Your Ref:

Our Ref: 345/JK/81961/1

Date: 26 September 2012

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solicitors

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Regent Street
Barnsley
S70 2EQ

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Mr M Firth
27 Wayland Avenue
Worsbrough
Barnsley
S70 5HZ

Dear Mr Firth

Purchase 27 Wayland Avenue Worsbrough Barnsley S70 5HZ

Following completion of our registration application at the Land Registry, we now enclose title information document together with official copies for your information.

We are holding a large bundle of title deeds and documents in our strong room for safe keeping and these are available for collection upon 24 hours notice and proof of ID.

Our file of papers in this matter will now be closed.

We enclose Areas of Work Sheet together with wills leaflet and would invite you to contact us should you require further assistance for any other matter.

We wish you the very best for the future.

Yours sincerely

Lisa Barber
l.barber@burywalkers.com
Direct Fax No: 01226 283611

[redacted]

PS we enclose folder & documents relating to the boiler.

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Land Registry
Nottingham Office

Title information document

This document has been issued following a change to the register. It has been supplied for information only. It should not be sent to Land Registry in connection with any subsequent application.

Attached is an official copy of the register and of the title plan showing the entries subsisting following the recent completion of the application to change the register.

Please note: The attached official copy shows the state of the individual register of title as at the date and time stated on it.

If in future you wish to apply for an official copy of the register or the title plan, please apply using form OC1 (available from our website, any Land Registry local office and law stationers). A fee is payable for each copy issued.

If you have any queries, or you require this correspondence in an alternative format, please contact us at the address shown, quoting the title number shown on the top of the official copy.

Important information about the address for service

If we need to write to an owner, chargee or other party who has an interest noted on the register, we will write to them at the address shown on the register. We will also use this address if we need to issue any formal notice to an owner or other party as a result of an application being made. Notices are often sent as a measure to safeguard against fraud. It is important that this address is correct and up to date. If it is not you may not receive our letter or notice and could suffer a loss as a result.

You can have up to three addresses for service noted on the register. At least one of these must be a postal address, whether or not in the United Kingdom; the other two may be a DX address, a UK or overseas postal address or an email address.

Please let us know at once of any changes to an address for

Land Registry
Nottingham Office
Chalfont Drive
Nottingham NG8 3RN

DX 10298 Nottingham 3

Tel 0115 9351166
Fax 0115 9350038
nottingham.office
@landregistry.gsi.gov.uk

www.landregistry.gov.uk

service.

Public Guide *2 – Keeping your address for service up to date* explains how to do this. You can view or download copies of this guide from our website at www.landregistry.gov.uk in English and Welsh or obtain a copy of it free of charge from any Customer Support – telephone 0844 892 1111 (0844 892 1122 for a Welsh-speaking service) from Monday to Friday between 8am and 6pm.

Land Registry

Official copy of register of title

Title number SYK599932 | Edition date 05.09.2012

- This official copy shows the entries in the register of title on 6 September 2012 at 17:47:26.
- 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 6 September 2012.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- For information about the register of title see Land Registry website www.landregistry.gov.uk or Land Registry Public Guide *1 - A guide to the information we keep and how you can obtain it.*
- This title is dealt with by Land Registry Nottingham Office.

A: Property register

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

SOUTH YORKSHIRE : BARNSLEY

1 (05.09.2012) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being 27 Wayland Avenue, Worsbrough, Barnsley (S70 5HZ).

2 (05.09.2012) The mines and minerals are excepted.

3 (05.09.2012) The land has the benefit of the rights granted by but is subject to the rights reserved by the Conveyance dated 14 September 1960 referred to in the Charges Register.

4 (05.09.2012) The Conveyance dated 14 September 1960 referred to above contains provisions as to light or air and boundary structures.

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 (05.09.2012) PROPRIETOR: MICHAEL FIRTH of 27 Wayland Avenue, Worsbrough, Barnsley, South Yorkshire S70 5HZ.

2 (05.09.2012) The price stated to have been paid on 21 August 2012 was £147,000.

3 (05.09.2012) 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 (05.09.2012) A Conveyance of the land in this title dated 14 September 1960 made between (1) Walter Dunk and Sons Limited and (2) John Frederick Taylor and Hilda Denton contains restrictive covenants.

