

Title Number : NYK45830

This title is dealt with by Land Registry, Durham 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 1 MAR 2017 at 23:37:17 and so does not take account of any application made after that time even if pending in the Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: NYK45830
Address of Property	: The Henry Jenkins Inn, Main Street, Kirby Malzeard (HG4 3RY)
Price Stated	: £150,000 plus VAT on 90% of the purchase price in the amount of £27,000
Registered Owner(s)	: DAVID FIELDER of The Grange, Wood Lane, Willitoft, Howden, East Riding Of Yorkshire DN14 7NU.
Lender(s)	: None

Title number NYK45830

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 1 MAR 2017 at 23:37:17. This copy does not take account of any application made after that time even if still pending in the 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.

NORTH YORKSHIRE : HARROGATE

- 1 (11.08.1987) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being The Henry Jenkins Inn, Main Street, Kirby Malzeard (HG4 3RY).
- 2 (30.09.2004) 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 (11.12.2012) PROPRIETOR: DAVID FIELDER of The Grange, Wood Lane, Willitoft, Howden, East Riding Of Yorkshire DN14 7NU.
- 2 (11.12.2012) The price stated to have been paid on 3 December 2012 was £150,000 plus VAT on 90% of the purchase price in the amount of £27,000.

C: Charges Register

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

- 1 The land is subject to the following rights reserved by a Conveyance of the land in this title dated 17 November 1971 made between (1) John Henry Kitching and others (Vendors) and (2) Garry Hudson and Patricia Hudson:-

"RESERVING NEVERTHELESS unto the Vendors the right to lay a drain along the eastern boundary of the property hereby conveyed to connect with the existing sewer in the North eastern corner of the said property for the purpose of affording drainage to field 683 on the Ordnance Survey plan"

NOTE: Field 683 referred to lies to the south east of the land in this title.

End of register