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# Official copy of register of title

Title number SYK241274

Edition date 28.10.2021

- This official copy shows the entries on the register of title on 14 MAY 2024 at 07:43:58.
- 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 14 May 2024.
- 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.

SOUTH YORKSHIRE : BARNSELEY

- 1 (05.08.1987) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land on the North side of Upper Hoyland Road, Hoyland Nether.
- 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 but is subject to the following rights reserved by a Conveyance of the land in this title dated 28 July 1987 made between (1) Ann Hazelwood and Peter Hazelwood (Vendors) and (2) Ronald Arthur Cowgill and Cicely Anne Cowgill (Purchasers):-

"TOGETHER WITH (so far as the Vendors can grant the same) a right of way with or without vehicles over and along the driveway shown coloured blue on the said plan RESERVING unto the Vendors and their successors in title and all others authorised by them (in common with the Purchasers and their successors in title and all others authorised by them) in fee simple a right of way at all times and for all purposes over and along the trackway shown coloured brown on the said plan as is included in the property hereby conveyed."

*NOTE: Copy plan filed.*

- 4 The Conveyance dated 28 July 1987 referred to above contains the following provision:-

"IT IS HEREBY AGREED AND DECLARED:-

(a) That the Vendors have the right to build on any adjoining or neighbouring land now or at any time hereafter belonging to the Vendors or their successors in title who may develop the said land and to erect or suffer to be erected thereon any building whatsoever not withstanding than such building may affect or diminish the light or air which might now or at any time hereafter be enjoyed by or in respect of the property hereby conveyed or any building now erected or hereafter to be erected thereon and

(b) That all party matters used and enjoyed in respect of the property

## A: Property Register continued

hereby conveyed and the adjoining or neighbouring land of the Vendors shall be maintained and repaired at the expense according to the user of the Vendors and the Purchasers or other the owners for the time being of the said properties respectively."

- 5 (31.08.2000) 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.
- 6 (22.11.2017) A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.

## 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 (05.08.1987) PROPRIETOR: CICELY ANNE COWGILL of Lower Sycamore Farm, Upper Hoyland Road, Hoyland Nether, Barnsley, S Yorkshire.
- 2 (28.10.2021) RESTRICTION: No disposition of the registered estate (other than a charge) by the proprietor of the registered estate , or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a written consent signed by AAA Property Group Limited (Co. Reg. No. 12339680) of 4 Greenfield Road, Holmfirth, West Yorkshire HD9 2JT or their personal representatives or conveyancer.

### End of register