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Title Number WA805221

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DATE: 16 May 2025

**DEED OF GRANT RELATING TO ELECTRIC LINES
AT PROSPECT COTTAGE, GROESLLWYD, GUILDSFIELD, WELSHPOOL SY21 9BZ**

Between

STEPHEN ROBERT ANDERSON

and

SP MANWEB PLC

CMS Cameron McKenna Nabarro Olswang LLP
1 West Regent Street
Glasgow G2 1AP
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cms.law
CMS Ref: 210164.00110/104285

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DEED

LAND REGISTRATION ACTS 1925 TO 2002

COUNTY: Powys
TITLE NO: WA805221
PROPERTY: Prospect Cottage, Groesllwyd, Guilsfield,
Welshpool SY21 9BZ

DATE 16 MAY 2025

PARTIES

- (1) **STEPHEN ROBERT ANDERSON** residing at Prospect Cottage, Groesllwyd, Guilsfield, Welshpool SY21 9BZ (the “Grantor”); and
- (2) **SP MANWEB PLC** (incorporated and registered in England and Wales under company registration number 02366937), the registered office of which is at 3 Prenton Way, Prenton, CH43 3ET (“Manweb”).

IT IS AGREED AS FOLLOWS:

1. DEFINITIONS

1.1 In this Deed the following definitions shall apply:

“**High Voltage**” means the transmission of electricity at a pressure up to and including 33,000 volts plus or minus statutory or technical tolerances;

“**Low Voltage**” means the transmission of electricity at a pressure up to and including 1,000 volts plus or minus statutory or technical tolerances;

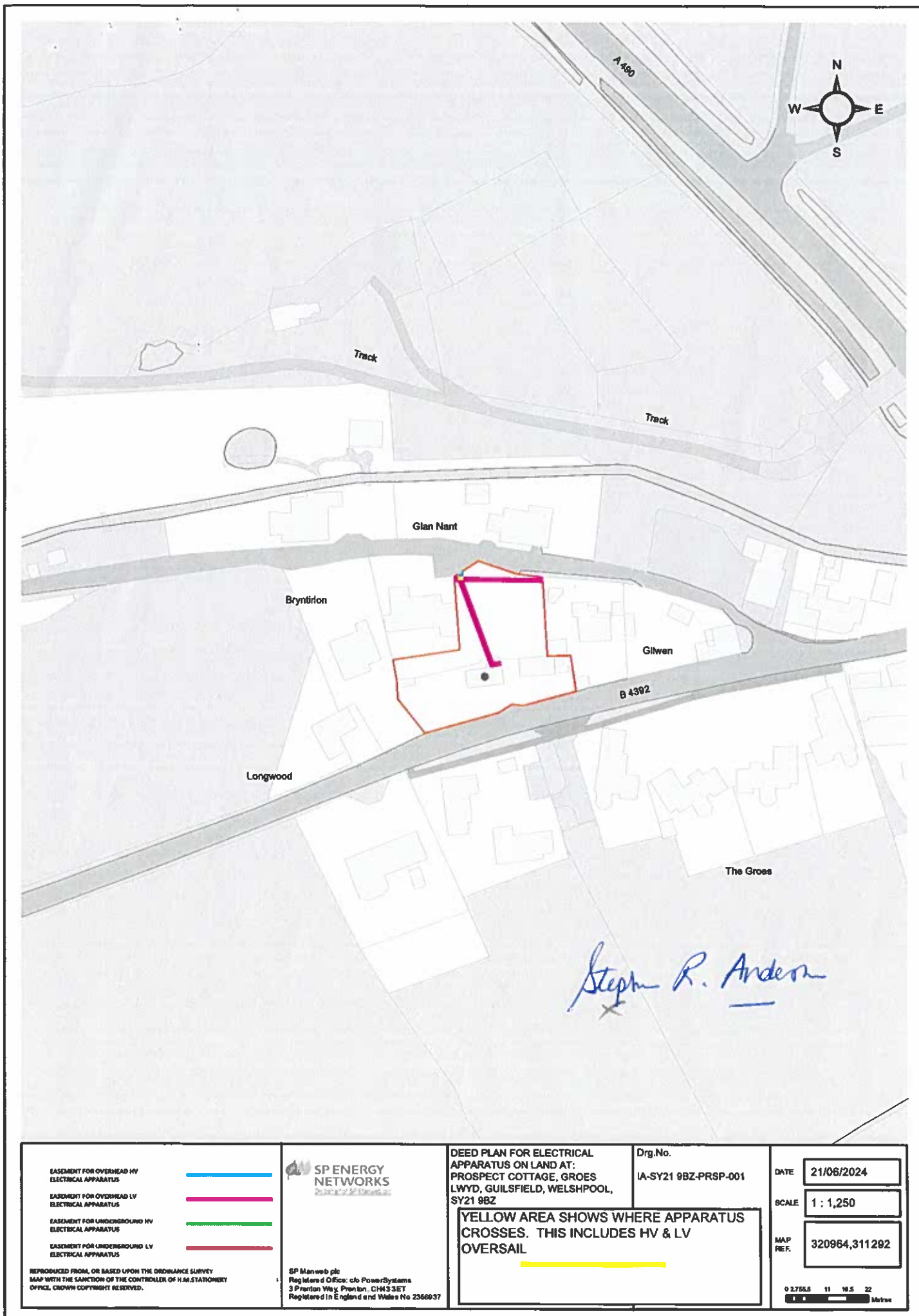
“**Property**” means the property comprised in the title above mentioned;

