

Title Number : NYK250726

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 1 JAN 2018 at 12:53:12 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	: NYK250726
Address of Property	: Silpho Brow Cottage, Silpho, Scarborough (YO13 0JP)
Price Stated	: £90,000
Registered Owner(s)	: DAVID WALTER SHIPMAN and JACQUELINE SHIPMAN of Silpho Brow Cottage, Silpho, Scarborough, North Yorkshire YO13 0JP.
Lender(s)	: Lloyds Bank PLC

Title number NYK250726

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 1 JAN 2018 at 12:53:12. 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.

This copy is not 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. If you want to obtain an official copy, the HM Land Registry web site explains how to do this.

A: Property Register

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

NORTH YORKSHIRE : SCARBOROUGH

1 (15.08.1989) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Silpho Brow Cottage, Silpho, Scarborough (Y013 0JP).

2 A Conveyance of the land in this title and other land dated 24 August 1954 made between (1) The Right Honourable Patrick Gilbert (Fourth) Baron Derwent (Vendor) (2) Coutts and Company and (3) Herbert Wilfred Welburn and Eleanor Mary Welburn is expressed to grant the following rights. The Conveyance also reserved the following rights and this registration takes effect subject thereto.

"Together with the right for the purchasers (in common with the vendor) to the flow of water as now enjoyed through the supply pipe from the South West corner of Field No 5 on the said plan Subject to the purchasers paying to the vendor a moiety of the cost of any renewals and repairs at the springhead and of the supply pipe passing through the property hereby conveyed.

..... with the benefit of:- (a) a public Bridle Way running from the North West Corner of Field Number 7 South East across the property hereby conveyed to the North East Corner of Field Number 1 as shewn on the said plan; (b) a public Right of way from the North West Corner of Field Number 5 as shewn on the said plan.

EXCEPTING AND RESERVING unto the Vendor the said water supply pipe running through the property hereby conveyed from the South West corner of Field Number 5 to other property of the Vendor known as Kirkless Farm as shewn on the said plan and with liberty at all times for the Vendor by himself or the persons claiming through or under him or his Agents and workmen with or without materials to enter upon the property hereby conveyed for the purposes of inspecting maintaining repairing enlarging or renewing the said supply pipe at the cost of the Vendor or the persons claiming through or under him but without making or paying any compensation except for wilful damage the purchasers paying to the Vendor or the persons claiming through or under him a moiety of the cost of any necessary renewals and repairs at the springhead and to the supply pipe passing through the property hereby conveyed he the Vendor keeping the same cleansed and in good repair and condition"

NOTE: The Bridle Way, the Public right of way and fields No'd 1, 5, 7 and 22 referred to are shown on the plan to the Conveyance dated 1 April 1970 referred to below.

3 The land has the benefit of the following rights granted by a Conveyance of the land in this title and other land dated 1 April 1970 made between (1) Herbert Wilfred Welburn and Eleanor Mary Welburn and (2) Clifford Wilfred Welburn and Jean Agnes Welburn (Purchasers):-

"There is included in this Conveyance a right of way for all purposes for the Purchasers the owners and occupiers of the Property over the road shown by a dotted line on the plan leading from the North-east corner of Field No 6 to the Property"

NOTE: Copy plan filed under NYK76606.

4 The land in this title and other land has the benefit of the following

A: Property Register continued

rights reserved by a Conveyance of land lying to the West of the land in this title dated 3 May 1989 made between (1) Alan Temple and Maureen Theresa Temple (Vendors) and (2) Malcolm Trevor Dunn (Purchaser):-

EXCEPTING AND RESERVING to the Vendors out of the Property hereby conveyed full rights for the benefit of their retained Property edged blue on the annexed plan of a water supply to their retained Property as now enjoyed through the supply by running through the fields hereby conveyed with the necessary rights of entry for the purpose of renewal maintainance and repair subject to the Vendors paying a proper proportion of the cost of any renewal and repair.

NOTE: The land edged blue referred to includes the land in this title.

