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PRODUCED
11 OCT 1989
FINANCIAL
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THIS CONVEYANCE is made the 22nd day of September One Thousand Nine Hundred and Eighty Nine BETWEEN AYOT INVESTMENTS LIMITED of 11 Howitt Road London NW3 (hereinafter called "the Vendor") of the one part and THOMAS LIONEL GIBSON of 4A St Thomas Square Newcastle Upon Tyne (hereinafter called "the Purchaser") of the other part

WHEREAS the Vendor is seised of the property hereinafter described in fee simple in possession free from incumbrances and has agreed with the Purchaser for the sale to him of the said property to the Purchaser in fee simple free from incumbrances at the price of EIGHTY TWO THOUSAND POUNDS

NOW THIS DEED WITNESSETH as follows :

1. IN CONSIDERATION of the sum of EIGHTY TWO THOUSAND POUNDS paid by the Purchaser to the Vendor (the receipt whereof the Vendor hereby acknowledges) the Vendor as Beneficial Owner HEREBY CONVEYS unto the Purchaser ALL THOSE pieces of freehold land situate and known as East Cocklake Farm and for the purposes of identification shown coloured round with blue on the plan annexed hereto TOGETHER with the dwellinghouse and buildings erected thereon EXCEPT AND RESERVED unto the owners or occupiers of the land adjoining the property hereby conveyed to the South East and known as East Cocklake Fell a right of way at all times with or without vehicles over the access track the approximate position of which is shown coloured green on the plan attached hereto the said right being for the purpose of using the said adjoining land as agricultural or forestry land and for no other purpose EXCEPT AND RESERVED ALSO to the owner or occupier of the adjoining land to the North East known as Lovelady Fell a right of way at all times and for all purposes along the access track the approximate position of which is shown coloured yellow on the plan attached hereto



TO HOLD the same **SUBJECT** as aforesaid unto the Purchaser in fee simple

2. **THE** Purchaser hereby covenants with the Vendor (with the object of affording to the Vendor a full and sufficient indemnity but not further or otherwise) that the Purchaser and his successors in title will henceforth observe and perform the covenants conditions and other matters contained or referred to in the Conveyance dated the First day of May One Thousand Nine Hundred and Eighty and made between George Armstrong and Others of the one part and John Graham Cowlam and Stephanie Elizabeth Wainwright of the other part so far as therein mentioned and will indemnify and keep indemnified the estate and effects of the Vendor from and against all actions claims and liability in respect of any future breach non observance or non performance thereof so far as aforesaid

IN WITNESS whereof the Vendor has caused its Common Seal to be affixed and the Purchaser has hereunto set his hand and seal the day and year first hereinbefore written

