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FINANCE ACT 1971  
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We hereby certify this to be a true copy of the original 12  
Neil Sopson + Co  
522 d2 J 7/14  
F380912

plot 22  
Portland Drive  
Willow C

This CONVEYANCE is made the 4<sup>th</sup> day of September One thousand nine hundred and eighty-Seven BETWEEN MILTON KEYNES DEVELOPMENT CORPORATION of Saxon Court 502 Avebury Boulevard Central Milton Keynes MK9 3HS (hereinafter called "the Corporation" which expression where the context so admits shall include its successors in title) of the one part and the Purchaser specified in the Fourth Schedule hereto (hereinafter called "the Purchaser" which expression where the context so admits shall include his successors in title) of the other part. WHEREAS the Corporation is seised of (inter alia) the property hereinafter described for an estate in fee simple in possession subject as hereinafter mentioned but otherwise free from incumbrances and has agreed with the Purchaser for the sale of the same to the Purchaser for a like estate at the price specified in the Fourth Schedule hereto



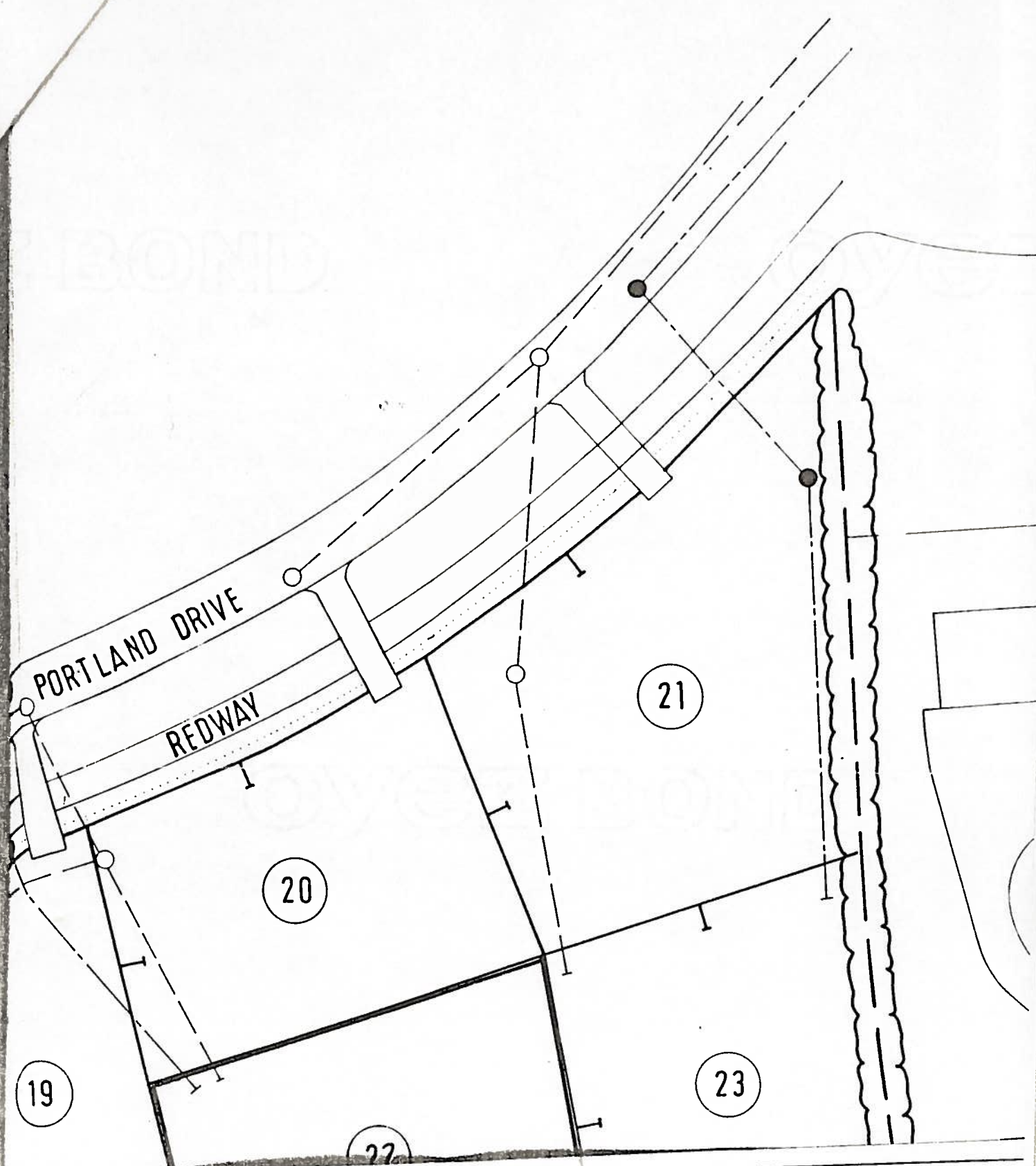
NOW THIS DEED WITNESSETH as follows:-

1. IN pursuance of the said agreement and in consideration of the sum specified in the Fourth Schedule hereto paid by the Purchaser to the Corporation (the receipt whereof the Corporation hereby acknowledges) the Corporation as Beneficial Owner hereby conveys unto the Purchaser ALL THAT piece or parcel of land (hereinafter called "the Property") more particularly described in the Fifth Schedule hereto as the same is for the purpose of identification only shown edged red on the plan (hereinafter called "the Plan") annexed hereto TOGETHER

WITH the messuage or dwellinghouse in the course of construction on the property or same part thereof and intended to be known by the postal address shown in the Fifth Schedule aforesaid TOGETHER WITH the benefit of the rights easements and privileges set out in Part I of the First Schedule hereto BUT EXCEPTING AND RESERVING unto the Corporation and its servants agents and all others authorised by it and the owners or occupiers of the adjoining or neighbouring land forming part of the Development the rights easements and privileges set out in Part II of the said Schedule TO HOLD the same unto the Purchaser in fee simple SUBJECT to the covenants and restrictions set out in the Sixth Schedule hereto AND SUBJECT ALSO to the covenants restrictions conditions and stipulations contained in the Second Schedule hereto

