

Appendix Q – Conveyances and Title Register extracts

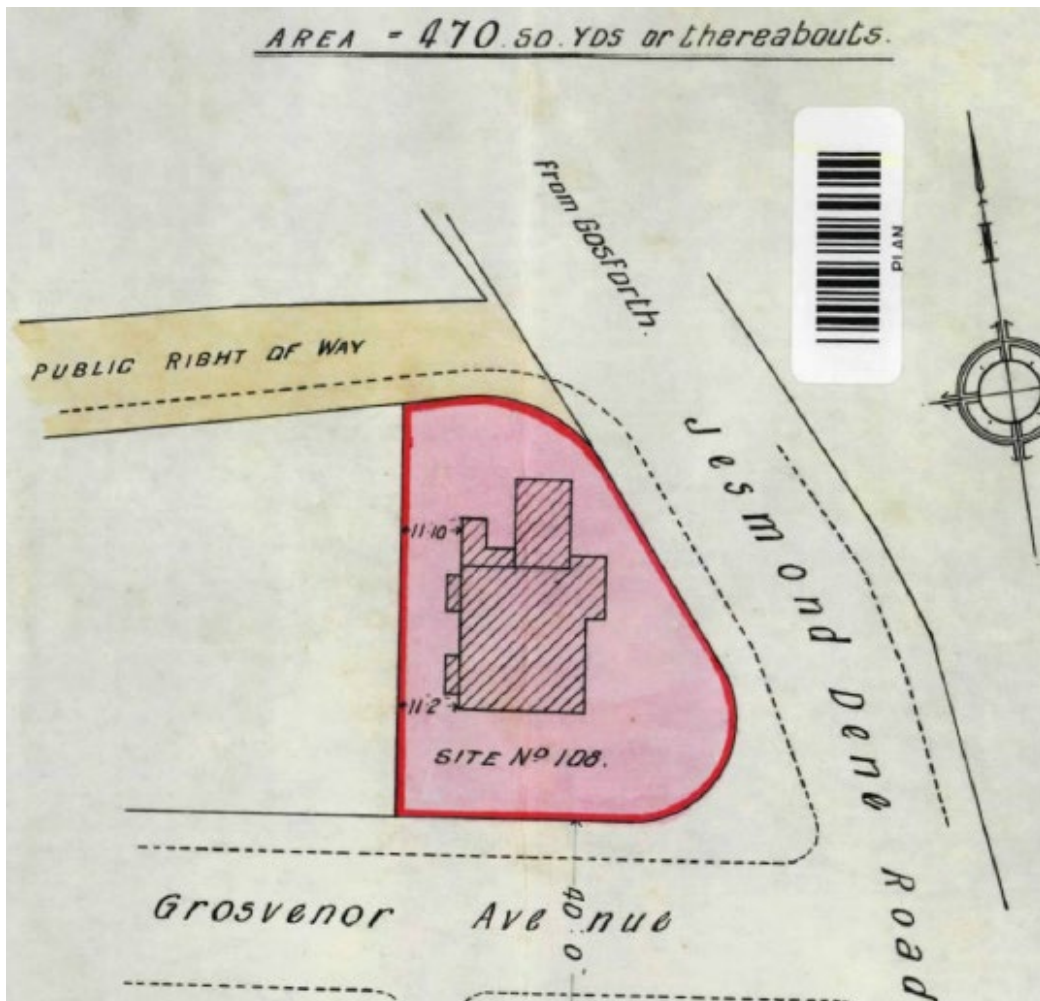
180 Jesmond Dene Road – TY112953

Extracts from the Conveyance dated 16 January 1929 for 'Site no.108' becoming 180 Jesmond Dene Road. Unfortunately some of the conveyance is illegible.

Part II
— Essentialities —

[Illegible handwritten text]

4. All rights of way and drainage affecting the same public right of way over the roadway shown by dotted lines on the plan to the above mentioned conveyance colored Green JA



Appendix Q – Conveyances and Title Register extracts

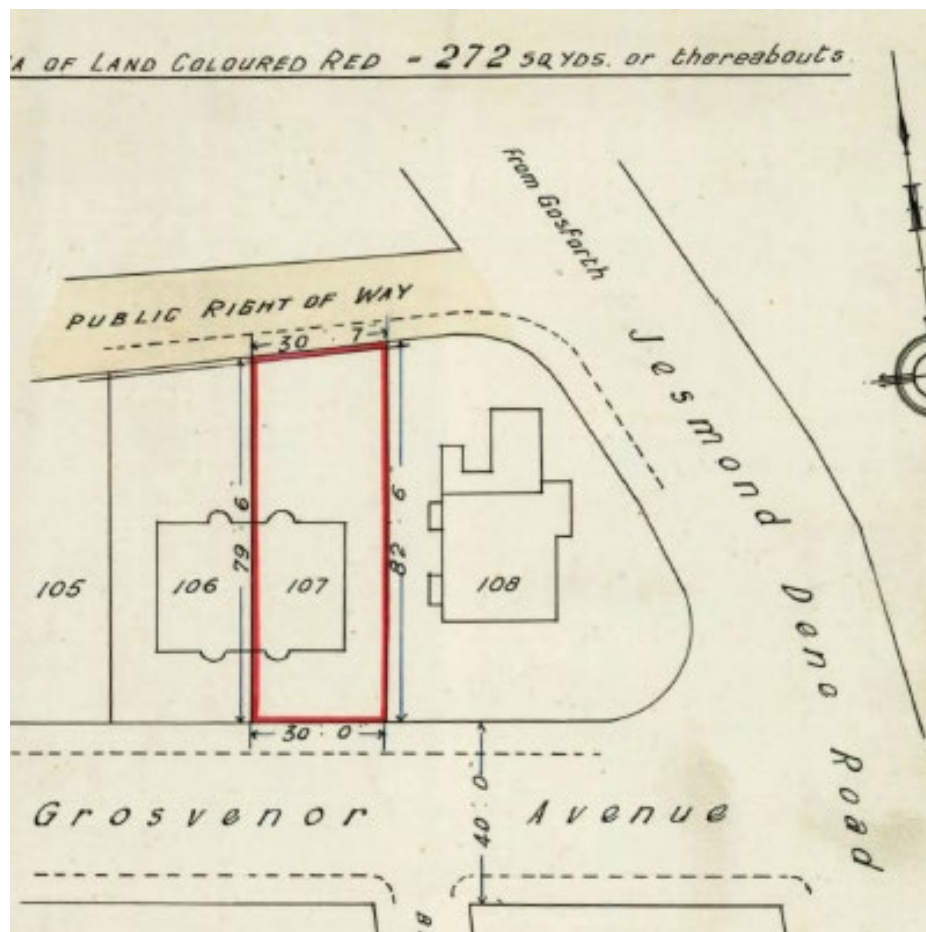
2 Grosvenor Avenue - TY22863

Extracts from the Conveyance dated 25 September 1929 for 'Site no.107' becoming 2 Grosvenor Avenue.

Part II
Reservations

There is reserved to the Vendors, and their successors, in title the owners, or occupiers, of the lands, which ⁱⁿ the above written Conveyance are referred to, as the protected lands the right to apply for, and obtain an order closing the public roadway, which is indicated, on the said plan by being coloured brown

4. All rights of way and drainage affecting the same, and to the public right of way over the roadway shewn on the plan to the above written Conveyance coloured brown



Appendix Q – Conveyances and Title Register extracts

4 Grosvenor Avenue – ND3207

Extract from the Land Registry Title Register and Plan for 2 Grosvenor Avenue containing details of the Conveyance dated 07 August 1929. Original conveyance is not held at the Land Registry.

13. In case the Vendors or the owners have done or paid for or shall see fit to do or pay for any part of the work of forming paving flagging channelling or draining the front and back streets connected with the land or the work of any access road or of any outlet general or other sewer or drain wheresoever situated by which the land shall be benefitted the Purchaser shall pay to the Vendors or owners as the case may be a due proportion of the expense and charge thereby incurred and of maintaining the said streets and drains until the same shall be adopted as public streets and drains such proportion in case of difference to be settled by the Architect



Appendix Q – Conveyances and Title Register extracts

6 Grosvenor Avenue – TY110124

Extract from the Land Registry Title Register and Plan for 6 Grosvenor Avenue containing details of the Conveyance dated 22 October 1929. Original conveyance is not held at the Land Registry.

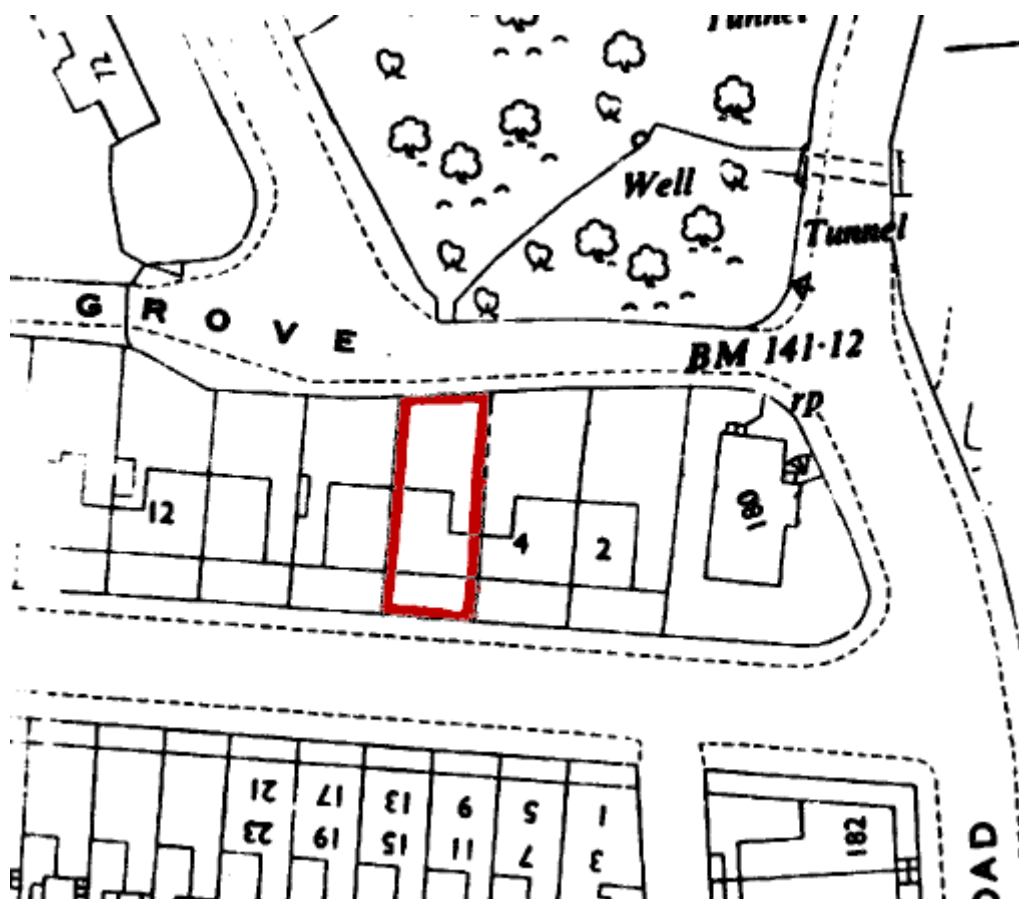
PART II

Reservations

THERE is reserved to the Vendors and their successors in title the owners or occupiers of the lands which in the above written Conveyance are referred to as the protected lands the right to apply for and obtain an order closing the public roadway which is indicated on the said plan by being coloured brown.

