

OFFICE COPY OF REGISTER ENTRIES

This office copy shows the entries subsisting on the register on **7 September 1998**.
This date **must be quoted as the 'search from date' in any official search** application based on this copy.

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Issued on 8 September 1998 by HM Land Registry.

This title is administered by the **Durham (Southfield House) District Land Registry**.

HM Land Registry

Title Number : **ND60419**



Edition Date : 28 April 1998

A: Property Register

containing the description of the registered land and the estate comprised in the Title.

COUNTY

DISTRICT

NORTHUMBERLAND

CASTLE MORPETH

1. (25 July 1989) The **Freehold** land shown edged with red on the plan of the above Title filed at the Registry and being Land at Rudchester, Heddon on the Wall.

a. NOTE: The land tinted green on the filed plan is not included in the title.

- b.* 2. (25 July 1989) The land has the benefit of the following rights reserved by but is subject to the following rights granted by a Conveyance of adjoining land dated 26 March 1979 made between (1) Tom James (Purchaser) and (2) John Campbell Stobo and June Stobo (Purchasers):-

TOGETHER WITH the right

c. (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.

EXCEPT AND RESERVED the rights and easements more particularly described in the Second Schedule hereto

THE SECOND SCHEDULE

Particulars of Exceptions and Reservations

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.

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

A: Property Register continued

O.S. 0138.

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.

NOTE :-Copy plans in Certificate. Copy plans filed.

3. (25 July 1989) The land has the benefit of the rights reserved by but is subject to the rights granted by a Conveyance of the land tinted green on the filed plan dated 24 December 1986 made between (1) Tom James and (2) Julia Elizabeth Miranda James.

NOTE: Copy in Certificate. Original filed under ND47975.

4. (21 October 1992) The land edged and numbered in green on the filed plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.
5. (28 April 1998) The land has the benefit of the following rights reserved by but is subject to the following rights granted by a Transfer which included the land edged and numbered ND105440 in green on the filed plan dated 14 April 1998 made between (1) Adam Christian Quentin James and (2) Oliver Kolawole Ojikutu:-

"together with the benefit of the rights included and granted in the first schedule hereto but subject to the exceptions and reservations contained in the second schedule hereto.

THE FIRST SCHEDULE

Rights included and granted

1. The right of way with or without vehicles in common with the Vendor and all other persons who may have or who hereafter may have a like right at all times and for all purposes in connection with the use of the land hereby conveyed over and along the road and courtyard hatched brown on the said plan together with a pedestrian right of way over the path coloured brown on the said subject to the payment of a fair proportion of the expense of maintaining and keeping such road and courtyard and path in good repair.

2. A right to use all wires and cables laid on passing over through or under the remainder of the land owned by the Vendor.

3. The benefit of all such right easements quasi easements and advantages over the remainder of the land owned by the Vendor as are now enjoyed by Stable Cottage, Rudchester Manor, Heddon on the Wall.

4. A right of support at the northern gable end wall of the barn situated on the land hereby conveyed from the adjoining property of the Vendor.

THE SECOND SCHEDULE

Exceptions and reservations

1. The right for the Vendor and his successors in title the owner or owners for the time being of the remainder of the land now owned by the Vendor to use all sewers drains septic tanks watercourses wires pipes and other services laid or passing over or through or under the land hereby conveyed.*

2. Any rights of light or air which would prejudicially affect the user

A: Property Register continued

by the Vendor and his successors in title of his or their adjoining or neighbouring land for building purposes are hereby expressly excepted from the effect of this transfer and it is hereby declared that the Purchaser and his successors in title shall not become entitled to any such rights for the benefit of the land hereby conveyed.

3. A pedestrian right of way for the benefit of the Vendor and his successors in title the owner or owners for the time being of the remainder of the land now owned by the Vendor over the land coloured blue for the purposes of gaining access to the gateway to the adjoining Spinney.

*but no additional future rights and easements nor the right to intensify the use of any such services passing over through or under the land hereby conveyed is hereby granted or implied."

NOTE 1: The land hatched brown on the filed plan referred to is shown tinted yellow on the filed plan in so far as it affects the land in this title and the land coloured blue referred to has been shown tinted blue on the filed plan.

B: Proprietorship Register

stating nature of the title, name and address of the proprietor of the land and any entries affecting the right of disposal

Title Absolute

1. (25 July 1989) Proprietor(s): ADAM CHRISTIAN QUENTIN JAMES of Rudchester Manor, Heddon on The Wall, Northd

NOTE :-The land having been acquired under a voluntary conveyance dated 13 July 1989 made by Tom James the registered title is subject to the provisions of Section 339 of the Insolvency Act 1986.

C: Charges Register

containing charges, incumbrances etc. adversely affecting the land

1. (21 October 1992) The land is subject to the following rights granted by a Transfer of the land edged and numbered ND78740 in green on the filed plan dated 9 September 1992 made between (1) Adam Christian Quentin James and (2) Michael Anthony McClellan and Susan McClellan:-

"TOGETHER WITH a right of way with or without vehicles at all times and for all purposes over the land hatched black on the plan bound up within for the Transferees and their successors in title the Transferees contributing towards the maintenance of the land hatched black according to user AND TOGETHER WITH a right to connect into and use the septic tank the approximate position of which is shown for identification only on the plan bound up within the Transferees causing as little damage as possible to the Transferor's retained land during the excavation or laying of the

C: Charges Register continued

pipeline and making good properly any damage or disturbance caused or pay compensation in lieu."

NOTE:- Copy plan in Certificate. Original Transfer with plan filed under ND78740.

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2. (6 October 1993) The land is subject to the rights granted by a Deed dated 2 July 1993 made between (1) Adam Christian Quentin James and (2) Michael Anthony McClellan and Susan Amanda McClellan.

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The said Deed also contains restrictive covenants by the grantor.

NOTE: Copy in Certificate.

3. (22 January 1998) REGISTERED CHARGE dated 8 January 1998 to secure the moneys including the further advances therein mentioned.
4. (22 January 1998) **Proprietor: CHELTENHAM & GLOUCESTER PLC** (Co. Regn. No. 2299428) of Barnett Way, Gloucester GL4 3RL.

END OF REGISTER

NOTE: A date at the beginning of an entry is the date on which the entry was made in the Register.