“**Plan**” means the plan annexed and sealed or signed by the parties hereto;

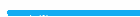
“**Price**” means SIX THOUSAND ONE HUNDRED AND FORTY POUNDS (£6,140) STERLING;

“**Overhead Lines**” means the High Voltage electric lines with up to a maximum of 3 conductors and Low Voltage (if any) electric lines together with telephone signalling and fibre optic cables transforming equipment earth wires and ancillary equipment associated works and other conducting media together with the conduits for containing the same installed and erected and to be installed and erected at over and upon the Property and for the avoidance of doubt any fibre optic cables shall be for use only in connection with the electricity distribution network;

“**Underground Lines**” means the underground electric lines and cables telephone signalling and fibre optic cables transforming equipment earth wires and ancillary equipment associated works and other conducting media together with the conduits for containing the same installed and to be installed at the Property and for the avoidance of doubt any fibre optic cables shall be for use only in connection with the electricity distribution network;



EASEMENT FOR OVERHEAD HV
ELECTRICAL APPARATUS



EASEMENT FOR OVERHEAD LV
ELECTRICAL APPARATUS



EASEMENT FOR UNDERGROUND HV
ELECTRICAL APPARATUS



EASEMENT FOR UNDERGROUND LV
ELECTRICAL APPARATUS



REPRODUCED FROM, OR BASED UPON THE ORDINANCE SURVEY
MAP WITH THE SANCTION OF THE CONTROLLER OF H.M. STATIONERY
OFFICE. CROWN COPYRIGHT RESERVED.



SP Networks plc
Registered Office: c/o PowerSystems
3 Princes Way, Preston, CH43 3ET
Registered in England and Wales No 2366937

DEED PLAN FOR ELECTRICAL
APPARATUS ON LAND AT:
PROSPECT COTTAGE, GROES
LWYD, GUILDFIELD, WELSHPOOL,
SY21 9BZ

Drg.No.
IA-SY21 9BZ-PRSP-001

YELLOW AREA SHOWS WHERE APPARATUS
CROSSES. THIS INCLUDES HV & LV
OVERSAIL

DATE 21/06/2024

SCALE 1 : 1,250

MAP REF. 320964,311292

0 2.75 5.5 11 16.5 22
Metres

“Electric Lines” means the Overhead Lines and the Underground Lines;

“Easement Strip” means the strip of land 4 metres to either side of the Route in respect of the Overhead Lines and 1 metre to either side of the Route in respect of Underground Lines;

“Rights” means the rights granted by this Deed;

“Route” means:

- (a) the route of the Overhead Lines at High Voltage in the approximate position shown by the blue lines on the Plan; and
- (b) the route of the Overhead Lines at Low Voltage in the approximate position shown by the pink lines on the Plan; and
- (c) the route of where Overhead Lines cross in the approximate position shown by the yellow lines on the Plan.

“Manweb” means Manweb and any company which is a member within the same group of companies and its or their successors in title and any persons authorised by it PROVIDED such successor holds a licence granted under section 6(1) of the Electricity Act 1989 (as amended, supplemented, novated, or replaced from time to time);

“Grantor” shall include the successors in title to the Grantor and in the case of an individual or individuals their respective estates and effects and persons deriving title under them;

“Supports” means 1 pole, stays and any other means of support and apparatus as Manweb acting reasonably requires for the Overhead Lines; and

“Undertaking” means a business undertaking pursuant to a licence granted, or treated as granted, under section 6(1) of the Electricity Act 1989 (as amended, supplemented, novated or replaced from time to time) and each and every part of it.