THE SECOND SCHEDULE above referred to

13. THE Purchaser shall be liable for all street formation expenses whatsoever in respect of any future street making paving and sewers on the northern boundary of the land at present used as a public right of way coloured brown on the plan drawn hereon and for maintaining after completion by the Vendors all streets and drains whatsoever abutting upon the land until the same shall be adopted as public streets and drains such proportion in case of difference to be settled by the Architect



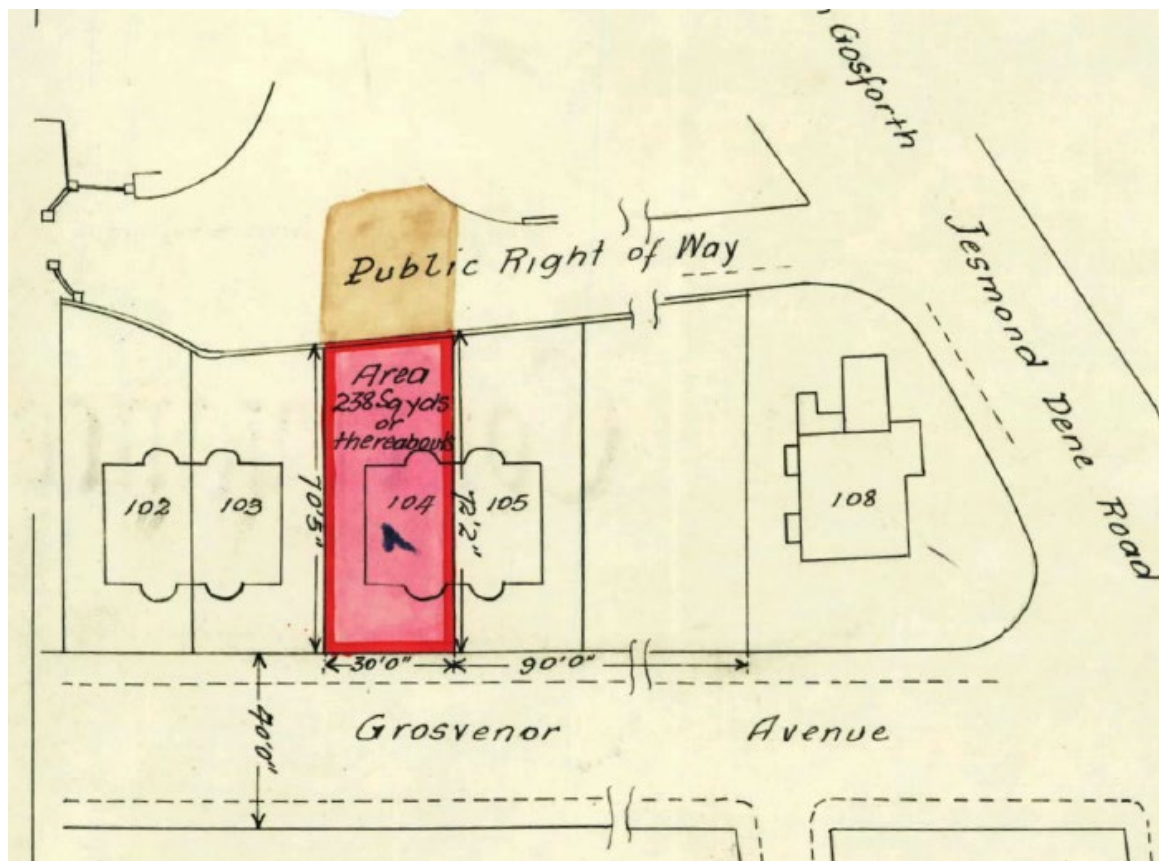
Appendix Q – Conveyances and Title Register extracts

8 Grosvenor Avenue – TY29908

Extracts from the Conveyance dated 07 April 1930 for 'Site no.104' becoming 8 Grosvenor Avenue.

Part II.
Reservations
There is reserved to the vendors and their successors in title the owners or occupiers of the lands which in the above written conveyance are referred to as the protected lands the right to apply for and obtain an order closing the public roadway which is indicated on the said plan by being coloured brown.

part
All rights of way and drainage affecting the same and to the public right of way over the roadway shown on the plan to the above written conveyance coloured brown.



Appendix Q – Conveyances and Title Register extracts

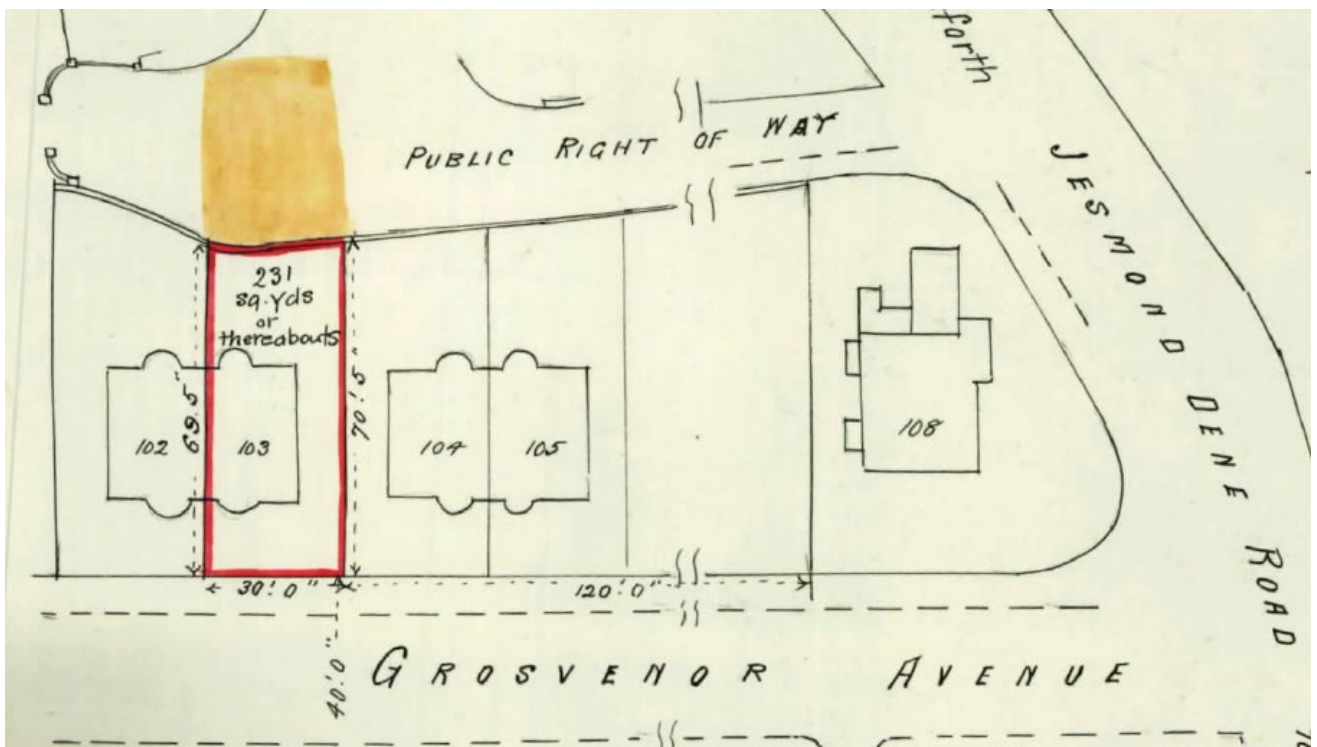
10 Grosvenor Avenue - TY35352

Extracts from the Conveyance dated 19 March 1930 for 'Site no.103' becoming 10 Grosvenor Avenue.

Part II
Reservations

There ^{was} reserved to the Vendors and their successors in title, the owners or occupiers of the lands which in the ^{the above} written Conveyances ^{were} referred to as the protected lands the right to apply for and obtain an order closing the public roadway which ^{was} indicated on the said plan by being colored brown, ~~and otherwise~~

4. "all rights of way and drainage affecting the same and to the public right of way over the roadway shown on the plan to the ^{the} above written Conveyance coloured brown



Appendix Q – Conveyances and Title Register extracts

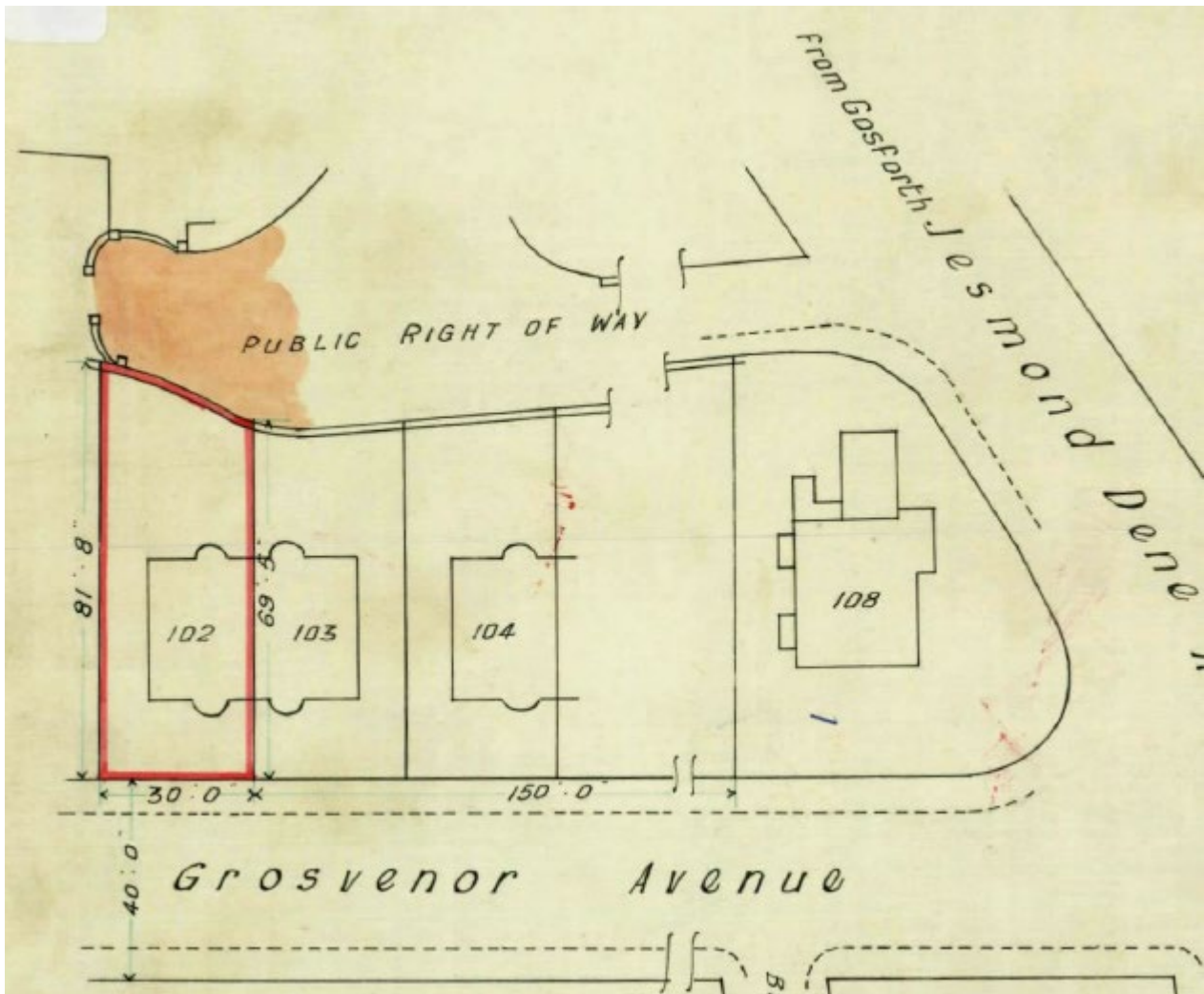
12 Grosvenor Avenue - TY17644

Extracts from the Conveyance dated 26 December 1929 for 'Site no.102' becoming 12 Grosvenor Avenue.

Part II
Reservations

There is reserved to the Vendors, and their successors, in title the owners or occupiers, of the lands which, in the, above written conveyance, are referred to, as the protected lands the right to apply for and obtain, an order closing the public roadway which is indicated on the said plan by being coloured brown

4 *All rights of way and drainage, affecting the same, and to the public right of way over the roadway shewn on the plan to the above written conveyance, and coloured brown*



