



ACCOUNTANCY SOLUTIONS (UK)
LIMITED
SUITE 9
NORMANBY GATEWAY
LYSAGHTS WAY
SCUNTHORPE
NORTH LINCOLNSHIRE

Date
03 August 2021

Your Ref
20/JS/4152

Our Ref
RCS/HS317513

HM Land Registry
Kingston upon Hull Office
PO Box 75
Gloucester
GL14 9BD

DX 321601
Gloucester 33

Tel 0300 006 0011

www.gov.uk/land-registry

Completion of registration

Title number	HS317513
Property	Land On The East Side Of Pasture House, Pastur...
Registered proprietor	Michael Steele

Your application lodged on 13 November 2020 has been completed. An official copy of the register is enclosed. No amendment has been made to the title plan.

The official copy shows the entries in the individual register of title as at the date and time stated on it. You do not need to reply unless you think a mistake has been made in completing your application.

An owner's property is probably their most valuable asset so it's important to protect it from the risk of fraud. Please read our property fraud advice at www.gov.uk/protect-land-property-from-fraud

Important information about the address for service

If we need to write to an owner, a mortgage lender or other party who has an interest noted in the register, we will write to them at their address shown in the register. We will also use this address if we need to issue any formal notice to an owner or other party as a result of an application being made. Notices are often sent as a safeguard against fraud so it is important that this address is correct and up-to-date. If it is not, the property owner or other party may not receive our letter or notice and could suffer a loss as a result.

Up to three addresses for service can be entered in the register. At least one of these must be a postal address, but this does not have to be in the United Kingdom; the other two may be a DX address, a UK or overseas postal address or an email address.

Please let us know at once of any changes to an address for service.

For information on how a property owner can apply to change their contact details or add an address, please see www.gov.uk/government/publications/updating-registered-owners-contact-address on GOV.UK (or search for "COG1") or contact HM Land Registry Customer Support (0300 006 0411) (0300 006 0422 for Welsh speakers service) from Monday to Friday between 8am and 5pm.

If you require this correspondence in an alternative format, please let us know.



Official copy of register of title

Title number HS317513

Edition date 13.11.2020

- This official copy shows the entries on the register of title on 03 Aug 2021 at 13:10:02.
- 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 03 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 Kingston upon Hull Office.

A: Property Register

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

NORTH LINCOLNSHIRE

- 1 (28.07.2004) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land on the East side of Pasture House, Pasture Road North, Barton upon Humber.
- 2 (28.07.2004) The land has the benefit of the rights granted by but is subject as mentioned in a Conveyance thereof dated 24 May 1983 made between (1) Harry Brian Scarrott and Moireen Scarrott (the Seller) and (2) John Clifford Smith and Kathleen Doris Smith (the Buyer) in the following terms:-

"TOGETHER WITH AND SUBJECT TO all rights of way and user of drainage and other pipes and other easements (if any) as now exist for use and enjoyment in connection with the property hereby conveyed"
- 3 (10.05.2007) The land edged and numbered in green on the title plan has been removed from this title and registered under the title number or numbers shown in green on the said plan. The property description has been altered to reflect the land remaining in the title.
- 4 (10.05.2007) The land has the benefit of the rights reserved by a Transfer of the land edged and numbered HS337776 in green on the title plan dated 30 October 2006 made between (1) John Clifford Smith and Kathleen Doris Smith and (2) Pasture House Fisheries Limited.

NOTE: Copy filed under HS337776.

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 (13.11.2020) PROPRIETOR: MICHAEL STEELE of The Hall, 28 Station Road, Owston Ferry, Doncaster DN9 1AW.
- 2 (13.11.2020) The value stated as at 13 November 2020 was £80,000.