1.2 The Grantor is registered at the Land Registry as the registered proprietor of the Property under the above Title Number(s).

1.3 The Grantor has agreed in consideration of the Price to grant the Rights.

2. GRANT OF RIGHTS

In consideration of the Price paid on the date hereof by Manweb to the Grantor for the grant of the Rights (the receipt of which the Grantor acknowledges) the Grantor with full title guarantee HEREBY GRANTS unto Manweb:

2.1 The right to lay erect install and keep installed adjust alter and construct use maintain repair renew inspect remove and replace the Overhead Lines and the Underground Lines on the Route with Supports.

2.2 The right at its own expense and in a proper and woodman like manner to fell lop remove or cut from time to time all trees and coppice wood and shrubs and other planting or the roots thereof which now or hereafter may be standing on the Property which would if not felled lopped cut or removed obstruct or interfere or may grow to obstruct or interfere with the exercise of the Rights or the working of the Electric Lines and if requested by the Grantor, Manweb will remove such timber and other wood felled lopped or cut as soon as reasonably practicable in the circumstances.

2.3 The right to use or permit the Electric Lines to be used as part of the electricity distribution network and Undertaking to transmit and distribute any matters or thing the transmission of which

is for the time being not prohibited by law to and from the Property from or to such place or places as Manweb may require.

- 2.4 The right (but not the obligation) on giving reasonable notice to the Grantor to carry out the relocation of all or part of the Electric Lines within the Easement Strip and/or relocation of all or part of the Supports and after the installation and commissioning of the relocated Electric Lines and/or relocation of all or part of the Supports Manweb will de-energise render safe and remove (in the case of redundant Supports removal of the redundant Supports and their foundations to 1.2 metres underground) the redundant Electric Lines (provided always any redundant Underground Lines will be rendered safe and left in situ) and the Rights hereby granted will apply to the replacement apparatus (and the Grantor will if reasonably required by Manweb and at Manweb's expense complete a deed of variation of this Deed to record the relocation) provided any replacement apparatus shall as far as reasonably practicable in the circumstances be as close as reasonably possible to the position of the existing apparatus.
- 2.5 The right for Manweb and all persons authorised by it (causing as little inconvenience as reasonably practicable in the circumstances) from time to time and at all times hereafter to enter and be upon so much of the Property as is reasonably necessary (but not within any buildings thereon unless such building has been constructed in breach of the Grantor's obligations set out in clause 4 hereof) with or without all necessary machinery plant vehicles and apparatus and in relation to the Underground Lines and Supports to break up the surface thereof for all or any of the purposes aforesaid:

TO HOLD the Rights unto Manweb in fee simple to the intent that the Rights hereby granted may be annexed and appurtenant to the Electric Lines and to the whole and each and every part of Manweb's Undertaking.

3. MANWEB'S OBLIGATIONS

Manweb HEREBY COVENANTS with the Grantor that Manweb will:

- 3.1 make good any physical damage or will pay reasonable compensation to the Grantor for any physical damage not made good caused to the Property during the installation laying erection maintenance adjustment alteration construction repair renewal inspection replacement or removal by Manweb of the Electric Lines;
- 3.2 when reasonably practicable in the circumstances to give to the Grantor reasonable notice of its intention to carry out works on the Property except in the case of emergency when no notice is required
- 3.3 exercise the Rights in accordance with Manweb's statutory obligations;
- 3.4 indemnify the Grantor from and against all actions proceedings claims demands costs and expenses which may be brought or made against the Grantor or which he may reasonably and properly incur (except such as may be due or caused by or arise out of the act neglect or default or the contributory negligence of the Grantor or his tenants licensees or anyone authorised by him or their respective agents or employees) in respect of bodily injury to any persons or physical damage to the land caused during the installation, laying, erection, maintenance, adjustment, alteration, construction, repair renewal, inspection, replacement or removal by Manweb of the Electric Lines provided that the Grantor shall as soon as practicable give notice in writing to Manweb of any such action proceeding claim or demand brought made or threatened against the Grantor and shall not settle adjust or compromise such action proceeding claim or demand without the consent of Manweb such consent not to be unreasonably withheld or delayed and Manweb

may at its own expense defend or contest any such action proceeding claim or demand in the name of the Grantor.

