

Title Number : SYK674280

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 23 MAY 2021 at 07:53:21 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	: SYK674280
Address of Property	: Hillsborough Football Stadium, Leppings Lane, Sheffield (S6 1SW)
Price Stated	: Not Available
Registered Owner(s)	: SHEFFIELD WEDNESDAY FOOTBALL CLUB LIMITED (Co. Regn. No. 02509978) of Hillsborough Football Stadium, Leppings Lane, Sheffield S6 1SW.
Lender(s)	: None

Title number SYK674280

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 23 MAY 2021 at 07:53:21. 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. Except as mentioned below, the title includes any legal easements granted by the registered lease but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

SOUTH YORKSHIRE : SHEFFIELD

- 1 (22.07.2019) The Leasehold land demised by the lease referred to below which lies within the area shown edged with red on the plan of the above Title filed at the Registry and being Hillsborough Football Stadium, Leppings Lane, Sheffield (S6 1SW).
- 2 (22.07.2019) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : 28 June 2019
Term : 30 years from and including 28 June 2019
Parties : (1) Sheffield 3 Limited
(2) Sheffield Wednesday Football Club Limited
- 3 (22.07.2019) The Lease prohibits or restricts alienation.
- 4 (22.07.2019) The landlord's title is registered.

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 (22.07.2019) PROPRIETOR: SHEFFIELD WEDNESDAY FOOTBALL CLUB LIMITED (Co. Regn. No. 02509978) of Hillsborough Football Stadium, Leppings Lane, Sheffield S6 1SW.

C: Charges Register

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

- 1 (22.07.2019) A Conveyance of the freehold estate in the land tinted pink on the title plan dated 13 June 1899 made between (1) James Willis Dixon and George Curtis Price (Vendors) and (2) The Wednesday Football Club Limited (Purchaser) contains the following covenants:-

"The Purchasers hereby for themselves their successors and assigns covenant with the Vendors their heirs successors and assigns in manner following that is to say:-

(a) The wall along Penistone Road abutting on the property hereby assured shall be a rocky stone wall built in mortar and properly coped and surmounted or not (at the option of the Purchasers) with palisading and all buildings erected on the property fronting to Penistone Road

C: Charges Register continued

aforesaid shall be stone fronted

(b) No Urinals or privies not being permanent outbuildings to houses shall be erected within twelve feet of the boundary as shewn on the plan by dotted lines

(c) No offensive trade or business shall be carried on upon the property or any buildings for the time being thereon

(d) No building other than fence walls or the bay windows of houses shall be erected within Nine feet of Penistone Road aforesaid

(e) The Purchasers shall immediately after taking possession of the property fence off the boundary marked A to B on the said plan by a boarding or post or rail or some other sufficient fence

(f) No wall hoarding or building exceeding thirty feet in height above the present surface of the ground shall be erected within a distance of 12 feet of the boundary as shewn on the plan by dotted lines except the boundary C to D on the said plan and no lights or windows overlooking the adjoining property of the Vendors shall be put out within twelve feet of the same boundary

(g) The property shall not at any time be used for Professional handicap foot racing for wages, rabbit coursing or pigeon shooting"

NOTE: Points A B C and D referred to are reproduced on the title plan.

- 2 (22.07.2019) An Agreement dated 2 November 1961 made between (1) Sheffield Corporation and (2) Blakeley (Developments) Limited relates to the erection of a block of garages over a sewer.

NOTE: Copy filed under SYK366565.

- 3 (22.07.2019) The parts of the land affected thereby are subject to the following rights granted by a Lease of the Electricity Sub-Station shown edged and numbered 1 in blue on the title plan dated 18 March 1992 made between (1) Sheffield Wednesday Football Club PLC (Lessor) and (2) Yorkshire Electricity Group PLC (Yorkshire Electricity) and which Lease is referred to in the Schedule of Leases hereto:-

"Full and free rights (i) to the intent that the same shall be appurtenant to the demised land at all times with or without vehicles to pass and repass over the Lessors car park between Points A and B on the said plan (for the purpose only of gaining access to the access land as hereinafter defined) and from there across the land shown coloured brown on the said plan and key plan (hereinafter called "the access land") and (ii) to the intent that the same shall be appurtenant to the demised land and/or the electricity distribution system of Yorkshire Electricity (a) to enter upon break open and excavate in the land shown coloured green on the said plan and key plan (hereinafter called "the underground cable land") and to lay place use inspect repair maintain renew replace remove or render unusable underground electric lines therein and thereunder (b) to enter upon the land of the Lessor 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 Lessor"

NOTE: Copy Plan filed under SYK384069.

- 4 (22.07.2019) An Agreement dated 10 November 1995 made between (1) Yorkshire Water Services Limited and (2) Sheffield Wednesday Football Club PLC relates to the erection of a bridge over a sewer.

NOTE: Copy filed under SYK366565.

- 5 (22.07.2019) The land is subject to the rights granted by a Deed of Grant dated 15 February 2006 made between (1) Sheffield Wednesday Football Club Limited and (2) Yorkshire Water Services Limited.

The said Deed also contains restrictive covenants by the grantor.

NOTE: Copy filed under SYK384069.

C: Charges Register continued

- 6 (22.07.2019) The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto.
The leases grant and reserve easements as therein mentioned.

