

Title Number : SYK9423

This title is dealt with by HM Land Registry, Nottingham Office.

The following extract contains information taken from the register of the above title number. A full copy of the register accompanies this document and you should read that in order to be sure that these brief details are complete.

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This extract shows information current on 2 JUN 2020 at 18:08:46 and so does not take account of any application made after that time even if pending in HM Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: SYK9423
Address of Property	: 245 Park Road, Barnsley
Price Stated	: Not Available
Registered Owner(s)	: HEATHER ESMEE MATTHEWMAN of 245 Park Road, Barnsley, S Yorkshire.
Lender(s)	: Santander UK PLC

## Title number SYK9423

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 2 JUN 2020 at 18:08:46. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

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## A: Property Register

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

SOUTH YORKSHIRE : BARNSELEY

- 1 (19.02.1975) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 245 Park Road, Barnsley.
- 2 There are excluded from this registration the mines and minerals excepted by the Conveyance dated 29 September 1892 referred to in the Charges Register in the following terms and the land is also subject to the following ancillary powers of working:-

"Excepting and reserving unto the said Walter Thomas William Spencer Stanhope his heirs and assigns the Seam or Bed of Coal called the Barnsley Bed and all mines and minerals below the said Barnsley Bed and lying and being under such part or parts of the said piece or parcel of land as are ancient enclosed land with liberty for the said Walter Thomas William Spencer Stanhope his heirs lessees and tenants by underground workings only and not by sinking on the surface of the said piece or parcel of land to search for win work and carry away the said Barnsley Bed and all other mines and minerals under the same and to do all other acts necessary or proper and expedient in this behalf without being liable to make any compensation for any damage done to the surface or to any Building for or by reason or on account of any Mining or Colliery Works heretofore carried on or for or by reason or on account of any Mining or Colliery Works hereafter to be carried on by the said Walter Thomas William Spencer Stanhope his heirs lessees or tenants And under such part or parts of the said piece or parcel of land as were part of the Commons and waste grounds in Barnsley aforesaid and all rights and powers of the Lord of the Manor of Barnsley to win and carry away the same and all other rights powers privileges and easements granted given or reserved to the Lord of the Manor of Barnsley in and by the Act of Parliament made and passed for enclosing the Commons and Waste Grounds in Barnsley aforesaid commonly called the Barnsley Inclosure Act without the said Walter Thomas William Spencer Stanhope his heirs or assigns being liable to make any compensation for damage done to the surface or to any Building for or by reason or on account of any mining or colliery works carried on by the said Lord of the Manor his Lessees or Tenants or any other person or persons authorised by him them or any of them."

- 3 The land has the benefit of the following rights granted by but is subject to the following rights reserved by a Conveyance of the land in this title dated 24 May 1929 made between (1) Reginald Rymer and others (Vendors) and (2) Jane Mann (Purchaser):-

"Together with full and free right of way at all times and for all reasonable purposes connected with the use and enjoyment of the property hereby conveyed with or without horses cattle carts and carriages (in common with all other persons entitled thereto) over and along so much of the back roads Ten feet wide shown on the said plan as is not included in the Conveyance hereby made Except and reserving from the Conveyance hereby made (a) To the person or persons entitled thereto a similar right of way over and along so much of the said back road ten feet wide on the West of the piece or parcel of land secondly hereinbefore described as is included in this Conveyance (b) To the owner and occupier for the time being of the adjoining dwellinghouse on the East side of the dwellinghouse hereby conveyed a right of way (in common with the Purchaser) of the width of four feet for foot passengers only with or without a wheel barrow or other light vehicle

## A: Property Register continued

over and along the piece or parcel of land secondly hereinbefore described along the route coloured green and marked "Right of Way" on the said plan (c) To the owners and occupiers for the time being of the adjoining dwellinghouses Numbers 243 and 247 in Park Road aforesaid such right to use (in common with the Purchaser) the piece of land secondly hereinbefore described as a drying ground as they at present possess."

*NOTE: Copy plan filed.*

- 4 The Conveyance dated 24 May 1929 referred to above contains the following provision:-

"It is hereby declared that the walls separating the dwellinghouse hereby conveyed from the adjoining dwellinghouses on the East and West sides thereof are mesne or party walls and the rights and liberties in respect thereof shall be in accordance with Section 38(1) of the Law of Property Act 1925."

## 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 (25.04.1990) PROPRIETOR: HEATHER ESMEE MATTHEWMAN of 245 Park Road, Barnsley, S Yorkshire.
- 2 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 A Conveyance of the land in this title and other land dated 29 September 1892 made between (1) Walter Thomas William Spencer Stanhope and (2) Robert Rymer contains the following covenants:-
- "AND the said Robert Rymer for himself his heirs and assigns hereby covenants with the said Walter Thomas William Spencer Stanhope in manner following that isto say That he the said Robert Rymer his heirs and assigns ..... shall not erect or build any house or building whatsoever beyond the Building line as shewn on the said plan AND ALSO shall not carry on or commit or permit to be carried on or committed on any part of the said piece or parcel of land or in any building or erection thereon any manufacture of any obnoxious character or any noisy noisome or offensive trade business or occupation or any nuisance nor dig or remove from or out of the said parcel of land any clay except such as shall be excavated in the formation of the said Streets Sewers or Drains or of the foundations of the said Houses."
- NOTE: The building line referred to is the existing line of buildings.
- 2 (25.04.1990) REGISTERED CHARGE dated 29 March 1990 to secure the moneys including the further advances therein mentioned.
- 3 (08.06.2010) Proprietor: SANTANDER UK PLC (Co. Regn. No. 2294747) of Mortgage Customer Services, Customer Service Centre, Narborough, Leicester LE19 0AL.

End of register

H.M. LAND REGISTRY		TITLE NUMBER	
		SYK 9423	
ORDNANCE SURVEY PLAN REFERENCE	COUNTY	SHEET	NATIONAL GRID
	YORKSHIRE		SE 3405
Scale: 1/1250			SECTION
			H
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~~BARNSELY COUNTY BOROUGH~~

COUNTY OF SOUTH YORKSHIRE  
BARNSELY DISTRICT



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