Appendix Q – Conveyances and Title Register extracts

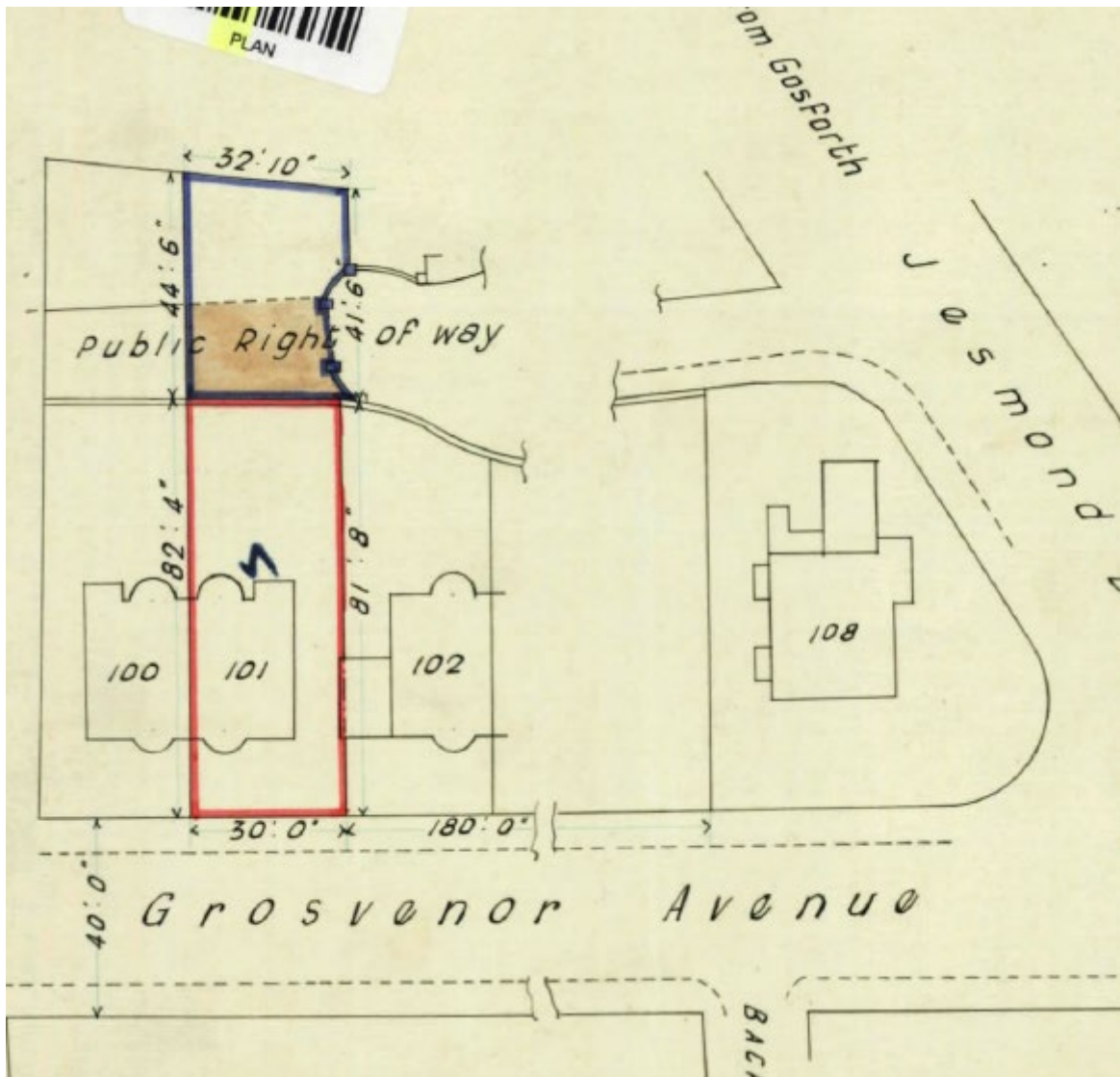
14 Grosvenor Avenue - TY153066

Extracts from the Conveyance dated 20 June 1930 for 'Site no.101' becoming 14 Grosvenor Avenue.

Part 2 Reservations

There is reserved to the vendors and their successors in title the owners or occupiers of the lands which in the above written conveyance are referred to as the protected lands the right to apply for and obtain an order closing the public roadway which is indicated on the said plan by being coloured brown

4. All rights of way and drainage affecting the same and to the public right of way over the roadway shown on the plan to the above written conveyance coloured brown



Appendix Q – Conveyances and Title Register extracts

16 Grosvenor Avenue – TY216396

Extract from the Land Registry Title Register and Plan for 16 Grosvenor Avenue containing details of the Conveyance dated 20 June 1930. Original conveyance is not held at the Land Registry.

Title number TY216396

C: Charges Register continued

THE SECOND SCHEDULE above referred to

Matters subject to which (subject so far as thereby respectively affected) the lands assured by the above written Conveyance are thereby assured

1. The rights of the local authorities and water company in respect of sewers drains water mains and other pipes and ancillary works.

All rights of way and drainage affecting the same and to the public right of way over the roadway shewn on the plan to the above written Conveyance coloured brown.

NOTE: The roadway coloured brown referred to is 'The Grove'

Schedule of restrictive covenants continued

13. The Purchaser shall be liable for all street formation expenses whatsoever in respect of any future street making paving and sewers on the Northern boundary of the land edged round with red on the plan drawn hereon at present used as a public right of way and coloured brown on the said plan or the land North of such right of way included in and conveyed by these presents and for maintaining after completion by the Vendors all streets and drains whatsoever abutting upon the said land hereby conveyed until the same shall be adopted as public streets and drains such proportion in case of difference to be settled by the Architect.



Appendix Q – Conveyances and Title Register extracts

18 Grosvenor Avenue – TY321408

Extract from the Land Registry Title Register and Plan for 18 Grosvenor Avenue containing details of the Conveyance dated 24 August 1930. Original conveyance is not held at the Land Registry.

Title number TY321408

Schedule of restrictive covenants continued

13. In case the Vendors or owners have done or paid for or shall see fit to do or pay for any part of the work of forming paving flagging channelling or draining the front and back streets connected with the land or the work of any access road or of any outlet general or other sewer or drain wheresoever situated by which land shall be benefitted the Purchasers shall pay to the Vendors or owners as the case may be a due proportion of the expense and charge thereby incurred and of maintaining the said streets and drains until the same shall be adopted as public streets and drains such proportion in case of difference to be settled by the Architect And in particular it is hereby declared and agreed that the Purchaser shall be liable for all street formation expenses whatsoever in respect of any future street making paving and sewers on the northern boundary of the land edged round with red on the plan drawn hereon at present used as a public right of way and coloured brown on the said plan or the land north of such right of way included in and conveyed by these presents and for maintaining after completion by the Vendors all streets and drains whatsoever abutting upon the land hereby conveyed



Appendix Q – Conveyances and Title Register extracts

20 Grosvenor Avenue - TY25002

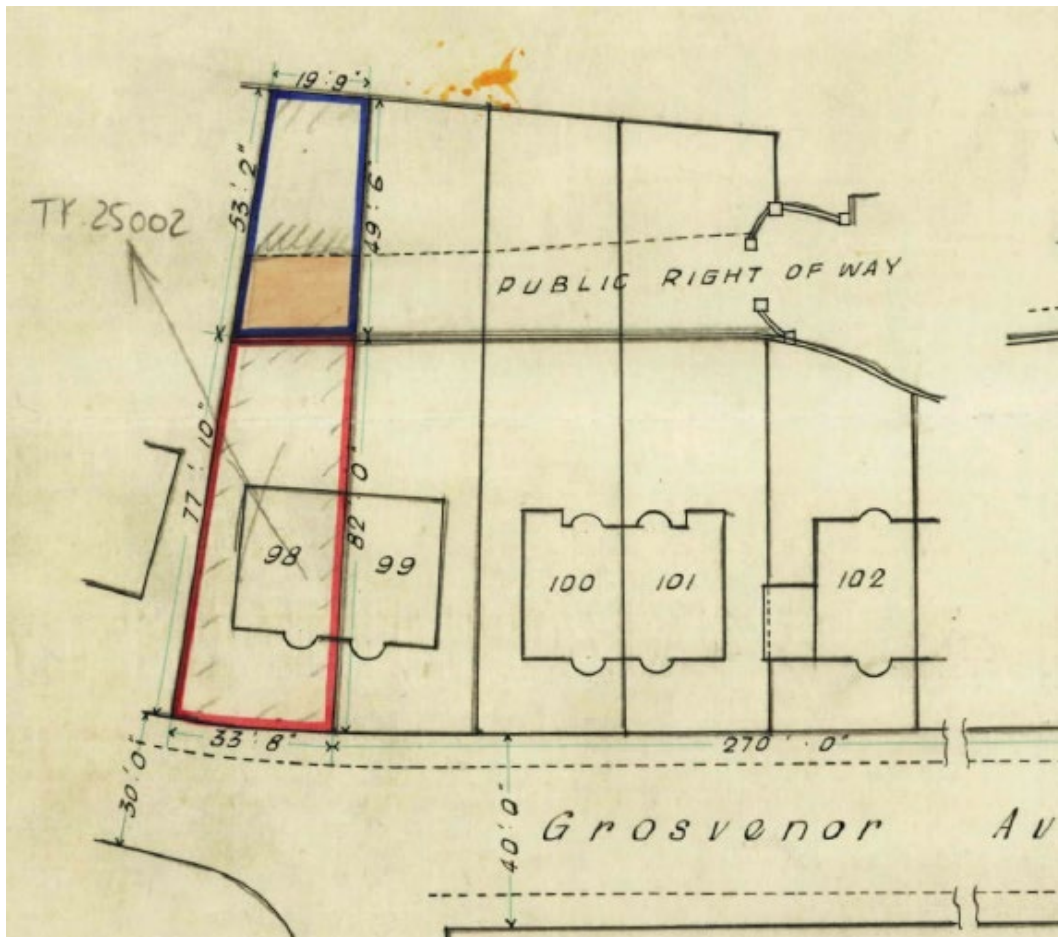
Extracts from the Conveyance dated 7 October 1930 for 'Site no.98' becoming 20 Grosvenor Avenue.

Part II Reservations

There is reserved to the vendors and their successors in title the owners or occupiers of the lands which in the above written conveyance are referred to as the protected lands the right to apply for and obtain an order closing the public roadway which is indicated on the said plan by being coloured brown

3.

All rights of way and drainage affecting the same and to the public right of way over the roadway shown by being coloured brown on the plan to the above written conveyance



Memorandum - By a conveyance dated the 24th day of July 1948 and made between Isabella Birkbeck the executrix of the late James Ernest Huxford of the one part and Walter Kerr and Alice Marie Kerr of the other part the piece of land being the portion to the North of the land coloured brown and edged round with blue on the plan endorsed hereon was conveyed unto the said Walter Kerr and Alice Marie Kerr in fee simple and their right to the production of this conveyance and other documents was hereby acknowledged

Appendix Q – Conveyances and Title Register extracts

22 Grosvenor Avenue – TY13557

Extracts from the Conveyance dated 12 January 1931 for 'Site no.97' becoming 22 Grosvenor Avenue.

Part II
Reservations

There is reserved to the Vendors, and their successors, in title the owners, or occupiers, of the lands, which in the above written Conveyance, are referred to, as the protected lands the right to apply for and obtain an order closing the public roadway which is indicated on the said plan by being coloured brown

3 *All rights of way and drainage affecting the same and to the public right of way over the roadway shown by being coloured brown on the plan to the above written Conveyance*



Appendix Q – Conveyances and Title Register extracts

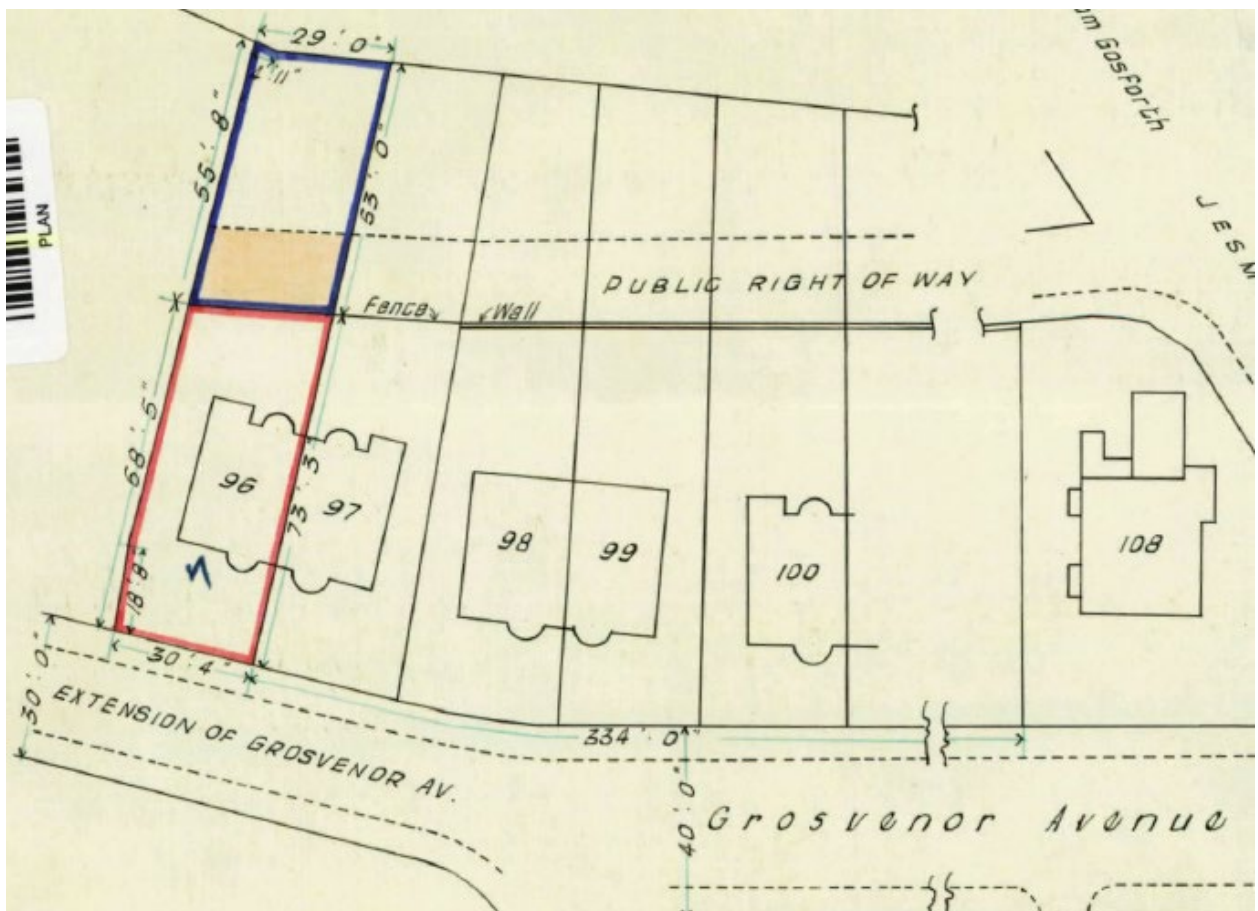
24 Grosvenor Avenue - TY331626

Extracts from the Conveyance dated 11 October 1930 for 'Site no.96' becoming 24 Grosvenor Avenue.

