

*Dated*

*26<sup>th</sup> March*

*1919*

T. JAMES ESQ.

to

MR. AND MRS. J.C. STOBO

# Conveyance

relating to

Rudchester Farm Rudchester Near  
Heddon on the Wall in the County of

Northumberland

GIBSON & CO.

Solicitors

NEWCASTLE UPON TYNE

ENGLAND REVENUE  
PRODUCED  
13 APR 1979  
FINANCE ACT 1931



THIS CONVEYANCE is made the  
One thousand nine hundred and seventy nine BETWEEN TOM JAMES of Rudchester  
Farm House Rudchester in the County of Northumberland (hereinafter  
called "the Vendor") of the one part and JOHN CAMPBELL STOBO of The Bunga  
Horsley Marsh Horsley in the County of Northumberland and JUNE STOBO his  
wife (hereinafter called "the Purchasers") of the other part

WHEREAS the Vendor is seised in fee simple in possession of the property  
hereinafter described free from incumbrances and has agreed with the  
Purchasers for the sale thereof to them for the sum of One hundred and  
forty five thousand pounds

NOW THIS DEED WITNESSETH as follows:-

1. IN pursuance of the said agreement and in consideration of the sum of  
One hundred and forty five thousand pounds paid by the Purchasers to the  
Vendor (the receipt whereof the Vendor hereby acknowledges) the Vendor as  
Beneficial Owner HEREBY CONVEYS unto the Purchasers ALL THOSE three pieces  
of land situate at Rudchester near Heddon on the Wall in the County of  
Northumberland for the purpose of identification delineated on the larger of  
the plans annexed hereto and thereon coloured round with red and more particularly  
described in the First Schedule hereto TOGETHER WITH the dwellinghouse and  
outbuildings erected thereon known as Rudchester Farm and Rudchester Farm  
Cottage AND TOGETHER WITH the right:-

(a) To use the soil drainage pipe between the points marked 'M' 'N' and  
'J' on the said plans and in common with others entitled thereto to use the  
septic tank located in O.S. Field Number 2134 marked 'J' subject to the  
Purchasers bearing a fair proportion according to user of the cost of repairing  
maintaining and cleansing the said pipe and septic tank.

(b) Of way at all times and for all purposes with or without motor  
vehicles over and along the existing access road from Hexham Old Road  
through O.S. Field Number 2838 into O.S. Field Number 2658 subject to the  
Purchasers bearing a fair proportion according to user of the cost of  
maintaining the same

(EXCEPT AND RESERVED the rights and easements more particularly described  
in the Second Schedule hereto) TO HOLD the same unto the Purchasers in fee  
simple as tenants in common SUBJECT TO the rights easements and other  
matters more particularly described in the Third Schedule hereto

2. THE PURCHASERS declare as follows:-

(a) The Purchasers shall hold the said property upon trust to sell  
the same with power to postpone the sale thereof and shall hold the net  
proceeds of sale and other money applicable as capital and the net rents  
and profits thereof until sale upon trust for themselves as tenants in  
common in equal shares

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(b) The Trustees for the time being of this Deed shall have power to mortgage charge lease or otherwise dispose of all or any part of the said property with all the powers in that behalf of an absolute owner \_\_\_\_\_

3. THE VENDOR hereby covenants with the Purchasers that he will within twelve months from the date hereof erect and forever maintain a good stock proof fence between the points marked 'F' and 'G' on the said plans \_\_\_\_\_

4. THE PURCHASERS hereby jointly and severally covenant with the Vendor that they will within one calendar month of receiving a request in writing so to do by the Vendor or his successors in title erect a stock proof fence between the points marked 'A' and 'B' on the said plans and that they will forever maintain the same \_\_\_\_\_

5. THE VENDOR hereby acknowledges the right of the Purchasers to the production of the documents mentioned in the Fourth Schedule hereto and to delivery of copies thereof and hereby undertakes with the Purchasers for the safe custody of the same \_\_\_\_\_

IN WITNESS whereof the parties hereto have hereunto set their hands and seals the day and year first hereinbefore written \_\_\_\_\_

THE FIRST SCHEDULE

<u>O.S. Field No.</u>	<u>Present Cropping Etc.</u>	<u>Acreage</u>
0138	Permanent pasture	37.59
Pt. 2449 ✓	Permanent pasture	3.27
Pt. 2640	House and buildings	1.46
9100 ✓	Arable	17.60
6800 ✓	Arable	18.20
8465	Permanent pasture	1.78
0173	Permanent pasture	9.98
1987	Arable	20.37
Pt. 2100	Grass ley	15.89
4300	Grass ley	10.44
4735	Permanent pasture	14.56
Pt. 3348	Permanent pasture	1.01
6200	Permanent pasture	14.41
7327	Arable	21.20
7143	Permanent pasture	1.20
0035	Permanent pasture	1.93
0022	Permanent pasture	10.51
8700	Permanent pasture	1.10
0148	Permanent pasture	13.92
1648	Blakely plantation	2.28
2658	Permanent pasture	13.03
3972	Permanent pasture	2.84
8700	Permanent pasture	12.95
9700	Permanent pasture	5.86
		253.38

THE SECOND SCHEDULE

Particulars of Exceptions and Reservations.

