

Title Number : NYK128560

This title is dealt with by HM 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.

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This extract shows information current on 19 JAN 2020 at 17:46:12 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	: NYK128560
Address of Property	: land and buildings on the North and South sides of Caburn Close and on the South side of Settingington Road, Scarborough
Price Stated	: Not Available
Registered Owner(s)	: RICHARD HESMONDHALGH of Hawthorn Dene, School Lane, West Hill, Ottery St. Mary EX11 1UP.
Lender(s)	: None

Title number NYK128560

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 19 JAN 2020 at 17:46:12. 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.

NORTH YORKSHIRE : SCARBOROUGH

- 1 (13.01.1993) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land and buildings on the North and South sides of Caburn Close and on the South side of Settingington Road, Scarborough.
- 2 (13.01.1993) The mines and minerals together with ancillary powers of working are excepted from the registration of the land tinted pink on the filed plan with provision for compensation in the event of damage caused thereby.
- 3 (13.01.1993) The land has the benefit of the following rights granted by but is subject to the following rights reserved by the Conveyance dated 6 October 1980 referred to in the Charges Register:-

"TOGETHER WITH

(b) the right (subject to due compliance with the Building Regulations and the Vendor's technical requirements) to connect with the Vendor's foul and surface water sewers at the points of connection provided by the Vendor for the property and to use such sewers for the drainage of the property and all buildings or other works thereon or to be erected or formed thereon

(c) the right (subject to due compliance with the Bye-Laws of the Yorkshire Water Authority) to lay supply pipes connecting with the water main laid in the roadway adjacent to the property EXCEPTING AND RESERVING to the Vendor the right to use the sewer and the culvert to be constructed by the Purchaser in the property in accordance with the covenants in that behalf herein contained for the carriage of foul sewage and surface water respectively from land intended to be developed by the Vendor or its successors in title and lying to the west of the property."

- 4 (12.10.2004) 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 (25.02.1993) PROPRIETOR: RICHARD HESMONDHALGH of Hawthorn Dene, School Lane, West Hill, Ottery St. Mary EX11 1UP.
- 2 (25.02.1993) 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 (13.01.1993) A Conveyance of the land in this title and other land dated 6 October 1980 made between (1) The Scarborough Borough Council (Vendor) and (2) Barratt Developments (York) Limited (Purchaser) contains the following covenants:-

"THE PURCHASER hereby covenants with the Vendor that

.....
..

(g) the Purchaser will not erect any building over any watercourse or filled or abandoned ditch other than on suitably reinforced foundations and will ensure that when any watercourse or ditch is filled or abandoned arrangements are made for the flow of water to be maintained to the satisfaction of the Vendor."

2 (13.01.1993) Lease dated 8 September 1981 to Woodlands Vale Management Company Limited for 120 years from 1 January 1981

Note:The lease was deemed to have been surrendered and re-granted following the grant of a lease or leases under section 56 or 93(4) of the Leasehold Reform, Housing and Urban Development Act 1993 with the effect provided for by paragraph 10 of Schedule 11 to that Act.

3 (12.10.2004) The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto.
The leases grant and reserve easements as therein mentioned.

Schedule of notices of leases

1 12.10.2004 parking space belonging to 06.08.2004 NYK300473
edged and 1 Caburn Close, Scarborough 120 years from
numbered 1 in 1.01.1981
blue

2 14.11.2014 5 Caburn Close (ground 12.11.2014 NYK419238
Edged and floor flat) and parking From and
numbered 2 in space including
blue (part of) ; Edged and 12.11.2014 to
; Edged and and including
numbered 3 in 1.1.2191
blue

NOTE: The lease was made under the provisions of section 56 or 93(4) of the Leasehold Reform, Housing and Urban Development Act 1993.

3 03.11.2015 3 Caburn Close (first floor 30.10.2015 NYK428217
Edged and flat) From and
numbered 4 in including
blue (part of) 30.10.2015 to
and including
1.1.2191

NOTE: The lease was made under the provisions of section 56 or 93(4) of the Leasehold Reform, Housing and Urban Development Act 1993.

4 19.05.2016 13 Caburn Close (ground 09.05.2016 NYK433530
Edged and floor) from and
numbered 5 in including
blue (part of) 19.5.2016 to
and including
1.1.2191

NOTE: The lease was made under the provisions of section 56 or 93(4) of the Leasehold Reform, Housing and Urban Development Act 1993.

5 23.06.2016 15 Caburn Close (First 15.06.2016 NYK434425
Edged and floor flat) From 15:6:2016
numbered 5 in until 1:1:2191
blue (Part of)

NOTE: The lease was made under the provisions of section 56 or 93(4) of the Leasehold Reform, Housing and Urban Development Act 1993.

