

Title Number : WYK443818

This title is dealt with by Land Registry, Nottingham Office.

The following extract contains information taken from the register of the above title number. A full copy of the register accompanies this document and you should read that in order to be sure that these brief details are complete.

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This extract shows information current on 18 MAY 2016 at 15:49:44 and so does not take account of any application made after that time even if pending in the Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: WYK443818
Address of Property	: land on the south side of Green Lane, Washpit Mills, Holmfirth
Price Stated	: Not Available
Registered Owner(s)	: WESTWOOD YARNS LIMITED of Green Street, Kidderminster, Hereford and Worcester.
Lender(s)	: Lloyds Bank Commercial Finance Limited

Title number WYK443818

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 18 MAY 2016 at 15:49:44. This copy does not take account of any application made after that time even if still pending in the Land Registry when this copy was issued.

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A: Property Register

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

WEST YORKSHIRE : KIRKLEES

- 1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land on the south side of Green Lane, Washpit Mills, Holmfirth.

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

- 2 The mines and minerals are excepted from the registration of the land tinted pink on the filed plan.

- 3 The land tinted brown and tinted blue has the benefit of the following rights granted by but is subject to the following rights reserved by a Conveyance thereof dated 8 December 1980 made between (1) James Watkinson & Sons Limited (Company) (2) Anthony John Richmond and John Gordon Ridings and (3) Thomas Carr Limited:-

"EXCEPTING AND RESERVING nevertheless unto the Company and its successors in title the owner or owners for the time being of the adjoining property and of every part thereof the following rights namely:-

(i) the right to use the sewers drains gas and water pipes and electric mains and cables laid in or under the property hereby conveyed subject to the Company and its successors in title as aforesaid paying a proportionate part according to user of the cost of maintaining repairing restoring and reinstating such sewers drains gas and water pipes and electric mains and cables as aforesaid and the liberty and authority to enter on the property hereby conveyed on reasonable notice (except in case of emergency) for the purpose of maintaining and repairing the same and making connections therewith the Company or such other person as aforesaid forthwith and at its own expense making good any damage thereby occasioned

AND TOGETHER ALSO WITH THE BENEFIT OF BUT SUBJECT NEVERTHELESS TO:

.....
..

all existing arrangements as between the property hereby conveyed and the remainder of the land comprised in the conveyance as to ways drains eaves spouts fallpipes gutters gas water and electric mains bearing on walls lateral and other supports air and lights any drains pipes or cables which are used jointly being repairable at the expense of the users thereof in equal shares"

- 4 The land tinted yellow on the filed plan has the benefit of the following rights granted by but is subject to the following rights reserved by a Conveyance thereof dated 8 December 1980 made between (1) James Watkinson & Sons Limited (Company) (2) Anthony John Richmond and John Gordon Ridings and (3) Westwood Yarns Limited (Purchaser):-

"TOGETHER WITH THE BENEFIT OF the following rights for the Purchaser and its successors in title the owner or owners for the time being of the said property and every part thereof (in common with the Company and all other persons now or hereafter entitled to the like rights) namely:-

A: Property Register continued

.....
..

(b) the right to use the sewers drains gas and water pipes and electric mains and cables laid in or under the adjoining property of the Company which serve the property hereby conveyed subject to the Purchaser and its successors in title as aforesaid paying a proportionate part according to user of the cost of maintaining repairing restoring and reinstating such sewers drains gas and water pipes and electric mains and cables as aforesaid and the liberty and authority to enter on the adjoining property at reasonable notice (except in case of emergency) for the purpose of maintaining and repairing the same and making connections therewith the Purchaser forthwith at its own expense making good any damage thereby occasioned and

(c) the right (on notice as aforesaid) to enter on the said adjoining property for the purpose of repairing the exterior walls and roofs of the property hereby conveyed

EXCEPTING AND RESERVING nevertheless unto the Company and its successors in title the owner or owners for the time being of the said adjoining property and of every part thereof the following rights namely:-

