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Official copy of register of title

Title number SYK160571

Edition date 23.12.2019

- This official copy shows the entries on the register of title on 29 DEC 2020 at 16:03:53.
- 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 29 Dec 2020.
- 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, Nottingham Office.

A: Property Register

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

SOUTH YORKSHIRE : SHEFFIELD

- 1 (08.11.1982) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land lying to the North East of Moor Valley, Owlthorpe.
- 2 The mines and minerals are excepted.
- 3 The land has the benefit of the following rights granted by but is subject to the following rights reserved by a Conveyance of the land in this title dated 5 October 1982 made between (1) Harold Savage (Farmers and Butchers) Limited (Vendor) (2) J. C. Homes Limited and (3) The Sheffield City Council (Council):-

"TOGETHER ALSO with the right to pass with or without vehicles for all reasonable purposes and at all reasonable times over the land coloured red on the said plan between the points marked B and E subject to the Council paying a fair proportion according to user of the expense of maintaining the said land EXCEPT AND RESERVING unto the Vendor full rights of access to foul and surface drainage rights and other rights to development of land remaining in the Vendor's ownership."
- 4 The Conveyance dated 5 October 1982 referred to above contains the following provision:-

"IT IS HEREBY AGREED AND DECLARED as between the Purchaser and the Council:-

(a) In the event of the sewers which will be provided by the Council for the development of the land or residential housing being inadequate in size when the adjoining land of the Purchaser is developed for residential housing by the Purchaser the Purchaser will pay to the Council the difference between the costs of such sewers and the cost of the larger sewer which has to be provided as and when these are constructed

(b) The Council will provide road and sewer access up to the common boundaries of the land where they adjoin the land edged pink from such date as the Council commences development of any part of the land immediately adjoining the common boundary. In the event of the Purchaser wishing to commence development of the land edged pink prior

A: Property Register continued

to the Council developing their land immediately adjacent to the common boundary the Purchaser will construct at their own expense roads across those parts of the land on the said plan which remain undeveloped in accordance with the mutually agreed scheme at that time to afford a link to the roads providing access to a proposed school on the land edged pink. The Purchaser will also construct at its own expense sewers across those parts of the land which remain undeveloped in accordance with the mutually agreed scheme at that time in consultation with the relevant drainage authority. At such time as residential development commences on the land the Council agrees to pay Fifty per cent of the reasonable costs of construction of such roads and sewers which have been constructed by the Purchaser situated on the land (less the total cost of the provision of the oversize sewers as aforesaid) such payment to be calculated as follows:-

The total cost of the works less the cost of oversizing the sewers shall be ascertained, this sum shall be multiplied by one half and the result thereof multiplied by the acreage of such part of the land which is to be developed for residential purposes at that time within the land such area to be defined by the Director of Planning and Design of the Council at the commencement of such residential development.

If upon completion of all residential development within the land there is a shortfall of repayment the Council will make a final payment to ensure that the sum of all the repayments is equivalent to one half of the total cost of construction hereinbefore defined."

NOTE: The Land coloured red and marked B and E referred to is tinted brown on the filed plan. No land edged pink was shown on the said plan.

5 (24.07.2002) 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 (24.07.2002) The land has the benefit of the following rights reserved by but is subject to the following rights granted by the Transfer of the land edged and numbered SYK450873 in green on the title plan dated 20 June 2002 made between 1) The Sheffield City council and 2) Matrix Realty Holdings Limited :-

"Rights granted for the benefit of the Property The right for the Transferee their servants, agents, workmen and all others authorised by it of access and egress with or without vehicles over the land shown coloured brown on the plan annexed and marked "Plan 2"

Rights reserved to the Transferor such rights of way water light air support drainage as are necessary for the enjoyment of the adjoining and neighbouring property of the Transferor and which do not affect or interfere with the Transferee's proposed Development and use of the Property for the uses set out below.

1. The Transferee shall not acquire or seek to acquire any right of light air way water drainage support or other easement in respect of the Property which would in any way diminish obstruct or interfere with the free and unrestricted use either for building or any other purpose of any adjoining property of the Transferor and these presents shall not be deemed or construed to include any implied grant of any such right as aforesaid.

2. The Transferee shall not be entitled to any estate or interest in the soil of any road or footpath adjoining the Property."

NOTE 1: The "uses set out below" referred to are the restrictive covenants set out in the Charges Register hereto

NOTE 2: The right granted is included in the register only so far as the Transferor had the right to grant the same

NOTE 3: Copy plan filed under SYK450873.

7 (24.10.2019) A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.

Title number SYK160571

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 (08.11.1982) PROPRIETOR: THE SHEFFIELD CITY COUNCIL of Town Hall, Sheffield, S1 2HH.

C: Charges Register

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

- 1 A Conveyance dated 13 December 1920 made between (1) Maria Jonas (2) Joseph Herrill and others and (3) Walter Fox contains restrictive covenants but neither the original deed nor a certified copy or examined abstract thereof was produced on first registration.
- 2 A Conveyance dated 20 August 1927 made between (1) The National Provincial Bank (2) Henry Buxton and Joseph Buxton and (3) Walter Fox contains restrictive covenants but neither the original deed nor a certified copy or examined abstract thereof was produced on first registration.
- 3 (24.10.2019) UNILATERAL NOTICE affecting the land tinted blue on the title plan in respect of a contract for sale dated 18 October 2019 made between (1) Sheffield City Council and (2) Avant Homes (England) Limited.
- 4 (24.10.2019) BENEFICIARY: Avant Homes (England) Limited (Co. Regn. No. 05355540) of Avant House, 6 and 7 Tallys End, Barlborough, Chesterfield S43 4WP.
- 5 (29.10.2019) UNILATERAL NOTICE affecting the land shown tinted pink on the title plan in respect of a contract to grant easements contained in a Contract to purchase dated 18 October 2019 made between (1) The Sheffield City Council and (2) Avant Homes (England) Limited.
- 6 (29.10.2019) BENEFICIARY: Avant Homes (England) Limited of Avant House, 6 and 9 Tallys End, Barlborough, Chesterfield S43 4WP.

End of register