The electronic official copy of the register follows this message.

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Official copy of register of title

Title number YEA90835 | Edition date 08.07.2021

- This official copy shows the entries on the register of title on 08 JUL 2022 at 12:57:08.
- 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 08 Jul 2022.
- 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.

EAST RIDING OF YORKSHIRE

1 The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Land at Minster Way, Beverley.

2 (05.05.1987) A Conveyance of the land in this title and other land and other land dated 1 April 1987 made between (1) George Richard Odey (Vendor) and (2) Hall Farm (Routh) Limited (Purchaser) is expressed to grant the following rights:-

"As to the lands thirdly fourthly fifthly and sixthly hereinbefore described TOGETHER ALSO WITH the right of access with or without animals and vehicles at all times to from over and along the roads or ways shown coloured mauve on the said plan and for all purposes connected with the said land."

NOTE 1: The lands thirdly, fourthly, fifthly, and sixthly referred to are edged green, brown, purple, and yellow respectively on the Conveyance plan.

NOTE 2: Copy plan filed under HS129245.

NOTE 3: The land in this title comprises part of the land edged green, brown, purple and yellow referred to above.

3 (05.05.1987) The Conveyance dated 1 April 1987 referred to above contains the following provision:-

"THE ownership of all fences and walls is indicated by an inward facing 'T' and the Purchaser for itself and its successors hereby covenants with the Vendor for ever hereafter to maintain the same at its own expense and where such boundary walls and fences are owned jointly with the adjoining owner then the Purchaser shall pay a due proportion of such maintenance."

4 (07.05.2019) The land has the benefit of any legal easements reserved by a Transfer of other land adjoining the land in this title dated 5 April 2019 made between (1) RFB Trustees One Limited and RFB Trustees Two Limited and (2) Linden (Beverley) LLP but is subject to any rights that are granted by the said deed and affect the registered land.

A: Property Register continued

NOTE: Copy filed under YEA90830.

5 (07.05.2019) The land has the benefit of any legal easements reserved by a Transfer of other land on the west side of the land in this title dated 5 April 2019 made between (1) RFB Trustees One Limited and RFB Trustees Two Limited and (2) Linden (Beverley 2) LLP but is subject to any rights that are granted by the said deed and affect the registered land.

NOTE: Copy filed under YEA90831.

6 (07.05.2019) The land has the benefit of any legal easements reserved by a Transfer of other land adjoining the land in this title dated 5 April 2019 made between (1) RFB Trustees One Limited and RFB Trustees Two Limited and (2) Strata Homes Yorkshire Limited but is subject to any rights that are granted by the said deed and affect the registered land.

NOTE: Copy filed under YEA90832.

7 (21.10.2020) The land has the benefit of any legal easements granted by a Deed of Mutual Grant dated 14 October 2020 made between (1) Linden (Beverley) LLP (2) Linden (Beverley 2) LLP (3) Linden (Beverley 3) LLP (4) Linden (Beverley 4) LLP and (5) Strata Homes Yorkshire Limited but is subject to any rights that are granted by the said deed and affect the registered land.

NOTE 1: The easements granted by Schedule 1 of the deed are in part granted over title numbers YEA92197 and YEA92198 first registered with possessory title on 22 December 2009 and are consequently not binding on any right or interest adverse to or in derogation of the title of the first registered proprietor of those titles.

NOTE 2: Copy filed under HS148727.

8 (08.07.2021) 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.

9 (08.07.2021) The land has the benefit of any legal easements reserved by transfers of land removed from the title shown edged and numbered in green on the title plan.

10 (08.07.2021) The land has the benefit of rights of entry for the purposes of constructing, inspecting, maintaining, repairing, redecorating or renewing any buildings, shared access way(s), walls, gates or fences reserved by transfers of land removed from the title shown edged and numbered in green 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.

Title absolute

1 (07.05.2019) PROPRIETOR: LINDEN (BEVERLEY) LLP (LLP Regn. No. OC407202) of Cowley Business Park, High Street, Cowley, Uxbridge UB8 2AL and STRATA HOMES YORKSHIRE LIMITED (Co. Regn. No. 01596961) of Quaypoint, Lakeside Boulevard, Doncaster DN4 5PL.

