

Title Number : SYK349882

This title is dealt with by HM 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 22 MAY 2020 at 16:04:46 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	: SYK349882
Address of Property	: Euro Works, Liverpool Street, Sheffield (S9 2PU)
Price Stated	: £450,000
Registered Owner(s)	: NEVILLE ROE INDUSTRIES (HOLDINGS) LIMITED (Co. Regn. No. 09887150) of Euro Works, Liverpool Street, Sheffield S9 2PU.
Lender(s)	: None

Title number SYK349882

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 22 MAY 2020 at 16:04:46. 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.

SOUTH YORKSHIRE : SHEFFIELD

- 1 (22.07.1971) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Euro Works, Liverpool Street, Sheffield (S9 2PU).

NOTE 1: As to the part tinted blue on the title plan the Stairway and upper floor are excluded from the title.

NOTE 2: As to the part tinted yellow on the title plan only the platform extending over the River Don is included in the title.

- 2 The land has the benefit of the following rights granted by but is subject to the following rights reserved by a Transfer of the land in this title dated 2 August 1972 made between (1) I. S. Dearden & Sons (1969) Limited (Vendor) and (2) Jack Flaherty & Co Limited (Purchaser):-

"TOGETHER WITH (i) a right of way on foot but only in case of emergency through the fire exits shown on the attached plan over and along such parts of the Vendor's adjoining property known as Dacre Works as lead to the nearest street the Vendor complying with the fire regulations so far as they relate to Dacre Works (ii) as to the land coloured yellow on the said plan the right to support and protection from the upper part of the Vendor's said property known as Dacre Works aforesaid EXCEPT AND RESERVED to the Vendor (i) a right of way on foot but only in case of emergency from any fire exits of the Vendor's adjoining property Dacre Works aforesaid shown on the said plan over and along such parts of the property hereby transferred as lead to the nearest street the Purchaser complying with the fire regulations so far as they relate to the property hereby transferred (ii) the right to support and protection from the part of the property hereby transferred and coloured yellow on the said plan for the benefit of the said upper part belonging to the Vendor's adjoining property Dacre Works".

NOTE: Copy filed under YWE45391.

- 3 The Transfer dated 2 August 1972 referred to above contains the following provision:-

"IT IS HEREBY AGREED AND DECLARED as follows (i) all walls forming a common boundary between the property hereby transferred and the Vendor's said adjoining property Dacre Works shall be deemed to be party walls and repairable at the joint expense of the Vendor and Purchaser (ii) the joists beams or other supports dividing the property coloured yellow on the said plan from the upper part of the building belonging to Dacre Works aforesaid shall be deemed to be party structures and repairable at joint expense"

- 4 (24.02.2016) A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.

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B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

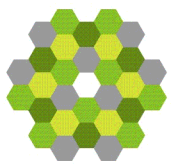
Title absolute

- 1 (24.02.2016) PROPRIETOR: NEVILLE ROE INDUSTRIES (HOLDINGS) LIMITED (Co. Regn. No. 09887150) of Euro Works, Liverpool Street, Sheffield S9 2PU.
- 2 (24.02.2016) The value stated as at 24 February 2016 for the land in this title and other property was £450,000.

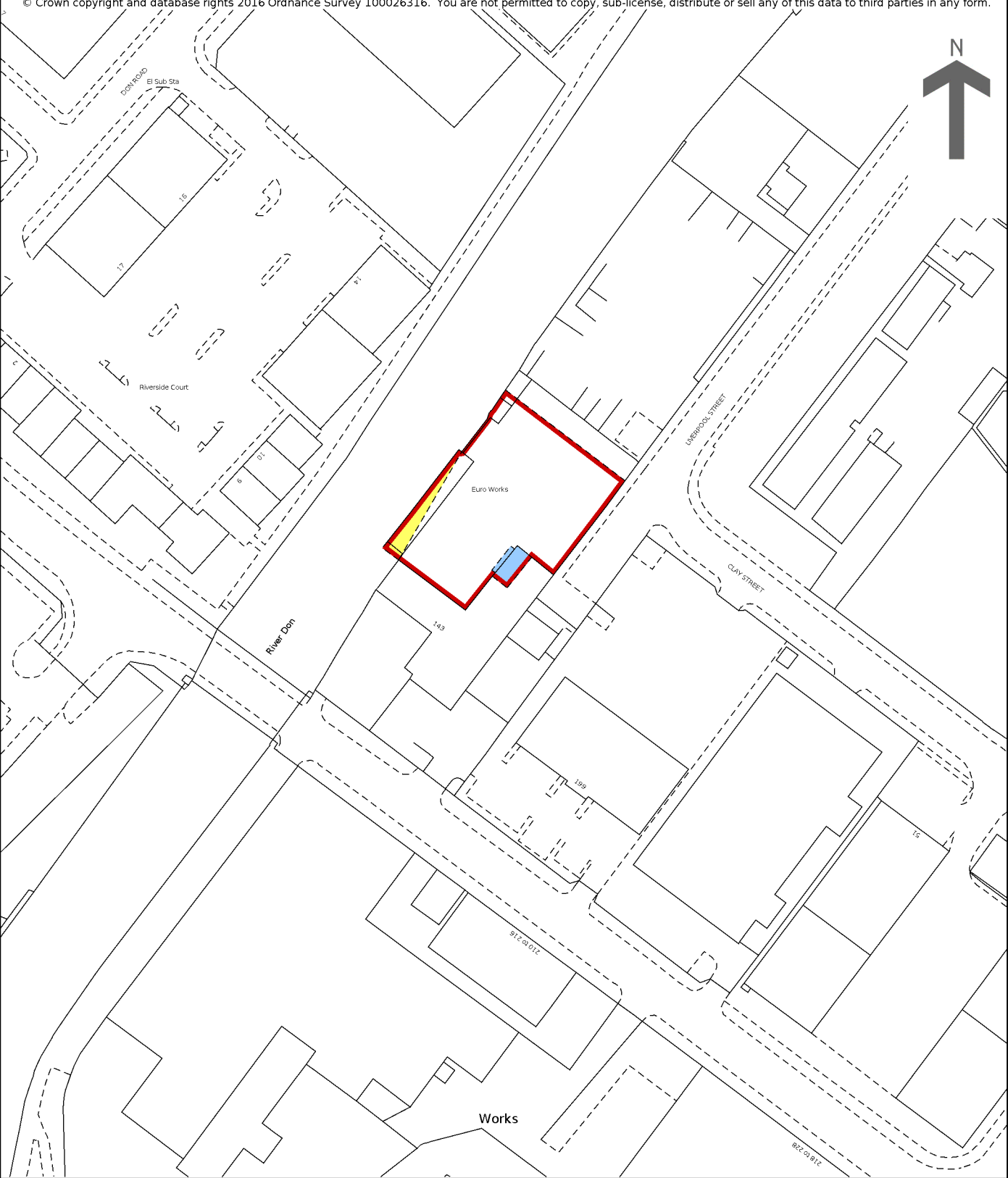
End of register

HM Land Registry Current title plan

Title number **SYK349882**
Ordnance Survey map reference **SK3789SE**
Scale **1:1250**
Administrative area **South Yorkshire :**
Sheffield



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