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Official copy  
of register of  
title

Title number SYK268807

Edition date 30.07.2025

- This official copy shows the entries on the register of title on 10 OCT 2025 at 11:58:05.
- 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 10 Oct 2025.
- 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. Except as mentioned below, the title includes any legal easements granted by the registered lease but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

SOUTH YORKSHIRE : BARNSELEY

1 (03.03.1989) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being 97A and 99A Houghton Road, Thurnscoe (S63 0JX).

NOTE: As to the part tinted blue on the title plan only the First Floor is included in the title.

2 The mines and minerals lying at a greater depth than eighty yards from the surface of the land tinted pink on the filed plan together with ancillary powers of workings are excepted.

3 A Conveyance of the freehold estate in the land edged blue on the filed plan and other land dated 14 June 1923 made between (1) John Jackson and (2) Charles Potts contains the following provision:-

"The wall of fence dividing the last mentioned property from the piece of land hereby conveyed being a party wall or fence and repairable as such."

NOTE: The last mentioned property above referred to abuts the Western boundary of the land in this title.

4 (03.03.1989) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:

Date : 31 January 1989  
 Term : 999 years from 31 January 1989  
 Rent : A Peppercorn  
 Parties : (1) Lewis Penaluna and Cynthia Penaluna  
 (2) Gerard Vincent Hale and Christopher Martin Raymond Peace

5 The landlord's title is registered.

6 Unless otherwise mentioned the title includes any legal easements granted by the registered lease(s) but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or

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## A: Property Register continued

affect the registered land.

## 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 (09.02.1999) PROPRIETOR: HALLWHITE PROPERTY LIMITED (Co. Regn. No. 3182330) of Fairclough House, 105 Redbrook Road, Barnsley, S Yorkshire S75 2RG.

## C: Charges Register

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

1 (24.12.2018) The land is subject to the lease set out in the schedule of leases hereto.

## Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	24.12.2018	97A and 99A Houghton Road (First floor premises, ground floor room hall and stairway)	10.12.2015 10 years from and including 10 December 2015 to and including 9 December 2025	SYK667749

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.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from HM Land Registry.

This official copy is issued on 15 July 2025 shows the state of this title plan on 15 July 2025 at 13:57:06. 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 HM Land Registry, Nottingham Office .

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