

Title Number : NYK111057

This title is dealt with by 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 suffers loss by reason of a mistake in an official copy.

This extract shows information current on 6 FEB 2009 at 10:47:05 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	: NYK111057
Address of Property	: Crayke Castle, Church Hill, Crayke (YO61 4TA)
Price Stated	: £2,000,000
Registered Owner(s)	: KEVIN PAUL HOLLINRAKE and NICOLA SARA HOLLINRAKE of Crayke Castle, Church Hill, Crayke, York YO6 4TA.
Lender(s)	: Bank of Scotland PLC

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 6 FEB 2009 at 10:47:05. 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.

YORK

- 1 (07.10.1991) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Crayke Castle, Church Hill, Crayke (YO61 4TA).
- 2 (07.10.1991) The land has the benefit of the following rights granted by but is subject to the following rights reserved by the Conveyance dated 5 February 1960 referred to in the Charges Register:-

"TOGETHER with a right as now enjoyed to drain the overflow from the septic tank situate on the property hereby conveyed into through and along the drainage pipe in the adjoining land belonging to the Vendors in the approximate position shown by a red line on the said plan annexed hereto and thence into a ditch situate on such adjoining land Subject to the Purchasers and the persons deriving title under them being solely responsible for the maintenance cleansing repair and renewal of such drainage pipe TOGETHER with all necessary rights for the Purchasers and the persons deriving title under them to enter into and upon so much of the said adjoining land as shall be necessary for the purpose of maintaining cleansing repairing and renewing such drainage pipe making good all disturbance and damage caused thereby with all due despatch EXCEPTING AND RESERVING nevertheless unto the Vendors and their successors in title and all persons authorised by them a right (in common with the Purchasers and the persons deriving title under them) to drive cattle over and along the right of way situate at the northern end of Field Ordnance No 243 as is shown coloured brown on the said plan annexed hereto Subject to the persons exercising this reserved right paying a proper proportion according to user of the cost of maintaining repairing and renewing the said right of way AND ALSO EXCEPTING AND RESERVING unto the Vendors and their successors in title a right to lay construct and use a water pipe not exceeding one inch in diameter across Field Ordnance No 243 in the approximate position indicated by a blue line on the said plan annexed hereto Subject to the persons exercising this reserved right being solely responsible for the maintenance repair and renewal of such water pipe TOGETHER with all necessary rights for the Vendors and their successors in title to enter upon so much of Ordnance No 243 as shall be necessary for the purpose of laying constructing maintaining repairing and renewing such water pipe making good all disturbance and damage occasioned thereby with all due despatch."

NOTE: The red and blue lines referred to are shown by a brown broken line and a blue broken line respectively and the right of way coloured brown has been tinted blue on the title plan.

B: Proprietorship Register

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

B: Proprietorship Register continued

Title absolute

- 1 (27.02.2004) PROPRIETOR: KEVIN PAUL HOLLINRAKE and NICOLA SARA HOLLINRAKE of Crayke Castle, Church Hill, Crayke, York YO6 4TA.
- 2 (27.02.2004) The price stated to have been paid on 30 January 2004 was £2,000,000.
- 3 (22.02.2006) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 6 February 2006 in favour of Bank of Scotland PLC referred to in the Charges Register.

C: Charges Register

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

- 1 (07.10.1991) A Conveyance of the land in this title and other land dated 5 February 1960 made between (1) Ronald Broughton Hopkins and Grosvenor Talbot Griffith (Vendors) (2) Thomas Martin Higham and Patience Jane Marietta Higham (Purchasers) contains the following covenants:-

THE Purchasers for themselves and the persons deriving title under them hereby jointly and severally COVENANT with the Vendors and their successors in title as follows:-

(a) That they will maintain in reasonable stockproof condition the fences indicated by "T" marks inside the boundaries on the said plan annexed hereto

(b) That they will maintain the septic tank situate on the property hereby conveyed and the said drainage pipe shown by a red line on the said plan annexed hereto in good working order and condition and will not permit any leakage from the said drainage pipe nor permit crude sewage to discharge into the ditch situate on the adjoining land belonging to the Vendors

(c) That they will maintain repair and renew the gate situate at the point marked "A" on the said plan annexed hereto and also (after erection by the Vendors) the gate and posts situate at the point marked "B" on the said plan."

NOTE: The 'T' marks and points A and B referred are reproduced and the red line is shown by a brown broken line on the title plan.

- 2 (19.08.2004) The land is subject to the rights granted by a Deed dated 10 August 2004 made between (1) Kevin Paul Hollinrake and Nicola Sara Hollinrake (2) Halifax PLC and (3) Yorkshire Water Services Limited.

