

Title Number: CE129643

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Durham (Southfield) Office (0191) 301 3500

DUPLICATE CONVEYANCE

Stamp 5000 REVENUE  
26 MAY 1982

2/7/82

SP  
G.D.S.

of also ~~conveyance~~  
26/5

FINANCE ACT 1931

Bolsover  
Castle House  
11 Bridge Rd Stockton  
is made this 30th

day of 26/5

DENNIS  
WELBOURN LTD.  
Law Stationers.  
PUDSEY,  
YORKSHIRE.

# THIS CONVEYANCE



March One thousand nine hundred and eighty two BETWEEN FORDY PROPERTIES

(GREYTOWERS) LIMITED of G.L.F. House Boathouse Lane Stockton on Tees in the County of Cleveland (hereinafter called "the Vendor") of the one part and JOSEPH HENRY JACKSON and AMELIA ELIZABETH JACKSON his wife both of 2 Cambridge Avenue Linthorpe Middlesbrough in the said County of Cleveland (hereinafter called "the Purchasers") of the other part

WHEREAS:

The Vendor is seised of the property hereinafter described for an estate in fee simple in possession free from incumbrances and has agreed with the Purchasers for the sale to them of the said property at the price of Sixty thousand pounds

NOW THIS DEED WITNESSETH as follows :-

1. In pursuance of the said agreement and in consideration of the sum of Sixty thousand pounds paid by the Purchasers to the Vendor (the receipt whereof the Vendor hereby acknowledges) the Vendor as beneficial owner hereby conveys unto the Purchasers ALL THAT the property described in the First Schedule hereto SUBJECT to the rights of all persons at present receiving a supply of water through the mains passing under the property hereby conveyed TO HOLD the same unto the Purchasers in fee simple as joint tenants

2. IT IS HEREBY AGREED AND DECLARED as follows :

(a) The boundary stone wall indicated A-B on the plan attached hereto belongs to the property hereby conveyed and shall be maintained by the Purchasers and their successors in title in a reasonable state of repair

(b) The boundary metal "park-type" fence indicated B-C on the plan attached hereto belongs to the property hereby conveyed and shall be maintained by the Purchasers and their successors in title in a reasonable state of repair

(c) The boundary dwarf brick wall indicated C-D on the plan attached hereto belongs to the property hereby conveyed and shall be maintained by the Purchasers and their successors in title in a reasonable state of repair

(d) The boundary indicated A-D on the plan attached hereto is bounded by the wall of the farm buildings and the wall gates doors and windows situate therein between the points A-D on the said plan belong to the Vendor and the same shall be maintained by the Vendor and their successors in title in a reasonable state of repair. The gate at point A on the plan attached hereto belongs to the property hereby conveyed and shall be maintained by the Purchasers and their successors in title in a reasonable state of repair

(e) The drive to the South East of Grey Towers Farm indicated D-Y on the plan attached hereto belongs to the Vendor and the same shall be maintained by the Vendor and their successors in title in a reasonable state of repair

3. The Purchasers hereby declare

(a) The Purchasers shall hold the said property upon trust to sell the same with power to postpone the sale thereof and shall hold the net proceeds of sale and other money applicable



as capital and the net rents and profits thereof until sale upon trust for themselves as joint tenants \_\_\_\_\_

(b) Until the expiration of Twenty one years from the death of the survivor of the Purchasers the Trustees for the time being of this deed shall have power to mortgage charge lease or otherwise dispose of all or any part of the said property with all the powers in that behalf of an absolute owner \_\_\_\_\_

4. The Vendor hereby acknowledges the right of the Purchasers to the production and delivery of copies of the documents of title specified in the Second Schedule hereto and hereby undertake with the Purchasers for the safe custody thereof \_\_\_\_\_

IN WITNESS whereof the Common Seal of the Vendor and the hands and seals of the Purchasers have been hereunto affixed the day and year first before written \_\_\_\_\_

