

The electronic official copy of the register follows this message.

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Official copy of register of title

Title number NYK380032

Edition date 08.01.2014

- This official copy shows the entries on the register of title on 15 APR 2015 at 11:10:07.
- 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 15 Apr 2015.
- 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 Land Registry, Durham Office.

A: Property Register

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

NORTH YORKSHIRE : HARROGATE

- 1 The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Land and buildings at Kingsley Farm, Kingsley Road, Harrogate (HG1 4RF).
- 2 (12.01.2007) The land was formerly copyhold of the Manor of the Forest of Knaresborough and the rights saved to the lord by the 12th Schedule of the Law of Property Act 1922 are excepted from the registration.
- 3 (20.07.2010) The land has the benefit of the rights granted by but is subject to the rights reserved by a Transfer of the land in this title dated 22 June 2010 made between (1) Ian Gary Chippindale and Anne Chippindale and (2) Nicholas Mark Chippindale, Lorna Jane Chippindale and Michael John Sharp.

NOTE: Copy filed.
- 4 (20.07.2010) The Transfer dated 22 June 2010 referred to above contains a provision as to light or air a provision relating to the creation of easements as therein mentioned.

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 (20.07.2010) PROPRIETOR: NICHOLAS MARK CHIPPINDALE and LORNA JANE CHIPPINDALE of The Roost, Kingsley Farm, Kingsley Road, Harrogate, North Yorkshire HG1 4RF and MICHAEL JOHN SHARP of Raworths LLP Eton House, 89 Station Parade, Harrogate, North Yorkshire HG1 1HF the trustees of The Anne Chippindale Discretionary Settlement No. 1 and the Ian Chippindale Discretionary Settlement No. 1.
- 2 (20.07.2010) 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.

Title number NYK380032

C: Charges Register

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

- 1 (12.01.2007) The land is subject to the rights granted by an Indenture dated 15 September 1908 made between (1) William Sheepshanks and (2) The Mayor Alderman and Burgesses of the Borough of Harrogate.

The said deed contains covenants.

NOTE:-Copy filed under NYK331004.

- 2 (20.07.2010) The land is subject to the rights granted by a Transfer of The Roost dated 10 January 2007 made between (1) Ian Garry Chippindale and (2) Nicholas Mark Chippindale and Lorna Chippindale.

NOTE: Copy filed under NYK334386.

End of register

These are the notes referred to on the following official copy

The electronic official copy of the title plan follows this message.

