

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 11:33:34. 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: SYK41802

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 (20.10.1976) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Poplar House Farm, High Street, Barnby Dun, Doncaster (DN3 1DY).
- 2 The rights saved to the Lord of the Manor of Barnby Dun by the 12th Schedule of the Law of Property Act 1922 are excepted from the registration of such parts of the land in the title as may have been copyhold of the said Manor.
- 3 The mines and minerals are excepted from the registration of the land tinted blue on the filed plan.
- 4 There are excluded from this registration the mines and minerals excepted by the 2 Conveyances dated 8 August 1940 referred to in the Charges Register.
- 5 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.
- 6 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 SYK305975 in green on the filed plan dated 29 April 1991 made between (1) Miles Anthony Youdan and John Michael Youdan (Transferors) and (2) M & J S Youdan Limited (Transferee):-

"TOGETHER with full and free rights of way at all times and for all purposes to pass and repass with or without vehicles or animals of all descriptions over and along the whole length and width of the roadway or cart track shown coloured yellow on the said plan bound up within for the purpose of gaining access to and egress from the land hereby transferred EXCEPT AND RESERVING to the Transferors and their successors in title full right and liberty to vary the route of the right of way herein before granted at any time hereafter to such route as the Transferors or their successors in title may in their absolute discretion choose on giving to the Transferee or its successors in title fourteen days notice of the proposal to vary the route of the said right of way provided that any such alternative route shall be of no less width than the route of the right of way herein before granted and shall afford to the Transferee and its successors in title the same free and unrestricted access to and from the land hereby transferred from and to Hatfield Lane Barnby Dun aforesaid SUBJECT nevertheless to the Transferee or its successors in title to the land hereby transferred paying a fair proportion according to user of the cost of maintaining and repairing the said roadway or cart track whether in its present position or in any future varied route of the said right of way."

Title number SYK41802

## 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 (20.10.1976) PROPRIETOR: MILES ANTHONY YODAN and JOHN MICHAEL YODAN of Manor Farm, Highfield Lane, Thorpe in Balne, Doncaster, S Yorkshire.
- 2 (20.10.1976) 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 (24.08.1999) RESTRICTION: Except under an order of the registrar no disposition by the proprietor of the land is to be registered or noted without the consent of the proprietor of the Charge dated 26 July 1999 in favour of HSBC UK Bank PLC referred to in the Charges Register.
- 4 (16.03.2021) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered after the death of Miles Anthony Youdan or John Michael Youdan without the written consent of the personal representatives of the deceased.

## C: Charges Register

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

- 1 By 2 Conveyances dated 8 August 1940 one made between (1) John Wightman and (2) Thomas Place and the other made between (1) John Wightman (2) Thomas Place and (3) Rhoda Buckley the land tinted pink and tinted yellow respectively on the filed plan is (with other land) expressed to be conveyed subject to a fee form rent of £34.10s.0d payable to the Marquis of Winchester.

*NOTE 1: Abstracts filed*

By a Deed dated 21 September 1942 made between (1) Thomas Place and (2) T Place Trust Limited the said land was (with other land) conveyed subject to the residual sum of £1 resulting from the informal exonerations mentioned in a Conveyance dated 2 February 1944 made between (1) Thomas Place and T Place Truste Limited (2) Miles Youdan and John Stephen Youdan.

*NOTE 2: Copy Abstract filed*

-NOTE 3: Copy filed

No other particulars of the fee form rent nor of the said informal exonerations were supplied on first registration.

- 2 By the 2 Conveyance dated 8 August 1940 referred to above the land tinted pink and tinted yellow on the filed plan was expressed to be conveyed to certain mining leases.

NOTE: No copies of the mining leases referred to were supplied on first registration.

- 3 A Deed dated 1961 made between (1) Miles Youdan and John Stephen Youdan and (2) Imperial Chemical Industries Limited contains restrictive covenants but neither the original deed nor a certified copy or examined abstract thereof was produced on first registration.
- 4 (24.08.1999) REGISTERED CHARGE dated 26 July 1999 to secure the moneys including the further advances therein mentioned.
- 5 (14.11.2018) Proprietor: HSBC UK BANK PLC (Co. Regn. No. 9928412) of Customer Service Centre, BX8 5HB.

Title number SYK41802

End of register