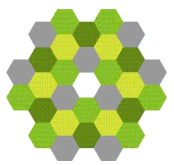
Schedule of notices of leases continued

6	23.06.2016 Edged and numbered 6 in blue (Part of) and 7	9 Caburn Close (Ground floor flat)	15.06.2016 From 15:6:2016 until 1:1:2191	NYK434426
	NOTE: The lease was made under the provisions of section 56 or 93(4) of the Leasehold Reform, Housing and Urban Development Act 1993.			
7	18.11.2016 Edged and numbered 8 in blue (part of)	23 Caburn Close (First Floor Flat)	11.11.2016 From and including 11.11.2016 to and including 1.1.2191	NYK438828
	NOTE: The lease was made under the provisions of section 56 or 93(4) of the Leasehold reform, Housing and Urban Development Act 1993.			
8	04.01.2017 2 (part of) and 9	7 Cabourn Close (first floor flat) and parking space	23.12.2016 from 23.12.2016 to and including 1.1.2191	NYK442063
	NOTE: The lease was made under the provisions of section 56 or 93(4) of the Leasehold Reform, Housing and Urban Development Act 1993			
9	21.02.2017 Edged and numbered 10 in blue (part of)	10 Settrington Close (Ground Floor Flat)	03.02.2017 From 3.2.2017 to 1.1.2191	NYK441665
	NOTE: NOTE: The lease was made under the provisions of section 56 or 93(4) of the Leasehold Reform, Housing and Urban Development Act 1993			
10	15.02.2019 Edged and numbered 11 in blue (part of)	25 Caburn Close (first floor flat)	14.02.2019 from and including 14 February 2019 to and including 1 January 2191	NYK463282
	NOTE: The lease was made under the provisions of section 56 or 93(4) of the Leasehold Reform, Housing and Urban Development Act 1993.			
11	29.10.2019 Edged and numbered 12 in blue (part of) and edged and numbered 13 in blue	11 Settrington Road (First Floor Flat) and parking space	24.10.2019 From and including 24 October 2019 to and including 1 January 2191	NYK471218
	NOTE: The lease was made under the provisions of section 56 or 93(4) of the Leasehold Reform, Housing and Urban Development Act 1993.			

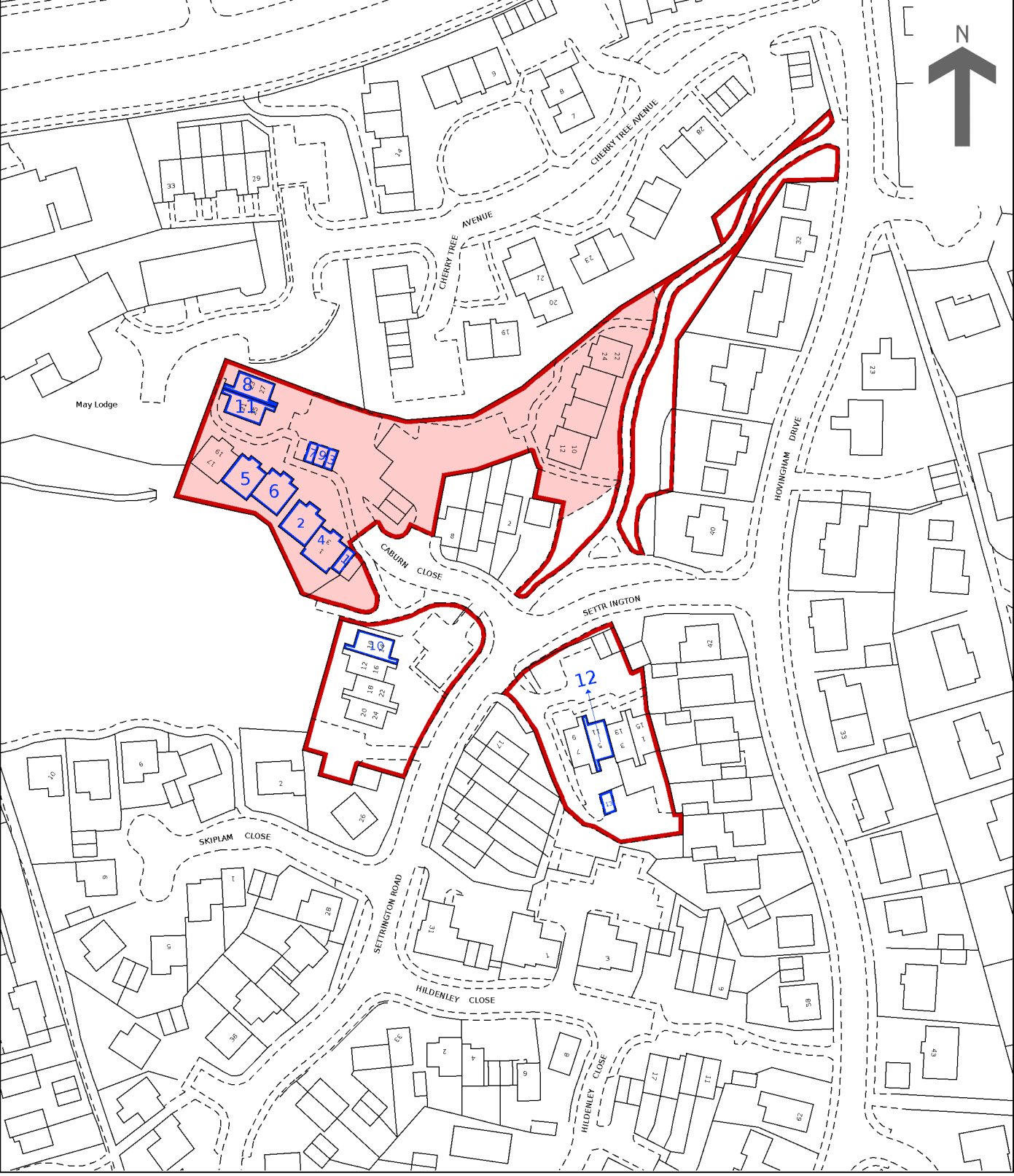
End of register

HM Land Registry Current title plan

Title number **NYK128560**
Ordnance Survey map reference **TA0188SE**
Scale **1:1250**
Administrative area **North Yorkshire :**
Scarborough



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