granted by a Conveyance of the land tinted blue on the title plan dated 1 March 1970 made between (1) John Henry Webster (Vendor) (2) Barclays Bank Limited and (3) The Rural District Council of Nidderdale (Council):-

THE conveyance hereby made includes a right of way from time to time and at all times hereafter by day or night and for all purposes connected with the use and enjoyment of the property hereby conveyed but not for any other purpose whatsoever for the Council and their successors in title the owners and occupiers for the time being of the property hereby conveyed or any part thereof and their respective servants and licensees (in common with the Vendor and all other persons having the like right) with or without vehicles of any description and with or without animals to and from the property hereby conveyed or any part thereof over and along the land coloured blue on the said plan.

NOTE: Copy plan filed.

- 5 (24.06.2003) The land tinted mauve on the title plan is subject to the following rights reserved by a Conveyance thereof dated 21 November 1994 made between (1) John Henry Webster and Leonard James Webster and (2) Simon Daniel Webster and others (Recipients):-

"subject to all subsisting rights of way enjoyed by the Recipients and others and other rights affecting the property"

- 6 (29.02.2008) The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto.

- 7 (16.07.2008) The land edged brown on the title plan is subject to the rights granted by a Conveyance of other land dated 25 November 1966 made between (1) Barclays Bank Limited (2) John Henry Webster and Leonard James Webster and (3) John Henry Webster and Charles Leigh Barry Carter.

NOTE: Copy filed.



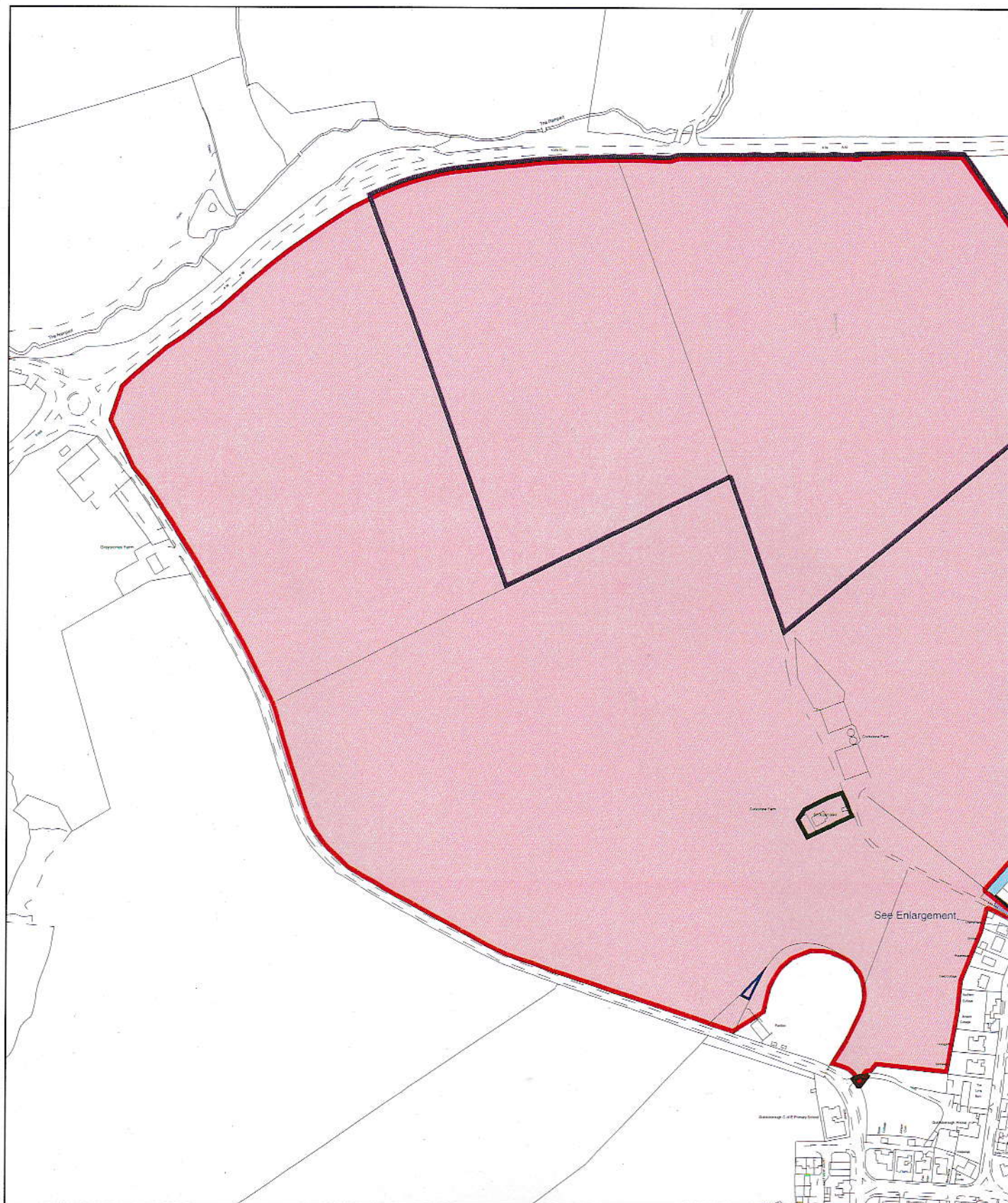
## C: Charges register continued

### Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	29.02.2008 edged blue	land at Cockstones Farm	01.02.2008 10 years from 1.8.2007	NYK350997
2	10.04.2017 edged blue	land at Cockstones Farm	04.04.2017 14 years from and including 1.8.2017 to and including 31.7.2031	NYK443034

NOTE: This is a reversionary lease.