Part II
Reservations

There is reserved to the Vendors, and their successors, in title the owners, or occupiers, of the lands, which, in the above, written Conveyance, are referred to, as the protected lands, the right to apply for, and obtain, an order, closing the public roadway which is indicated on the said plan by being coloured brown

3) All rights of way and drainage, affecting the same, and to the public right of way over the roadway shown by being coloured brown on the plan to the above, written Conveyance



Appendix Q – Conveyances and Title Register extracts

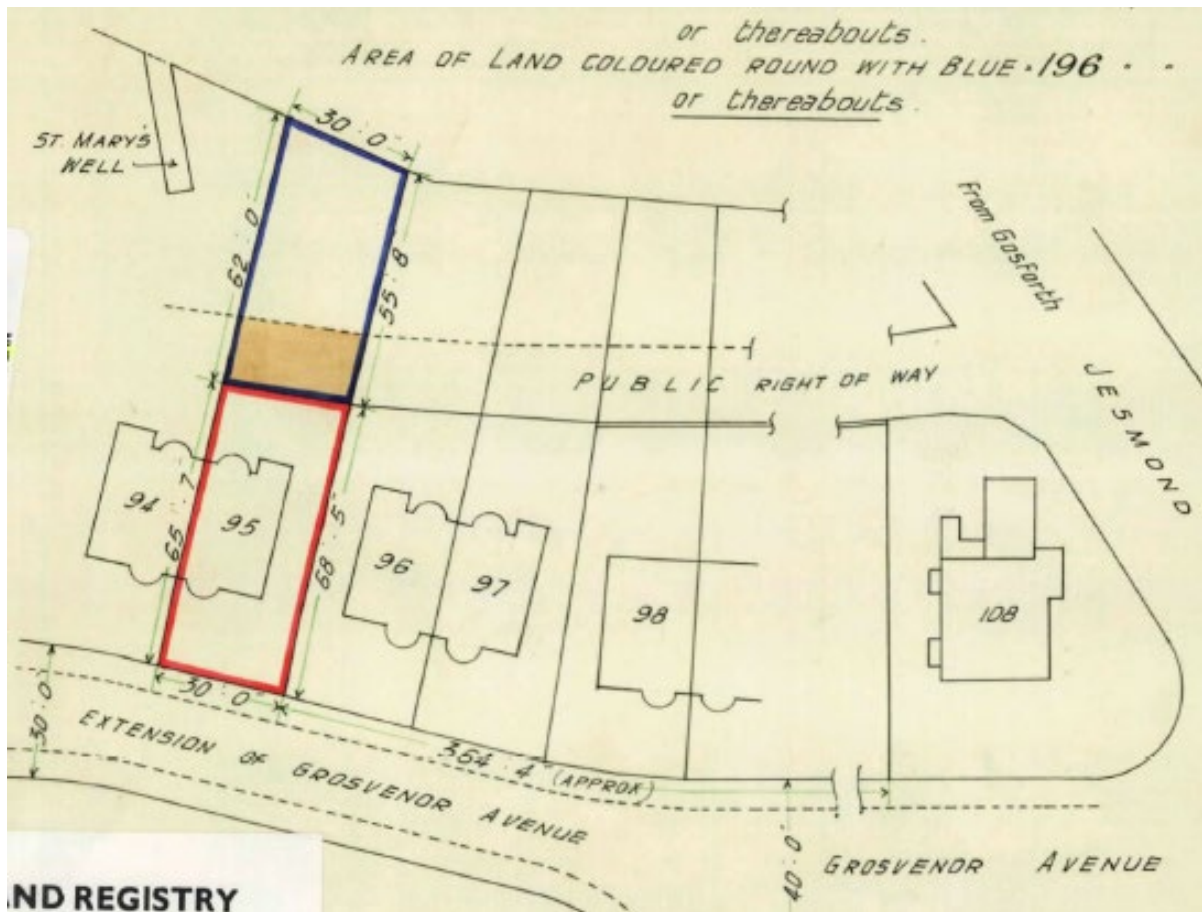
26 Grosvenor Avenue – TY308985

Extracts from the Conveyance dated 24 April 1931 for 'Site no.95' becoming 26 Grosvenor Avenue.

Part II
Reservations

There is reserved to the Vendor, and their successors in title the owners, or occupiers, of the lands, which, in the above written Conveyance, are referred to, as the protected lands the right to apply for, and obtain, an order, closing the public roadway, which is indicated on the said plan by being coloured brown

3 All rights of way and drainage, affecting the same and to the public right of way over the roadway shown by being coloured brown on the plan to the above written Conveyance



Appendix Q – Conveyances and Title Register extracts

28 Grosvenor Avenue – TY6704

Extracts from the Conveyance dated 22 December 1931 for 'Site no.94' becoming 28 Grosvenor Avenue. The plan attached to the conveyance is missing.

Part II.
Reservations

There is reserved to the Vendors and their successors in title the owners or occupiers of the lands which in the above written conveyance are referred to as the protected lands the right to apply for and obtain an order closing the public roadway which is indicated on the said plan by being coloured brown.

3 All rights of way and drainage affecting the same and to the public right of way over the roadway shown by being coloured brown on the plan to the above written conveyance.

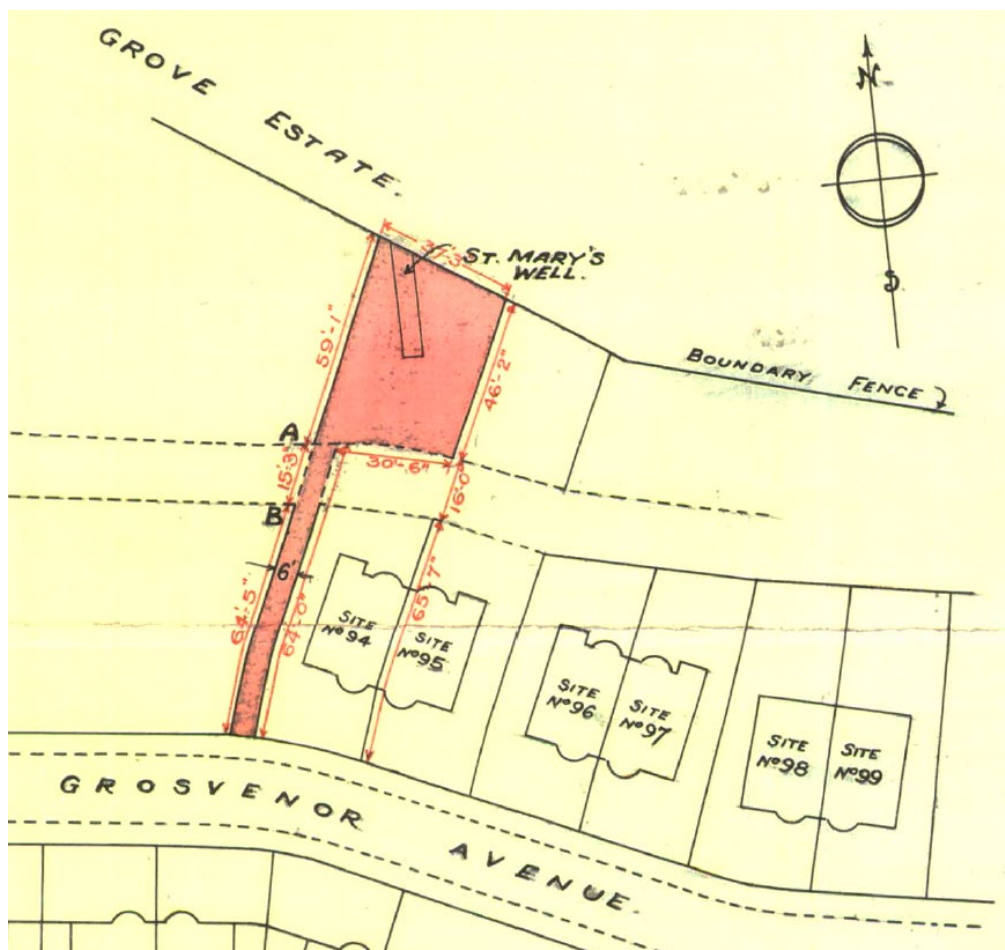
Appendix Q – Conveyances and Title Register extracts

St Mary's Well – TY495267

Extracts from the Conveyance dated 23 May 1932 for land containing St Mary's Well to the City and County of Newcastle upon Tyne (The Corporation).

1. The grantors As Trustees hereby convey unto the Corporation 288
that piece of land having an area of Two hundred and sixty eight square yards or thereabouts situate in the Township of Jesmond in the City and County of Newcastle upon Tyne containing a Well known as St Mary's Well which said piece of land and Well are more particularly delineated on the plan drawn hereon and are thereon coloured pink Subject to the existing public right of way over such part of the strip of land hereby conveyed as lies between the points "A" and "B" on the said plan and to any existing right of way to the said Well in favour of the adjoining owners on the North

(2) That they will not by virtue of being owners of the lands hereby conveyed oppose any petition by the grantors or other proceedings by the grantors having for its object the closing of the public right of way hereinbefore referred to which said way is known as the Grove and leads from Colborne Road to Jesmond Lane Road



Appendix Q – Conveyances and Title Register extracts

30 Grosvenor Avenue – TY142885

Extract from the Land Registry Title Register and Plan for 30 Grosvenor Avenue containing details of the Conveyance dated 08 April 1932. Original conveyance is not held at the Land Registry.

Title number TY142885

C: Charges Register continued

Authorities and Water Company in respect of sewers, drains, water mains and other pipes and ancillary works.

- 3 That part of the land in this title shown tinted blue on the filed plan is subject to the public right of way thereover.



Appendix Q – Conveyances and Title Register extracts

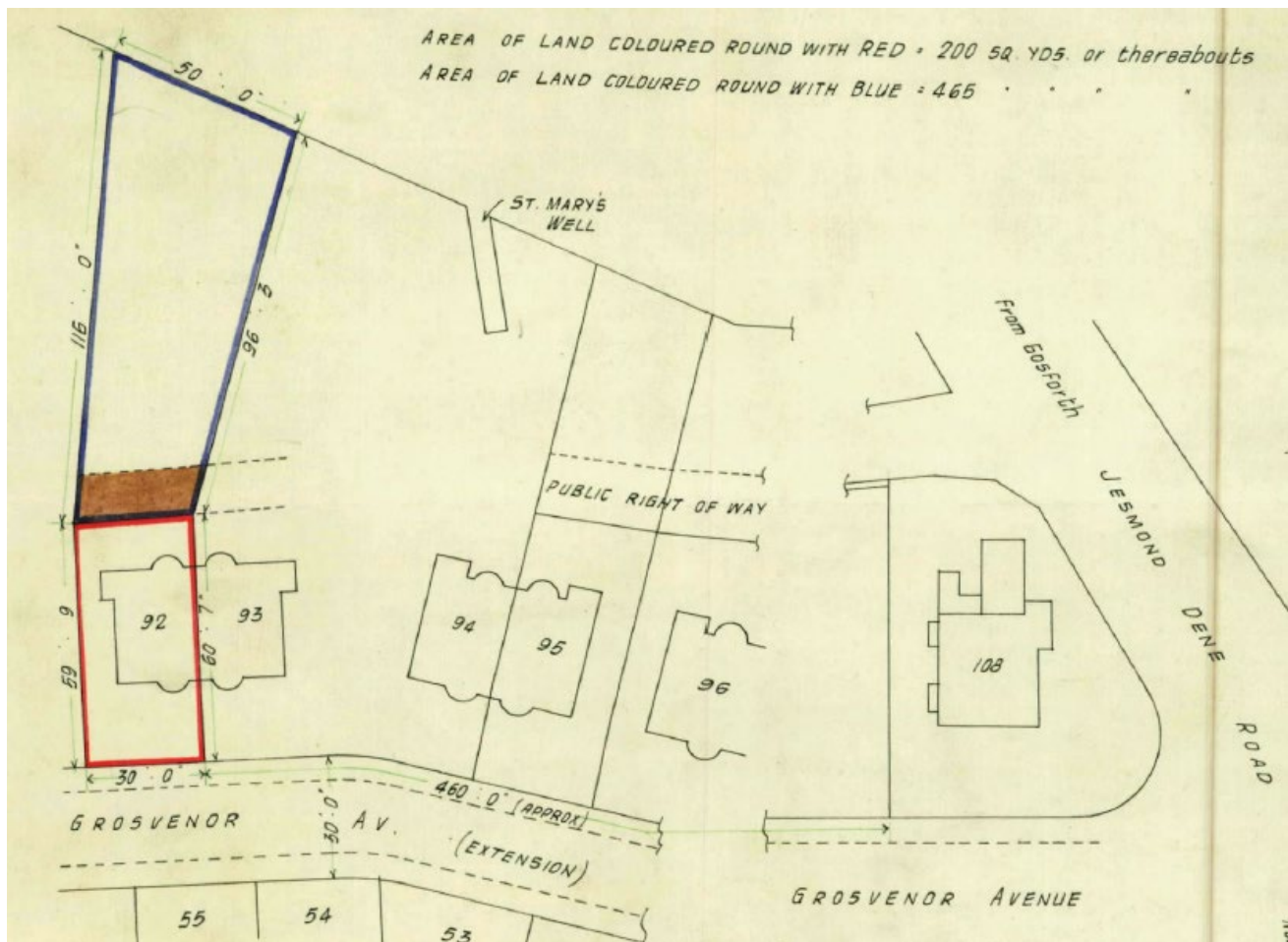
32 Grosvenor Avenue – TY300808

Extracts from the Conveyance dated 09 October 1931 for 'Site no.92' becoming 32 Grosvenor Avenue.