C: Charges Register

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

- 1 (28.07.2004) The parts of the land affected thereby are subject to the following rights granted by a Deed dated 15 June 1999 made between (1) John Clifford Smith and Kathleen Doris Smith (Grantor) and (2) Yorkshire Electricity Group Plc (Yorkshire Electricity):-
- "John Clifford Smith and Kathleen Doris Smith ... hereby grant unto Yorkshire Electricity Group Plc ... FULL AND FREE RIGHTS to the intent that the same shall be appurtenant to the electricity distribution system of Yorkshire Electricity FIRSTLY
- (a) to enter upon the land of the Grantor comprised in the above mentioned title (hereinafter called "the said land") and to erect retain place use inspect repair maintain renew place and remove overhead lines (hereinafter called "the overhead electric lines") therein thereon and thereover in the position approximately shown on the plan attached hereto by green lines
- (b) to enter upon the said land from time to time to fell or lop in a proper and woodmanlike manner all trees and coppice wood now or hereafter standing on the said land which if they were not felled or lopped would obstruct or interfere with the construction maintenance or working of the overhead electric lines and
- (c) to enjoy the benefit of support for the overhead electric lines from the subjacent and adjacent land of the Grantor SECONDLY
- (a) to enter upon break open and excavate in that part of the said land shown coloured green on the plan (hereinafter called "the underground cable land") and to lay place use inspect repair maintain renew replace remove or render unusable adjoining the underground cable land as may be necessary for any of the purposes aforesaid and
- (c) to enjoy the benefit of support for the underground electric lines from the subjacent and adjacent land of the Grantors AND THIRDLY to erect retain use maintain inspect renew replace remove and repair the two poles and stay wires (hereinafter called "the poles and stays") in the positions indicated in black on the Plan and key plan and all necessary apparatus ancillary thereto TOGETHER WITH and as incidental to the right hereinbefore described
- (a) full right and liberty for Yorkshire Electricity at their own expense and in a proper and woodmanlike manner to fell and/lop from time to time all trees and coppice wood now or thereafter standing on the said land or on the underground cable land which would if not felled and/or lopped obstruct or interfere with the construction maintenance or use of the poles and stays
- (b) full right and liberty for Yorkshire Electricity and all persons authorised by them from time to time and at all reasonable times to enter upon the said land for all or any purposes aforesaid and
- (c) full rights of support for the poles and stays and the said ancillary apparatus from the adjacent land of the Grantor TO HOLD the same unto Yorkshire Electricity in fee simple as appurtenance to their electricity distribution system.
- YORKSHIRE ELECTRICITY HEREBY COVENANT with the Grantor with the intent and so as to bind the rights hereby granted into whosoever hands the same may come and to benefit and protect the said land the underground cable land and the poles and stays as follows:-
- (1) To make good to the reasonable satisfaction of the Grantor any damage done to the said land and the underground cable land in the exercise of the aforesaid rights and to pay compensation to the like satisfaction for any damage done as aforesaid to any crops livestock or trees present thereon (other than trees which may be felled or lopped in accordance with the rights hereinbefore granted) PROVIDED THAT if for any reason any such damage cannot be made good or if Yorkshire Electricity should so prefer in lieu of making good such damage they will compensate the Grantor therefor

C: Charges Register continued

(2) To remove from the said land and the underground cable land all timber cordwood and brushwood felled or lopped in exercise of the rights hereby granted if required by the Grantor so to do and to leave the said land and the underground cable land in a neat and tidy condition.

.....
..

IN this Deed the following expressions shall have the meanings hereby assigned to them respectively that is to say:-

"electric lines" shall have the meaning (in the plural) assigned to the expression "electric line" by Section 64 of the Electricity Act 1989 or any subsisting statutory modification or re-enactment thereof and shall also include in the case of overhead electric lines all overhead electric line equipment including towers poles stays struts masts supports and apparatus ancillary to overhead electric lines and

"the restricted area" means the land and air space under and between the overhead electric lines and within a distance of 4.6 metres measured horizontally and outwards from the outermost conductor or earth wire on either side of the overhead electric lines

"the poles and stays" shall include all apparatus ancillary to the poles and stays "the Grantor" and "Yorkshire Electricity" shall where the context so admits and without prejudice to the operation of Sections 78 and 79 of the Law of Property Act 1925 include their respective successors in title and persons claiming through or under them."

The said Deed also contains the following covenants by the Grantor*-

"THE GRANTORS HEREBY COVENANT with Yorkshire Electricity with intent and so as to bind the said land and the underground cable land into whosoever hands the same may come and for the benefit and protection of the electricity distribution system of Yorkshire Electricity the overhead electric lines the underground electric lines and the poles and stays as follows:-

(1) Not to construct or place within the restricted area as defined in Clause 6 hereof any part of any dwellinghouse building structure or other erection or plant or materials (including wireless and television aerials and apparatus)

(2) Not to plant any tree or coppice wood within the restricted area nor to allow the same to encroach thereon.

(3) Not to alter by any activity whatsoever the level of the said land and the underground land which shall remain at the level as exists at the date hereof.

(4) Not to do or cause or permit to be done on the said land anything calculated or likely to cause damage or injury to the overhead electric lines the underground electric lines and the poles and stays and to take all reasonable precautions to prevent such damage or injury.

(5) Not to erect or place any part of any dwellinghouse building structure or other erection or plant or materials on or over the underground cable land."

NOTE: Copy plan filed.

End of register