5 (25.02.1994) The land has the benefit of the following rights reserved by the Transfer dated 7 January 1994 referred to in the Charges Register:-

"excepted and reserved from the demise are those rights set out in the Second Schedule

SECOND SCHEDULE
Rights excepted and reserved unto the Vendor
and its successors in title

1. The right for the Vendor and its successors in title to maintain and use the pipes wires gutters and drains now or at any time within 80 years from now laid or running through under or over the property for the passage of gas water electricity and soil to and from other parts of the retained land the person exercising the right contributing a fair proportion of the cost of cleaning maintaining repairing and replacing any such facility used in common for the benefit of the property and any part of the retained land

2. The right of support from the property and the buildings on it for any part of the retained land and the buildings on it

3. The right of free access of light and air over and across the property to all parts of the retained land

4. The right where necessary to enter any part of the property which is not built upon at all reasonable times on giving at least seven days' notice (except in case of emergency) with or without scaffolding and appliances to inspect clean maintain repair and replace any building on any other part of the retained land the person exercising the right promptly making good all damage occasioned

5. The Vendor reserves the right for the owners and occupiers of the retained land to carry on all usual farming activity on it (but subject to the covenants in the Fourth Schedule)

6. The Vendor reserves the right at any time within 80 years to lay and thereafter to maintain pipes or cables for water electricity gas or other services under the property subject to properly making good all damage occasioned thereby."

NOTE 1: The retained land referred to includes the land in this title

NOTE 2: The Fourth Schedule referred to is set out in the Charges Register.

6 (30.10.1997) The land has the benefit of the following rights reserved by but is subject to the following rights granted by a Transfer dated 24 February 1997 referred to in the Charges Register.

"The sale includes the rights set out in Schedule 3

There are reserved out of the sale the rights set out in Schedule 4

SCHEDULE 3 - Rights Granted

.....
..

A: Property Register continued

2. A right of soakaway of foul water
3. A right to use the water abstraction plant and pipes now serving the property and the retained land subject to contributing to the cost of supply repair maintenance and compliance with statutory or other requirements pro-rata with use This grant does not imply that the Transferor has any or any sufficient right in respect of the water
4. A right to take water (continuously with the Transferor) from the spring supply For the avoidance of doubt this provision does not affect the statutory rights of both parties to abstract water
5. A right to use the plant equipment and pipe work installed or to be installed on the retained land for the purpose of supplying mains water
6. A right to use the septic tank now serving the property subject to contributing to the cost of repair and maintenance pro-rata with use This right extends to any plant and equipment for the disposal and treatment of foul water which replaces the existing septic tank whether in the same location or otherwise

SCHEDULE 4 - Rights Reserved

1. A right of way for all times and for all purposes over and along the land coloured blue on the plan
2. A right to use and maintain the pipes wires gutters drains and all other plant and equipment which is now or may at any time within 80 years from now be laid or running through under or over the property for the passage of any services (including those which do not yet exist) the person exercising the right contributing a fair proportion of the cost of cleaning maintaining repairing and replacing any such services used in common
3. A right to lay and thereafter maintain services of any description under the land coloured blue subject to making good the surface thereof."

NOTE: Copy plan filed under NYK188082.

- 7 (06.02.1998) The land has the benefit of but is subject to the rights granted by a Deed dated 22 January 1998 made between (1) Pamela Mary Taylor (2) Barrim Limited and (3) Peter Sydney Davey and Sheila Davey.

NOTE: Copy filed under NYK196965.

- 8 (04.04.2001) The land has the benefit of the following rights reserved by a Transfer of the land adjoining part of the western boundary of the land in this title dated 11 December 2000 made between (1) Barrim Limited (Transferor) and (2) Maurice Reginald Cass and Joan Winifred Cass (Transferee):-

Excepting and reserving a right for the Transferor and their successors in title to maintain and use all pipes for the supply of water to the remainder of the land retained by the Transferor with powers at any time (upon giving at least 24 hours notice except in case of emergency) to enter upon the land hereby agreed to be sold in order to inspect clean maintain renew and connect into such pipes and Except and reserving also a right for the Transferor and its successors in title a right of access to the spring water tank situate on the land hereby transferred and the right to draw water therefrom PROVIDED FURTHER that the Seller shall make good any damage caused by the exercise of the rights contained in this clause"

NOTE: The 'land retained' referred to above includes the land in this title.