2. FOR the benefit and protection of the adjoining or neighbouring land now or formerly belonging to the Corporation or for any part or parts thereof other than the property hereby conveyed and so as to bind the property hereby conveyed into whosoever hands the same may come the Purchaser and the person deriving title under him hereby covenants with the Corporation that the Purchaser will at all times hereafter observe and perform the covenants restrictions conditions stipulations set out in the Second Schedule hereto

3. THE Corporation hereby reserves the right to modify waive or release any covenants restrictions conditions or stipulations relating to any adjoining or neighbouring land whether imposed or entered into before or at the same time as or after these



Milton Keynes De  
671 Silbury Boulevard Sect  
Telephone Milton Keynes 6

Project **PLOTS  
PORTLAN**

Drawing title

CONV



erein contained and whether they are the same as the covenants restrictions conditions and stipulations set out in the Second Schedule hereto or not

4. THE Corporation hereby covenants with the Purchaser that the Corporation will make up the roadways and footpaths and sewers serving the Property and will indemnify the Purchaser from and against all claims and demands for contributions to the cost of construction maintenance and repair of the said roadways and footpaths and sewers until such time as the same are adopted by the Local Highway Authority for the time being as maintainable at the public expense

5. THERE is reserved to the Corporation and its successors in title a full and unrestricted right at any time hereafter and from time to time to erect or permit to be erected any buildings or other erections and to alter any buildings or other erections now or hereafter to be erected on any part of the land now belonging to the Corporation adjoining or adjacent to the Property in such manner as to obstruct or interfere with the passage or access of light or air to any building which is or may be erected on any part of the Property and so that all privileges of light or air now or hereafter enjoyed or to be enjoyed over any part of the said adjoining or adjacent land now belonging to the Corporation by or in respect of the Property should be deemed to be so enjoyed by the licence or consent of the Corporation and not as of right