4. GRANTOR'S OBLIGATIONS

The Grantor with intent to bind the said Property herein before described into whosoever hands the same may come and for the benefit and protection of Manweb's undertaking and the Electric Lines HEREBY COVENANTS with Manweb that the Grantor and those deriving title under it will at all times hereafter observe and perform the following covenants:

- 4.1 Not to do or permit or suffer anything to be done in or upon the Property or any part thereof which shall or may interfere with the exercise of the Rights or the Electric Lines and Supports or cause damage thereto.
- 4.2 Without prejudice to the generality of the foregoing:
 - 4.2.1 that no tree shrub or underwood which may at any time be planted hereafter upon the Property shall be allowed to grow so as to be within 3 metres of the Overhead Lines or when falling within the same distance therefrom when the Overhead Lines are at their maximum swing;
 - 4.2.2 that no part of any dwelling house building or other erection existing at the date hereof will be altered or extended so as to be or come within 3 metres of the Overhead Lines when the same are at their maximum swing and no new dwelling house building or other erection or alteration or extension thereto shall hereafter be constructed or placed so as to be or come within 3 metres of the Overhead Lines when the same are at their maximum swing;
 - 4.2.3 that the level of the ground will not in any manner whatsoever be raised above the level thereof existing at the date hereof so as to make the distance between the level of such ground and the lowest Overhead Lines at the point of the span less than 5.2 metres (or 5.8 metres above roads) nor as to encroach in any way upon the base or foundation of any pole or stay supporting the Overhead Lines;
 - 4.2.4 no buildings construction erection conduits services or works of any kind (including the foundations or footings thereto) existing at the date hereof will be altered or extended so as to be or come within 1 metre of either side of the centre of the route of the Underground Lines and no new buildings construction erection conduits services or works of any kind (including the foundations or footings thereto) shall hereafter be built constructed or erected upon that part of the Property forming the site of the Underground Lines or within 1 metres of either side of the centre of the route of the Underground Lines
 - 4.2.5 not to carry out or permit or suffer to be carried out any excavation other than surface cultivation with hand tools in the ordinary use of the surface as a garden in the land 1 metre of either side of the centre of the route of the Underground Lines nor to increase or decrease the ground cover thereof in any manner whatsoever without the consent in writing of Manweb;
 - 4.2.6 not to plant or permit or suffer to be planted any trees or shrubs with a root structure that may interfere with the Underground Lines within 1 metre of either side of the centre of the route of the Underground Lines without the consent in writing of Manweb,

provided that the issue of any consent as aforesaid may not be unreasonably withheld or delayed but may be subject to such conditions and stipulations as Manweb may wish to impose so as to protect the Underground Lines and the Grantor and any person deriving title under it will observe and comply with such conditions and stipulations.

5. NOTING AT THE LAND REGISTRY

The Grantee shall make an application with the consent of the Grantor to the Chief Land Registrar for the entry of a Notice of the Rights in the Charges Register of the above title of this Deed and shall provide a copy of the updated register to the Grantor.

6. INTERPRETATION

In this Deed:

- 6.1 Where there are two or more persons included in the expression “**Grantor**” the covenants and obligations on the part of the Grantor herein contained shall be deemed to be made by such persons jointly and severally.
- 6.2 Words importing one gender include all others and words importing singular include the plural and vice versa.
- 6.3 Any reference to the “**Property**” means the property comprised in the title above mentioned at the date of this Deed.
- 6.4 Nothing herein contained shall affect abridge diminish or lessen the powers of Manweb under the Electricity Act 1989 or any statutory modification or re- enactment thereof for the time being in force.

7. ARBITRATION

Any dispute or difference arising under this Deed shall be submitted to arbitration under the provisions of the Arbitration Act 1996 by an Arbitrator (failing agreement) to be appointed by the President for the time being of the Royal Institution of Chartered Surveyors on the application of either party and the decision of such Arbitrator shall be final and binding on the parties hereto.

- 8. The clause headings do not form part of this Deed and shall not be taken into account in its construction or interpretation.
- 9. This Deed shall be exclusively governed and construed in accordance with English Law and the parties hereto will submit to the exclusive jurisdiction of the English Courts.

IN WITNESS whereof the parties hereto have executed and delivered this Deed the day and year first before written.