- 9 (22.05.2001) The land has the benefit of the rights granted by the Transfer dated 2 June 2000 referred to in the Charges Register.
- 10 (22.05.2001) The Transfer dated 2 June 2000 referred to above contains a provision as to the supply of spring water.

A: Property Register continued

- 11 (26.08.2015) By a Deed dated 23 May 2011 made between (1) David Walter Shipman and (2) Jacqueline Shipman and (2) Peter Sydney Davey and Sheila Davey the rights granted by the Deed dated 22 January 1998 referred to above were released as therein mentioned.

The said Deed dated 23 May 2011 also reserves rights.

NOTE: Copy Deed filed under NYK201086.

- 12 (26.08.2015) By a Deed dated 9 July 2015 made between (1) David Walter Shipman and Jacqueline Shipman and (2) Peter Sydney Davey and Sheila Davey the terms of the Deed dated 23 May 2011 were varied as therein mentioned.

NOTE: Copy Deed filed under NYK201086.

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 (22.05.2001) PROPRIETOR: DAVID WALTER SHIPMAN and JACQUELINE SHIPMAN of Silpho Brow Cottage, Silpho, Scarborough, North Yorkshire YO13 0JP.
- 2 (22.05.2001) The price stated to have been paid on 2 June 2000 was £90,000.
- 3 (05.01.2017) RESTRICTION: No disposition of the registered estate other than a charge by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction is to be registered without a certificate signed by a conveyancer that the provisions of Schedule 3 Paragraph 3 of the Deed dated 9 July 2015 referred to in the Property Register have been complied with or that they do not relate to the disposition.

C: Charges Register

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

- 1 A Conveyance of the land in this title and other land dated 3 May 1989 made between (1) Fiona Iris Hilda Cardwell (Vendor) and (2) Alan Roger Temple and Maureen Theresa Temple (Purchasers) contains the following covenants:-

"THE Purchasers for themselves and their successors in title jointly and severally covenant with the Vendor and her successors in title so as to bind the land hereby conveyed not to cause any damage or interference with the water supply pipes running through the property hereby conveyed"

- 2 (25.02.1994) A Transfer of the land tinted pink on the filed plan and other land dated 7 January 1994 made between (1) Barrim Limited (Vendor) and (2) David Bell and Kathryn Denise Bell (Purchasers) contains the following covenants by the Vendor:-

"The Vendor so as to bind itself and its successors in title for the benefit and protection of the property or any part of it covenants with the Purchasers that it will observe and perform all those restrictive covenants set out in the Fourth Schedule but only so as to bind those parts of fields numbered 0030 and 1415 which form part of the retained land

C: Charges Register continued

1. Not to bring or keep pigs on the retained land
2. Not to bring or keep caravans on the retained land except not more than one caravan for the personal or domestic use of the Vendor
3. Not to use the retained land for commercial kennels or cattery."

NOTE: Copy Transfer filed under NYK148861.

- 3 (25.02.1994) The land is subject to the following rights granted by the Transfer dated 7 January 1994 referred to above:-

"Included in the demise are those rights set out in the First Schedule

FIRST SCHEDULE

Rights transferred to the Purchasers and their successors in title

1. The right at all times and for all purposes in connection with the use and enjoyment of the property as a private residence and smallholding to use and maintain the septic tank whose petition is shown edged with a green line on the plan and all pipes wires gutters and drains now or at any time within 80 years from now laid or running through under or over of the retained land for the passage of gas water electricity or soil to and from the property the person exercising the right contributing a fair proportion of the costs of cleaning maintaining repairing and replacing any septic tank pipe wire gutter or drain used in common for the benefit of the property and any part of the retained land
2. The right of support of all buildings on the property from the retained land
3. The right where necessary to enter the retained land which is not built upon at all reasonable times on giving at least seven days' notice (except in case of emergency) with or without workmen scaffolding and appliances to inspect clean maintain repair and replace any building on the property the person exercising the right promptly making good all damage occasioned."