Part II Reservations

There is reserved to the Vendors and their successors in title the owners or occupiers of the lands which in the above written conveyance are referred to as the protected lands the right to apply for and obtain an order closing the public roadway which is indicated on the said plan by being coloured brown

3. All rights of way and drainage affecting the same and to the public right of way over the roadway shown by being coloured brown on the plan to the above written conveyance



Appendix Q – Conveyances and Title Register extracts

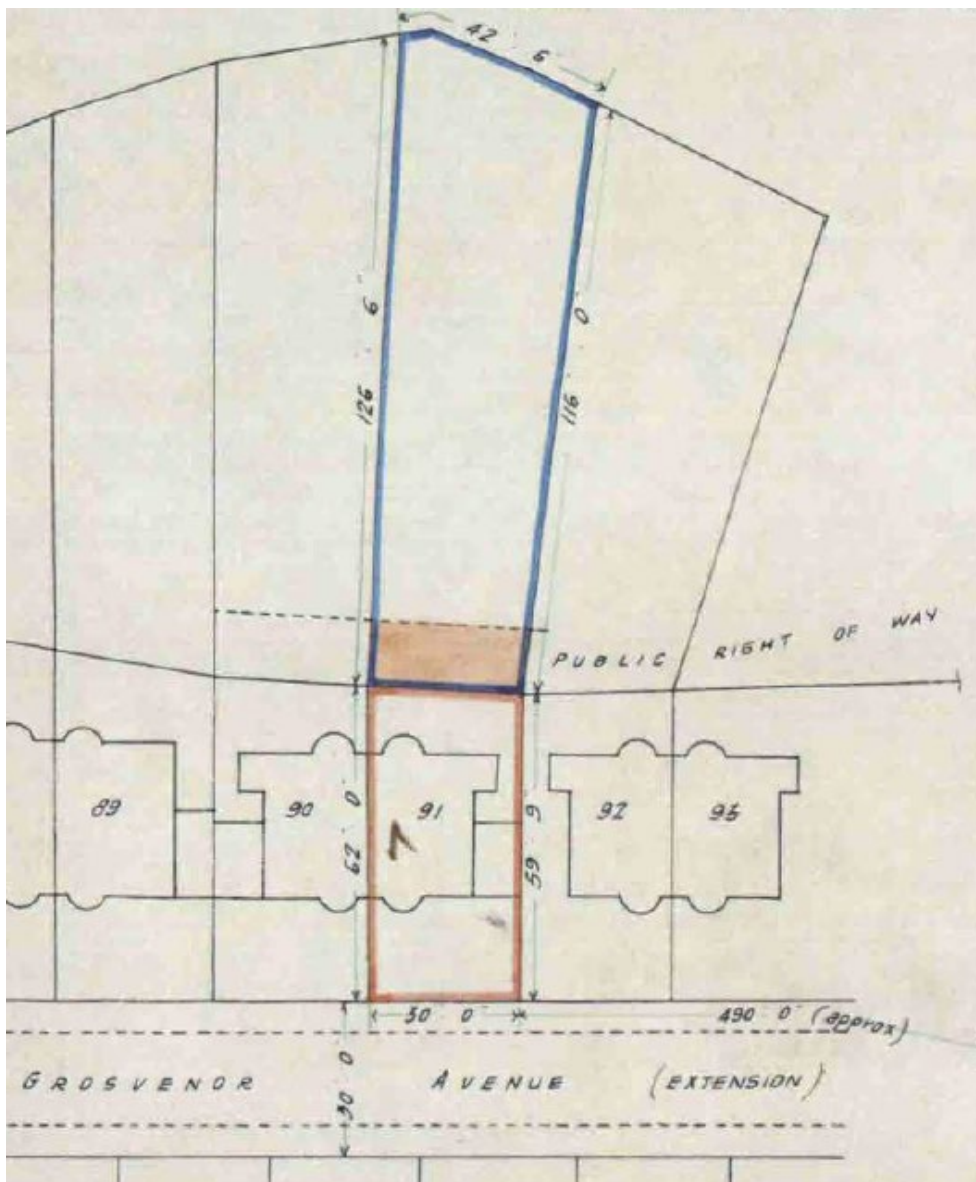
34 Grosvenor Avenue – TY568907

Extracts from the Conveyance dated 29 June 1932 for 'Site no.91' becoming 34 Grosvenor Avenue.

Part II
Reservations

There is reserved to the Vendors and their successors in title the owners or occupiers of the lands which in the above written Conveyance are referred to as the protected lands the right to apply for and obtain an order closing the public roadway which is indicated on the said plan by being coloured brown

3 All rights of way and drainage affecting the same and to the public right of way over the roadway shown by being coloured brown on the plan to the above written Conveyance



Appendix Q – Conveyances and Title Register extracts

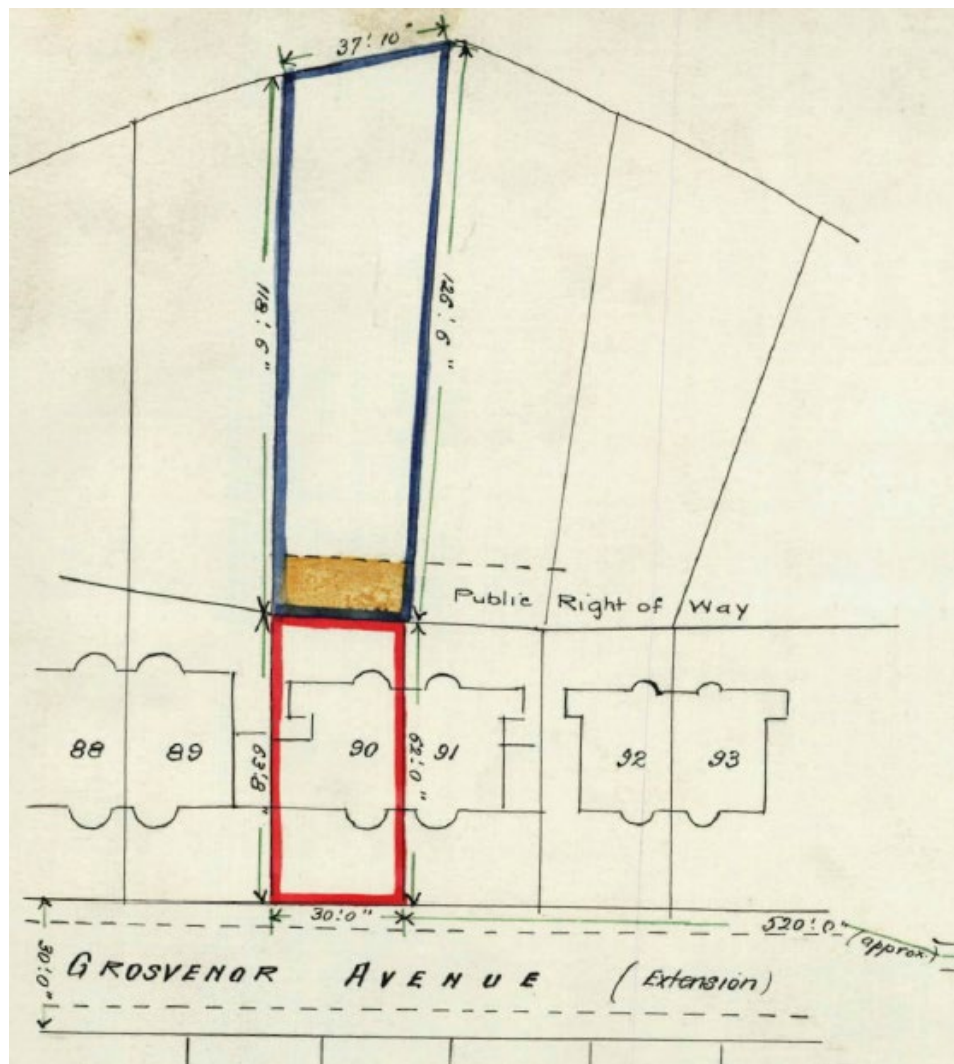
36 Grosvenor Avenue - TY20307

Extracts from the Conveyance dated 19 January 1933 for 'Site no.90' becoming 36 Grosvenor Avenue.

Part II
Reservations

There is reserved to the Vendor and their successors in title the owners or occupiers of the lands which in the above written Conveyance are referred to as the protected lands the right to apply for and obtain an order closing the public roadway which is indicated on the said plan by being coloured brown

3. All rights of way and drainage affecting the same and to the public right of way over the roadway shown by being coloured brown on the plan to the above written Conveyance



Appendix Q – Conveyances and Title Register extracts

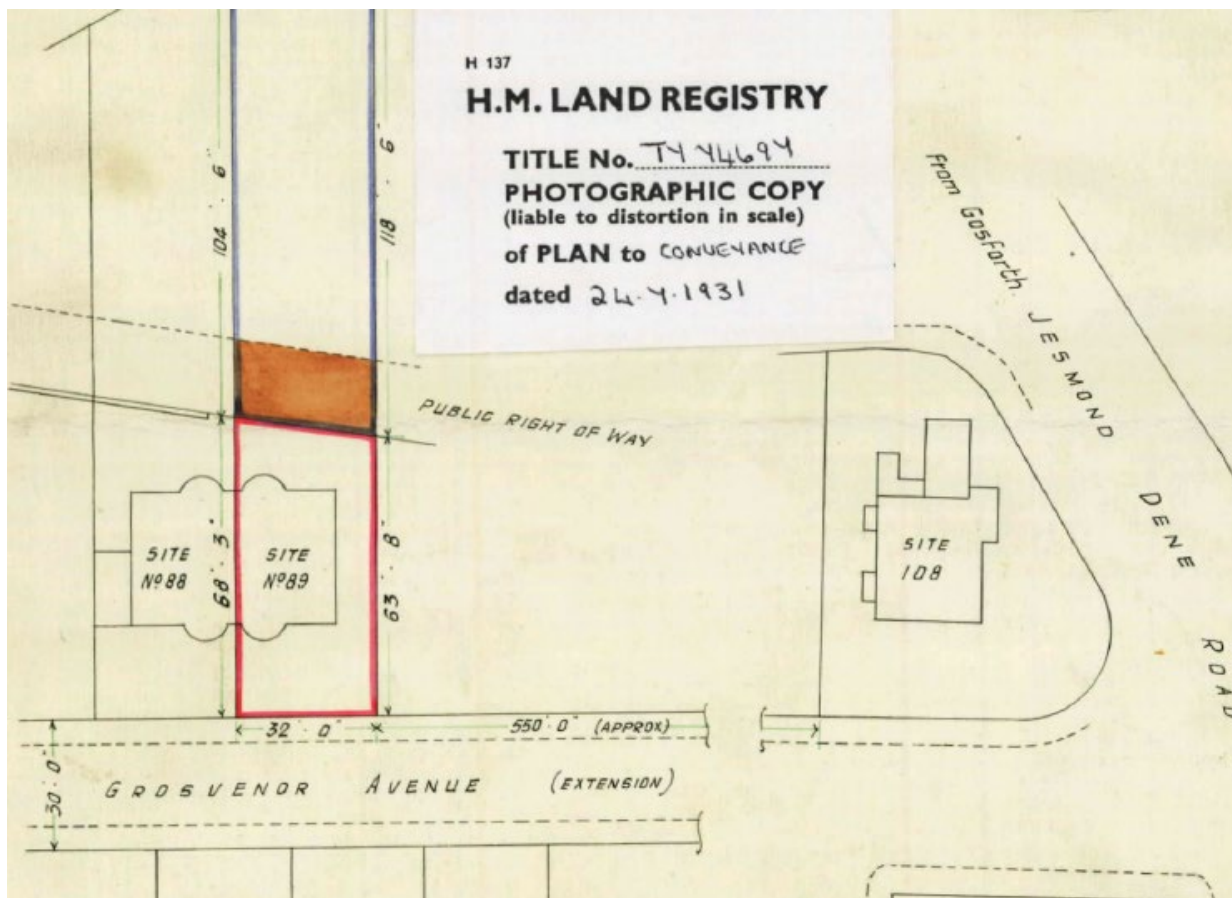
38 Grosvenor Avenue - TY74697

Extracts from the Conveyance dated 24 July 1931 for 'Site no.89' becoming 38 Grosvenor Avenue.

