

THIS IS A PRINT OF THE VIEW OF THE REGISTER OBTAINED FROM HM LAND REGISTRY SHOWING THE ENTRIES SUBSISTING IN THE REGISTER ON 16 MAR 2022 AT 11:55:27. BUT PLEASE NOTE THAT THIS REGISTER VIEW IS NOT ADMISSIBLE IN A COURT IN THE SAME WAY AS AN OFFICIAL COPY WITHIN THE MEANING OF S.67 LAND REGISTRATION ACT 2002. UNLIKE AN OFFICIAL COPY, IT MAY NOT ENTITLE A PERSON TO BE INDEMNIFIED BY THE REGISTRAR IF HE OR SHE SUFFERS LOSS BY REASON OF A MISTAKE CONTAINED WITHIN IT. THE ENTRIES SHOWN DO NOT TAKE ACCOUNT OF ANY APPLICATIONS PENDING IN HM LAND REGISTRY. FOR SEARCH PURPOSES THE ABOVE DATE SHOULD BE USED AS THE SEARCH FROM DATE.

THIS TITLE IS DEALT WITH BY HM LAND REGISTRY, NOTTINGHAM OFFICE.

TITLE NUMBER: SYK345906

There is no application or official search pending against this title.

A: Property Register

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

SOUTH YORKSHIRE : DONCASTER

- 1 (06.10.1982) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Land on the north side of Hatfield Lane, Barnby Dun, Doncaster.
- 2 (29.07.1994) The Transfer dated 28 January 1994 referred to in the Charges Register contains the following provision:-

"Any rights of lights or air which would prejudicially affect the user by the Transferor and her successor in title of the land retained by the Transferor being the remainder of the land comprised in Title Number SYK158304 for building purposes are hereby expressly excepted from the effect of this Transfer and it is hereby declared that the Transferees and their successors in title shall not become entitled to any such rights for the benefit of the land hereby transferred"

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 (21.08.2019) PROPRIETOR: JENNIFER SUSAN LODGE of Moseley Grange, Moss Road, Moss, Doncaster DN6 0HN and GILLIAN CHRISTINE PLATTS of White Cottage, Main Street, Farnsfield, Newark NG22 8EF and SIMON TIMOTHY HANSON of 64 Milton Road, Branton, Doncaster DN3 3PB and RICHARD LESLIE CROWE of Limpool Farm, Stripe Road, Tickhill, Doncaster DN11 9HQ.
- 2 (29.07.1994) RESTRICTION: No disposition by a sole proprietor of the land (not being a trust corporation) under which capital money arises is to be registered except under an order of the registrar or of the Court.
- 3 (14.12.2017) RESTRICTION: No disposition by the proprietors of the registered estate is to be registered unless one or more of them makes a statutory declaration or statement of truth, or their conveyancer gives a certificate, that the disposition is in accordance with a Declaration of Trust dated 8 December 2017 made between (1) June Beryl Crowe, Jennifer Susan Lodge, Gillian Christine Platts and Simon Timothy Hanson and (2) June Beryl Crowe, Jennifer Susan Lodge, Gillian Christine Platts, Simon Timothy Hanson, Jonathan Charles Hanson, Carl Alec Leslie Hanson and Sarah Jane Butcher or some variation thereof referred to in the declaration, statement or certificate.
- 4 (21.08.2019) The value stated as at 21 August 2019 for the land in this title and in SYK351775 and SYK399382 was £300,000.
- 5 (21.08.2019) RESTRICTION: No disposition by the proprietors of the

B: Proprietorship Register continued

registered estate is to be registered unless one or more of them makes a statutory declaration or statement of truth, or their conveyancer gives a certificate, that the disposition is in accordance with a Declaration of Trust dated 1 October 2018 made between (1) Jennifer Susan Lodge, Gillian Christine Platts, Simon Timothy Hanson and Richard Leslie Crowe and (2) Jennifer Susan Lodge, Gillian Christine Platts, Simon Timothy Hanson, Jonathan Charles Hanson, Carl Alec Leslie Hanson, Sarah Jane Butcher, Richard Leslie Crowe, Angela Susan Laking and Sally Elaine Nicholls or some variation thereof referred to in the declaration, statement or certificate.

- 6 (21.08.2019) 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 (29.07.1990) The land is subject to the following rights reserved by a Transfer of the land in this title dated 28 January 1994 made between (1) Edith Durdy (Transferor) and (2) June Beryl Crowe and others (Transferees):-

"RESERVING to the Transferor the rights set out in the Schedule hereto

THE SCHEDULE hereinbefore referred to:

Rights reserved to the Transferor

1. A full and free right of way at all times with or without vehicles to pass and repass over and along all temporary access ways either existing or to be constructed by the Transferees or their successors in title in the course of any development from time to time of the whole or part of the property hereby transferred within Eight years from the date hereof for the purpose of access to and egress from the retained land of the Transferor or adjacent land now or subsequently owned by the Transferor or her successors in title such rights of way over the property hereby transferred with or without plant and machinery to be used in connection with building works on the remaining land now or subsequently owned by the Transferor or her successors in title

2. Full right and liberty (in common with all other persons having similar rights) at all times hereafter for the purpose of access to and egress from the retained land of the Transferor and any adjoining or adjacent land now or subsequently owned by the Transferor or her successors in title to go pass and repass with or without vehicles over and along the roads and footpaths to be constructed within Eighty years from the date hereof over the property hereby transferred

3. The right (in common as aforesaid) of free and uninterrupted passage and running of water soil electricity telephone and other services through the sewers drains and water courses gutters pipes and conduits now built or within Eighty years from the date hereof to be built in or belonging to the property hereby conveyed and a right of entry thereon for the purposes of connecting to repairing maintaining and cleansing the said sewers drains and watercourses gutters pipes and conduits the persons so entering making good all damage thereby occasioned"

End of register