**THE COMMON SEAL of AYOT INVESTMENTS)
LIMITED** was hereunto affixed
in the presence of :

Director

Secretary

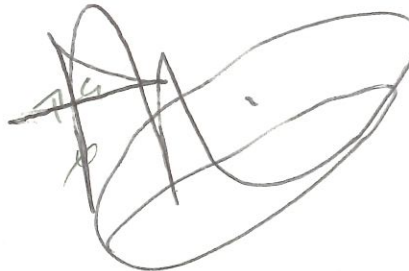


B. Barnes



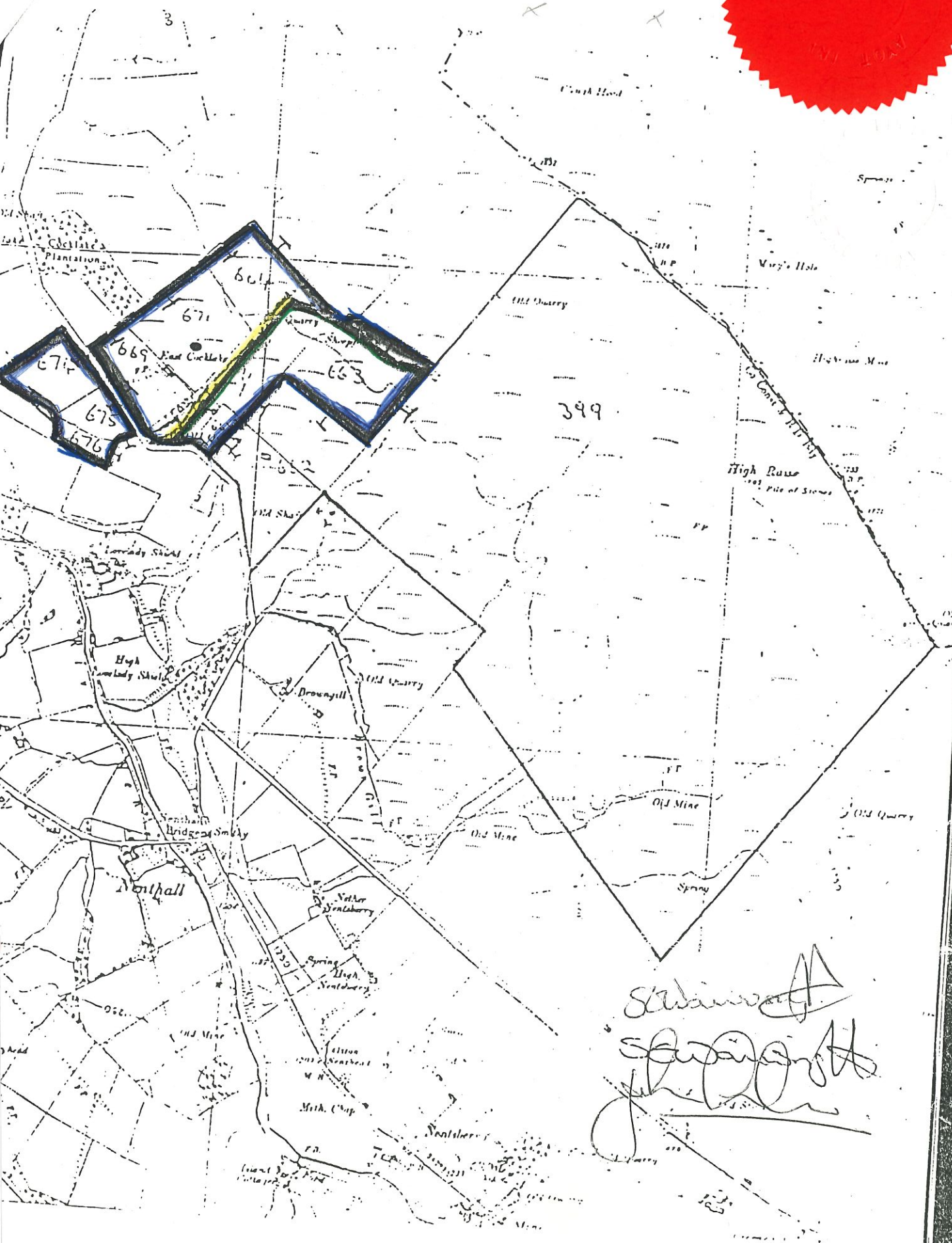
SIGNED SEALED and DELIVERED
by the said THOMAS LIONEL GIBSON
in the presence of :

)
)
)
)



Witness Name M. Haver Cooper
" Address 4a St. Thomas Sq
Newcastle.
" Occupation Graphic Designer.

 D. Barnes



MEMORANDUM by a Mortgage Deed made the 30th of January 2003 (a copy of which is annexed) the within-named Thomas Lionel Gibson mortgaged part of East Cocklake Farm as shown edged red on the plan attached to the Mortgage Deed (being part of the property within described) to Northern Rock plc

Dated 3rd February 2003

Signed.....
Solicitors, Pickering

MEMORANDUM By a Transfer dated the 8th of March 2006(a copy of which is attached) the within-named **Thomas Lionel Gibson** transferred land and barn on the south west side of Nenthead Road being part of the land within described to Lyn Rochelle Broxap and Raymond Ramshaw in fee simple

Dated the 9th March 2006

Signed.....
Ellis Lakin & Co., Solicitors, Pickering

**Transfer of part
of registered title(s)**

Land Registry

TP1

If you need more room than is provided for in a panel, use continuation sheet CS and attach to this form.