End of register



**This official copy issued on 7 November 2018 shows the state of this title plan on 18 October 2018 at 15:30:23.**

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

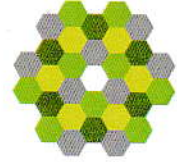
**This title is dealt with by HM Land Registry, Durham Office.**



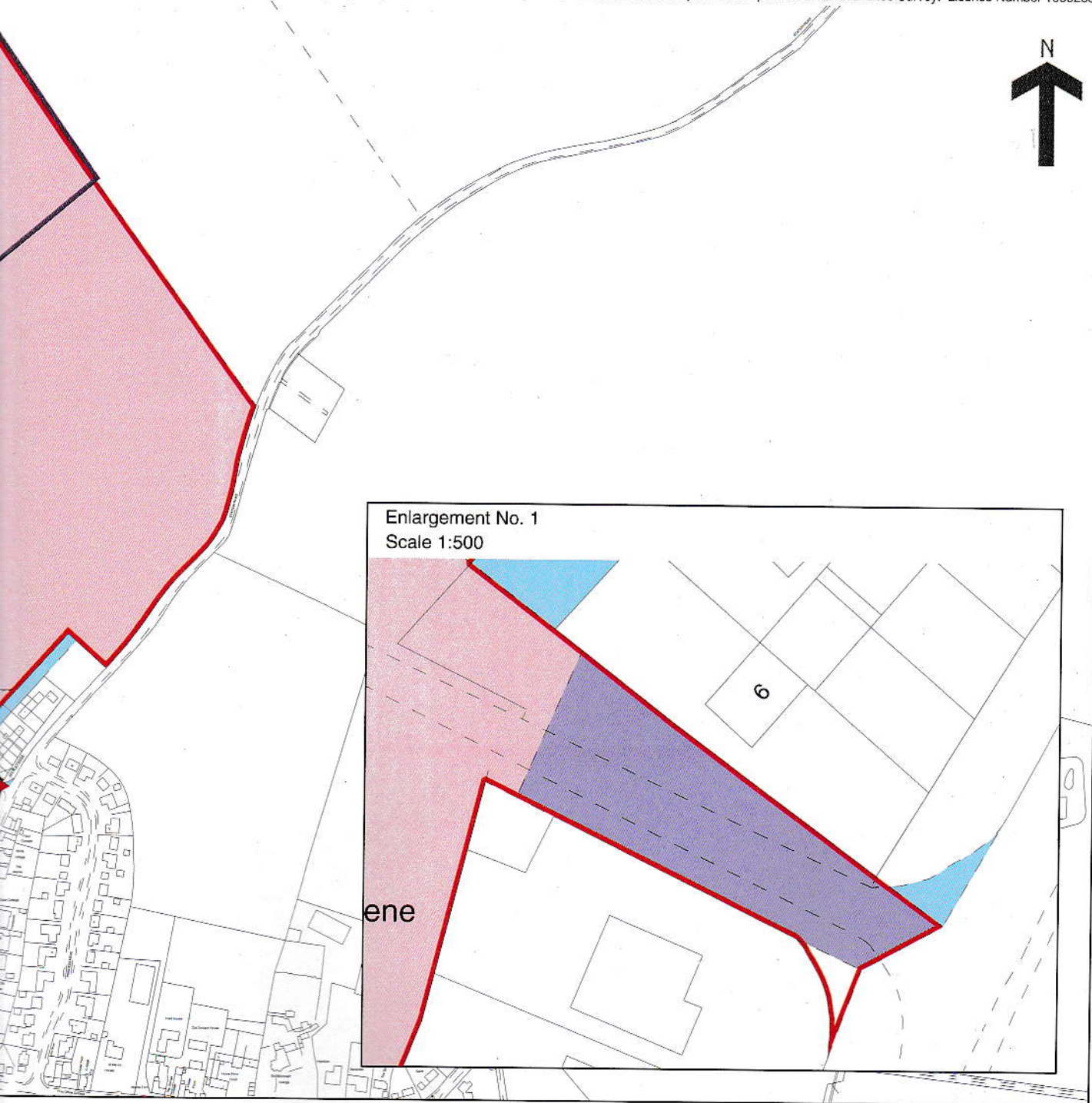
2595010004

HM Land Registry  
Official copy of  
title plan

Title number **NYK281861**  
Ordnance Survey map reference **SE3856NW**  
Scale **1:5000** reduced from 1:2500  
Administrative area **North Yorkshire: Harrogate**



© Crown Copyright. Produced by HM Land Registry. Reproduction in whole or in part is prohibited without the prior written permission of Ordnance Survey. Licence Number 100026316.



Dimensions scaled from this plan may not match measurements between the same points on the ground.