The said Deed also contains restrictive covenants by the grantor.

NOTE: Copy filed.

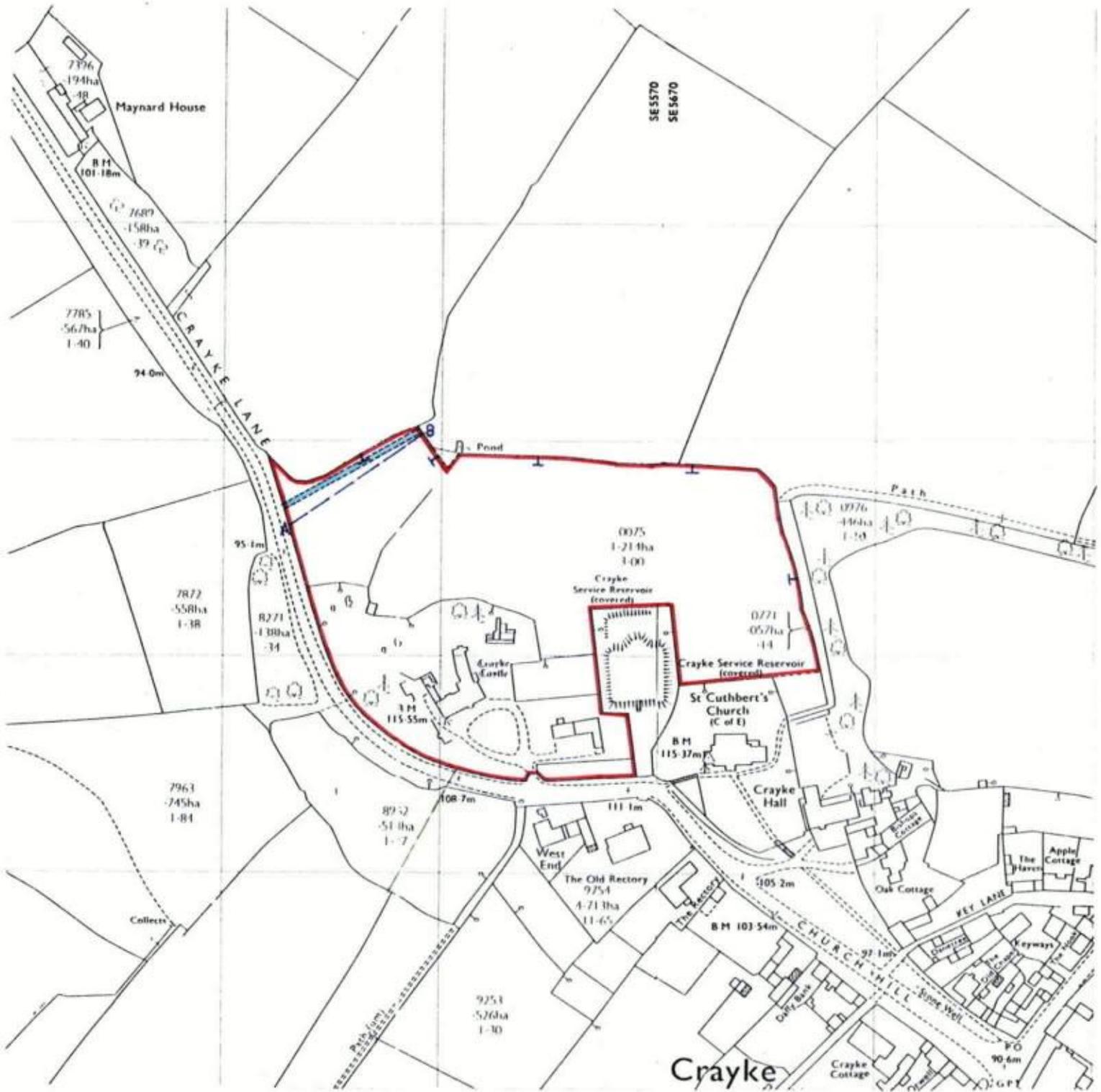
- 3 (22.02.2006) REGISTERED CHARGE dated 6 February 2006.
- 4 (13.11.2008) Proprietor: BANK OF SCOTLAND PLC (Scot. Co. Regn. No. SC327000) of 1 Lovell Park Road, Leeds LS1 1NS.

End of register

H.M. LAND REGISTRY		TITLE NUMBER	
		NYK 111057	
ORDNANCE SURVEY PLAN REFERENCE	SE 5570 SE 5670	Scale 1/2500	
COUNTY NORTH YORKSHIRE	DISTRICT YORK	© Crown Copyright	



The boundaries shown by dotted lines have been plotted from the plans on the deeds. The title plan may be updated from later survey information



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