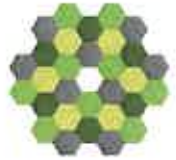
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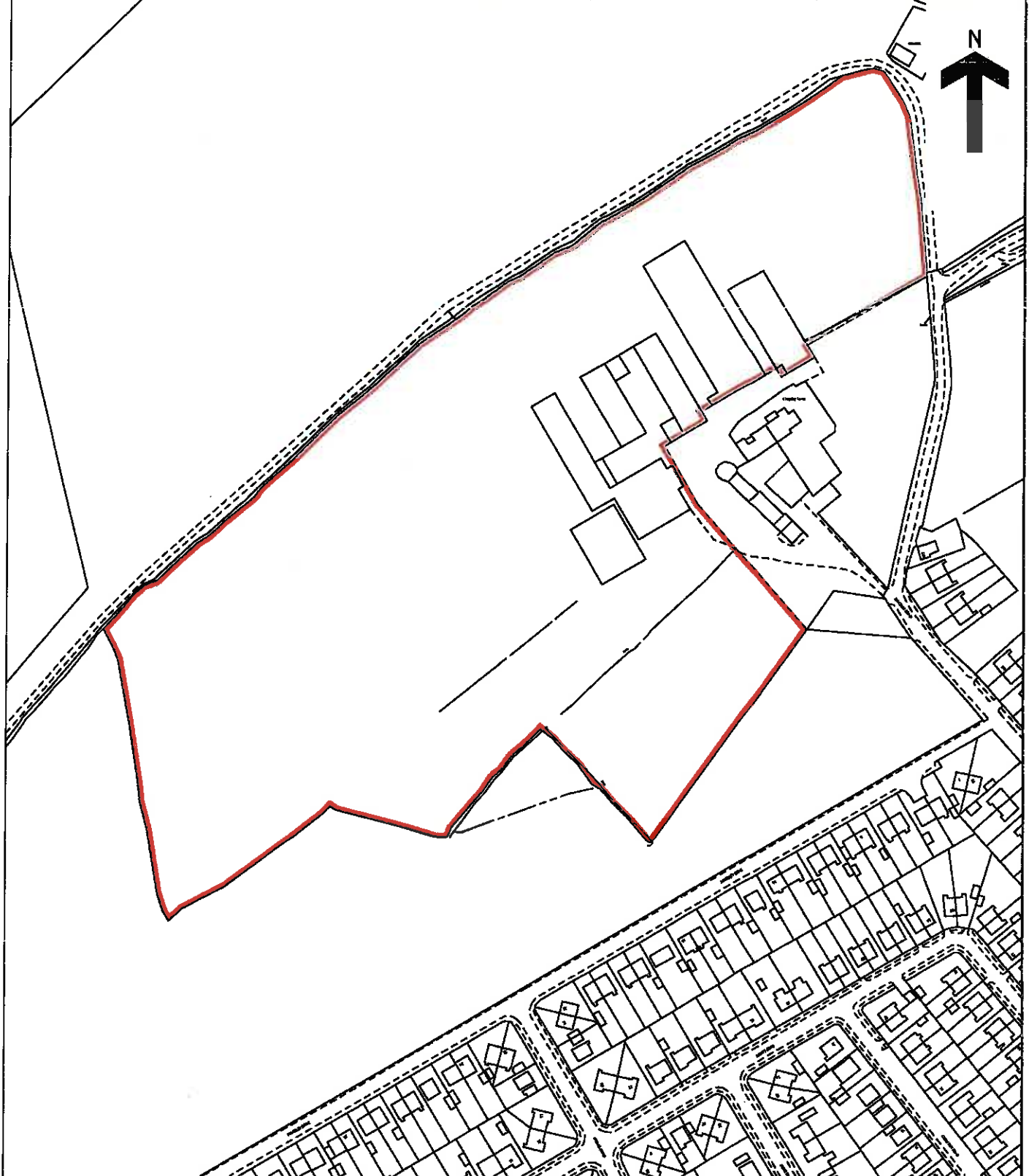
This official copy is issued on 15 April 2015 shows the state of this title plan on 15 April 2015 at 11:10:07. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. This title is dealt with by the Land Registry, Durham Office.

Land Registry
Official copy of
title plan

Title number **NYK380032**
Ordnance Survey map reference **SE32 56SW**
Scale **1:2500**
Administrative area **North Yorkshire :**
Harrogate



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Official copy of register of title

Title number NYK331004

Edition date 08.01.2014

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- 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 15 Apr 2015.
- 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 Land Registry, Durham Office.

A: Property Register

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

NORTH YORKSHIRE : HARROGATE

- 1 (12.01.2007) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Kingsley Farm, Kingsley Road, Harrogate (HG1 4RF).
- 2 (12.01.2007) The land was formerly copyhold of the Manor of the Forest of Knaresborough and the rights saved to the lord by the 12th Schedule of the Law of Property Act 1922 are excepted from the registration.
- 3 (12.01.2007) The land has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of The Roost dated 10 January 2007 made between (1) Ian Garry Chippindale and (2) Nicholas Mark Chippindale and Lorna Chippindale.
NOTE: Copy filed under NYK334386.
- 4 (20.07.2010) 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.
- 5 (20.07.2010) The land has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of the land edged and numbered NYK380032 in green on the title plan dated 22 June 2010 made between (1) Ian Garry Chippindale and Anne Chippindale and (2) Nicholas Mark Chippindale, Lorna Jane Chippindale and Michael John Sharp.

NOTE: Copy filed under NYK380032.

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 (20.07.2010) PROPRIETOR: IAN GARRY CHIPPINDALE and ANNE CHIPPINDALE of Kingsley Farm, Kingsley Road, Harrogate, North Yorkshire HG1 4RF.
- 2 (20.07.2010) RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital

Title number NYK331004

B: Proprietorship Register continued

money arises is to be registered unless authorised by an order of the court.

- 3 (20.07.2010) 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 (12.01.2007) The land is subject to the rights granted by an Indenture dated 15 September 1908 made between (1) William Sheepshanks and (2) The Mayor Alderman and Burgesses of the Borough of Harrogate.

The said deed contains covenants.

NOTE:-Copy filed.

End of register

These are the notes referred to on the following official copy

The electronic official copy of the title plan follows this message.

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Land Registry
Official copy of
title plan

Title number **NYK331004**
Ordnance Survey map reference **SE3256SW**
Scale **1:2500 reduced from 1:1250**
Administrative area **North Yorkshire :**
Harrogate



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