THE FIRST SCHEDULE hereinbefore referred to

ALL THAT property situate and being known as Grey Towers Farmhouse Nunthorpe Middlesbrough in the County of Cleveland TOGETHER WITH the Farmhouse erected thereon or on some part thereof which property is for identification purposes only delineated on the plan attached hereto and thereon edged in red AND ALSO TOGETHER WITH a right of way for all purposes along the drive to the South East of Grey Towers Farm from the point marked D on the said plan to the point marked Y EXCEPT AND RESERVING unto the Vendor the following rights :

(a) the right for the Vendor to use for all proper purposes connected with the remainder of the land comprising Grey Towers Farm Nunthorpe aforesaid (excluding the land hereby conveyed) (hereinafter called "the retained land") the sewers drains watercourses pipes cables wires or other channels or conduits now laid in under or over the property hereby conveyed with power at any time or times to enter thereupon for the purpose of making connecting with repairing maintaining inspecting and cleansing the same the Vendor being responsible for making good all or any damage occasioned by the exercise of such rights \_\_\_\_\_

(b) a right of way with or without vehicles for the Vendor and their successors in title the owner or owners for the time being of the retained land in common with all persons authorised by the Vendor \_\_\_\_\_

(i) over the part of the roadway marked A-E on the plan attached hereto and thereon coloured yellow for the purpose of maintaining the wall situate on the South West side of the said roadway and for the purpose of gaining access to the gate at the point marked A on the said plan and \_\_\_\_\_

(ii) over that part of the said roadway marked E-D coloured yellow on the said plan for the purpose of maintaining the said wall for the purpose of gaining access to the gate at the point marked A on the said plan and for the purpose of gaining access to the doors in the said wall between the points marked E-D on the said plan \_\_\_\_\_

Such rights of way specified in (b) (i) and (ii) shall cease on the expiration of twelve months after the granting of planning permission for residential building in respect of the land coloured round green retained by the Vendor and the demolition of the building retained by the Vendor and situate to the South West of the points marked A-D on the said plan whichever is the later but in any event not later than three years from the granting of detailed planning permission in respect of the land coloured round green on the said plan

THE SECOND SCHEDULE hereinbefore referred to

| <u>Date</u> | <u>Document</u> | <u>Parties</u>  |
|-------------|-----------------|---|
| 14/3/1969   | Conveyance      | John Wilkinson Potts and Margaret Eleanor Potts (1) and The Land Commission (2) |
| 20/5/1971   | Conveyance      | Secretary of State for the Environment (1) and George Fordy and Son Ltd (2)     |
| 22/3/1973   | Conveyance      | George Fordy and Son Ltd (1) and Fordy Properties (Greytowers) Limited (2)      |

THE COMMON SEAL of FORDY  
PROPERTIES (GREYTOWERS)  
LIMITED was hereunto affixed  
by Order of the Board of  
Directors in the presence  
of :-

Director

Secretary

SIGNED SEALED AND DELIVERED  
by the said JOSEPH HENRY  
JACKSON in the presence of:-

Witness  
Signature

address

occupation

SIGNED SEALED AND DELIVERED  
by the said AMELIA ELIZABETH  
JACKSON in the presence of:-

Witness  
Signature

address

occupation

S. H. J.  
*Joseph Henry Jackson*  
Solicitor  
*[Signature]*

*Amelia Elizabeth Jackson*  
*[Signature]*

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Dated 30th March 1982

FORDY PROPERTIES (GREYTOWERS) LIMITED

to

MR. & MRS. J. H. JACKSON

Duplicate

# Conveyance

relating to Grey Towers Farmhouse,  
Munthorpe, Middlesbrough in the  
County of Cleveland.

PK FIVE  
CG129 id43

Recovery of unpaid  
Stock Return Fees  
& CG

(PAS)

~~Newby, Robson & Cadle~~

AND

~~Barugh & Wilkinson~~

SOLICITORS

MIDDLESBROUGH.



