

Title Number : SYK381523

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.

Neither this extract nor the full copy is an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy.

This extract shows information current on 17 JUL 2020 at 18:44:03 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	: SYK381523
Address of Property	: Dean Head Farm, Snowden Hill, Oxspring, Sheffield (S36 8YR)
Price Stated	: Not Available
Registered Owner(s)	: MARGARET ANN STEEL, ANNA LORRAINE WEBSTER and KAY LINDSEY STEEL of Dean Head Farm, Snowden Hill, Oxspring, Sheffield S36 8YR.
Lender(s)	: None

Title number SYK381523

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 17 JUL 2020 at 18:44:03. 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.

This copy is not an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the HM Land Registry web site explains how to do this.

A: Property Register

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

SOUTH YORKSHIRE : BARNESLEY

- 1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Dean Head Farm, Snowden Hill, Oxspring, Sheffield (S36 8YR).
- 2 The mines and minerals together with ancillary powers of working are excepted.
- 3 The land has the benefit of the following rights granted by the Conveyance dated 11 February 1956 referred to in the Charges Register:-

"Together with a right of way over the adjoining property now or formerly of the said Frederick Ridsdale Smith on the East side of Dean Wood and the River Don at convenient points to be indicated from time to time by the said Frederick Ridsdale Smith or his Agent for the purpose of removing trees felled in Dean Wood but subject to the payment of full compensation to the said Frederick Ridsdale Smith or his tenants for all damage done in conveying such timber over the property now or formerly of the said Frederick Ridsdale Smith."

- 4 The land has the benefit of the rights granted by but is subject as mentioned in a Conveyance of the land in this title and other land dated 29 June 1984 made between (1) British Steel PLC and (2) The Sheffield City Council in the following terms:-

"Subject but with the benefit of the easements grants easements tenancies wayleaves deeds and other matters referred to in the Second Schedule hereto

THE SECOND SCHEDULE

.....
..

All exceptions reservations privileges liberties powers agreements rights of way light support drainage easements and quasi-easements provisos declarations and other matters of whatsoever nature and to the covenants for indemnity (if any) affecting the same or any part or parts of the same and to any subsisting liability to repair walls fences roads culverts bridges underpasses tunnels or streets so far as the same affect the land hereby conveyed and are still subsisting and capable of taking effect."

- 5 The land has the benefit of the rights granted by but is subject as mentioned in a Transfer of the land in this title and other land dated 18 August 1992 made between (1) The Sheffield City Council (Transferor) and (2) John Robert Steel and Margaret Ann Steel (Transferees) in the following terms:-

"TOGETHER ALSO WITH BUT SUBJECT TO the benefit of all such rights of way water light and drainage user of fallpipes inspection chambers gutters gullies pipes wires cables and other services matters and things and all other easements and quasi-easements and rights and privileges in the nature of easements now or heretofore used and enjoyed for the benefit of the said property and any adjacent or neighbouring property (including property now or formerly in the ownership of the Transferor) the one over through by or against the

A: Property Register continued

other or others of them respectively AND SUBJECT also to any public footpaths and to such poles stays wires pipes cables or other apparatus and services being on or lying over under or through the said property and such rights of inspection and maintenance user renewal entry and such other rights as may be enjoyed therein by any Public or Statutory Utility Authority or any similar Authority or body or otherwise"

- 6 (02.09.2010) A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.
- 7 (02.09.2010) 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.

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 (28.01.2016) PROPRIETOR: MARGARET ANN STEEL, ANNA LORRAINE WEBSTER and KAY LINDSEY STEEL of Dean Head Farm, Snowden Hill, Oxspring, Sheffield S36 8YR.
- 2 A Transfer to a former proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.
- 3 (28.01.2016) RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.
- 4 (28.01.2016) RESTRICTION: No disposition by the proprietors of the registered estate is to be registered unless one or more of them makes a statutory declaration or statement of truth, or their conveyancer gives a certificate, that the the disposition is in accordance with a Declaration of Trust dated 13 November 2015 or some variation thereof referred to in the Declaration of Trust Certificate or some variation thereof referred to in the declaration, statement or certificate.