6. IN this Deed where the context so admits the masculine includes the feminine and vice versa the singular includes the

plural and where there is more than one person included in the expression "the Purchaser" all covenants and other obligations herein contained on the part of the Purchaser are joint and several

7. WHERE there is more than one person contained in the expression "the Purchaser" it is hereby agreed and declared that

- (a) the persons so constituting the Purchaser are joint tenants both at law and in equity
- (b) the trustees for the sale of the Property shall have powers to deal with it until the expiration of 80 years from the date hereof equal to those of a sole beneficial owner
- (c) the survivor of the persons constituting the Purchaser shall become the sole legal and beneficial owner of the Property and any person dealing with such survivor may so assume unless a notice to the contrary appears on this deed

8. THE Corporation hereby acknowledges the right of the Purchaser to production and delivery of copies of the documents mentioned in the Third Schedule hereto (custody of which is retained by the Corporation) and hereby undertakes with the Purchaser for the safe custody of the same

9. IT IS HEREBY CERTIFIED that the transaction hereby effected does not form part of a larger transaction or of a series of transactions in respect of which the amount or value or the aggregate amount or value of the consideration exceeds THIRTY THOUSAND POUNDS (£30,000.00)

IN WITNESS whereof the Corporation has caused its Common Seal to be hereunto affixed and the Purchaser has hereunto set his hand the day and year before written

THE FIRST SCHEDULE hereinbefore referred to

PART I

Rights easements and privileges together with the benefit of which the property is conveyed

1. A right of way for the Purchaser and other the owners or occupiers for the time being of the Property at all times and for all reasonable purposes (in common with all others entitled thereto) over and along the roadways and (on foot only) over the footpaths (after completion of construction of such roadways and footpaths) serving the Estate on which the property abuts until such roadways and footpaths are adopted by the Local Authority for the time being as highways maintainable at the public expense
2. The right for the Purchaser and other the owners or occupiers for the time being of the Property to the free passage of foul water and sewage and of surface water respectively at all times hereafter from the Property into the public foul sewer and the surface water sewer in the adjoining land by means of the foul and surface water drains constructed or to be constructed on the and the right at all reasonable times to enter upon the said adjoining land (but not any building thereon) for the purpose of repairing cleansing maintaining laying relaying or replacing the same the person or persons exercising such rights doing as little damage as possible and

privilege which would or might restrict or prejudicially affect the future rebuilding alteration or development of any such adjoining or neighbouring land or any part or parts thereof

3. The right to use enlarge extend repair remove alter and replace service ducts of any kind and the wires passing through them now or within the perpetuity period installed in the land for such telecommunication purposes as the Corporation may require and to install maintain extend repair remove and replace any ancillary equipment reasonably required in that behalf on the exterior of any structure for the time being on the land with any necessary connections and to enter upon the property hereby conveyed in the exercise of any of the above rights PROVIDED nevertheless that the persons exercising such rights cause in the process as little damage and disturbance as possible and make good any damage done with reasonable dispatch and that any equipment installed shall remain the property of those who install it

4. All rights of way drainage watercourse and other rights in the nature of easements now or usually enjoyed by all or any other property comprised in the Development over through or from the Property

5. The Purchaser for himself and his successors in title hereby irrevocably grants unto the Corporation together with its servants agents licensees workmen or others duly authorised from time to time full and free licence and authority for the term of two years from the date hereof to enter upon such part of the Property which is between the front face of the building erected



thereon and the highway for the purpose of completing any landscaping scheme or fence for which it shall in its absolute discretion adopt for this area