Signed as a deed by
STEPHEN ROBERT ANDERSON

in the presence of:

Signature of witness:

Name

Address:

Occupation:

)
) Steph R. Anderson
)
JOHN BLASE

JOHN BLASE

JOHN BLASE - 90

Signed as a deed by)
SP MANWEB PLC acting by two)
Authorised Signatories)
in the presence of:) Authorised Signatory

Name of witness:
(in BLOCK CAPITALS)

Signature of witness:

Address:

.....

Occupation:

)
)
)
in the presence of:) Authorised Signatory

Name of witness:
(in BLOCK CAPITALS)

Signature of witness:

Address:

.....

Occupation:

DATE: 16 MAY 2025

**DEED OF GRANT RELATING TO ELECTRIC LINES
AT PROSPECT COTTAGE, GROESLLWYD, GUILDSFIELD, WELSHPOOL SY21 9BZ**

Between

STEPHEN ROBERT ANDERSON

and

SP MANWEB PLC

CMS Cameron McKenna Nabarro Olswang LLP
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DEED

LAND REGISTRATION ACTS 1925 TO 2002

COUNTY: Powys
TITLE NO: WA805221
PROPERTY: Prospect Cottage, Groesllwyd, Guilsfield,
Welshpool SY21 9BZ

DATE 16 MAY 2025

PARTIES

- (1) **STEPHEN ROBERT ANDERSON** residing at Prospect Cottage, Groesllwyd, Guilsfield, Welshpool SY21 9BZ (the “**Grantor**”); and
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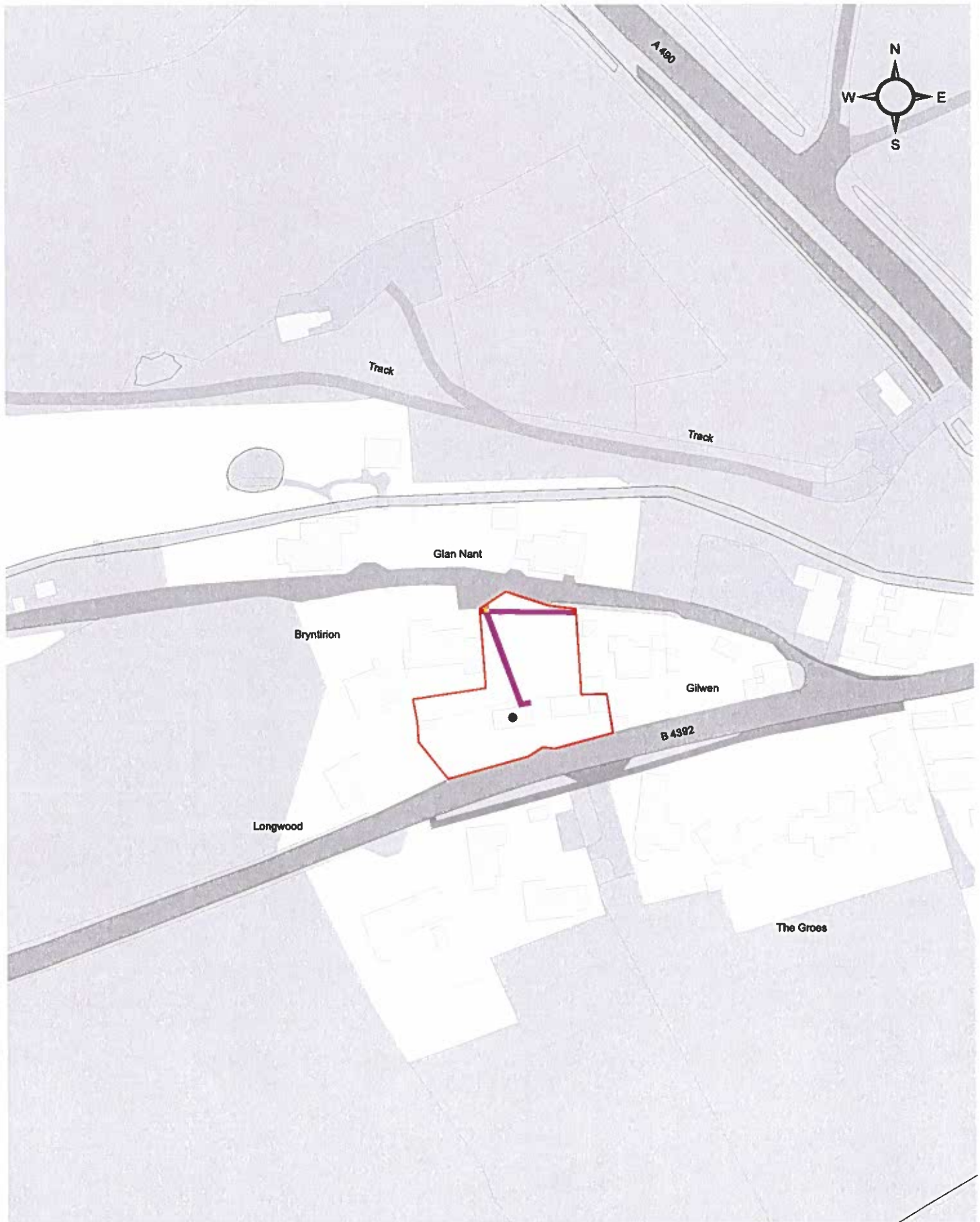
“**Property**” means the property comprised in the title above mentioned;