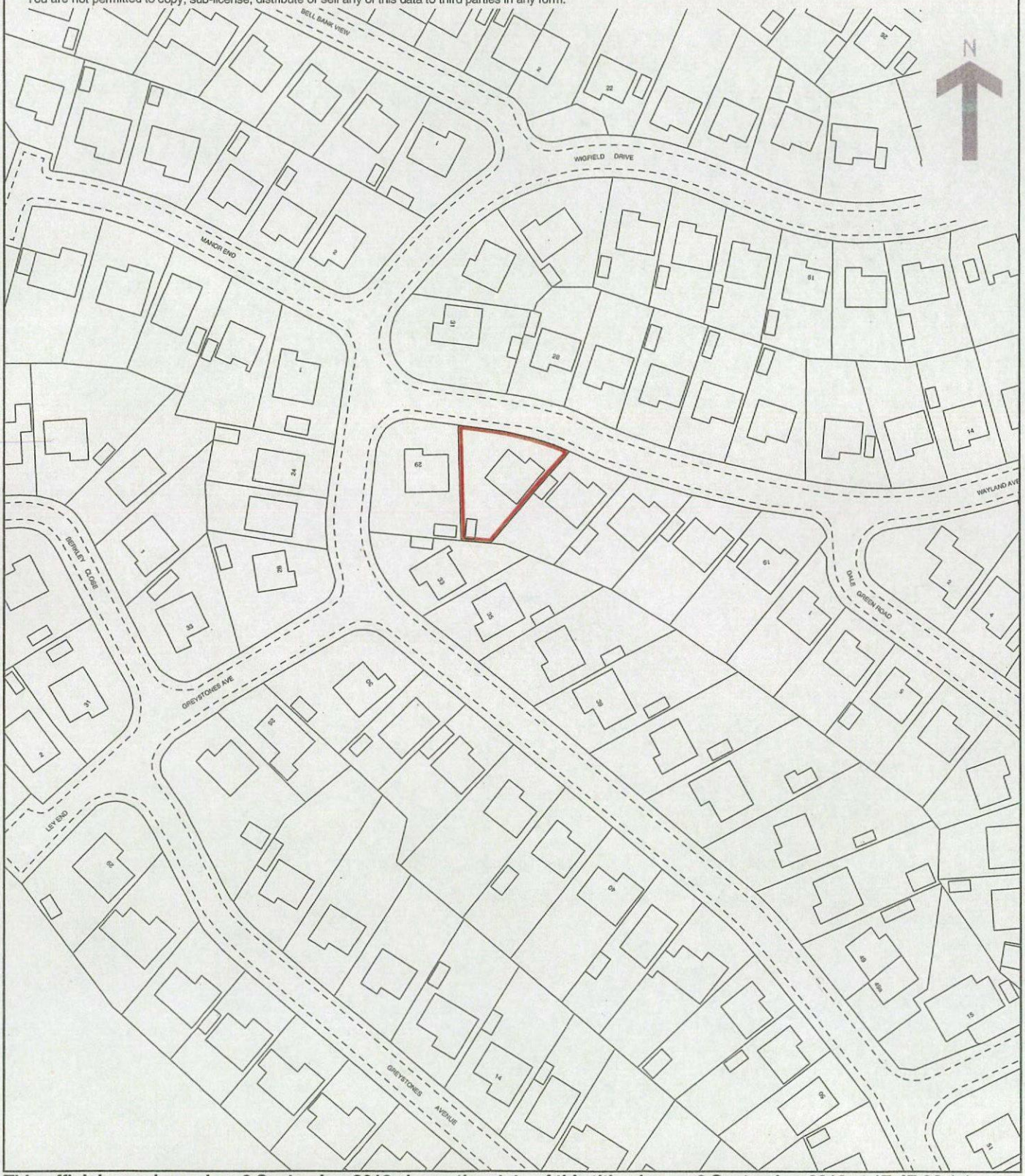
NOTE: Copy filed.

End of register

Land Registry
Official copy of title plan

Title number **SYK599932**
Ordnance Survey map reference **SE3404SE**
Scale **1:1250**
Administrative area **South Yorkshire: Barnsley**

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This official copy issued on 6 September 2012 shows the state of this title plan on 6 September 2012 at 17:47:26. 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. See Land Registry Public Guide 19 - Title Plans and Boundaries.
This title is dealt with by Land Registry, Nottingham Office.