NOTE: Copy transfer filed under NYK148861.

- 4 (30.10.1997) A Transfer of the land tinted blue on the filed plan and other land dated 24 February 1997 made between (1) Barrim Limited (Transferor) and (2) Pamela Mary Taylor (Transferee) contains the following covenants by the Transferor:-

"For the benefit of the property hereby transferred the Transferor hereby covenants with the Transferee in the terms set out in Schedule 2

SCHEDULE 2 - Transferors Covenants

1. Not to bring or keep pigs on such of the retained land as lies within 50 metres of any part of the property hereby transferred
2. Not to use the property for commercial kennels or cattery."

NOTE: The land in this title forms part of the retained land referred to.

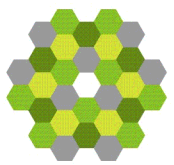
- 5 (22.05.2001) A Transfer of the land in this title dated 2 June 2000 made between (1) Barrim Limited and (2) David Walter Shipman and Jacqueline Shipman contains restrictive covenants.

NOTE: Copy filed.

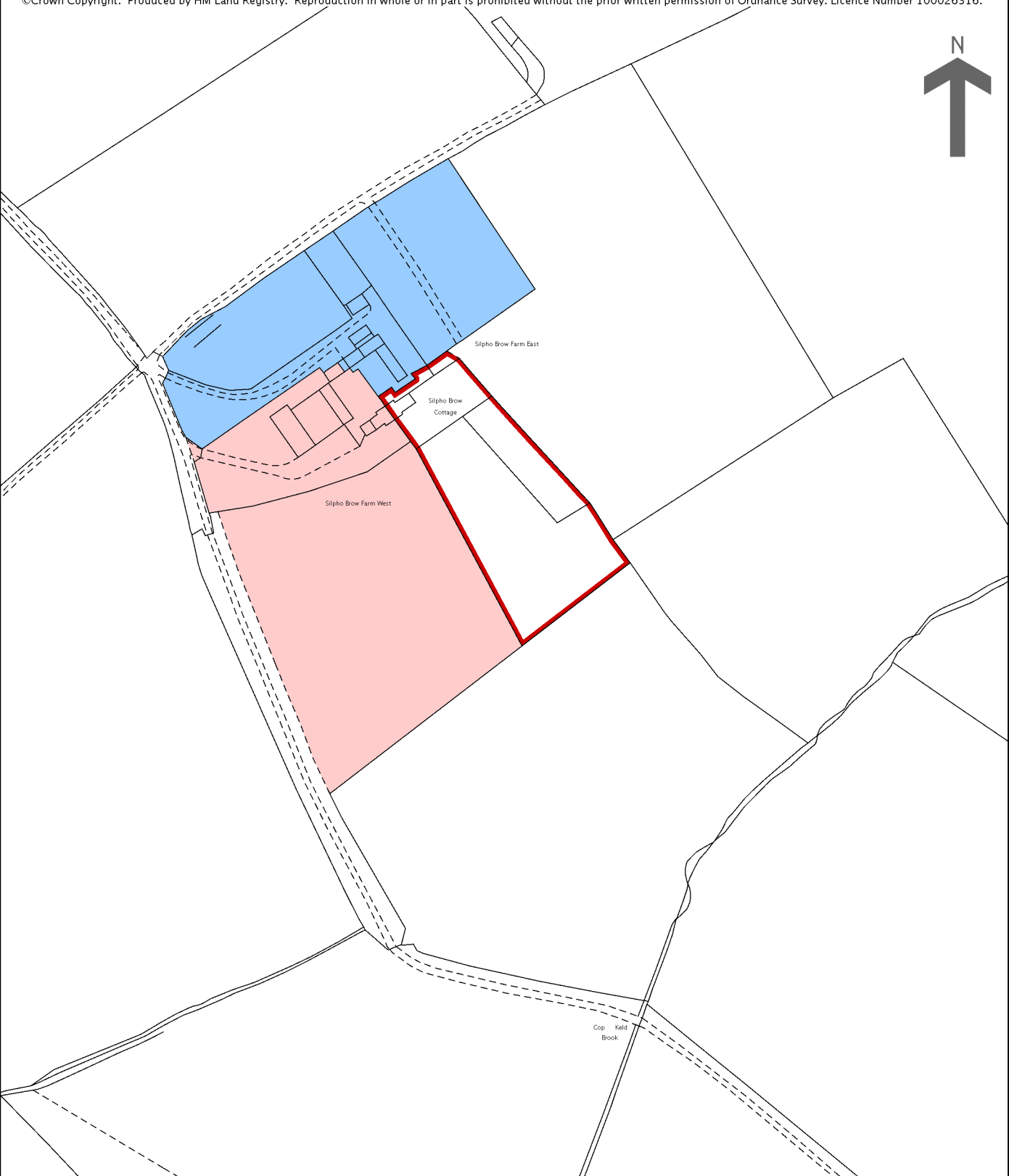
- 6 (27.05.2009) REGISTERED CHARGE dated 22 May 2009.