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“**Price**” means SIX THOUSAND ONE HUNDRED AND FORTY POUNDS (£6,140) STERLING;

“**Overhead Lines**” means the High Voltage electric lines with up to a maximum of 3 conductors and Low Voltage (if any) electric lines together with telephone signalling and fibre optic cables transforming equipment earth wires and ancillary equipment associated works and other conducting media together with the conduits for containing the same installed and erected and to be installed and erected at over and upon the Property and for the avoidance of doubt any fibre optic cables shall be for use only in connection with the electricity distribution network;

“**Underground Lines**” means the underground electric lines and cables telephone signalling and fibre optic cables transforming equipment earth wires and ancillary equipment associated works and other conducting media together with the conduits for containing the same installed and to be installed at the Property and for the avoidance of doubt any fibre optic cables shall be for use only in connection with the electricity distribution network;



EASEMENT FOR OVERHEAD HV ELECTRICAL APPARATUS EASEMENT FOR OVERHEAD LV ELECTRICAL APPARATUS EASEMENT FOR UNDERGROUND HV ELECTRICAL APPARATUS EASEMENT FOR UNDERGROUND LV ELECTRICAL APPARATUS REPRODUCED FROM, OR BASED UPON THE ORDNANCE SURVEY MAP WITH THE SANCTION OF THE CONTROLLER OF H.M. STATIONERY OFFICE. CROWN COPYRIGHT RESERVED.	SP ENERGY NETWORKS <i>Electricity & Gas</i> <i>LOF</i> <i>K. Kertham</i> SP Networks plc Registered Office: c/o PowerSystems 3 Panton Way, Panton, CH43 3ET Registered in England and Wales No 2386637	DEED PLAN FOR ELECTRICAL APPARATUS ON LAND AT: PROSPECT COTTAGE, GROES LWYD, GUILDSFIELD, WELSHPOOL, SY21 9BZ YELLOW AREA SHOWS WHERE APPARATUS CROSSES. THIS INCLUDES HV & LV OVERSAIL	Drg.No. IA-SY21 9BZ-PRSP-001	DATE 21/06/2024 SCALE 1 : 1,250 MAP REF. 320964,311292 0 2.755.5 11 15.5 22 Metres
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“Electric Lines” means the Overhead Lines and the Underground Lines;

“Easement Strip” means the strip of land 4 metres to either side of the Route in respect of the Overhead Lines and 1 metre to either side of the Route in respect of Underground Lines;

“Rights” means the rights granted by this Deed;

“Route” means:

- (a) the route of the Overhead Lines at High Voltage in the approximate position shown by the blue lines on the Plan; and
- (b) the route of the Overhead Lines at Low Voltage in the approximate position shown by the pink lines on the Plan; and
- (c) the route of where Overhead Lines cross in the approximate position shown by the yellow lines on the Plan.

“Manweb” means Manweb and any company which is a member within the same group of companies and its or their successors in title and any persons authorised by it PROVIDED such successor holds a licence granted under section 6(1) of the Electricity Act 1989 (as amended, supplemented, novated, or replaced from time to time);

“Grantor” shall include the successors in title to the Grantor and in the case of an individual or individuals their respective estates and effects and persons deriving title under them;

“Supports” means 1 pole, stays and any other means of support and apparatus as Manweb acting reasonably requires for the Overhead Lines; and

“Undertaking” means a business undertaking pursuant to a licence granted, or treated as granted, under section 6(1) of the Electricity Act 1989 (as amended, supplemented, novated or replaced from time to time) and each and every part of it.

