

Title Number : NYK268027

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 28 JAN 2020 at 12:53:55 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	: NYK268027
Address of Property	: Harrogate Spa Water Ltd, Harlow Moor Road, Harrogate (HG2 0QB)
Price Stated	: £1,130,000
Registered Owner(s)	: ANTHONY LANCELOT PARKER, PAUL JOHN MARTIN, ANNE PHILLIPPA MARTIN and ANTHONY JOSEPH CAIN of Harrogate Spa Water Ltd, Harlow Moor Road, Harrogate, North Yorkshire HG2 0QB the trustees of Harrogate Spa Water Limited Executive Pension Scheme.
Lender(s)	: Santander UK PLC

Title number NYK268027

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 28 JAN 2020 at 12:53:55. 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. 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.

NORTH YORKSHIRE : HARROGATE

- 1 (29.07.2002) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being Harrogate Spa Water Ltd, Harlow Moor Road, Harrogate (HG2 0QB).
- 2 (29.07.2002) As to the part tinted blue on the filed plan the mines and minerals together with ancillary powers of working are excepted with provision for compensation in the event of damage caused thereby.
- 3 (29.07.2002) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : 4 July 2002
Term : 125 years from 25 March 2002
Rent : As therein mentioned
Parties : (1) The Council of the Borough of Harrogate
(2) Harrogate Spa Water Limited
- 4 (29.07.2002) 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 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.
- 6 (03.01.2014) By a Deed dated 8 August 2013 made between (1) The Council of the Borough of Harrogate (2) The trustees of Harrogate Spa Water Limited (3) Harrogate Spa Water Limited and (4) Northern Power Grid (Northeast) Limited the terms of the registered lease were varied.

NOTE: Copy Deed filed.

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 (04.08.2010) PROPRIETOR: ANTHONY LANCELOT PARKER, PAUL JOHN MARTIN, ANNE PHILLIPPA MARTIN and ANTHONY JOSEPH CAIN of Harrogate Spa Water Ltd, Harlow Moor Road, Harrogate, North Yorkshire HG2 0QB the trustees of Harrogate Spa Water Limited Executive Pension Scheme.
- 2 (05.12.2005) The price stated to have been paid on 7 November 2005 was £1,130,000.

B: Proprietorship Register continued

- 3 (05.12.2005) 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 (04.08.2010) 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.
- 5 (03.01.2014) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 10 December 2013 in favour of Santander UK PLC referred to in the Charges Register.

C: Charges Register

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

- 1 (29.07.2002) A Conveyance of the freehold estate in the land tinted yellow on the filed plan and other land dated 9 February 1897 made between (1) The Right Honourable Henry Ulick Earl of Harewood (Vendor) (2) The Right Honourable Beilby Baron Wenlock and The Honourable Hamilton John Agmondesham Cuffe (Trustees) and (3) The Mayor Aldermen and Burgesses of the Borough of Harrogate (Corporation) contains the following covenants:-

"The Corporation hereby covenant with the Trustees their heirs cestuis que use and assigns and as a separate covenant with the Vendor his heirs and assigns and as separate covenants with all persons entitled on remainder in succession after the death of the Vendor to the lands now belonging to the Vendor as such Tenant for life as aforesaid adjoining or near to the said scheduled lands either under the limitations of the said Indenture of the seventeenth day of July One thousand eight hundred and eighty two or otherwise and with the heirs and assigns of each such person that they the Corporation their successors or assigns will at all times hereafter maintain keep and use the lands and hereditaments hereby conveyed as an open space for the purposes of gardens or Recreation Grounds only ... And that no erection or building of any kind shall at any time be put up upon any portion of the said lands hereby conveyed except such necessary buildings and erections such as Gardeners Cottages Lodges and the like not exceeding one storey in height required for the proper user of the said Gardens or Recreation Grounds as aforesaid."

- 2 (29.07.2002) A Conveyance of the freehold estate in the land tinted blue on the filed plan and other land dated 9 July 1924 made between (1) The Right Honourable Henry Ulick Earl of Harewood (Vendor) (2) The Right Honourable Orlando Earl of Bradford and The Right Honourable Gustavus William Viscount Boyne and (3) The Mayor Aldermen and Burgesses of the Borough of Harrogate (Corporation) contains the following covenants:-

The Corporation thereby covenanted with the Vendor that no buildings should be erected on the plot Numbered 122, 143 and 144 on the said Plan or on any such plots other than tenants temporary buildings and such necessary and usual buildings and erections such as Gardeners cottages lodges and the like not exceeding one storey in height as were required for the proper user of such land as such waterworks public or recreation grounds gardens or allotments as aforesaid provided that plans of buildings for waterworks purposes should first be submitted to and approved by the Vendor ... and also that the Corporation would not use or permit to be used any building erected or to be erected on such land as a public House or for the sale of malt or spirituous liquors or for any industrial or trade purposes without the consent of the Vendor.

