

Title Number : NYK329916

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.

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 10 OCT 2018 at 12:14:18 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	: NYK329916
Address of Property	: Land adjoining the cricket ground Shires Lane, Embsay, Skipton
Value Stated	: over £1,000,000
Registered Owner(s)	: THE MOST NOBLE PEREGRINE ANDREW MORNBY DUKE OF DEVONSHIRE care of Currey & Co LLP, 33 Queen Anne Street, London W1G 9HY.
Lender(s)	: None

Title number NYK329916

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 10 OCT 2018 at 12:14:18. 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 : CRAVEN

1 (14.12.2006) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Land adjoining the cricket ground Shires Lane, Embsay, Skipton.

2 (14.12.2006) The land has the benefit of the following rights reserved by a Conveyance of The Cricket Ground dated 1 June 1983 made between (1) Thomas Edward Sydney Egerton and Ian Hamish Leslie Melville (Vendors) (2) The Most Noble Andrew Robert Buxton Duke of Devonshire (Trustee) and (3) Sir John Musgrave Horsfall and others (Purchasers):-

"EXCEPT AND RESERVING as hereinafter mentioned

Rights excepted and reserved

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2. The right at any time to build on or otherwise develop the retained property and to alter or rebuild any buildings from time to time standing thereon in such manner as the Vendors may think fit notwithstanding any interference with or diminution of the access of light or air to the Property or any buildings from time to time thereon (which it is hereby agreed shall be deemed to be enjoyed only with the consent of the Vendors)

3.The right for the Vendors and all persons authorised by them at all times and for all purposes in connection with the use and enjoyment of the Retained Property with or without vehicles agricultural machinery and livestock to pass and repass over the strip of land ten feet wide shewn by the blue dashed line between the points marked A and B on the said plan PROVIDED that the Vendors and all persons authorised by them shall make good to the satisfaction of the Purchaser any damage caused in the exercise of such right

4. All rights of way drainage water course light air support and other rights easements quasi-easements and amenities in the nature of easements (if any) on over or under the Property as hitherto exercised and enjoyed by the Vendors or their tenants for the benefit of the retained property which would be implied herein by statute or by reason of severance in favour of a Purchaser of the retained property if the same had been hereby conveyed to such purchaser and the Property had been retained by the Vendors"

-NOTE: Copy plan filed.

3 (14.12.2006) The land has the benefit of the following rights reserved by a Conveyance of the land tinted yellow on the title plan dated 6 November 1985 made between (1) Thomas Edward Sydney Egerton and Ian Hamish Leslie Melville (Vendors) (2) The Most Noble Andrew Robert Buxton Duke of Devonshire (Trustee) and (3) Sir John Musgrave Horsfall and others (Purchasers):-

A: Property Register continued

"EXCEPT AND RESERVING as hereinafter mentioned

Rights excepted and reserved

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2. The right at any time to build on or otherwise develop the retained property and to alter or rebuild any buildings from time to time standing thereon in such manner as the Vendors may think fit notwithstanding any interference with or diminution of the access of light or air to the Property or any buildings from time to time thereon (which it is hereby agreed shall be deemed to be enjoyed only with the consent of the Vendors)

3. All rights of way drainage watercourse light air support and other rights easements quasi-easements and amenities in the nature of easements (if any) on over or under the Property as hitherto exercised and enjoyed by the Vendors or their tenants for the benefit of the retained property which would be implied herein by statute or by reason of severance in favour of a Purchaser of the retained property if the same had been hereby conveyed to such purchaser and the Property had been retained by the Vendors"

4 (14.12.2006) The land has the benefit of the rights reserved by a Conveyance of other land dated 25 March 1992 made between (1) Thomas Edward Sydney Egerton and others (2) The Most Noble Robert Andrew Buxton Duke of Devonshire and (3) Raleigh Hunt Hargreaves.

-NOTE: Copy filed under NYK117834.

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 (14.12.2006) PROPRIETOR: THE MOST NOBLE PEREGRINE ANDREW MORNBY DUKE OF DEVONSHIRE care of Currey & Co LLP, 33 Queen Anne Street, London W1G 9HY.
- 2 (14.12.2006) The value as at 12 October 2006 for this title and other land was stated to be over £1,000,000.

C: Charges Register

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

- 1 (14.12.2006) An Agreement for Sale dated 3 November 1926 made between (1) The Most Noble Victor Christian William Duke of Devonshire and (2) The Chatsworth Estates Company affecting the land in this title.

-NOTE: Copy filed under NYK327109.

- 2 (14.12.2006) An Agreement for Sale dated 26 November 1950 made between (1) The Chatsworth Estates Company and (2) The Most Noble Walter John Duke of Buccleuch and The Most Noble Mary Alice Duchess of Devonshire affecting the land in this title.

-NOTE: Copy filed under ESX267309.