1. Stamp Duty

Place "X" in the appropriate box or boxes and complete the appropriate certificate.

- ☐ It is certified that this instrument falls within category ☐ in the Schedule to the Stamp Duty (Exempt Instruments) Regulations 1987
- ☐ It is certified that the transaction effected does not form part of a larger transaction or of a series of transactions in respect of which the amount or value or the aggregate amount or value of the consideration exceeds the sum of
- ☐ It is certified that this is an instrument on which stamp duty is not chargeable by virtue of the provisions of section 92 of the Finance Act 2001

2. Title number(s) out of which the Property is transferred *Leave blank if not yet registered.*
CU

3. Other title number(s) against which matters contained in this transfer are to be registered, if any

4. Property transferred *Insert address, including postcode, or other description of the property transferred. Any physical exclusions, e.g. mines and minerals, should be defined. Any attached plan must be signed by the transferor.*

land and barn on the South West side of Nenthead Road, Alston, Cumbria

The Property is defined: Place "X" in the appropriate box.

- ☒ on the attached plan and shown *State reference e.g. "edged red".*
edged red
- ☐ on the Transferor's title plan and shown *State reference e.g. "edged and numbered 1 in blue".*

5. Date 8 March 2006

6. Transferor *Give full name(s) and company's registered number, if any.*
Thomas Lionel Gibson

7. Transferee for entry on the register *Give full name(s) and company's registered number, if any. For Scottish companies use an SC prefix and for limited liability partnerships use an OC prefix before the registered number, if any. For foreign companies give territory in which incorporated.*