PLAN

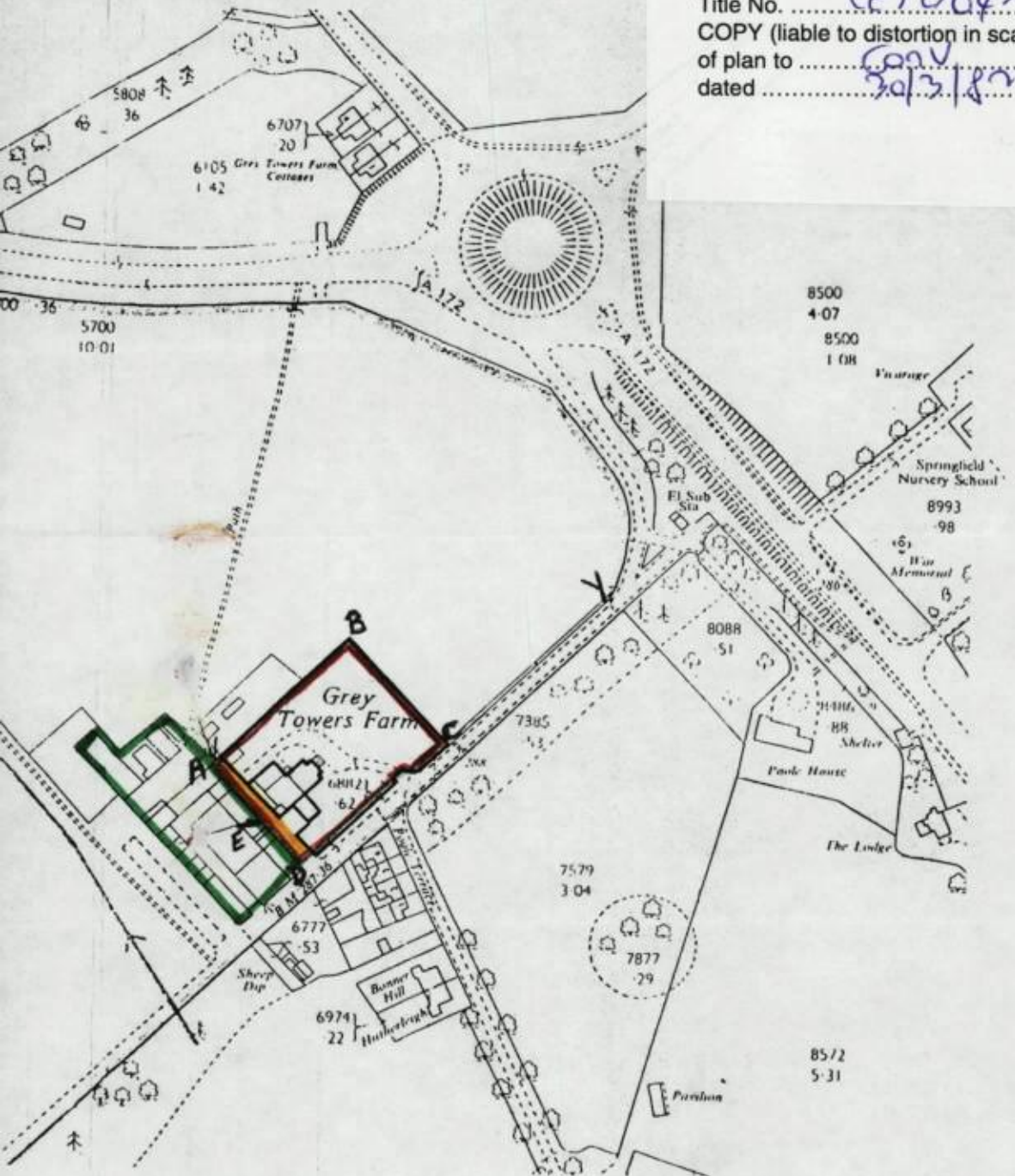
H137

# H M LAND REGISTRY

For Identification Purposes Only.

Title No. .... CE/29643 .....  
 COPY (liable to distortion in scale)  
 of plan to ..... 509V .....  
 dated ..... 5/13/87 .....

6/80



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