Title number NYK329916

C: Charges Register continued

- 3 (14.12.2006) 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.

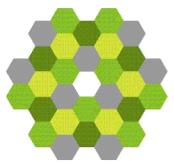
Schedule of notices of leases

- | | | | |
|---|-----------------------------------------------------------------------------------------------|----------------------|-------------------------------------------------------------|
| 1 | 14.12.2006
Tinted blue | Pump House | 14.05.1992
From unknown
date in 1992
to 29.09.2010 |
| | NOTE: The Lease dated 3 August 1989 referred to is registered under
Title Number NYK77002. | | |
| 2 | 14.12.2006
Tinted pink | Allotments at Embsay | 07.11.2005
10 years from
25.03.2005 |

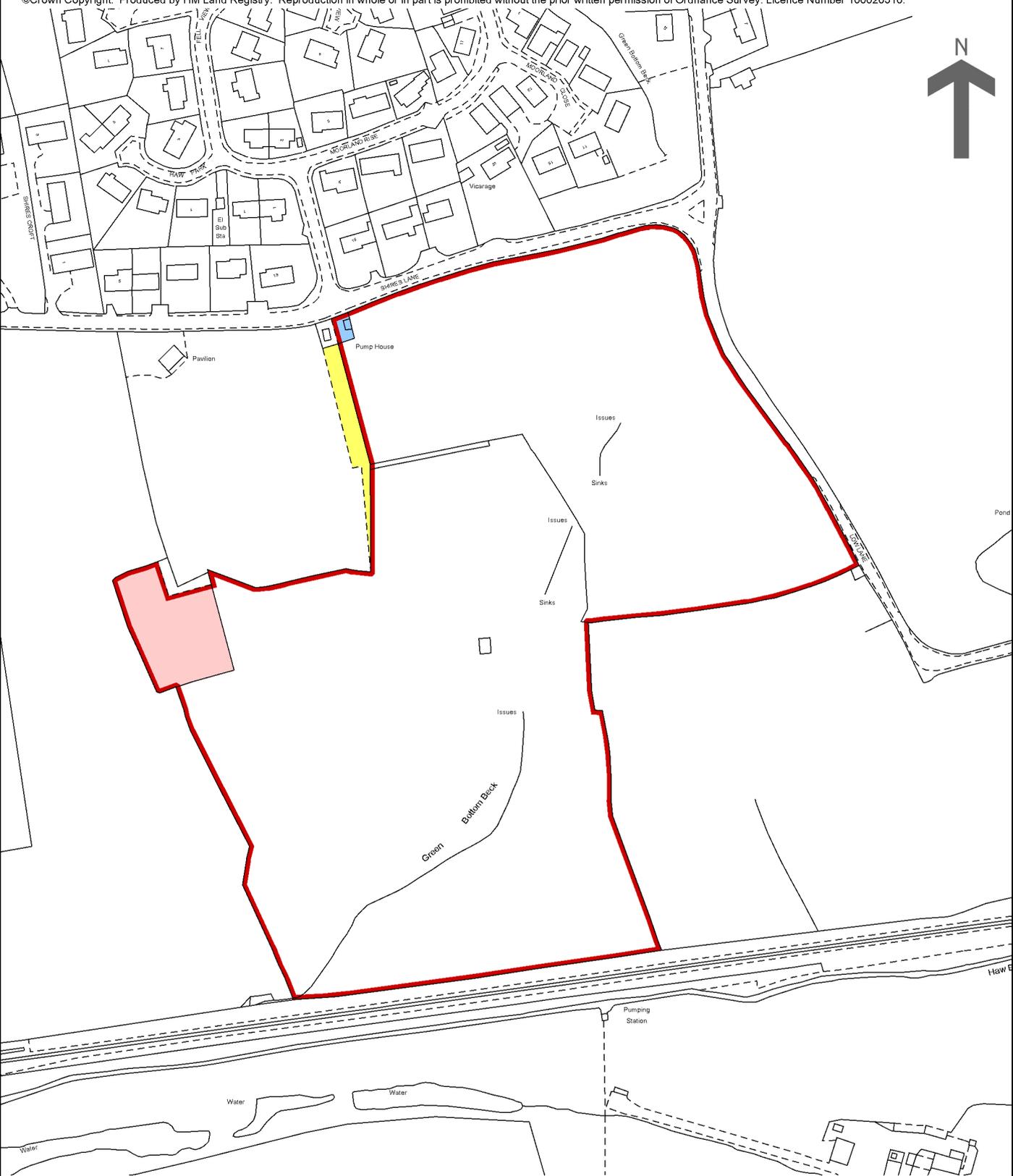
End of register

HM Land Registry Current title plan

Title number **NYK329916**
Ordnance Survey map reference **SE0153NW**
Scale **1:2500**
Administrative area **North Yorkshire : Craven**



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