- 7 (27.05.2009) Proprietor: LLOYDS BANK PLC (Co. Regn. No. 2065) of Registrations, Secured Assets, Barnett Way, Gloucester GL4 3RL.

End of register



©Crown Copyright. Produced by HM Land Registry. Reproduction in whole or in part is prohibited without the prior written permission of Ordnance Survey. Licence Number 100026316.



This is a copy of the title plan on 1 JAN 2018 at 12:53:12. 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.

This copy is not an 'Official Copy' of the title plan. An official copy of the title plan 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. If you want to obtain an official copy, the HM Land Registry web site explains how to do this.

HM Land Registry endeavours to maintain high quality and scale accuracy of title plan images. The quality and accuracy of any print will depend on your printer, your computer and its print settings. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by HM Land Registry, Durham Office.

A close-up photograph of a light-colored horse's head, showing its eye, ear, and nose. The horse is looking slightly to the left. The background is dark and out of focus.

UNDERSTAND YOUR HORSE

**An introduction to horse
behaviour, body language
and training**

August 3 & 4 2019

**Two one day workshops
All for Horses, N. Yorkshire**

**Justine Harrison CHBC
Equine Behaviour Consultant**

**For event details and tickets visit
equinebehaviourist.co.uk/events**

UNDERSTAND YOUR HORSE

**An introduction to horse behaviour, body language and training.
August 3 & 4 2019 All For Horses, Scarborough, North Yorkshire**

SATURDAY AUGUST 3

Equine behaviourist Justine Harrison will be presenting a one day workshop on equine behaviour and body language. The day will include presentations as well as observational exercises with horses. You will benefit from an improved understanding of how your own horse behaves and communicates.

You will learn about:

- different aspects of horse behaviour (including play, sleep, their social life, eating, drinking, movement, reproduction etc)
- the horse's behavioural needs
- tips to improve your horse's behaviour and reduce stress
- equine communication
- reading equine body language
- how to recognise pain, stress and fear
- how to assess emotional thresholds
- practical observation of the horse's body language

A better understanding of horse behaviour and body language can help you improve your relationship with your own horse and give you the confidence to make better informed choices about riding, handling, training and competing.

***For more information and to buy tickets visit
www.equinebehaviourist.co.uk/events.***

SUNDAY AUGUST 4

A one day workshop looking at how horses learn and the principles of training. In a combination of classroom and practical sessions with horses you will learn about effective handling and training techniques.

You will learn about:

- The principles of training
- Why different techniques may or may not work
- Introduction to Learning Theory – the science of how horses learn
- The effects different training methods have on the horse
- How to create the best environment for your horse to learn
- How to assess your horse's emotional thresholds
- Training using LIMA (Least Invasive, Minimally Aversive) principles
- What makes a great trainer
- Retraining your horse to enjoy a fearful task (eg. clipping, jabs)
- When to stop training

TICKETS

You can attend either day, or both days.

