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# Official copy of register of title

Title number WYK254090

Edition date 25.10.2023

- This official copy shows the entries on the register of title on 12 JUN 2024 at 10:46:12.
- 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 12 Jun 2024.
- 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.

WEST YORKSHIRE : BRADFORD

- 1 (20.04.1982) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 42 Norwood Road, Shipley (BD18 2AZ).
- 2 A Conveyance of the land in this title dated 9 March 1923 made between (1) Violet Helena Rhodes and (2) Stephen George Willis and Edith Alice Willis contains the following provision:-  
  
"IT IS HEREBY AGREED AND DECLARED that the walls and fences separating the dwellinghouse and hereditaments hereby conveyed from the adjoining dwellinghouses on the South West and North East sides thereof respectively are mesne or party walls and fences and shall be all times hereafter be used and enjoyed as such and maintained and repaired accordingly AND IT IS HEREBY FURTHER AGREED AND DECLARED that all drains fall pipes spouts conductors gutters gulleys and gas and water pipes on and under the hereditaments hereby conveyed and the hereditaments adjoining thereto which have hitherto been used in common by the owners and occupiers of the hereditaments hereby conveyed and the owners and occupiers of the said adjoining hereditaments shall continue to be so used and shall be maintained and repaired accordingly"

## 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 (20.10.2022) PROPRIETOR: WILLWOOD DEVELOPMENTS LTD (Co. Regn. No. 07978479) of 1 Hanover Way, Burley In Wharfedale, Ilkley LS29 7NU.
- 2 (20.10.2022) The price stated to have been paid on 30 September 2022 was £161,000.
- 3 (20.06.2023) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any

## B: Proprietorship Register continued

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 9 June 2023 in favour of Landbay Partners 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 of the land in this title and other land dated 3 August 1903 made between (1) Arthur William Mayo Robson (Vendor) and (2) Clara Louise Simons (Purchaser) contains the following covenants:-

MUTUAL COVENANT by the Purchaser and the Vendor that they each respectively would observe and perform the conditions contained in the First Schedule thereto and thereby respectively declared that the hereditaments thereinbefore described were conveyed subject to the said conditions

THE FIRST SCHEDULE ABOVE REFERRED TO

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..

2. The Purchaser should conform to the building line shewn on the said plan as regarded the frontage to Norwood Road and Back Norwood Road and Norwood Street.

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4. Private houses and shops only to be built no manufacturing or obnoxious trade to be carried on and no exise license for the sale of intoxicating liquor to be obtained

5. Rentals of houses not to be less than fifteen pounds per annum

6. The front elevation of buildings to be built of pitch faced wall stone or other material to be approved of by the Surveyor of the Vendor

7. The building plans to be submitted to the Vendor's Surveyor and to be approved by them

NOTE: The building lines are the lines of existing buildings.

- 2 (20.06.2023) REGISTERED CHARGE dated 9 June 2023.

- 3 (20.06.2023) Proprietor: LANDBAY PARTNERS LIMITED (Co. Regn. No. 8668507) of 60 Buckingham Palace Road, London SW1W 0AH.

End of register