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Official copy of register of title

Title number WYK385923

Edition date 20.12.2019

- This official copy shows the entries on the register of title on 20 JAN 2020 at 10:25:55.
- 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 20 Jan 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.

WEST YORKSHIRE : BRADFORD

- 1 (06.03.1987) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 65 Farfield Terrace, Bradford (BD9 5AW).
- 2 The land has the benefit of rights of way over the part not included in this title and of the back road leading into Westfield Road together with rights of drainage thereunder.
- 3 A Conveyance of the land in this title and other land dated 18 October 1917 made between (1) Albert Frederick Horatio Render and Francis Watson and (2) Richard Joul contains the following provision:-

 AGREEMENT that the walls and fences separating the dwellinghouse's and hereditaments thereby conveyed from the adjoining dwellinghouse's and hereditaments on the Easterly and Westerly sides thereof were mesne or party walls and fences and should at all times thereafter be used enjoyed maintained and repaired accordingly.

 NOTE: The Eastern boundary of the land in this title forms the Easterly side referred to.
- 4 A Conveyance of the land in this title dated 20 February 1920 made between (1) The Halifax Permanent Benefit Building Society (2) Richard Joul and (3) Edgar Roberts contains the following provision:-

 "AND it is hereby declared that the wall and fence separating the dwellinghouse and hereditaments hereby conveyed from the adjoining dwellinghouse and hereditaments on the Westerly side thereof is a mesne or party wall or fence and shall at all times hereafter be used and enjoyed and 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

B: Proprietorship Register continued

- 1 (10.08.2007) PROPRIETOR: SHAHNAZ KHAN of 65 Farfield Terrace, Bradford, W Yorkshire BD9 5AW.
- 2 (10.08.2007) The price stated to have been paid on 24 July 2007 was £120,000.

C: Charges Register

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

- 1 The part of the Back Road included in this title is subject to rights of way and drainage.
 - 2 A Conveyance of the land in this title and other land dated 7 June 1900 made between (1) Frederick Priestman and (2) William Henry Aykroyd contains covenants details of which are set out in the schedule of restrictive covenants hereto.
 - 3 (30.06.2011) REGISTERED CHARGE dated 15 June 2011.
 - 4 (30.06.2011) Proprietor: NATIONWIDE BUILDING SOCIETY of Nationwide House, Pipers Way, Swindon L SN38 1NW.
 - 5 (30.06.2011) The proprietor of the Charge dated 15 June 2011 referred to above is under an obligation to make further advances. These advances will have priority to the extent afforded by section 49(3) Land Registration Act 2002.
 - 6 (20.12.2019) UNILATERAL NOTICE in respect of an Option Agreement dated 14 November 2019 made between (1) Shanaz Khan and (2) Homes Bought Fast Ltd (Trading at Nationwide Property Developments Limited).
- NOTE: Copy filed.*
- 7 (20.12.2019) BENEFICIARY: Homes Bought Fast Ltd (Trading at Nationwide Property Developments Ltd) (Co. Reg. No. 05854929) of 1 Hunters Walk, Canal Street, Chester CH1 4EB.

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 7 June 1900 referred to in the Charges Register:-

Covenant by the said William Henry Aykroyd his heirs and assigns to whenever required by the said Frederick Priestman his heirs and assigns appropriate and set apart (if not already done) so much of the said hereditaments described in the First Schedule thereto as was coloured brown on the said plan towards the streets or roads made or intended to be made of which portions were included in the said hereditaments as shewn on the said plan And to pay a proportionate share of the cost of so much of the construction of any of the said streets and roads as were not already made and the sewer or sewers thereunder and of kerbing paving and flagging the said streets or roads and the causeways thereof respectively or such portion thereof as still required to be constructed and done and of afterwards repairing maintaining cleansing and renewing the said streets and roads such proportionate share to be ascertained in all cases by the certificate of the surveyor or agent of the said Frederick Priestman whose certificate in all cases should be binding and conclusive AND ALSO that no erection or building should be built or erected on the said hereditaments described in the first Schedule thereto so as to project beyond the building line shewn upon the said plan save only porches bay windows and other usual architectural ornaments and dressings AND ALSO that he the said William Henry Aykroyd would at his own expense whenever houses were erected on the said hereditaments described in the First Schedule thereto erect parapet walls on so much of the said hereditaments as fronted the Westfield Road the proposed Farfield Terrace and the proposed Road on the East side thereof of a height of not less than two feet above the level of the adjoining causeways and would erect an ornamental palisading thereon of a height of not less than one foot six inches And would also fence off the remaining portions of the said hereditaments

Schedule of restrictive covenants continued

by substantial walls not less in height than five feet and would also thereafter at the like expense maintain and repair such walls and palisading AND ALSO that no part of the said hereditaments described in the First Schedule thereto and no building to be erected thereon should be used as a public-house beer-house or beer-shop or for the manufacture or sale by retail or otherwise for consumption on or off the premises of spirits wine beer or other intoxicating liquors And that no buildings other than private dwellinghouse's should be erected on the said hereditaments described in the First Schedule thereto and no such dwellinghouse should be of a less annual value than Fourteen pounds AND ALSO that no temporary building should be erected on the said hereditaments described in the First Schedule thereto except such sheds and workshops as should be required and should be exclusively used for the works incidental to the erection of the buildings authorised to be built thereon AND ALSO that no openings lights or windows should be put in any building or wall to be erected on the said hereditaments described in the First Schedule thereto so as to look or open immediately upon any adjoining property of the said Frederick Priestman or within a distance of fifteen feet therefrom without the previous consent in writing of the said Frederick Priestman his heirs and assigns AND ALSO that the outside of all boundary walls and the outside walls of all buildings to be erected on the said hereditaments described in the First Schedule thereto should be faced with newly quarried stone of good quality AND ALSO that no bricks should be burnt on the said hereditaments described in the First Schedule thereto or any stone quarried nor should any steam or other noisy engine (except the steam or other noisy engine used in the course of the erection of the buildings authorised to be built thereon) to be erected or used thereon nor any noisy noisome or offensive trade or business to be carried or permitted to be carried on thereon without the previous consent in writing of the said Frederick Priestman his heirs or assigns.

NOTE: No plan was supplied on First Registration.

End of register