- (a) The mines and minerals within and under the said property as the same have heretofore been excepted and reserved \_\_\_\_\_
- (b) Unto the Vendor a right at his own expense to erect a fence or wall or hedge between the points marked 'C' and 'D' on the said plans \_\_\_\_\_
- (c) Unto the Vendor the right to discharge effluent from the septic tank situate to the South of Rudchester Manor into the field drains in field O.S. 0138 \_\_\_\_\_
- (d) Unto the Vendor a right for the passage of water through the existing water pipe serving Rudchester Manor and Quarry House the approximate position of which is shown by a dotted green line on the said plans \_\_\_\_\_

THE THIRD SCHEDULE

Particulars of Rights and Easements Subject  
to which the property is sold.

- (a) A Wayleave Agreement No. 43 dated the Sixteenth day of April One thousand nine hundred and forty eight and made between Wilfrid James of the one part and the North Eastern Electricity Board of the other part as subsequently varied \_\_\_\_\_
- (b) A consent dated the Twenty fifth day of September One thousand nine hundred and sixty two and made between the Vendor of the one part and the Central Electricity Generating Board of the other part \_\_\_\_\_
- (c) The rights of the Northumbrian River Authority to abstract water under a Licence dated the Fourteenth day of December One thousand nine hundred and sixty six \_\_\_\_\_
- (d) An Agreement dated the Ninth day of June One thousand nine hundred and seventy one made between Ambrose Walton (as Agent for the Vendor) of the one part and the Newcastle and Gateshead Water Company of the other part \_\_\_\_\_

THE FOURTH SCHEDULE

9th August 1905

INDENTURE made between The Reverend Charles Woodhouse James (1) Christian Hugh Septimus James (2) Tom James (3) Effee Redesdale Stopford Sackville (4) Edward Charleton Holmes and Charles Woodhouse James (5) The Rev. Henry Chadwick Windley the Said Tom James and Lionel Richard Stopford Sackville (6) Frederick Woodhouse James and the said Charles Woodhouse James (7) Henry Nicholas Middleton and Anthony George Fenwick (8) the said Christian Hugh Septimus James (9) and the Rev. Richard Burdon (10)

10th August 1905

DECLARATION of this date made by the said Christian Hugh Septimus James and Richard Burdon

11th August 1905

MORTGAGE made between the said Christian Hugh Septimus James (1) John Liddell Matthew Liddell and Charles Liddell (2) with vacating receipt endorsed dated 3rd April 1967

6th January 1939

PROBATE of the Will of the said Christian Hugh Septimus James

1st August 1939

ASSENT made between Christian Wilfrid James and George Francis Bell (1) and Christian Wilfrid James (2)

9th October 1952

TRANSFER of Mortgage between Edward Pius Arthur Riddell (1) and Etheldreda Ellison (2)

26th August 1955

PROBATE of the Will of the said Christian Wilfrid James

24th February 1958

ASSENT between John Richard Nangreave Bell and the Vendor (1) and the Vendor (2)

SIGNED SEALED AND DELIVERED by  
the said TOM JAMES in the presence  
of:-

*Afferton*  
Solicitor

*Newcastle n/p type*

)  
) *Tom James*  
) *by his Attorney*  
) *Thomas Reed.*  
)

SIGNED SEALED AND DELIVERED by  
the said JOHN CAMPBELL STOBO in  
the presence of:-

*Afferton*  
Solicitor

*Newcastle n/p type*

)  
) *J C Stobo*  
)

SIGNED SEALED AND DELIVERED by  
the said JUNE STOBO in the presence  
of:-

)  
) *June Stobo*  
)

)  
) *R D Ainslie*  
) *Co. Director*  
) *1 Westworth Court*  
) *Darvas Hall*  
) *Ponteland*  
) *Northumberland*

## Memorandum.

By a Conveyance dated 12<sup>th</sup> June 1979 and made between the within named John Campbell Skibo and June Skibo (1) and Ernest Bell (2) two pieces of land containing together an area of 202.5 acres or thereabouts and lying to the North of the Hexham to Newcastle road were conveyed to the said Ernest Bell in fee simple and his right to the production of the within written deed was hereby acknowledged.