1.2 The Grantor is registered at the Land Registry as the registered proprietor of the Property under the above Title Number(s).

1.3 The Grantor has agreed in consideration of the Price to grant the Rights.

2. GRANT OF RIGHTS

In consideration of the Price paid on the date hereof by Manweb to the Grantor for the grant of the Rights (the receipt of which the Grantor acknowledges) the Grantor with full title guarantee HEREBY GRANTS unto Manweb:

2.1 The right to lay erect install and keep installed adjust alter and construct use maintain repair renew inspect remove and replace the Overhead Lines and the Underground Lines on the Route with Supports.

2.2 The right at its own expense and in a proper and woodman like manner to fell lop remove or cut from time to time all trees and coppice wood and shrubs and other planting or the roots thereof which now or hereafter may be standing on the Property which would if not felled lopped cut or removed obstruct or interfere or may grow to obstruct or interfere with the exercise of the Rights or the working of the Electric Lines and if requested by the Grantor, Manweb will remove such timber and other wood felled lopped or cut as soon as reasonably practicable in the circumstances.

2.3 The right to use or permit the Electric Lines to be used as part of the electricity distribution network and Undertaking to transmit and distribute any matters or thing the transmission of which

is for the time being not prohibited by law to and from the Property from or to such place or places as Manweb may require.

- 2.4 The right (but not the obligation) on giving reasonable notice to the Grantor to carry out the relocation of all or part of the Electric Lines within the Easement Strip and/or relocation of all or part of the Supports and after the installation and commissioning of the relocated Electric Lines and/or relocation of all or part of the Supports Manweb will de-energise render safe and remove (in the case of redundant Supports removal of the redundant Supports and their foundations to 1.2 metres underground) the redundant Electric Lines (provided always any redundant Underground Lines will be rendered safe and left in situ) and the Rights hereby granted will apply to the replacement apparatus (and the Grantor will if reasonably required by Manweb and at Manweb's expense complete a deed of variation of this Deed to record the relocation) provided any replacement apparatus shall as far as reasonably practicable in the circumstances be as close as reasonably possible to the position of the existing apparatus.
- 2.5 The right for Manweb and all persons authorised by it (causing as little inconvenience as reasonably practicable in the circumstances) from time to time and at all times hereafter to enter and be upon so much of the Property as is reasonably necessary (but not within any buildings thereon unless such building has been constructed in breach of the Grantor's obligations set out in clause 4 hereof) with or without all necessary machinery plant vehicles and apparatus and in relation to the Underground Lines and Supports to break up the surface thereof for all or any of the purposes aforesaid:

TO HOLD the Rights unto Manweb in fee simple to the intent that the Rights hereby granted may be annexed and appurtenant to the Electric Lines and to the whole and each and every part of Manweb's Undertaking.

3. MANWEB'S OBLIGATIONS

Manweb HEREBY COVENANTS with the Grantor that Manweb will:

- 3.1 make good any physical damage or will pay reasonable compensation to the Grantor for any physical damage not made good caused to the Property during the installation laying erection maintenance adjustment alteration construction repair renewal inspection replacement or removal by Manweb of the Electric Lines;
- 3.2 when reasonably practicable in the circumstances to give to the Grantor reasonable notice of its intention to carry out works on the Property except in the case of emergency when no notice is required
- 3.3 exercise the Rights in accordance with Manweb's statutory obligations;
- 3.4 indemnify the Grantor from and against all actions proceedings claims demands costs and expenses which may be brought or made against the Grantor or which he may reasonably and properly incur (except such as may be due or caused by or arise out of the act neglect or default or the contributory negligence of the Grantor or his tenants licensees or anyone authorised by him or their respective agents or employees) in respect of bodily injury to any persons or physical damage to the land caused during the installation, laying, erection, maintenance, adjustment, alteration, construction, repair renewal, inspection, replacement or removal by Manweb of the Electric Lines provided that the Grantor shall as soon as practicable give notice in writing to Manweb of any such action proceeding claim or demand brought made or threatened against the Grantor and shall not settle adjust or compromise such action proceeding claim or demand without the consent of Manweb such consent not to be unreasonably withheld or delayed and Manweb

may at its own expense defend or contest any such action proceeding claim or demand in the name of the Grantor.