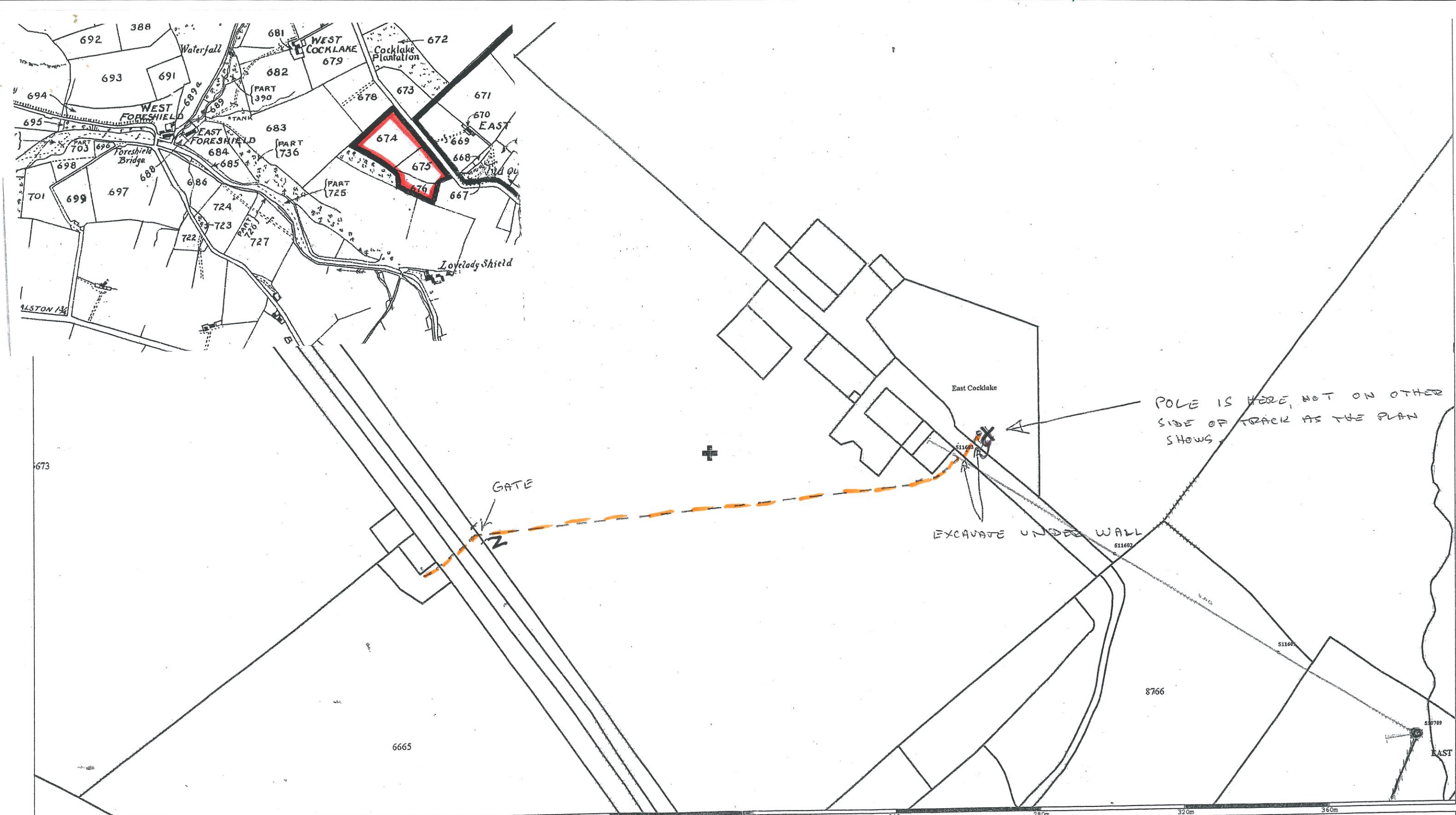
Lyn Rochelle Broxap and Raymond Ramshaw

Unless otherwise arranged with Land Registry headquarters, a certified copy of the Transferee's constitution (in English or Welsh) will be required if it is a body corporate but is not a company registered in England and Wales or Scotland under the Companies Acts.

8. Transferee's intended address(es) for service (including postcode) for entry on the register *You may give up to three addresses for service one of which must be a postal address but does not have to be within the UK. The other addresses can be any combination of a postal address, a box number at a UK document exchange or an electronic address.*

836 Manchester Road, Bury BL9 8DU

9. The Transferor transfers the Property to the Transferee



Unless otherwise indicated the depth of UU Electricity plc cables are in accordance with NJUG (450mm for Low Voltage & 600mm for 11kV cables) 33kV/132kV cables are laid at depths as marked.

The depth and positions of UU Electricity plc equipment was accurate as shown when the equipment was installed. However, third parties may have altered the level & other reference data. Therefore, UU Electricity plc. accept no responsibility for the position of UU Electricity plc equipment being different from shown.

No person, body or company, shall be relieved from liability for damage caused to UU Electricity plc. equipment by reason of being located differently to the indications on this drawing.

Service cables are not necessarily shown but must be assumed to exist to all premises, streetlights and signs.

There may be other UU Electricity plc apparatus in the vicinity which is not indicated on the cable records. Other apparatus may also be present which is owned by a third party other than UU Electricity plc.

CAUTION. Your Communications Fibre Optic cables may not be shown on this plan. Please contact Your Communications for further information.

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Reference should be made to HSE guidance, HS(G)47. "Avoiding Danger from Underground Services" and GS6 "Avoidance of Danger from Overhead Power Lines"

UU Registered Office: Dawson House, Great Sankey, Warrington, WA5 3LW Registered Number 2366949

Scale:	1:1000
Printed By:	mobile user
Date:	06/02/2006 10:19:52
Plot Title:	
Grid Reference:	NY7546-77
Grid Coordinates:	Easting (X) 375760 Northing (Y) 546753



10. Consideration Place "X" in the appropriate box. State clearly the currency unit if other than sterling. If none of the boxes applies, insert an appropriate memorandum in the additional provisions panel.

- ☒ The Transferor has received from the Transferee for the Property the sum of *In words and figures.*
one hundred and forty thousand pounds (£140,000)
☐ Insert other receipt as appropriate.
- ☐ The transfer is not for money or anything which has a monetary value

11. The Transferor transfers with Place "X" in the appropriate box and add any modifications.

- ☒ full title guarantee ☐ limited title guarantee

12. Declaration of trust Where there is more than one Transferee, place "X" in the appropriate box.

- ☒ The Transferees are to hold the Property on trust for themselves as joint tenants
- ☐ The Transferees are to hold the Property on trust for themselves as tenants in common in equal shares
- ☐ The Transferees are to hold the Property *Complete as necessary.*

13. Additional provisions

Use this panel for:

- definitions of terms not defined above
- rights granted or reserved
- restrictive covenants
- other covenants
- agreements and declarations
- other agreed provisions.

