

These are the notes referred to on the following official copy

Title Number HE24635

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Land Registry
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14/10/19



THIS DEED OF GRANT made the *nineteenth* day of *October* One thousand nine hundred and sixty two BETWEEN NEVILLE DUDLEY BUDGEN of Croes Llwydd, Raglan in the County of Monmouth Farmer and DOROTHY MILDRED BUDGEN his Wife of the same address (hereinafter called "the Grantors") which expression shall where the context so submits include their successors in title of the one part and the HEREFORDSHIRE WATER BOARD of Reay House, 49, Badenham Road in the City and County of Hereford (hereinafter called "the Board") of the second part WHEREAS :-

- (1) The Grantors are seized in fee simple in possession of the lands described in the First Schedule hereto (hereinafter called "the lands").
- (2) The Board in pursuance of statutory powers them enabling desire to acquire the easement in and through the said land for the purpose and manner hereinafter appearing.
- (3) The Grantors have agreed at the request of the Board to grant such easement.

NOW THIS DEED WITNESSETH as follows :-

1. In pursuance of the said agreement and in consideration of the covenant by the Board hereinafter contained the Grantors as Beneficial Owners hereby grant and convey unto the Board in fee simple ALL THAT the right of easement for the Board their officers workmen servants and contractors with or without horses carts or other vehicles and machinery mechanically propelled or otherwise to enter in and upon the lands to lay construct and for ever thereafter maintain replace enlarge cleanse use obtain access or connect to a water main Four inches in diameter together with all necessary fittings or other apparatus attached thereto or used in connection therewith (hereinafter referred to as the main) such main to be situated at a depth of three feet or thereabouts below the surface of all that strip of land twenty four feet in width situated in the Parishes of St. Weonards and Garway in the County of Hereford indicated by the pink strip on the plan hereunto annexed TO HOLD the same unto the Board in fee simple but subject to the performance and observance by the Board of the covenant hereinafter contained.

2. The Board hereby covenants with the Grantors and with each one of them as a separate covenant to make good to the reasonable satisfaction of the Grantors any damage which may be caused to the said piece of land in connection with the exercise by the Board of the said easement or right.

3. The Grantors hereby covenant with the Board that they will not at any time hereafter do or knowingly suffer to be done upon the piece of land hereinafter described or upon any part of their adjoining or neighbouring property any act or thing which may in any way damage interfere with or affect the said main or interfere with or disturb the soil supporting the same or affect the purity of flow of water carried thereby erect or permit to be erected or placed on the said piece of land or any part thereof any buildings or structures or any machinery goods or materials which are not capable of immediate removal and the nature or weight of

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which may cause damage injury or disturbance to the said main lower the level of the said piece of land to such an extent that the said main becomes uncovered or unduly exposed or raise the level of the said piece of land to such an extent that access to the said main becomes substantially more difficult.

4. The Grantors hereby acknowledge the right of the Board to production and delivery of copies of the documents of title specified in the Second Schedule hereto.

5. IT IS HEREBY CERTIFIED that the transaction hereby effected does not form part of a larger transaction or series of transactions in respect of which the amount or value or the aggregate amount or value of the consideration exceeds Three thousand five hundred pounds.

IN WITNESS whereof the Grantors have hereunto set their hands and seals and the Board has caused its Common Seal to be hereunto affixed the day and year first before written.

THE FIRST SCHEDULE hereinbefore referred to

Description of the land

O.S. Numbers 616, 370 and 371 - 1,130 feet in length.

THE SECOND SCHEDULE hereinbefore referred to

Description of Deeds and Documents.

<u>Date.</u>	<u>Description.</u>	<u>Parties.</u>
1944 April 28.	CONVEYANCE	Mr. Thomas Heath to Mr. D. R. Probert.
1947 January 21.	CONVEYANCE	Mr. D. R. Probert to Mrs. E. G. James.
1947 January 21.	AGREEMENT	Mr. D. R. Probert and Mrs. E. G. James.
1947 January 22.	MORTGAGE	Mrs. E. G. James to Mrs. Joan Mason.
1948 February 2.	CONVEYANCE	Mrs. E. G. James to H. L. Tudor Esq.
1952 October 31.	CONVEYANCE	H. L. Tudor to P. J. Kelly Esq.
1961 December 31.	CONVEYANCE	P. J. Kelly Esq. to Mr. and Mrs. N. D. Budgen.

SIGNED SEALED and DELIVERED by the said Neville Dudley Budgen in the presence of :-

D. Stucholke
18 Trinity Terrace
Baker Street
Retired Chemist.

N. D. Budgen

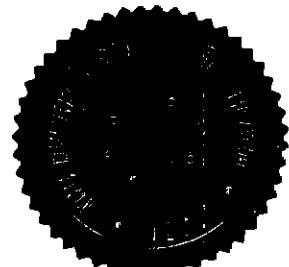
SIGNED SEALED and DELIVERED by the said Dorothy Mildred Budgen in the presence of :-

D. Stucholke
18 Trinity Terrace
Baker Street
Retired Chemist.

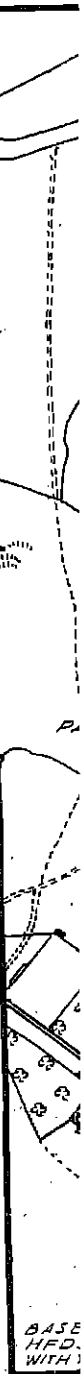
D. M. Budgen

THE COMMON SEAL of the Herefordshire Water Board was hereunto affixed in the presence of :-

Stephen R. Southwell Chairman
H. H. ... Clerk & Treasurer.