Schedule of personal covenants

- 1 The following are details of the personal covenants contained in the Transfer dated 18 August 1992 referred to in the Proprietorship Register:-

"THE TRANSFEREES hereby jointly and severally covenant with the Transferor that the Transferees will indemnify and keep indemnified the Transferor from and against all actions claims and liability arising out of any breach non observance or non performance of

(a) the covenant set out in Clause 2.4.9 of an Agreement dated the 19th January 1989 and made between British Steel Plc (1) United Engineering Steels Limited (2) The Sheffield City Council (3) and Rotherham Borough Council (4) and

(b) the fencing covenants on the part of A Crossland contained in a Conveyance made the 30th September 1929 between F R Smith (1) and the said A Crossland (2)".

NOTE: The Agreement dated 19 January 1989 is that in the Charges Register.

C: Charges Register

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

1 The land is subject to the rights contained in a Conveyance dated 5 December 1913 made between (1) John Newman and Henry Hope Shakespear and (2) Samuel Fox & Company and an Agreement dated 23 April 1919 made between (1) Henry Hope Shakespear and (2) The Yorkshire Electric Power Company but no further details were supplied on first registration.

2 The land is subject to the following rights contained in a Conveyance of the land in this title and other land dated 11 February 1956 made between (1) Hugh Crossland and Charles Crossland and (2) Samuel Fox & Company Limited:-

"The property secondly hereinbefore described is sold subject to:-

.....
..

The existing arrangement whereby the owners and occupiers of the neighbouring property at Dean Head Oxspring aforesaid (now in the occupation of Frank Watts) and their tenants are permitted to obtain a supply of water for all purposes from Dean Head Farm aforesaid but only so far as such water is not required by the tenant of Dean Head Farm aforesaid the said owners and occupiers of the said neighbouring property at Dean Head and their tenants paying the sum of Two pounds per annum for such supply of water and also paying all the costs of maintaining or renewing the water pipe line conveying such supply of water from Dean Head Farm aforesaid to the neighbouring property at Dean Head aforesaid."

3 A Deed of Agreement dated 19 January 1989 made between (1) British Steel PLC (British Steel) (2) United Engineering Steels Limited (UES) and (3) The Sheffield City Council (Sheffield) and Rotherham Borough Council (Rotherham) contains the following covenants:-

"2.4.9. SHEFFIELD for itself and its successors in title hereby covenant for the benefit and protection of the Stocksbridge Works Complex not to carry out any development or permit any development or activity to be carried out on the property or any part thereof which shall in the opinion of British Steel and UES (acting reasonably) be in competition to or in any way detrimental to British Steels and UES commercial activities without the consent in writing of British Steel and UES".

NOTE: The land in this title forms part of the property referred to.

4 The Transfer dated 18 August 1992 referred to in the Property Register contains the following provisions which relate to the payment of additional moneys as therein mentioned:-

"IT IS HEREBY AGREED by the parties hereto (and jointly and severally by the Transferees to the intent that the terms and conditions of this clause shall be binding upon their successors and assigns) that:-

(i) Upon each and every First Disposal (if any) of the said property excluding all or any part or parts of fields O.S. Numbers 2076 1571 0384 4185 5483 6981 8380 9277 and 5366 as shown coloured pink edged with red upon the plan annexed hereto (hereinafter in this clause excluding such fields called "the Property") the Transferees will within twenty eight days thereafter pay to the Transferor the Capital Payment hereinafter mentioned

(ii) A "First Disposal" of the Property shall be the first transfer or the first transfers (whether by transfer at the same or different times of the freehold or leasehold) of the whole of the property or of any part or parts thereof whenever occurring within ten years of the date of this Transfer for a consideration equal to the full market value reasonably obtainable for the Property or any part or parts thereof