NOTE: Unless otherwise stated, the lease of the land in this title takes effect as a concurrent lease in relation to the leases referred to in the schedule of leases hereto.

- 7 (22.07.2019) The parts of the land affected thereby are subject to the rights granted by a Lease of a Telecommunications cabinet dated 31 July 2006 referred to in the schedule of leases hereto.

NOTE: Copy lease filed under SYK529754.

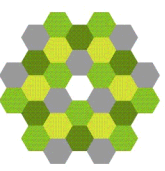
Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	22.07.2019 Edged and numbered 1 in blue	Electricity Sub-Station	18.03.1992 60 years from 1.3.1992	SYK316528
	NOTE: See entry in the Charges Register relating to rights granted by this lease.			
2	29.01.2007 Edged and numbered 2 in blue (NSE)	Telecommunications cabinet	31.07.2006 15 years from 31.7.2006	SYK529754
	NOTE: See entry in the Charges Register relating to rights granted by this lease.			

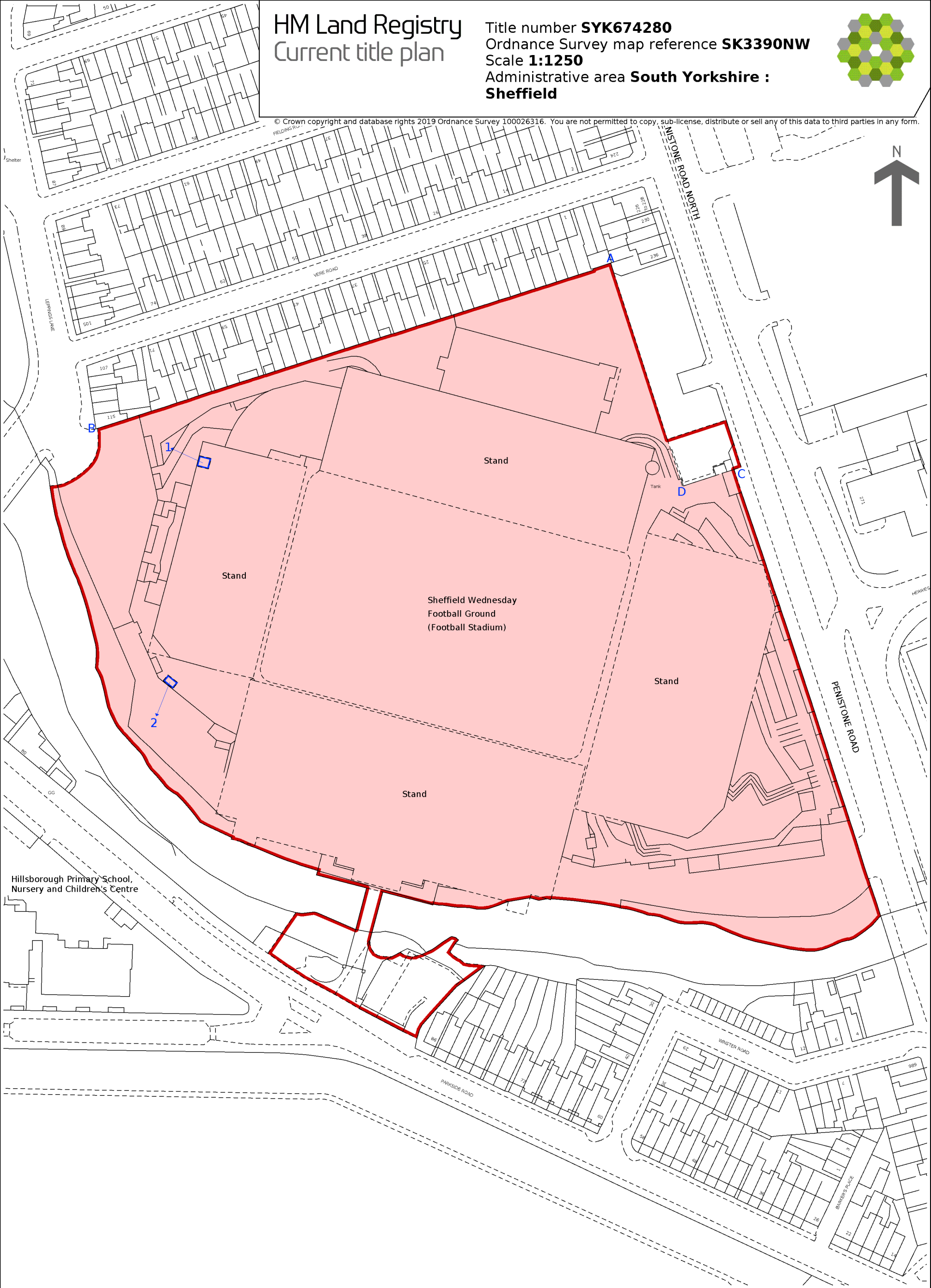
End of register

HM Land Registry Current title plan

Title number **SYK674280**
Ordnance Survey map reference **SK3390NW**
Scale **1:1250**
Administrative area **South Yorkshire :**
Sheffield



© Crown copyright and database rights 2019 Ordnance Survey 100026316. You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form.



This is a copy of the title plan on 23 MAY 2021 at 07:53:21. 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, Nottingham Office.