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H.M. LAND REGISTRY

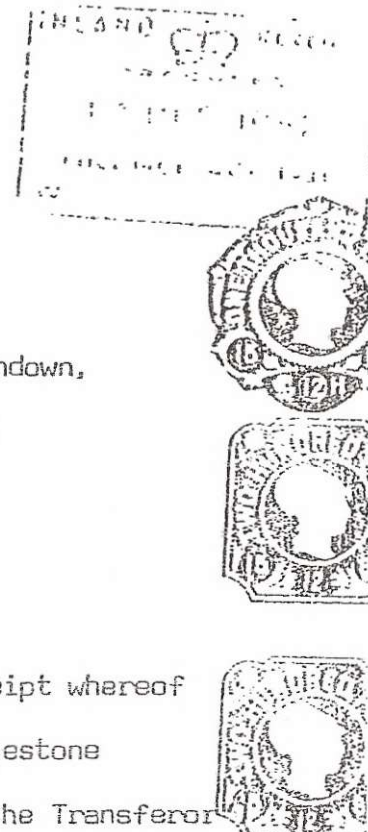
LAND REGISTRATION ACTS 1925 to 1971

County : Kent  
District : Thanet  
Title Number : K.  
Property : East Northdown House, Northdown,  
Margate and adjoining land

Date 9th November; 1982

IN consideration of Seventy thousand pounds (£70,000) the receipt whereof is hereby acknowledged I IRVINE JAMES COWLEY FRIEND of Mucklestone Old Rectory Market Drayton Shropshire (hereinafter called "the Transferor" as Beneficial Owner HEREBY TRANSFER to PETER ROBERT MILES of 37 Northdown Way Cliftonville Margate Kent (hereinafter called "the Transferee") the land shown and edged with red on the plan annexed hereto (hereinafter called "the Plan") being part of the land comprised in an Assent dated the 1st day of November 1966 and made by Elfrida Mary de Vaynes Cockcroft and Reginald Stewart Irvine Friend to the Transferor (hereinafter called "the Assent")

1. THE said land is hereby transferred together with the rights set out in the First Schedule hereto but subject to the Exceptions Reservations and Declarations contained in the Second Schedule hereto and the Transferee hereby covenants with the Transferor for the benefit of the remaining land comprised in the Assent to observe and perform the restrictions and stipulations specified in the Third Schedule hereto
2. THE Transferor hereby acknowledges the right of the Transferee to production of the Assent and to delivery of copies thereof and hereby undertakes for the custody thereof



c[ THE FIRST SCHEDULE above referred to  
(Rights Granted) ] 10

(1) A right of way for all purposes and at all times over the private road way leading from George Hill Road as is coloured green on the plan

e[ (2) A right of way at all times with or without animals for all reasonable purposes over that part of the Transferor's adjoining land as is coloured blue on the plan expressly excluding any right to park cars or motor vehicles upon the said land coloured blue and such right of way shall be exercised having due regard at all times to the use and enjoyment of the adjoining property known as Old Cottage

(3) The right to use so far as may be necessary and applicable to the use and enjoyment of the property hereby transferred (within 80 years from the date hereof) all sewers drains wires cables and other service pipes wires and conduits laid or passing through or under the remainder of the Vendors adjoining land and the right to make all necessary connections thereto and to enter upon such adjoining land of the Vendor for the purpose of making such connections and for inspecting cleansing and repairing or replacing the said drains sewers pipes wires and cables but doing as little damage as possible and making good all damage caused by the exercise of such right

THE SECOND SCHEDULE above referred to  
(Exceptions Reservations and Declarations)

(1) There is reserved to the Transferor and his successors in title the right to enter upon the property hereby transferred at all reasonable times upon prior notice being given (save in the event of emergency) to repair renew or reconstruct any properties on the Transferor's adjoining land the Transferor making good all damage occasioned by the exercise of such right

(2) The right for the Transferor and his successors in title for the benefit of his adjoining land to use so far as may be applicable all sewers drains wires cables and other services laid or passing through or



under the property hereby transferred

(3) All rights of light and air which would prejudicially affect the user by the Transferor and his successors in title of his adjoining land for building purposes only and it is hereby declared that the Transferee and his successors in title shall not be entitled to any such rights for the benefit of the property hereby transferred ]

THE THIRD SCHEDULE above referred to

(Stipulations and Restrictions)

(1) The Purchaser and his successors in title shall on demand contribute towards the maintenance and upkeep of the private road way coloured green on the plan by a payment of a sum equal to one quarter of the rateable value of the property at the time of such payment In the event of there being no rateable value attributable to the property hereby transferred then the owner for the time being of the property hereby transferred shall pay such sum as may be agreed by the Transferor and the Transferee (or their respective successors in title) or in default of agreement such sum as shall be decided upon by a Surveyor appointed by the Transferor as being a sum equivalent to one quarter of the rateable value of the said property

(2) The Transferor shall be liable to contribute seventy five per cent of the cost of maintaining that part of the blue land as is utilised and forms part of the right of way

SIGNED SEALED and DELIVERED )  
by the said IRVINE JAMES )  
COWLEY FRIEND in the )  
presence of:- )

*J. J. Cowley Friend*

*Margaret Yates*  
*Alver Bank*  
*Norton in Hales*  
*Hawker Drayton*  
*Secretary*



GEORGE HILL ROAD

THE EAST NORTHDOWN HOUSE	
EAST NORTHDOWN	
CLIFTONVILLE	
scale 1/1250	date 7.9.79
dwg no P.I.	
SHEPHERD BARN	