Part II Reservations

There is reserved to the Vendors and their successors in title the owners or occupiers of the lands which in the above written Conveyance are referred to as the protected lands the right to apply for and obtain an order closing the public roadway which is indicated on the said plan by being coloured brown

3 All rights of way and drainage affecting the same and to the public right of way over the roadway shown by being coloured brown on the plan to the above written Conveyance



Appendix Q – Conveyances and Title Register extracts

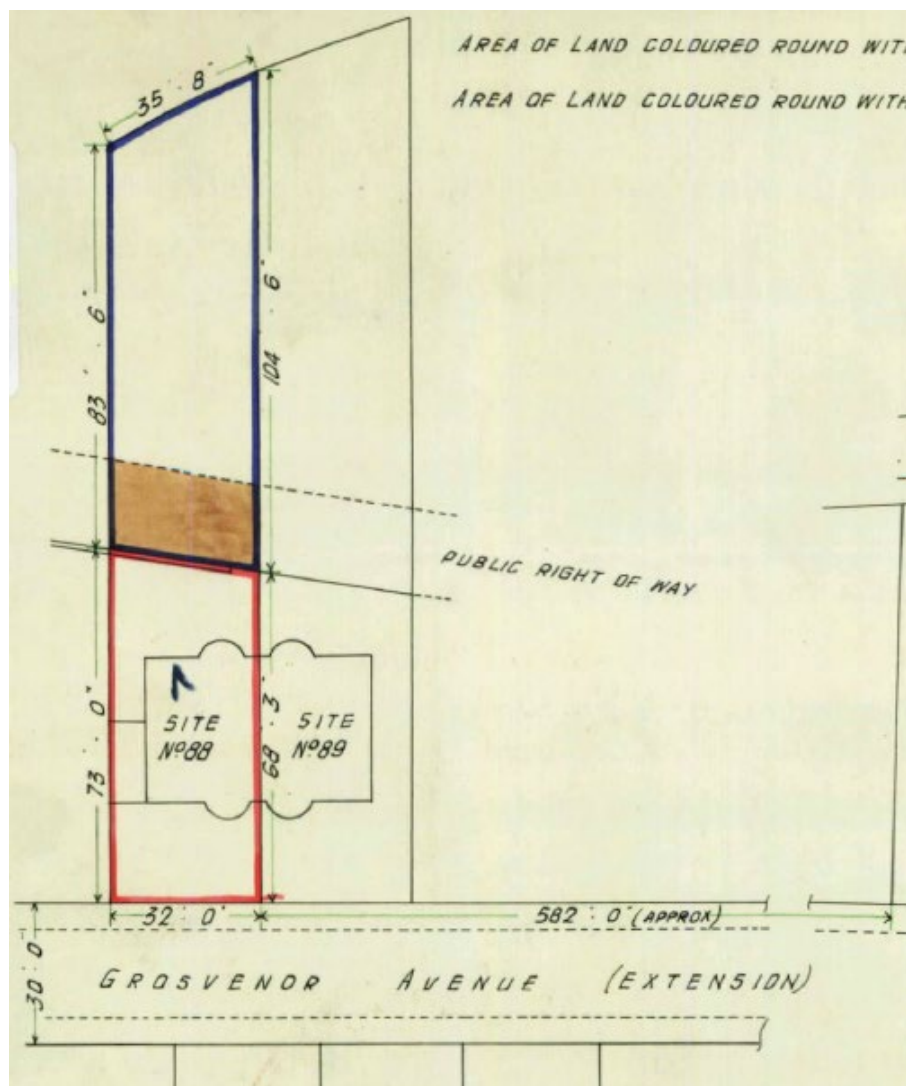
40 Grosvenor Avenue – ND7920

Extracts from the Conveyance dated 30 May 1931 for 'Site no.88' becoming 40 Grosvenor Avenue.

Part II
Reservations

There is reserved to the Vendors and their successors in title the owners or occupiers of the lands which in the above written Conveyance are referred to as the protected lands the right to apply for and obtain an order closing the public roadway which is indicated on the said plan by dotted lines

3. All rights of way and drainage, affecting the same, and to the public right of way, over the roadway shewn by dotted lines, on the plan to the above written Conveyance



Appendix Q – Conveyances and Title Register extracts

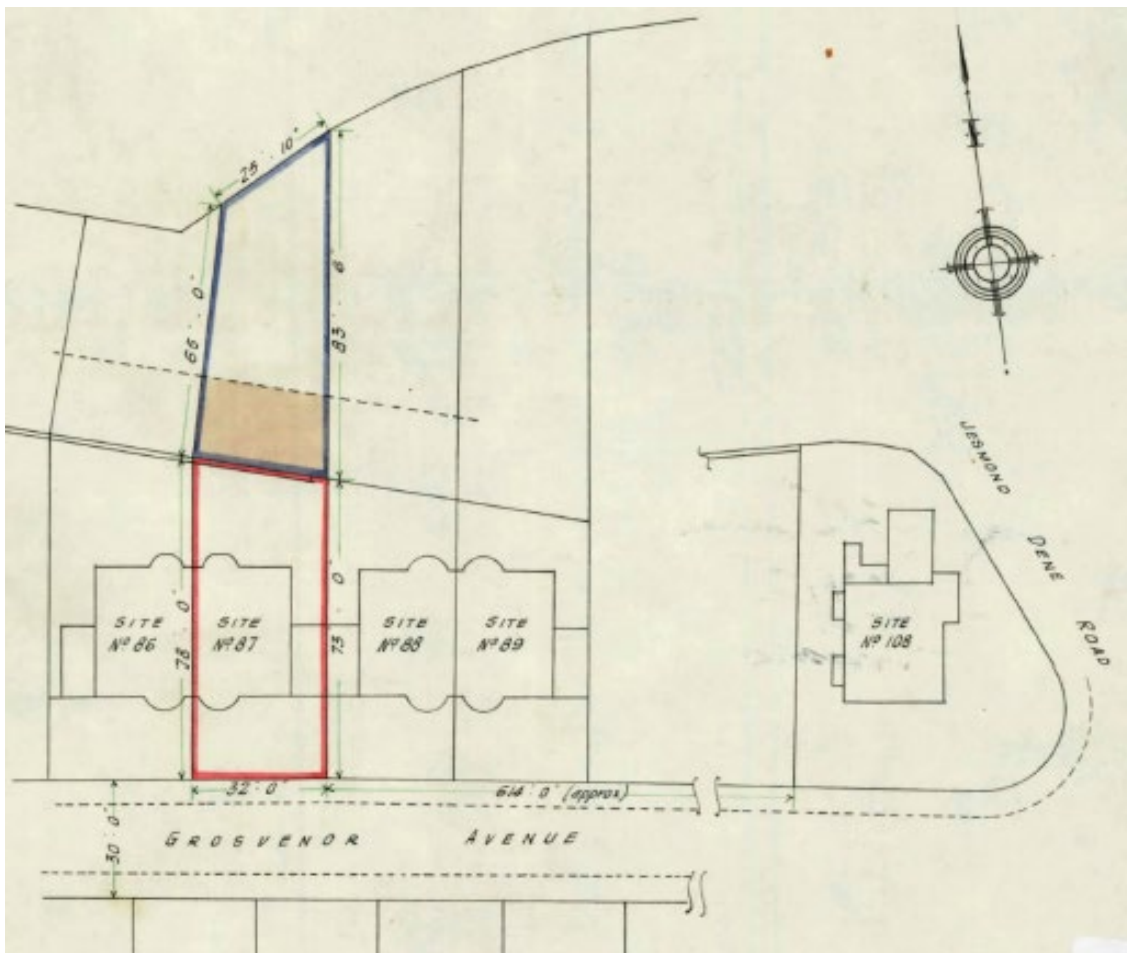
42 Grosvenor Avenue – TY372689

Extracts from the Conveyance dated 14 June 1932 for 'Site no.87' becoming 42 Grosvenor Avenue.

Part II.
Reservations

There is reserved to the vendors and their successors in title the owners or occupiers of the lands which in the above written conveyance are referred to as the protected lands the right to apply for and obtain an order closing the public roadway of which the land coloured brown on the said plan forms a part

3 All rights of way and drainage affecting the same and to the public right of way over the roadway known as Grosvenor Avenue and the footpath of which the land coloured brown on the said plan forms a part



Appendix Q – Conveyances and Title Register extracts

Land on the south side of 46 Reid Park Road – TY293937

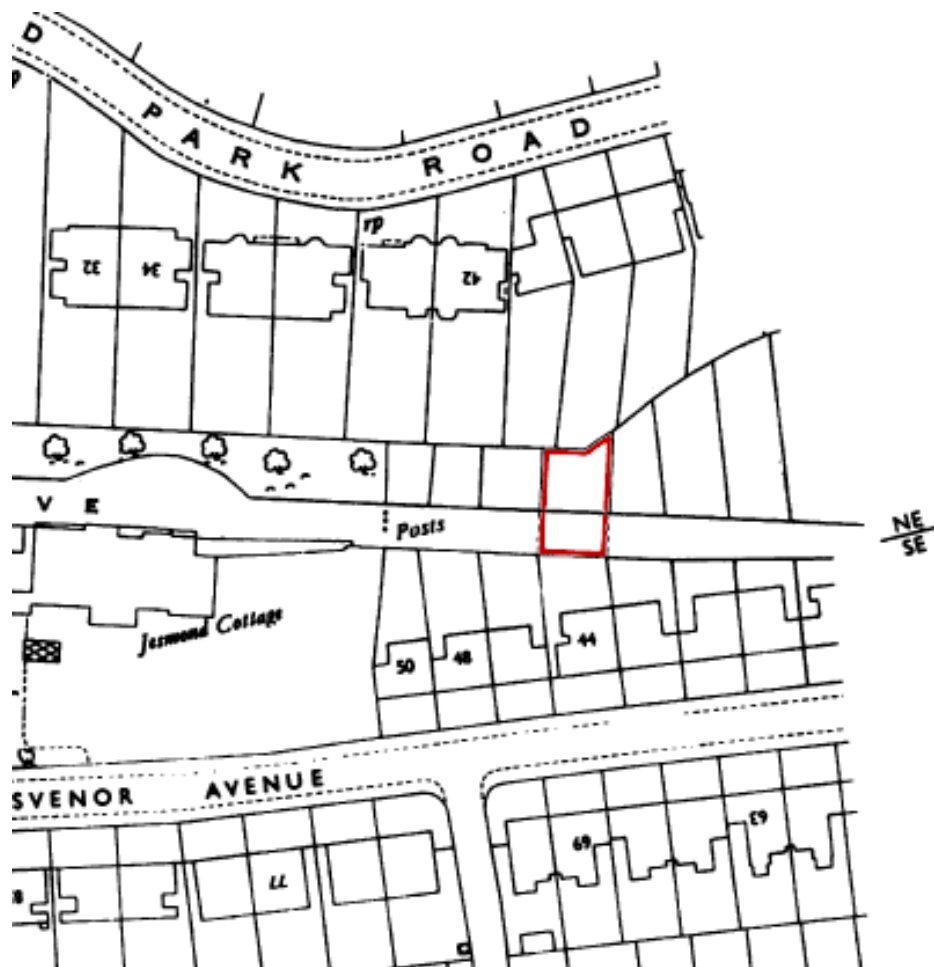
Extract from the Land Registry Title Register and Plan for Land on the south side of 46 Reid Park Road.

- 1 (31.03.1994) A Conveyance of the land in this title and other land dated 4 December 1931 made between (1) Farquhar Alexander Ogilvie Laing and Adams Rhagg (2) John James Hedley and (3) John Walter Dickson and Dora Dickson contains restrictive covenants.

