

Title Number : WYK762275

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 13 AUG 2015 at 18:17:01 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	: WYK762275
Address of Property	: Tower Court, 70 Wharfe View Road, Ilkley (LS29 8DU)
Price Stated	: £285,000
Registered Owner(s)	: MARTEN GEERT KOOPMANS and SUSAN KOOPMANS of Tower Court 70 Wharfe View Road, Ilkley, West Yorkshire LS29 8DU.
Lender(s)	: Bank of Scotland PLC

## Title number WYK762275

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 13 AUG 2015 at 18:17:01. 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.

WEST YORKSHIRE : BRADFORD

- 1 (05.05.2000) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Tower Court, 70 Wharfe View Road, Ilkley (LS29 8DU).
- 2 The land in this title has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of The School House, Ilkley dated 19 November 2002 made between (1) The Bradford Diocesan Board of Finance and (2) Martin Erkulis.

*NOTE: Original filed under WYK732789.*

- 3 (08.04.2004) The land has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 3 March 2004 referred to in the Charges Register.

### 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 (10.10.2012) PROPRIETOR: MARTEN GEERT KOOPMANS and SUSAN KOOPMANS of Tower Court 70 Wharfe View Road, Ilkley, West Yorkshire LS29 8DU.
- 2 (10.10.2012) The price stated to have been paid on 4 October 2012 was £285,000.
- 3 (10.10.2012) 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 (05.05.2000) A Conveyance of the land in this title and other land dated 1 March 1871 made between (1) William Middleton and (2) David Stansfield contains the following covenants:-

"the said David Stansfield his heirs or assigns will not without the consent in writing of the said William Middleton his heirs or assigns erect any building on the said parcel of land so as to project into or overhang the portion of the said parcel of land that lies between any building line shown on the said plan drawn on these presents and the portion thereof on the said plan coloured brown save only porches windows or other usual architectural ornaments or dressings AND shall not nor will use any building to be erected on the said parcel of land for any other purpose than Dwellinghouses or some purpose connected therewith or for a public Building or Schools and shall not nor will

## C: Charges Register continued

erect more than two dwellinghouses with suitable outbuildings on the said parcel of land and that the minimum cost of each such dwellinghouse including outbuildings but exclusive of land shall be two hundred pounds sterling AND shall not make any such dwellinghouse less than two storeys in height exclusive of cellars and attics and that the level of the ground floor along the building lines marked on the said plan shall not exceed four feet in height above the surface of the street or road opposite thereto AND FURTHER that the said David Stansfield his heirs or assigns shall and will on or before the first day of November next make and erect along the street sides of the said parcel of land a substantial wall or dwarf wall with palisades such wall to be built with coursed wall stones in mortar and including the palisades to be of one uniform height from the surface of the ground whereon the same should be erected and not more than six feet or less than four feet high AND FURTHER that the said David Stansfield his heirs and assigns shall not nor will quarry stone nor make bricks nor erect any temporary building on the said parcel of land except such sheds or workshops as may be required and exclusively used for the works incidental to the erection of the buildings by these presents authorized to be built on the said parcel of land AND FURTHER that all buildings and walls erected on the said parcel of land shall be faced in the front thereof with stone AND FURTHER that the said David Stansfield his heirs or assigns shall not nor will use any message or building to be erected on the said parcel of land for any purpose whatever other than that of a dwellinghouse or some purpose connected therewith or for a public building or schools and by no means for the purpose of a slaughter house and shall not nor will carry on at any such message or building so to be erected on the said parcel of land the trade or business of a licensed victualler or of a beerseller or any other noisy noxious or offensive trade whatsoever. "

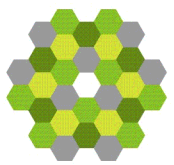
*NOTE: Copy plan filed under WYK670844.*

- 2 (08.04.2004) A Transfer of the land in this title dated 3 March 2004 made between (1) Erkulis Construction Limited and (2) John David Bradshaw and Rebecca Jane Humphreys contains restrictive covenants.

*NOTE: Copy filed.*

- 3 (10.10.2012) REGISTERED CHARGE dated 4 October 2012.
- 4 (10.10.2012) Proprietor: BANK OF SCOTLAND PLC (Scot. Co. Regn. No. SC327000) of Halifax Division, 1 Lovell Park Road, Leeds LS1 1NS.

End of register



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