

Title Number : SYK460957

This title is dealt with by 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 24 AUG 2016 at 10:19:05 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	: SYK460957
Address of Property	: Land on the south west side of Clement Street, Sheffield
Price Stated	: £250,000
Registered Owner(s)	: RICHARD PAUL FLETCHER of Clement Works, Clement Street, Sheffield BARNETT WADDINGHAM TRUSTEES LIMITED (Co. Regn. No. 02005798) of Chalfont Court, 5 Hill Avenue, Amersham, Buckinghamshire HP6 5BB.
Lender(s)	: None

Title number SYK460957

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 24 AUG 2016 at 10:19:05. 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. Except as mentioned below, the title includes any legal easements granted by the registered lease but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

SOUTH YORKSHIRE : SHEFFIELD

- 1 (24.02.2003) The Leasehold land shown edged with red on the plan of the above title filed at the Registry and being Land on the south west side of Clement Street, Sheffield.
- 2 (24.02.2003) The mines and minerals excepted by the Lease are excluded from this registration.
- 3 (24.02.2003) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : 2 November 1966
Term : 99 Years from 29 September 1953
Rent : £60.25p
Parties : (1) The Lord Mayor Aldermen And Citizens Of The City Of Sheffield
(2) John Young & Co (Sheffield) Limited
(3) The Lord Mayor Alderman And Citizens Of The City Of Sheffield (Lessor)
(4) John Young & Co (Sheffield) Limited (Lessee)

NOTE: The Lease also comprise also other land

- 4 (24.02.2003) There are excepted from the effect of registration all estates, rights, interests, powers and remedies arising upon, or by reason of, any dealing made in breach of the prohibition or restriction against dealings therewith inter vivos contained in the Lease.
- 5 (24.02.2003) By an Assignment of adjoining land to the east dated 12 April 1984 made between (1) John Young And Company (Sheffield) Limited and (2) South Yorkshire County Council the rent reserved by the registered lease was charged exclusively upon the land in this title.
- 6 Unless otherwise mentioned the title includes any legal easements granted by the registered lease(s) but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

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 good leasehold

- 1 (15.06.2012) PROPRIETOR: RICHARD PAUL FLETCHER of Clement Works, Clement Street, Sheffield and BARNETT WADDINGHAM TRUSTEES LIMITED (Co. Regn. No. 02005798) of Chalfont Court, 5 Hill Avenue, Amersham, Buckinghamshire HP6 5BB.

B: Proprietorship Register continued

- 2 (09.10.2003) The covenant implied under section 4(1)(b) of the Law of Property (Miscellaneous Provisions) Act 1994 in the disposition to a former proprietor is modified.
- 3 (09.10.2003) The price stated to have been paid on 14 August 2003 was £250,000.
- 4 (15.06.2012) 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.

End of register