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# Official copy of register of title

Title number NYK57798

Edition date 25.10.2018

This official copy shows the entries on the register of title on 07 NOV 2018 at 17:25:01.

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 07 Nov 2018.

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 HM Land Registry, Durham Office.

## A: Property Register

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

NORTH YORKSHIRE : HARROGATE

- 1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 1 Station Road, Goldsborough, Knaresborough (HG5 8NS).
- 2 The mines and minerals together with ancillary powers of working are excepted.
- 3 The land has the benefit of but is subject to the following rights granted by the Conveyance dated 1 March 1970 referred to in the Charges Register:-
 

"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.
- 4 The Conveyance dated 6 July 1987 referred to in the Charges Register was made pursuant to Part V of the Housing Act, 1985 and the land tinted pink on the title plan has the benefit of and is subject to such easements as are granted and reserved in the said Deed and the easements and rights specified in paragraph 2 of Schedule 6 of the said Act.
- 5 The Conveyance dated 6 July 1987 referred to above contains a provision as to boundary structures.
- 6 (14.09.2018) 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 (25.10.2018) PROPRIETOR: HENRY BERNARD WEBSTER of Cockstone Farm, Station Road, Goldsborough, Knaresborough HG5 8NT.
- 2 (25.10.2018) The price stated to have been paid on 15 October 2018 was £420,000.
- 3 (25.10.2018) 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 A Conveyance dated 22 November 1955 made between (1) The Right Honourable George Henry Hubert Earl of Harewood (Vendor) (2) The Right Honourable Sir Alan Frederick Lascelles Michael MacLagan and The Honourable Richard Gustavus Hamilton Russell and (3) The Rural District Council of Nidderdale (The Council) contains the following covenants:-  
  
"The Council hereby covenants with the Vendor that the Council and its successors in title will forthwith erect and forever thereafter maintain to the satisfaction of the Vendor or his Agent stout cattle and sheep proof fences on the north eastern western and south western boundaries of the hereditaments hereby conveyed as shown by T marks on the plan hereto annexed"  
  
NOTE: No copy of the plan referred to was lodged on first registration.
- 2 The land is subject to the following rights contained in the Conveyance dated 22 November 1955 referred to above:-  
  
"Subject to all rights of way water light drainage and other easements rights and privileges (if any) now affecting the property hereby conveyed"
- 3 A Conveyance dated 1 March 1970 made between (1) John Henry Webster (Vendor) (2) Barclays Bank Limited (Mortgagee) and (3) The Rural District Council of Nidderdale (Council) contains the following covenants:-  
  
"The Council hereby covenants with the Vendor and also as a separate covenant with the Mortgagee that the Council will  
  
(a) Erect and afterwards maintain a post and four rail wooden fence between the points marked 'A' 'B' 'C' and 'D' on the said plan and surface the land so enclosed so as to permit the parking of private cars thereon  
  
-NOTE: Copy plan filed.
- 4 A Conveyance of the land tinted pink on the title plan dated 6 July 1987 made between (1) The Council of the Borough of Harrogate and (2) Harry Scruton Creamer and Marguerite Creamer contains restrictive covenants.  
  
-NOTE: Copy filed.
- 5 The land 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.
- 6 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) :-

### C: Charges Register continued

"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 under NYK281861.

7 The land tinted blue 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"

8 The land is subject to the following rights contained in a Conveyance of the land tinted blue on the title plan 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 outgoing mentioned in the First and Second Parts of the said Fifth Schedule

.....

THE FIFTH SCHEDULE

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Part 11

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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 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.

End of register