2 (07.05.2019) The price stated to have been paid on 5 April 2019 for the land in this title and in title YEA92198 was £1.

3 (07.05.2019) RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.

4 (07.05.2019) RESTRICTION: No disposition of the part of the registered estate shown tinted pink and yellow on the title plan by the proprietor of the registered estate, or by the proprietor of any registered

B: Proprietorship Register continued

charge, not being a charge registered before the entry of this restriction, is to be registered without a written consent signed by RFB Trustees One Limited (Company Number 2435701) and RFB Trustees Two Limited (Company Number 2435730) of Citadel House, 58 High Street, Hull HU1 1QE or their conveyancer.

5 (07.05.2019) RESTRICTION: No disposition of the part of the registered estate shown tinted blue and yellow on the title plan (other than a charge) by the proprietor of the registered estate is to be registered without a certificate signed by RFB Trustees One Limited (Company Number 2435701) and RFB Trustees Two Limited (Company Number 2435730) of Citadel House, 58 High Street, Hull HU1 1Q or their conveyancer or the registered proprietor for the time being of the estate registered under title number HS129245 that the provisions of Clause 15.6 of a Transfer dated 5th April 2019 and made between (1) RFB Trustees One Limited and RFB Trustees Two Limited and (2) Linden (Beverley) LLP and Strata Homes Yorkshire Limited have been complied with or that they do not apply to the disposition.

C: Charges Register

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

1 (16.01.2020) The land is subject to any rights that are granted and reserved by a Transfer of an electricity substation lying to the north of the land in this title dated 18 December 2019 made between (1) Linden (Beverley) LLP (Transferor) and (2) The Electricity Network Company Limited (Transferee) and affect the registered land.
The said Deed also contains restrictive covenants by the transferor.

NOTE: Copy filed under YEA93794.

2 (24.01.2020) The land is subject to any rights that are granted and reserved by a Transfer of a Gas Governor Site at Minster Way, Beverley which lies to the north east of the land in this title dated 18 December 2019 made between (1) Strata Homes Yorkshire Limited (Transferor) (2) Linden (Beverley 4) LLP and Linden (Beverley) LLP (Grantor) and (3) GTC Pipelines Limited (Transferee) and affect the registered land.
The said Deed also contains restrictive covenants by the grantors and transferor.

NOTE: Copy filed under YEA93912.

3 (17.11.2020) A Transfer of an electricity sub-station lying to the North-West of the land in this title dated 11 November 2020 made between (1) Strata Homes Yorkshire Limited (2) Linden (Beverley) Llp (3) Linden (Beverley 4) Llp and (4) The Electricity Network Company Limited contains restrictive covenants by the transferor and grantor.

NOTE: Copy filed under YEA96088.

4 (17.11.2020) The land is subject to the rights granted by the Transfer dated 11 November 2020 referred to above.

5 (02.07.2021) The land is subject to any rights that are granted by a Deed dated 20 August 2020 made between (1) Linden (Beverley) LLP, Linden (Beverley 4) LLP and Strata Homes Yorkshire Limited and (2) Northern Powergrid (Yorkshire) Plc and affect the registered land.
The said Deed also contains restrictive covenants by the grantor.

NOTE: Copy filed under HS148727.

6 (08.07.2021) The estate roads are subject to rights of way with or without vehicles (but on foot only over those parts not intended for vehicular use granted by transfers of the parts edged and numbered green on the title plan.

7 (08.07.2021) The maintained areas are subject to rights of user granted by transfers of the parts edged and numbered green on the title plan.

8 (08.07.2021) The land is subject to rights of drainage and rights in respect of water, gas, electricity and other services granted by

C: Charges Register continued

transfers of the parts edged and numbered green on the title plan.

9 (08.07.2021) The parts of the land affected thereby which adjoin the parts edged and numbered in green on the title plan are subject to rights of subjacent and lateral support, protection and projection granted by transfers of the parts so edged and numbered.

10 (08.07.2021) The parts of the land affected thereby which adjoin the parts edged and numbered in green on the title plan are subject to rights of entry for the purposes of inspecting, maintaining or renewing property or shared access way(s) and inspecting, maintaining and renewing service installations granted by transfers of the parts so edged and numbered.

End of register