#### THE SECOND SCHEDULE

1. Not to erect on the Property or upon any building thereon any radio or television aerial or similar apparatus in such manner as to be visible from outside such building
2. Not to cut down lop or top any of the timber or other trees on the Property or remove or uproot any hedge without the consent in writing of the Corporation which if granted may be subject to such conditions as the Corporation may think fit but which shall not be unreasonably withheld in the case of cutting down lopping or topping required by virtue of any effective notice order or direction from the local highway or other competent authority
3. Not to park or permit to be parked on the Property or any part thereof any commercial vehicle other than a light delivery van except in case of emergency or for so long as may be reasonably necessary for the purpose of delivering goods to or collecting goods from the Property or some part thereof
4. Not without the consent in writing of the Corporation to place or permit to remain on the Property in front of any face of any building thereon any caravan or trailer or boat
5. Not to erect or permit to be erected upon such part of Property that falls between the front face of the building erected thereon and the highway any wall fence or other linear feature of any nature whatsoever



6. Forthwith to erect and forever hereafter to maintain along the boundaries of the Property marked with an inward 'T' on the said plan a good and substantial fence hedge or wall of a type and height previously approved in writing by the Corporation

7. Not to use or permit to be used in any fuel burning apparatus from time to time installed on the property hereby conveyed any fuel other than "authorised fuel" as defined by the regulations made under Section 34 of the Clean Air Act 1956 or any statutory modification or re-enactment thereto for the time being in force

8. Not to carry on any trade business or manufacture upon or in any dwellinghouse to be erected on the land nor to use the same for any purpose other than a single private residence.

#### THE THIRD SCHEDULE

Date	Description	Parties
28.7.1971	Conveyance	H H T Rees (1) H L Rees (2) Barclays Bank Ltd (3) Milton Keynes Development Corporation (4)

#### THE FOURTH SCHEDULE

Purchasers Name	BARRY ARTHUR HINSLEY AND SYLVIA ANN HINSLEY
Address	21 ALVERTON GREAT LINFORD MILTON KEYNES
Purchase Price/Consideration	£52,136

#### THE FIFTH SCHEDULE

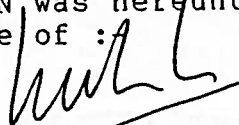
Plot Number	22
Estate	Portland Drive Willen Milton Keynes in the County of Buckingham
Acreage	0.28 or thereabouts
Postal Address	42 Portland Drive Willen Milton Keynes

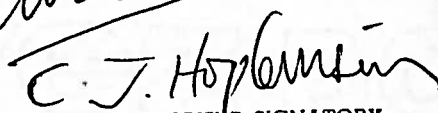
THE SIXTH SCHEDULE

Covenants and restrictions to which the  
Land is subject

The covenants restrictions and stipulations contained or referred to  
in a Conveyance dated the \_\_\_\_\_ made between

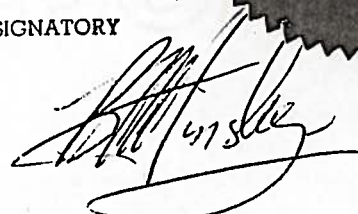
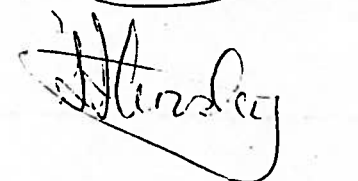
THE COMMON SEAL of MILTON KEYNES  
DEVELOPMENT CORPORATION was hereunto  
affixed in the presence of :

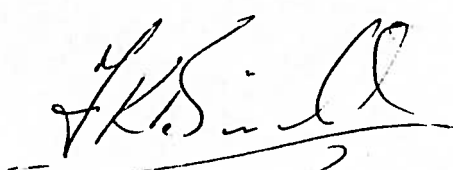
  
BOARD MEMBER

  
AUTHORISED SIGNATORY



SIGNED SEALED AND DELIVERED by the  
Purchasers in the presence of :-

  
FRANCIS K BURVILLE  
20 BLACKSMITHS WAY  
HARTWELL  
NORTHAMPTON NN7 2HY  
ENGINEER.