NOTE: Copy in Certificate. Copy filed.

- 2 (31.03.1994) The land is subject to the rights contained in the Conveyance dated 4 December 1931 referred to above.

End of register



Appendix Q – Conveyances and Title Register extracts

44 Grosvenor Avenue – TY415501

Extract from the Land Registry Title Register and Plan for 44 Grosvenor Avenue.

- 1 (21.05.2004) A Conveyance of the land in this title and other land dated 4 December 1931 made between (1) Farquhar Alexander Ogilvie Laing and Adamson Rhagg (2) John James Hedley and (3) John Walter Dickson and Dora Dickson contains restrictive covenants.

NOTE: Copy filed under TY293937.

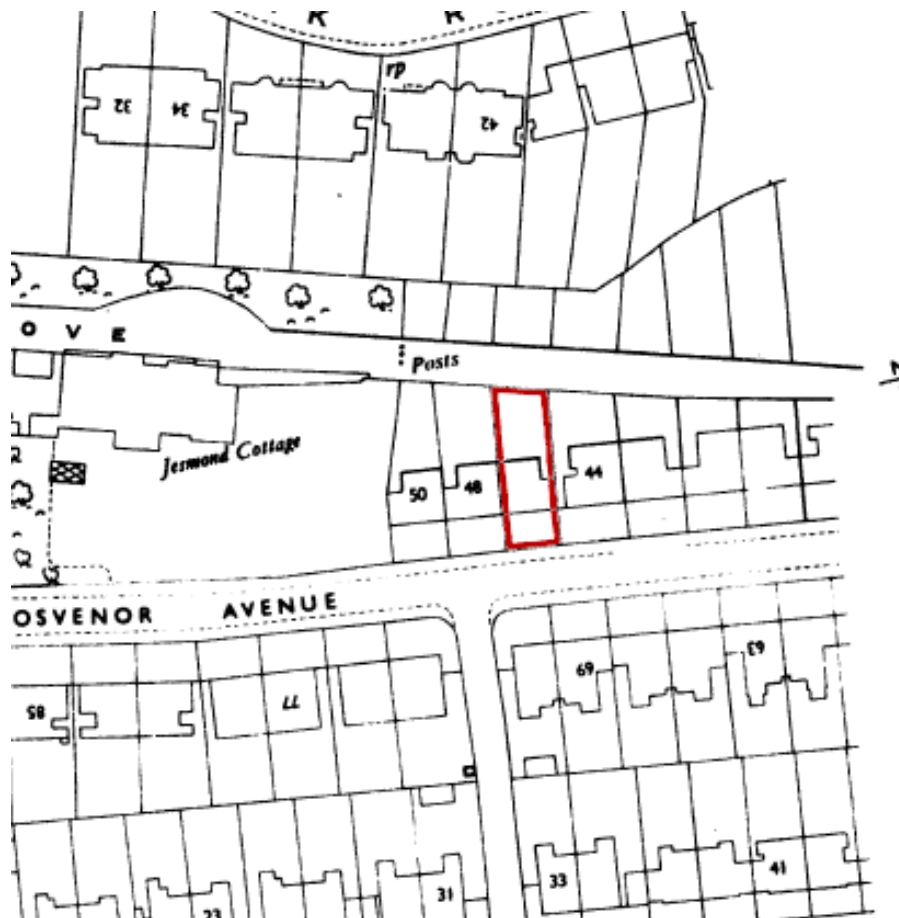


Appendix Q – Conveyances and Title Register extracts

46 Grosvenor Avenue – ND12635

Extract from the Land Registry Title Register and Plan for 46 Grosvenor Avenue.

9. The garden (where a garden is shown on the plan) shall always be used as a flower garden and not otherwise) and shall be enclosed on the side abutting on the roadway with a brick wall built in cement mortar with wood railing above and wood gate of pattern approved by the Architect. On the sides abutting on other buildings sites the boundary is to be a creosoted military fence four feet six inches high of approved pattern. No tree at present growing on the land shall be cut down unless it is absolutely necessary for building purposes. All gables shall be nine inch brick walls and in case of end houses shall be fourteen inches thick or twelve inch cavity walling.

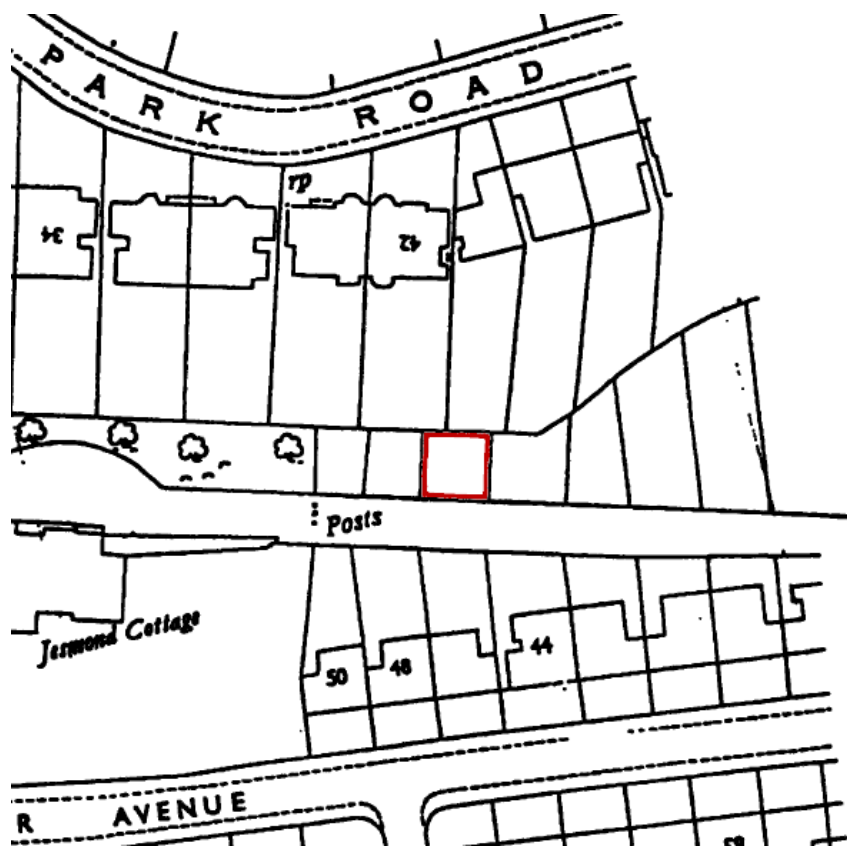


Appendix Q – Conveyances and Title Register extracts

Land lying to the south of Reid Park Road – TY322972

Extract from the Land Registry Title Register and Plan for the land lying to the south of 44 Reid Park Road.

9. The garden (where a garden is shown on the plan) shall always be used as a flower garden and not otherwise) and shall be enclosed on the side abutting on the roadway with a brick wall built in cement mortar with wood railing above and wood gate of pattern approved by the Architect On the sides abutting on other building sites the boundary to be a four feet six inches high creosoted military fence of approved pattern No tree at present growing on the land shall be cut down unless it is absolutely necessary for building purposes All gables shall be nine inch brick walls and in case of end houses shall be fourteen inches thick or twelve inch cavity walling



Appendix Q – Conveyances and Title Register extracts

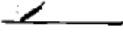
48 Grosvenor Avenue – TY178153


Extracts from the Conveyance dated 12 January 1934 for 'Site no.84' becoming 48 Grosvenor Avenue.

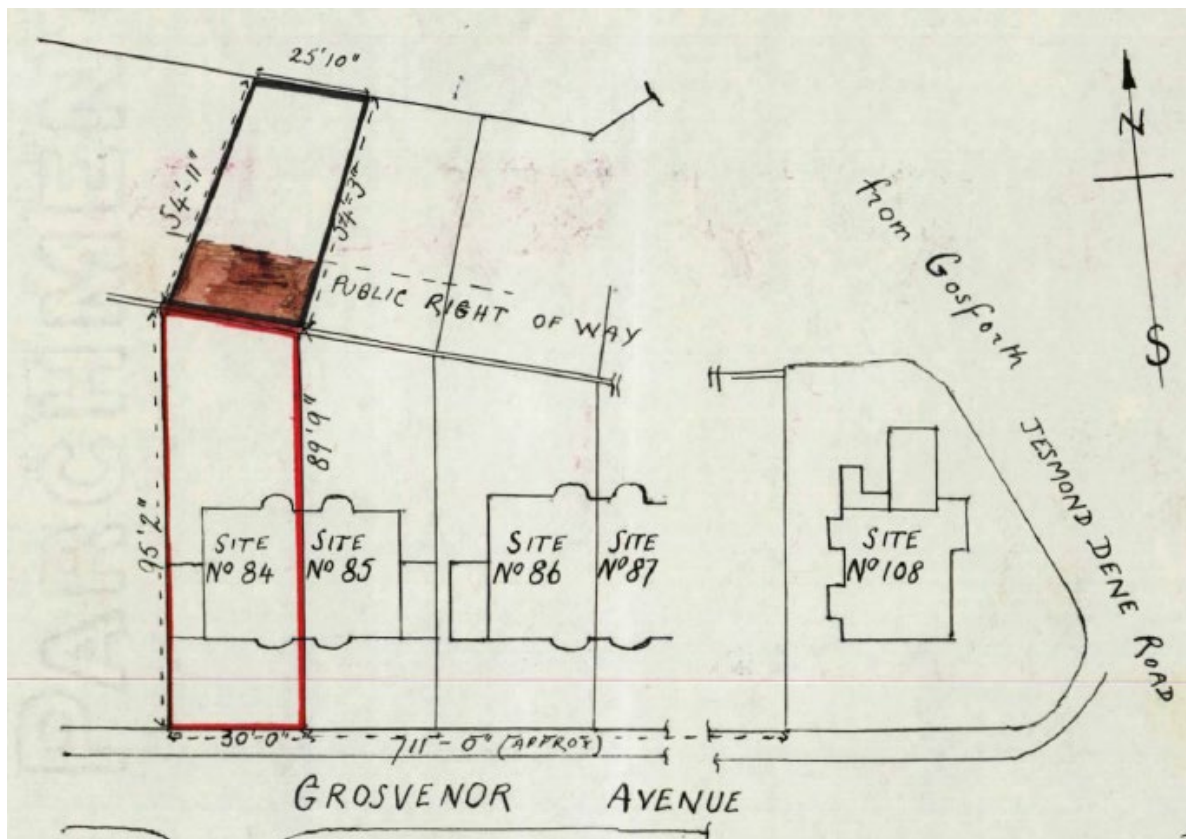
PART 11

RESERVATIONS.

THERE is reserved to the Vendors and their successors in title the owners or occupiers of the lands which in the above written Conveyance are ----- referred to as the protected lands the right to apply for and obtain an-----

order closing the public roadway which is indicated on the said plan by-- being coloured brown 

3. ALL rights of way and drainage affecting the same and to the public----- right of way over the roadway shown by being coloured brown on the plan----- to the above written Conveyance. 



Appendix Q – Conveyances and Title Register extracts

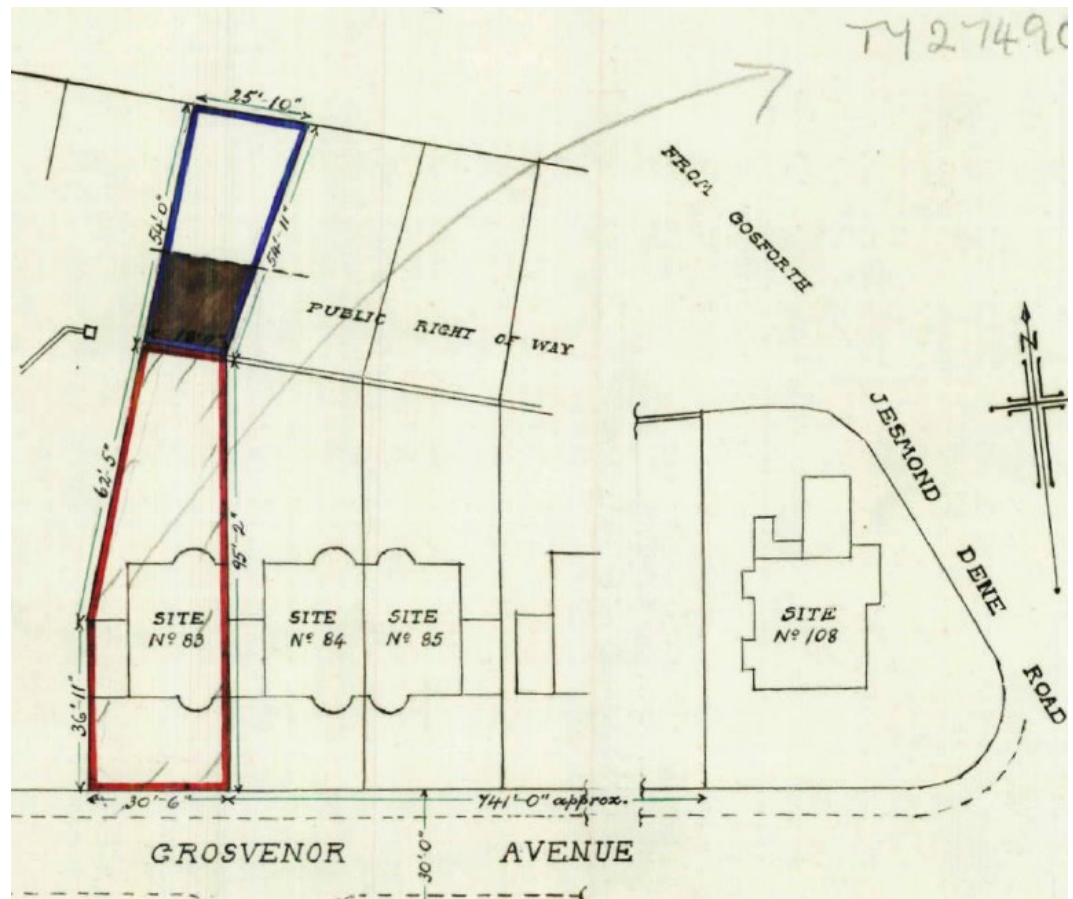
50 Grosvenor Avenue – TY274907

Extracts from the Conveyance dated 23 May 1934 for 'Site no.83' becoming 50 Grosvenor Avenue.