NOTE: Plot 143 referred to includes the land in this title.

- 3 (12.12.2005) The land is subject to the lease set out in the schedule of leases hereto.

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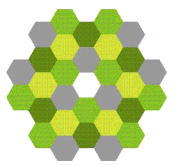
C: Charges Register continued

- 4 (03.01.2014) REGISTERED CHARGE dated 10 December 2013.
- 5 (03.01.2014) Proprietor: SANTANDER UK PLC (Co. Regn. No. 2294747) of Securities & Loans Administration, 6 South Admin, Bridle Road, Bootle, Merseyside L30 4GB.

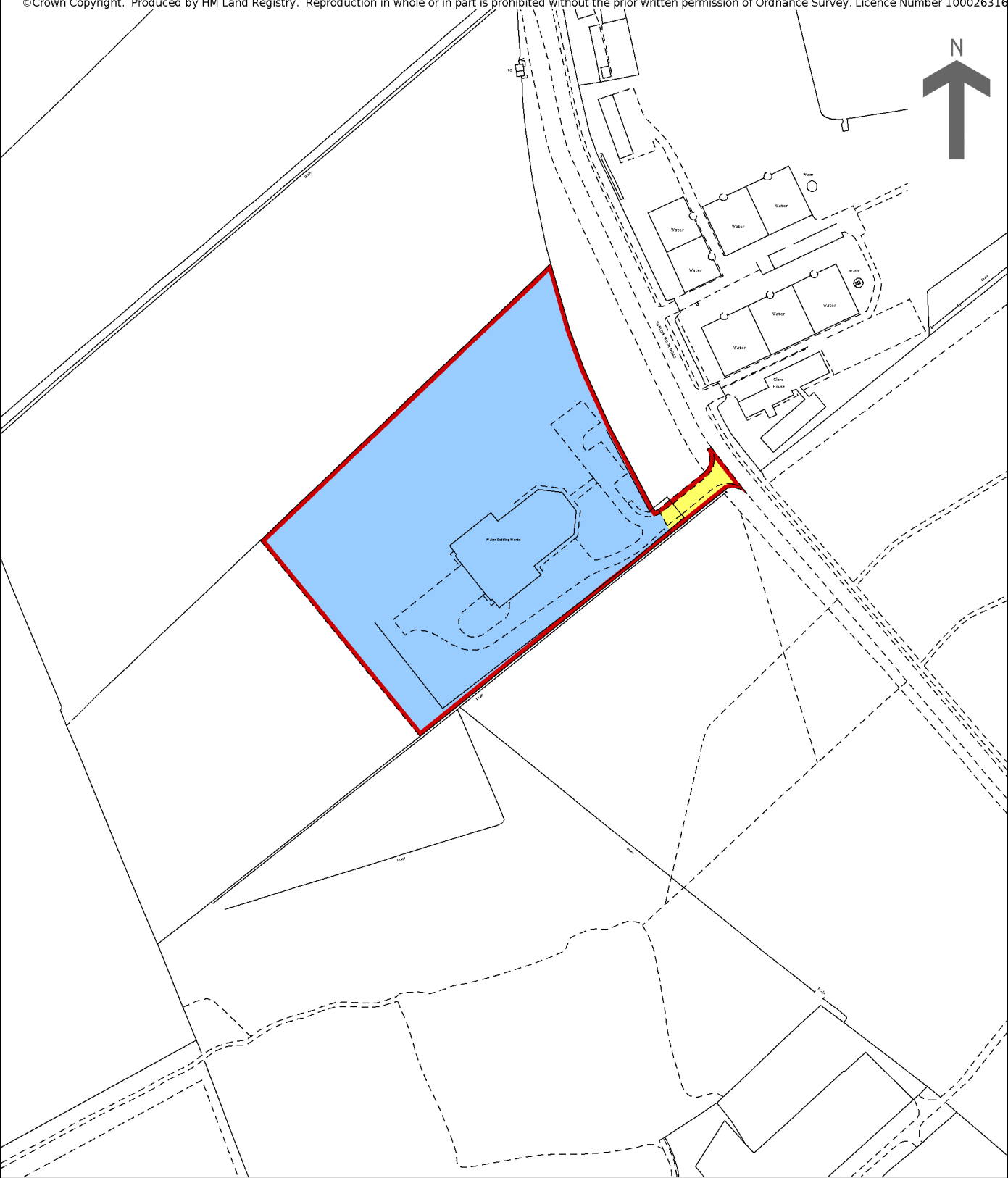
Schedule of notices of leases

- | | | | | |
|---|------------|--|--|-----------|
| 1 | 12.12.2005 | land and buildings at
Harlow Moor Road, Harrogate | 07.11.2005
15 years from
7.11.2005 | NYK315576 |
|---|------------|--|--|-----------|

End of register



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