306.

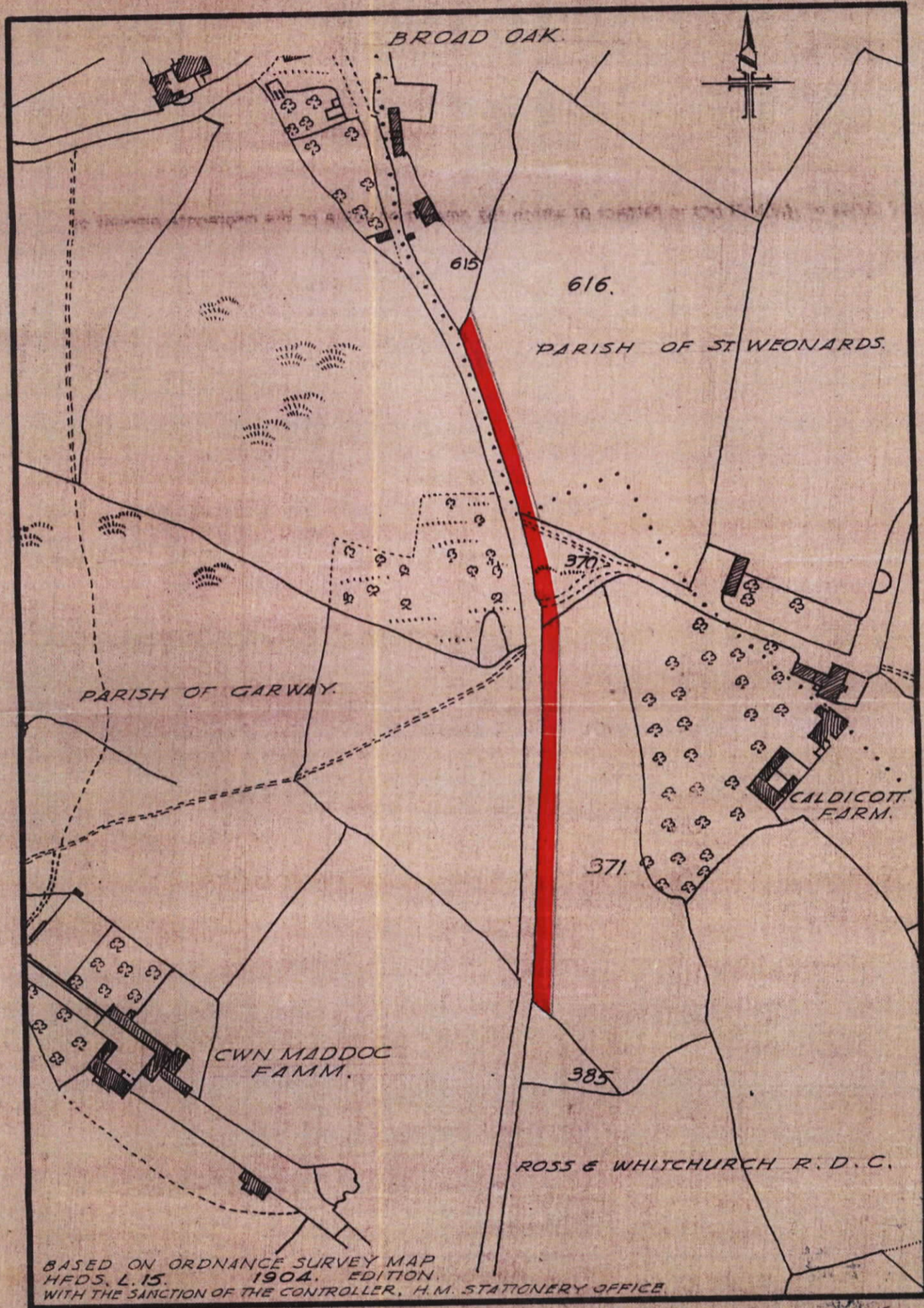


BASE HFD. WITH

DR
SCA

HEREFORDSHIRE WATER BOARD

REAY HOUSE · 49, BODENHAM ROAD · HEREFORD



BASED ON ORDNANCE SURVEY MAP
HFDS. L. 15. 1904. EDITION.
WITH THE SANCTION OF THE CONTROLLER, H.M. STATIONERY OFFICE.

DRG. NO BE. 61. 183.
SCALE. 1:2500.

W. H. AUSTIN, B.Sc (ENG)
M.I.C.E., M.I.W.E.
ENGINEER & MANAGER.

PLAN REFERRED TO

E.N° 153
157.

