



HM LAND REGISTRY

CERTIFIED A TRUE COPY OF THE ORIGINAL

LAND REGISTRATION ACTS 1925-1986

COUNTY & DISTRICT: Powys

Name Harrisons

TITLE NUMBERS: CYM447612 & CYM374580

Date 26/05/2010

PROPERTY: Croeso, Mount Road, Llanfair Caereinion, Welshpool, Powys, SY21 0BH

Harrisons Solicitors LLP
11 Berriew Street, Welshpool, Powys SY21 7SL

and building plot at Beechgrove, Llanfair Caereinion, Welshpool, Powys, SY21 0BH

THIS DEED OF GRANT OF EASEMENT is dated the 10th day of may 2010

and made between John Milton Jones and Barbara Gertrude Jones (1) of Croeso, Mount Road, Welshpool, Powys, SY21 8BH ("the Grantor") and Kenneth Patrick Pomfrett and Jean Audrey Pomfrett (2) of Tan y Graig, Llanfair Caereinion, Welshpool, Powys, SY21 0DW ("the Grantees").

1. IN THIS DEED

1.1 'the Servient Land' means the land belonging to the Grantor in fee simple known as Croeso registered under title number CYM374580 details of which are set out in the Schedule to this Deed and shown for identification purposes only edged red on the plan numbered 1 annexed to this Deed.

1.2 'the Dominant Land' means belonging to the Grantees in fee simple and edged green on Plan 1 and registered under title number CYM447612

1.3 'the Rights' means the rights detailed in clause 3 which are granted out of the Servient Land for the benefit of the Dominant Land.

1.4 'the Grantor and the Grantees' shall include the successors in title of the Grantor and Grantees respectively and in the case of an individual or individuals their respective estates and effects and the last survivor of them and the survivors estate and effects as the case may be and persons deriving title under the Grantor and Grantees respectively.



2 **THE GRANT**

In consideration of the sum of £1 (one pound) payment paid by the Grantees to the Grantor (the receipt of which the Grantor acknowledges) the Grantor grants with full title guarantee to the Grantees the Rights in fee simple and the Chargee confirms the grant of the Rights by the Grantor.

3. **THE RIGHTS**

The Rights granted by clause 2 are:

- 3.1 To lay a mains connecting sewer under the Servient Land for all purposes connected with the use, enjoyment and development of the Dominant Land, such rights to be exercised in common with the Grantor.
- 3.2 The right to enter on the Servient Land upon prior request, at reasonable times, except in case of emergency, for the purpose only of inspecting, repairing, cleaning, maintaining and renewing the mains connecting sewer.
- 3.3 The Rights are granted subject to:
 - (a) The Grantee or other person exercising them taking all possible care to cause as little damage as possible and making good all damage caused thereby and paying compensation for any damage not made good.
 - (b) The Grantees observing and performing in all respects the terms of this deed and the covenants on their part herein contained.
 - (c) All necessary approvals and consents being obtained by the Grantees for the works referred to in this Deed and the exercise of the Rights.
- 3.4 Unless otherwise stated the Rights are not granted exclusively but are granted in common with the rights of the Grantor and other persons lawfully entitled to exercise such rights.

4. **THE GRANTEES' COVENANTS**

The Grantees for themselves and their successors in title jointly and severally covenant with the Grantor to the intent and so as to bind the Dominant Land into whosoever hands it may come and for the benefit and protection of the Servient Land and each and every part of it, that the Grantees shall at all times after the date of this Deed:

- 4.1 keep the Grantor fully indemnified from and against any claims by any person for any loss, damage expenses or liability which may be suffered by the Grantor by reason of the Grantees exercise of the Rights.
- 4.2 keep the sewer connection in good repair and condition at all times.
- 4.3 exercise the Rights at all times in such a way as to cause as little inconvenience and nuisance as possible to the Grantor or other the occupiers for the time being of the Servient Land.

5. **THE GRANTOR'S COVENANTS**

The Grantor covenants with the Grantees with the intent and so as to bind the Servient Land into whosoever hands the same may come and for the benefit and protection of the Dominant Land and each and every part of it that the Grantor shall at all times after the date of this Deed not cause or permit or suffer to be done in, or upon the Servient Land anything which may be or may grow to be an obstruction, nuisance or annoyance to the Grantees in the lawful exercise of the Rights.

6. **CERTIFICATE OF VALUE**

It is hereby certified that the transaction hereby effected does not form part of a larger transaction or a series of transactions in respect of which the amount or value or the aggregate amount or value of the consideration of £125,000.00 (one hundred and twenty five thousand pounds)

7. **The Clause Headings**

In this Deed the clause headings do not form part of it and shall not be taken into account in its construction or its interpretation.

Executed by the parties as a deed on the above date

THE SCHEDULE

Date Documents Parties

Signed as a Deed by the said

John Milton Jones

JMJx *[Signature]*

In the presence of:-

Witness

Signature *H. DAVIES*

Print name *H. DAVIES*

Address *24 HEOL BOWYS*

LLANFAIR CAEREINION

POWYS SYDLOBU

Occupation *RETIRED*

Signed as a Deed by the said

Barbara Gertrude Jones

BGJx *B Jones*

In the presence of:-

Witness

Signature *H. DAVIES*

Print name *H. DAVIES*

Address *24 HEOL BOWYS*

LLANFAIR CAEREINION

POWYS SYDLOBU

Occupation *RETIRED*

Signed as a Deed by the said

Kenneth Patrick Pomfrett

KPPX *K. P. Pomfrett*

in the presence of :-

Witness

Signature *S. D. Whamm*

Print name S. D. WHAMM

Address TAN - 1, GRAVE

..... HASTING CANTONMENT

..... POLYS

Occupation OFFICE CONSULTANT

Signed as a Deed by the said

Jean Audrey Pomfrett

JAPX *J. A. Pomfrett*

in the presence of :-

Witness

Signature *S. D. Whamm*

Print name S. D. WHAMM

Address TAN - 1, GRAVE

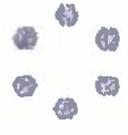
..... HASTING CANTONMENT

..... POLYS

Occupation OFFICE CONSULTANT

Land Registry
Official copy of
title plan

Title number CYM4784
Ordnance Survey map reference SJ1006SE
Scale 1:2500
Administrative area Powys



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This title is dealt with by Land Registry, Wales Office.