The prescribed subheadings may be added to, amended, repositioned or omitted.

Definitions

"the Retained Land" means the remainder of the land known as East Cocklake Farm comprised in a Conveyance dated 22 September 1989 and made between Ayot Investments Limited (1) and the Transferor (2)

"the Perpetuity Period" means the period of 80 years from the date of this Transfer

Rights granted for the benefit of the Property

13.1 The right for the Transferee and the Transferee's successors in title as owners or occupiers for the time being of the Property, and all persons authorised by them, to enter upon so much the Retained Land as is necessary:

13.1.1. to dig a trench at least 0.45 metres below the surface of the Retained Land within 80 years from now for the purpose of laying and using electricity supply cables between the points marked "Y" and "Z" on the Plan from the transformer at the point marked "X" on the Plan to the Property; and

13.1.2 from then on to inspect, repair, renew and replace the electricity supply cables.

13.1.3 The Transferee and the Transferee's successors in title must make good all damage caused to the Retained Land in the exercise of this right to the reasonable satisfaction of the Transferor or his successors in title, and pay reasonable compensation for any damage not capable of being made good.

Rights reserved for the benefit of other land *The land having the benefit should be defined, if necessary by reference to a plan.*

13.2 The Transferor reserves the right for the owners and occupiers of the Retained Land to carry on any farming activity on it notwithstanding that it may be or become a nuisance or annoyance to the Transferee or the owner or occupier for the time being of the Property.

Restrictive covenants by the Transferee *Include words of covenant.*

13.3 The Transferee and the Transferee's successors in title and with intent to bind the Property and every part of it whoever owns it, covenants with the Transferor, for benefit of the Retained Land and every part of it, as follows

13.3.1 not to build or erect anything on the Property (except to enlarge or extend the building on the Property in accordance with Eden District Council Planning Permission dated 25 March 2002) except with the prior written consent of the Transferor, such consent not to be unreasonably withheld

13.3.2 not to use the Property or any part of it except as a private dwellinghouse (not excluding private/holiday lettings)

13.3.3 not to carry on any trade, business or profession (except holiday lettings) on the Property or any part of it

13.3.4 not to do or permit or suffer anything to be done on the Property or any part of it which is or might become a nuisance or annoyance to the Transferor or the owner or occupier of the Retained Land;

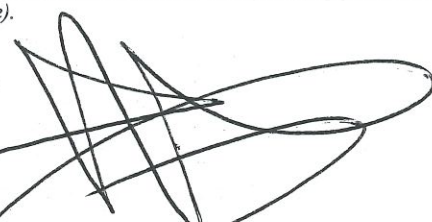
13.3.5 not to allow anyone else to do anything on the Property which contravenes any the above restrictions.

Restrictive covenants by the Transferor *Include words of covenant.*

13.4 the Transferor must not use the Retained Land or any buildings erected on it for any purpose that may, by reason of noise, smoke, fumes and vibration, be or become a nuisance or annoyance to the Transferee or to any other owner or occupier of the Property. Provided that the use of the Retained Land for agricultural purposes shall not be a breach of this covenant

14. Execution *The Transferor must execute this transfer as a deed using the space below. If there is more than one Transferor, all must execute. Forms of execution are given in Schedule 9 to the Land Registration Rules 2003. If the transfer contains Transferee's covenants or declarations or contains an application by the Transferee (e.g. for a restriction), it must also be executed by the Transferee (all of them, if there is more than one).*

Signed as a deed by
Thomas Lionel Gibson
in the presence of


M. Ellis
Solicitor
P. Channing

Signed as a deed by
Lyn Rochelle Broxap
in the presence of

Signed as a deed by
Raymond Ramshaw
in the presence of