(i) the right to use the sewers drains gas and water pipes and electric mains and cables laid in or under the property hereby conveyed subject to the Company and its successors in title as aforesaid paying a proportionate part according to user of the cost of maintaining repairing restoring and reinstating such sewers drains gas and water pipes and electric mains and cables as aforesaid and the liberty and authority to enter on the property hereby conveyed on reasonable notice (except in case of emergency) for the purpose of maintaining and repairing the same and making connections therewith the Company or such other person as aforesaid forthwith and at its own expense making good any damage thereby occasioned and

(ii) the right (on notice as aforesaid) to enter onto the property hereby conveyed for the purpose of repairing the exterior walls and roofs of the said adjoining property"

5 A Transfer of the land tinted pink on the filed plan dated 19 May 1989 made between (1) Cyril Liles and others (Transferors) and (2) Westwood Yarns Limited contains the following provision:-

"The Transferor and the Transferee hereby agreed and declared as follows:-

(a) The Transferee shall not be or become entitled to any rights of light or air or other easements or rights which will in any way affect the full and unrestricted user by the Transferor of the remainder of the land comprised in title number WYK214688.

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 (24.06.1991) PROPRIETOR: WESTWOOD YARNS LIMITED of Green Street, Kidderminster, Hereford and Worcester.
- 2 (26.10.2015) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 2 October 2015

B: Proprietorship Register continued

in favour of Lloyds Bank Commercial Finance Limited referred to in the Charges Register or their conveyancer.

C: Charges Register

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

- 1 A Conveyance affecting the land tinted pink on the filed plan dated 14 October 1920 made between (1) Thomas Bond Watkinson (2) Thomas Bond Watkinson and James Brook Watkinson (3) James Watkinson & Sons Limited and James Ernest Broadbent and (4) James Watkinson & Sons Limited contains restrictive covenants but neither the original deed nor a certified copy or examined abstract thereof was produced on first registration.
- 2 A Conveyance affecting the land tinted pink on the filed plan dated 15 May 1939 made between (1) J. Bower & Sons Limited (2) Albert Horrocks Taylor and (3) James Watkinson & Sons Limited contains restrictive covenants but neither the original deed nor a certified copy or examined abstract thereof was produced on first registration.
- 3 The land tinted pink on the filed plan is subject to the following rights reserved by a Conveyance thereof dated 1 November 1980 made between (1) James Watkinson & Sons Limited (Company) (2) Anthony John Richmond and John Gordon Ridings and (3) Cyril Liles and others:-

"EXCEPT AND RESERVING unto the Company and its successors in title owner or owners for the time being of the remainder of the land comprised in the 1954 conveyance and of every part thereof the following rights namely:-

a right of passage and running of gas electricity telephone cables water and soil to and from the remainder of the land comprised in the 1954 conveyance (including but without prejudice to the generality of the foregoing the premises known as Washpit Mills Holmfirth) through pipes drains culverts wires and conduits now or within eighty years from the date of this conveyance to be made in under over or upon the property hereby conveyed with power at any time to enter upon the property hereby conveyed to make lay renew repair cleanse and maintain any pipes drains culverts pipes and conduits as aforesaid but so that the person or persons entering thereon shall make all good all damage to the surface of the said property occasioned thereby".

