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# Official copy of register of title

Title number SYK610764

Edition date 10.03.2016

- This official copy shows the entries on the register of title on 17 AUG 2021 at 11:10:08.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 17 Aug 2021.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Nottingham Office.

## A: Property Register

This register describes the land and estate comprised in the title.

SOUTH YORKSHIRE : SHEFFIELD

- 1 (16.09.2013) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Land on the south side of Cobnar Road, Sheffield.
- 2 (16.09.2013) The land has the benefit of the rights granted by but is subject to the rights reserved by the Conveyance dated 2 December 1925 referred to in the Charges Register.
- 3 (10.03.2016) The land has the benefit of any legal easements reserved by a Transfer of the land edged and numbered SYK6347388 in green on the title plan dated 23 February 2016 made between (1) The Sheffield City Council and (2) Rotary Developments Limited.

*NOTE: Copy filed under SYK637388.*

## 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 (16.09.2013) PROPRIETOR: THE SHEFFIELD CITY COUNCIL of Town Hall, Pinstone Street, Sheffield S1 2HH.
- 2 (16.09.2013) RESTRICTION: No disposition by the proprietor of the registered estate to which section 117-121 or section 124 of the Charities Act 2011 applies is to be registered unless the instrument contains a certificate complying with section 122(3) or section 125(2) of that Act as appropriate.

## C: Charges Register

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

## Title number SYK610764

- 1 (16.09.2013) A Conveyance of the land in this title and other land dated 2 December 1925 made between (1) Bernard Alexander Firth and John George Graves and (2) The Lord Mayor Aldermen And Citizens Of The City Of Sheffield contains restrictive covenants.

*NOTE: Copy filed under SYK610763.*

- 2 (16.09.2013) The parts of the land affected thereby are subject to the rights granted by a Lease dated 1 December 1982 referred to in the schedule of leases hereto.

*NOTE: Copy lease filed under SYK164179 .*

- 3 (16.09.2013) The parts of the land affected thereby are subject to the rights granted by a Lease dated 18 October 1994 referred to in the schedule of leases hereto.

*NOTE: Copy lease filed under SYK351220 .*

- 4 (16.09.2013) The parts of the land affected thereby are subject to the rights granted by a Lease dated 28 January 1997 referred to in the schedule of leases hereto.

*NOTE: Copy lease filed under SYK380275 .*

- 5 (16.09.2013) 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

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	16.09.2013 Edged blue	Electricity sub-station on the east side of Cobnar Road	28.01.1997 60 years from 28.01.1997	SYK380275
		NOTE: See entry in the Charges Register relating to the rights granted by this lease.		
2	16.09.2013 Edged yellow (NSE)	Bole Hill Farm, Cobnar Road	01.12.1982 99 years from 29.09.1982	SYK164179
3	16.09.2013 Edged brown (NSE)	Land adjoining the south side of Bole Hill Farm, Cobnar Road	18.10.1994 From 18.10.1994 to 28.09.2081	SYK351220

## End of register