Early Bird before July 10: One day £65, both days £120

After July 10: One day £80, both days £150.

Ticket price includes refreshments but attendees are recommended to bring a packed lunch.

How you can help

We are able to continue our work only because of generous caring people

All donations help both horses and the local community

- £4 will feed one horse for one day
- £40 pays for an annual dental check-up and treatment
- £500 will worm all our horses for one year

Help us when you've gone

Once you've taken care of your loved ones, including us in your will is an amazing way to demonstrate your ongoing love for horses and give something back. Legacies help us continue and expand our work rehabilitating and rehoming horses



Get involved

You don't have to be horsey or have special skills to volunteer, just be willing to help and have a few hours to spare

Contact Us

01723 871 957 allforhorses@outlook.com
 07748 101 117 allforhorses.org.uk

All For Horses Rescue
Silpho Brow Farm West
Silpho Brow
Scarborough
North Yorkshire
YO13 0JP

All For Horses is operated by The Animal Hostel Trust, registered charity no. 1001513

Donate today

Title.....
 Name.....
 Address.....

 Postcode.....

 Email.....

One off payment

I would like to make a donation of:
 £10 £20 Other £.....
 Please accept my cheque/postal order (made payable to All for Horses)

Regular gift

Instruction to your Bank or Building Society to pay by Direct Debit. Please fill in this form and return it to us (not your bank).

I would like to make a regular donation of:
 £10 £20 Other £.....

Payable every:
 Week Month Other.....
 To: The Manager
 Name of Bank/Building Society.....
 Address of Bank/Building Society.....

Postcode.....
 Name of account holder(s).....

 Branch Sort Code:.....
 Account No:.....

Signed..... Date.....



All For Horses
Rescue and rehoming

allforhorses.org.uk

So much more than horse rescue

We are a small registered charity that rescues and rehomes unwanted horses and ponies and cares for them until their new family finds them. Volunteers and local people spend quality time with our horses, which has important benefits for both people and horses



Our aims:

1. To provide care, rehabilitation and rehoming facilities for unwanted, neglected or abused horses, ponies and donkeys
2. To provide advice and practical help to people needing to rehome their horse for financial or other reasons, including family bereavement
3. To actively promote greater knowledge and understanding of the nature of horses, resulting in better welfare, handling, training and treatment
4. To provide training, volunteer opportunities and work experience to our local community, including disadvantaged or socially excluded people of all ages and backgrounds

Our approach

Our horses enjoy a natural life, in small herds with their friends in large fields - which is where most horses prefer to be - though we also have warm, cosy stables available for those that want them.



We work closely with vets, therapists, farriers and physiotherapists to keep our horses happy and healthy



We embrace horse-friendly training methods and understand that horses are individuals - there is no "one size fits all" solution



Some of our horses have suffered abuse and trauma, so need lots of help and support before they are ready to move on to a new home.

Even some modern training and 'breaking' methods still in regular use cause pain and suffering. We address this issue through education and example.





Open 6 to 7pm

Thursday 1st August 2019

At: Church Becks, Scalby YO13 0SA

Tack

Sale



Equine Table Top Sale

Used horsey bargains - riding wear, rugs, saddles, bridles

Only £5 to book a table - please ring 07748 101 117 or email allforhorses@outlook.com

Sellers set up at 5.30pm

All table booking proceeds go to the Animal Hostel Trust Rescue Charity



Open 6 to 7pm

Thursday 1st August 2019

At: Church Becks, Scalby YO13 0SA

Tack

Sale



Equine Table Top Sale

Used horsey bargains - riding wear, rugs, saddles, bridles

Only £5 to book a table - please ring 07748 101 117 or email allforhorses@outlook.com

Sellers set up at 5.30pm

All table booking proceeds go to the Animal Hostel Trust Rescue Charity