(iii) The "Capital Payment" for the purpose of this Clause shall be the sum which represents Fifty per centum of the balance received or receivable (if not actually received) by the Transferees or either of

C: Charges Register continued

them as the consideration for each and every First Disposal of the Property after deducting the following sums/amounts namely:

(a) the sum of £724 per acre (and pro rata for any part of an acre) multiplied by the area of land (with or without buildings thereon) comprised in the First Disposal in question

(b) the amount of 5% per annum (or pro rata for any period less than a year) calculated on the sum determined under the preceding sub-clause B(iii)(a) for the period from the date of this Transfer to the date of transfer relating to the First Disposal in question

(iv) the Transferees shall at the Transferors request produce or procure the production to the Transferor of all Agreements for Sale Contracts Accounts Books Papers Receipts and other documents necessary to verify the figures involved in the calculation of each and every Capital Payment

.....
..

(viii) the Transferees shall not transfer or grant a lease of the Property or any part or parts thereof other than such a transfer or grant which is a First Disposal within the terms of this clause and in respect of which a full and proper Capital Payment has been made to the Transferor as herein provided unless the Transferees shall ensure that every person to whom the Property or any part thereof is so transferred or leased shall contemporaneously enter into a Deed of Covenant (in duplicate) with the Transferor whereby such person shall covenant (in respect of the Property or the part thereof which is so transferred or leased) to observe and perform the covenants in this clause and its sub-clauses and such Deed of Covenant shall contain a clause in similar terms to this clause and to forward the duplicate of such Deed of Covenant to the Transferor for retention by the Transferor within one month after every such transfer or lease whereupon the Transferees shall be deemed to be released from any future breach of the covenants in this clause and its sub-clauses insofar as the same relate to the Property or the part thereof which is so transferred or leased".

NOTE: The Property referred to comprises the land tinted pink on the filed plan.

5 The land adjoining the western boundary of the land in this title is subject to the following rights granted by a Transfer of land dated 23 December 1994 made between (1) John Robert Steel and Margaret Ann Steel (Transferors) and (2) James Andrew Atkinson and Claire Lesley Atkinson (Transferees):-

Together with the benefit of the following rights namely:-

1. of footway over the land coloured green on the plan attached hereto in common with the Transferees and the owners and occupiers for the time being of the property known as Dean Head Farm currently retained by the Transferors
2. In common as aforesaid to use repair replace and renew the foul and surface water drains respectively coloured blue and yellow on the plan
3. In common as aforesaid and with any other persons entitled to a supply of water through the system shown by orange lines on the plan attached hereto.

NOTE: Copy plan filed under SYK373967.

6 (02.09.2010) The land is subject to the following rights granted by a Transfer which included the land edged and numbered SYK579475 in green on the title plan dated 9 November 2009 made between (1) Margaret Ann Steel (Transferor) and (2) Amanda Morris (Transferee):-

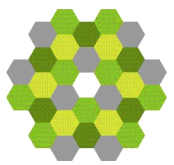
"Rights granted for the benefit of the property:
A right of way on foot only over and along that part of the property coloured blue on the plan being the Sellers retained property under title number SYK381523 for the purpose of access to the Property"