4. GRANTOR'S OBLIGATIONS

The Grantor with intent to bind the said Property herein before described into whosoever hands the same may come and for the benefit and protection of Manweb's undertaking and the Electric Lines HEREBY COVENANTS with Manweb that the Grantor and those deriving title under it will at all times hereafter observe and perform the following covenants:

- 4.1 Not to do or permit or suffer anything to be done in or upon the Property or any part thereof which shall or may interfere with the exercise of the Rights or the Electric Lines and Supports or cause damage thereto.
- 4.2 Without prejudice to the generality of the foregoing:
 - 4.2.1 that no tree shrub or underwood which may at any time be planted hereafter upon the Property shall be allowed to grow so as to be within 3 metres of the Overhead Lines or when falling within the same distance therefrom when the Overhead Lines are at their maximum swing;
 - 4.2.2 that no part of any dwelling house building or other erection existing at the date hereof will be altered or extended so as to be or come within 3 metres of the Overhead Lines when the same are at their maximum swing and no new dwelling house building or other erection or alteration or extension thereto shall hereafter be constructed or placed so as to be or come within 3 metres of the Overhead Lines when the same are at their maximum swing;
 - 4.2.3 that the level of the ground will not in any manner whatsoever be raised above the level thereof existing at the date hereof so as to make the distance between the level of such ground and the lowest Overhead Lines at the point of the span less than 5.2 metres (or 5.8 metres above roads) nor as to encroach in any way upon the base or foundation of any pole or stay supporting the Overhead Lines;
 - 4.2.4 no buildings construction erection conduits services or works of any kind (including the foundations or footings thereto) existing at the date hereof will be altered or extended so as to be or come within 1 metre of either side of the centre of the route of the Underground Lines and no new buildings construction erection conduits services or works of any kind (including the foundations or footings thereto) shall hereafter be built constructed or erected upon that part of the Property forming the site of the Underground Lines or within 1 metres of either side of the centre of the route of the Underground Lines
 - 4.2.5 not to carry out or permit or suffer to be carried out any excavation other than surface cultivation with hand tools in the ordinary use of the surface as a garden in the land 1 metre of either side of the centre of the route of the Underground Lines nor to increase or decrease the ground cover thereof in any manner whatsoever without the consent in writing of Manweb;
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In this Deed:

- 6.1 Where there are two or more persons included in the expression “**Grantor**” the covenants and obligations on the part of the Grantor herein contained shall be deemed to be made by such persons jointly and severally.
- 6.2 Words importing one gender include all others and words importing singular include the plural and vice versa.
- 6.3 Any reference to the “**Property**” means the property comprised in the title above mentioned at the date of this Deed.
- 6.4 Nothing herein contained shall affect abridge diminish or lessen the powers of Manweb under the Electricity Act 1989 or any statutory modification or re- enactment thereof for the time being in force.

7. ARBITRATION

Any dispute or difference arising under this Deed shall be submitted to arbitration under the provisions of the Arbitration Act 1996 by an Arbitrator (failing agreement) to be appointed by the President for the time being of the Royal Institution of Chartered Surveyors on the application of either party and the decision of such Arbitrator shall be final and binding on the parties hereto.

- 8. The clause headings do not form part of this Deed and shall not be taken into account in its construction or interpretation.
- 9. This Deed shall be exclusively governed and construed in accordance with English Law and the parties hereto will submit to the exclusive jurisdiction of the English Courts.

IN WITNESS whereof the parties hereto have executed and delivered this Deed the day and year first before written.

Signed as a deed by)
STEPHEN ROBERT ANDERSON)
)
in the presence of:)

Signature of witness:

Name

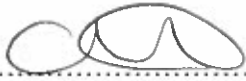
Address:

.....

Occupation:

Signed as a deed by)
SP MANWEB PLC acting by two)
Authorised Signatories) Lozz
in the presence of:) Authorised Signatory

Name of witness: CKOPANSKI
(in BLOCK CAPITALS)

Signature of witness: 

Address: NORTH CHESHIRE TRADING ESTATE
3 PRENTON WAY
PRENTON
CH43 3ET

Occupation: PA

)
)
) K Kern
in the presence of:) Authorised Signatory

Name of witness: CKOPANSKI
(in BLOCK CAPITALS)

Signature of witness: 

Address: NORTH CHESHIRE TRADING ESTATE
3 PRENTON WAY
PRENTON
CH43 3ET

Occupation: PA