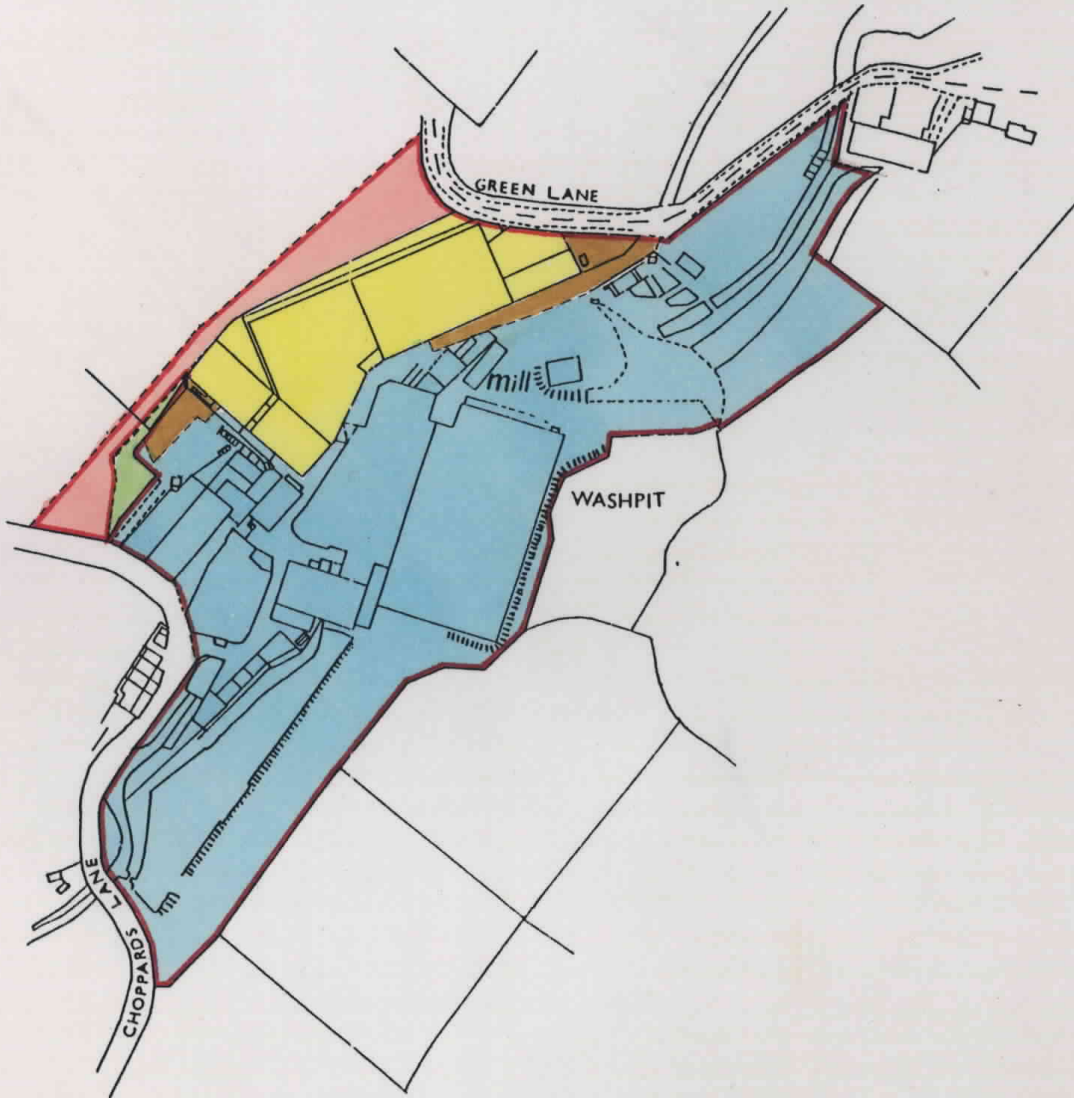
NOTE: The Conveyance dated 18 January 1954 referred to was made between (1) James Watkinson & Sons (Holdings) Limited and (2) James Watkinson & Sons Limited.
- 4 (26.10.2015) REGISTERED CHARGE dated 2 October 2015 affecting also title WYK525815.
- 5 (26.10.2015) Proprietor: LLOYDS BANK COMMERCIAL FINANCE LIMITED (Co. Regn. No. 00733011) of 1 Brookhill Way, Banbury OX16 3EL.

End of register

H.M. LAND REGISTRY		TITLE NUMBER	
		WYK 443818	
ORDNANCE SURVEY PLAN REFERENCE	SE1406	SECTION	Scale 1/2500
COUNTY WEST YORKSHIRE		KIRKLEES DISTRICT	© Crown Copyright 1981



NOTE :-
THE LAND TINTED GREEN HEREON IS
NOT INCLUDED IN THIS TITLE.



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