Title number SYK381523

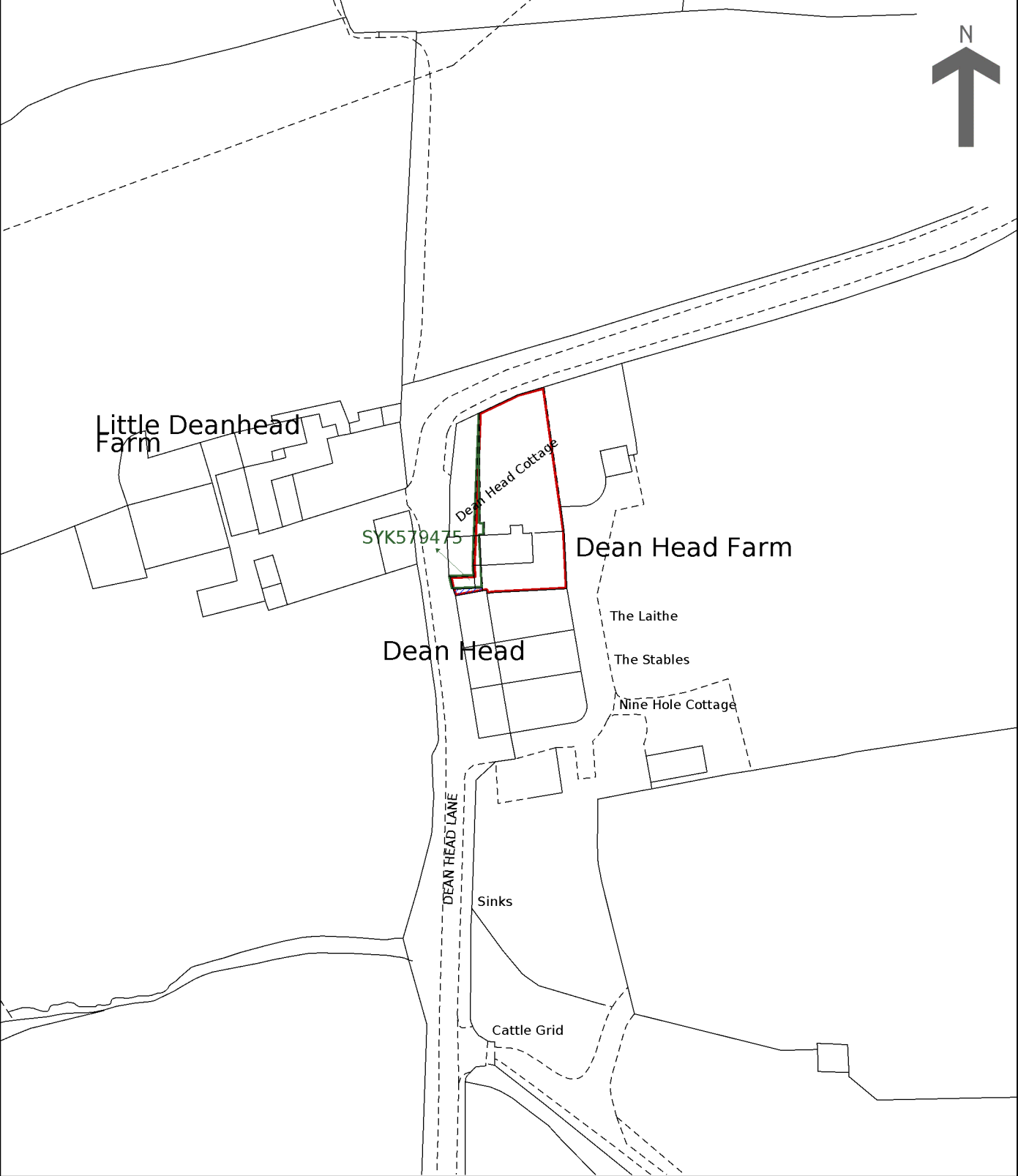
C: Charges Register continued

NOTE: The land coloured blue referred to above is hatched blue on the title plan.

End of register



© Crown Copyright. Produced by HM Land Registry. Reproduction in whole or in part is prohibited without the prior written permission of Ordnance Survey. Licence Number 100026316



This is a copy of the title plan on 17 JUL 2020 at 18:44:04. 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.

This copy is not an 'Official Copy' of the title plan. An official copy of the title plan is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the HM Land Registry web site explains how to do this.

HM Land Registry endeavours to maintain high quality and scale accuracy of title plan images. The quality and accuracy of any print will depend on your printer, your computer and its print settings. 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 HM Land Registry, Nottingham Office.