Part II
Reservations

There is reserved to the Vendors and their successors in title the owners or occupiers of the lands which in the above written conveyance are referred to as the protected lands the right to apply for and obtain an order closing the public roadway which is indicated on the said plan by being coloured brown

3 All rights of way and drainage affecting the same and to the public right of way over the roadway shown by being coloured brown on the plan to the above written conveyance

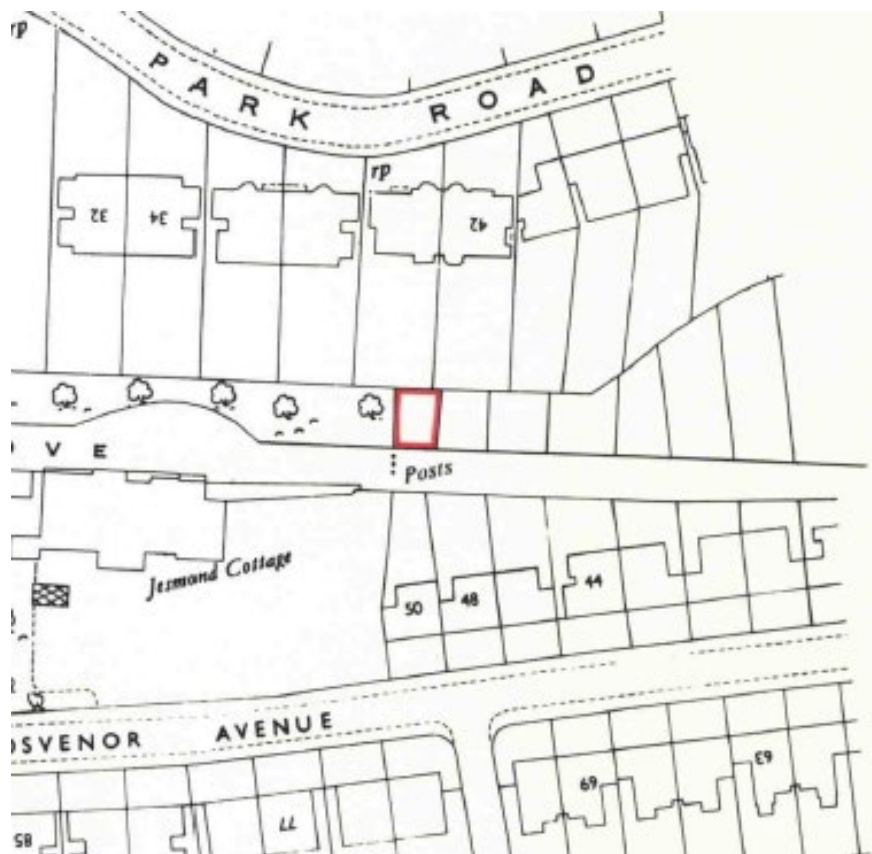


Appendix Q – Conveyances and Title Register extracts

Land at the rear of 40 Reid Park Road - TY209725

Extract from the Land Registry Title Register and Plan for Land at the rear of 40 Reid Park Road.

9. The garden (where a garden is shown on the plan) shall always be used as a flower garden and not otherwise) and shall be enclosed on the side abutting on the roadway with a brick wall built in cement mortar with wood railing above and wood gate of pattern approved by the Architect On the sides abutting on other building sites the boundary is to be a creosoted military fence four feet six inches high of approved pattern No tree at present growing on the land shall be cut down unless it is absolutely necessary for building purpose All gables shall be nine inch brick walls and in case of end houses shall be fourteen inches thick or twelve inch cavity walling



Appendix Q – Conveyances and Title Register extracts

Grosvenor House – TY134883 (1927 conveyance for Jesmond Cottage)

Extracts from the Conveyance (“the Principal Deed”) of freehold premises in Grosvenor Avenue Extension on the Manor House Estate dated 27 May 1927 for Jesmond Cottage held under TY492862.

Testator as hereinbefore mentioned hereby convey unto the Purchaser FIRST A L L THAT piece of land containing Three thousand seven hundred and ninety five square yards or thereabouts situate on the North side of and having a frontage of Two hundred and ten feet and one inch or thereabouts to Grosvenor Avenue extension in the Township of Jesmond in the City and County of Newcastle upon Tyne which piece of land intended to be hereby conveyed with the dimensions abuttals and boundaries thereof is delineated and described on the plan drawn on this Conveyance and is thereon coloured over and edged with the colour pink Together with the buildings erected on the said piece of land or on some part or parts thereof respectively and known as Jesmond Cottage SECONDLY ALL THAT piece of land containing one hundred and twenty eight square yards or thereabouts situate and being the site of a roadway extending from the hereinbefore firstly described land ~~to~~ X to a junction with Queens Terrace Extension which piece of land with the dimensions abuttals and boundaries thereof is delineated and described on the said plan drawn on this Conveyance and is thereon coloured over and edged with the colour blue Together with the wall erected along the Southern boundary of the said piece of land Except and reserved as hereinafter mentioned and (by way of Conveyance and not of exception) together with full right and liberty (so far only as the Vendors can grant the same) for the Purchaser and her successors in title the owners or occupiers of the lands hereinbefore conveyed or any part thereof and their respective servants and licensees (in common with all other persons having from time to time the right to use the roadways hereinafter mentioned) at all times hereafter by day or by night and for all purposes with or without horses carts carriages

Appendix Q – Conveyances and Title Register extracts

Grosvenor House – TY134883 (1927 conveyance for Jesmond Cottage)

Extracts from the Conveyance (“the Principal Deed”) of freehold premises in Grosvenor Avenue Extension on the Manor House Estate dated 27 May 1927 for Jesmond Cottage held under Title TY492862.

waggons or other vehicles whether drawn or self propelled and whether laden or unladen to go pass and repass and to drive cattle sheep and other animals along over and upon (a) the proposed new roadways forty feet wide called Grosvenor Avenue Extension and Queens Terrace Extension a part of which is delineated on the said plan and is thereon coloured brown and (b) the roadway leading to Jesmond Dene Road a part of which is delineated on the said plan and thereon coloured green subject to the reservation set out in Part 2 of the First Schedule hereto TO HOLD the same unto the Purchaser in fee simple subject as hereinafter appearing

Part 2.

Reservations

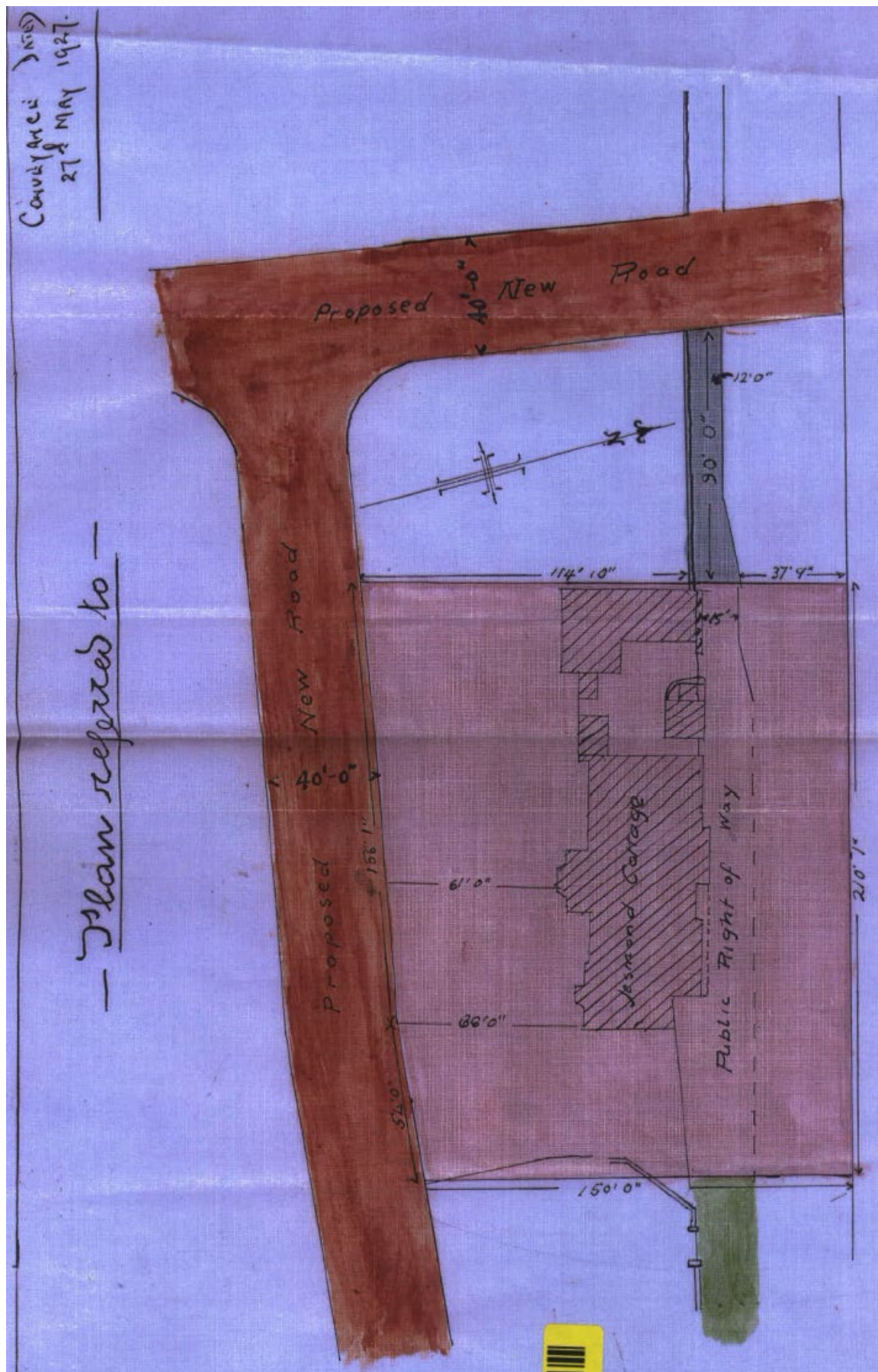
There is reserved to the Vendors and their successors in title the owners or occupiers of the lands which in the above written Conveyance are referred to as the protected lands the right to apply for and obtain an order closing the public roadway which is indicated on the said plan by (a) the colour blue (b) by dotted lines and by (c) the colour green without any right in the Purchaser to claim any compensation for or in respect of such closing thereof

3. All rights of way and drainage affecting the same and to the public right of way over the roadway shown by (a) dotted lines and by (b) the colour blue on the plan to the above written Conveyance

Appendix Q – Conveyances and Title Register extracts

Grosvenor House – TY134883 (1927 conveyance for Jesmond Cottage)

Extracts of the plan from the Conveyance (“the Principal Deed”) of freehold premises in Grosvenor Avenue Extension on the Manor House Estate dated 27 May 1927 for Jesmond Cottage held under Title TY492862.



Appendix Q – Conveyances and Title Register extracts

Grosvenor House – TY134883 (1928 conveyance for Jesmond Cottage)

Extract from the Conveyance (first supplementary conveyance) of freehold premises in Grosvenor Avenue Extension on the Manor House Estate dated 26 October 1928 for Jesmond Cottage held under Title TY492862.

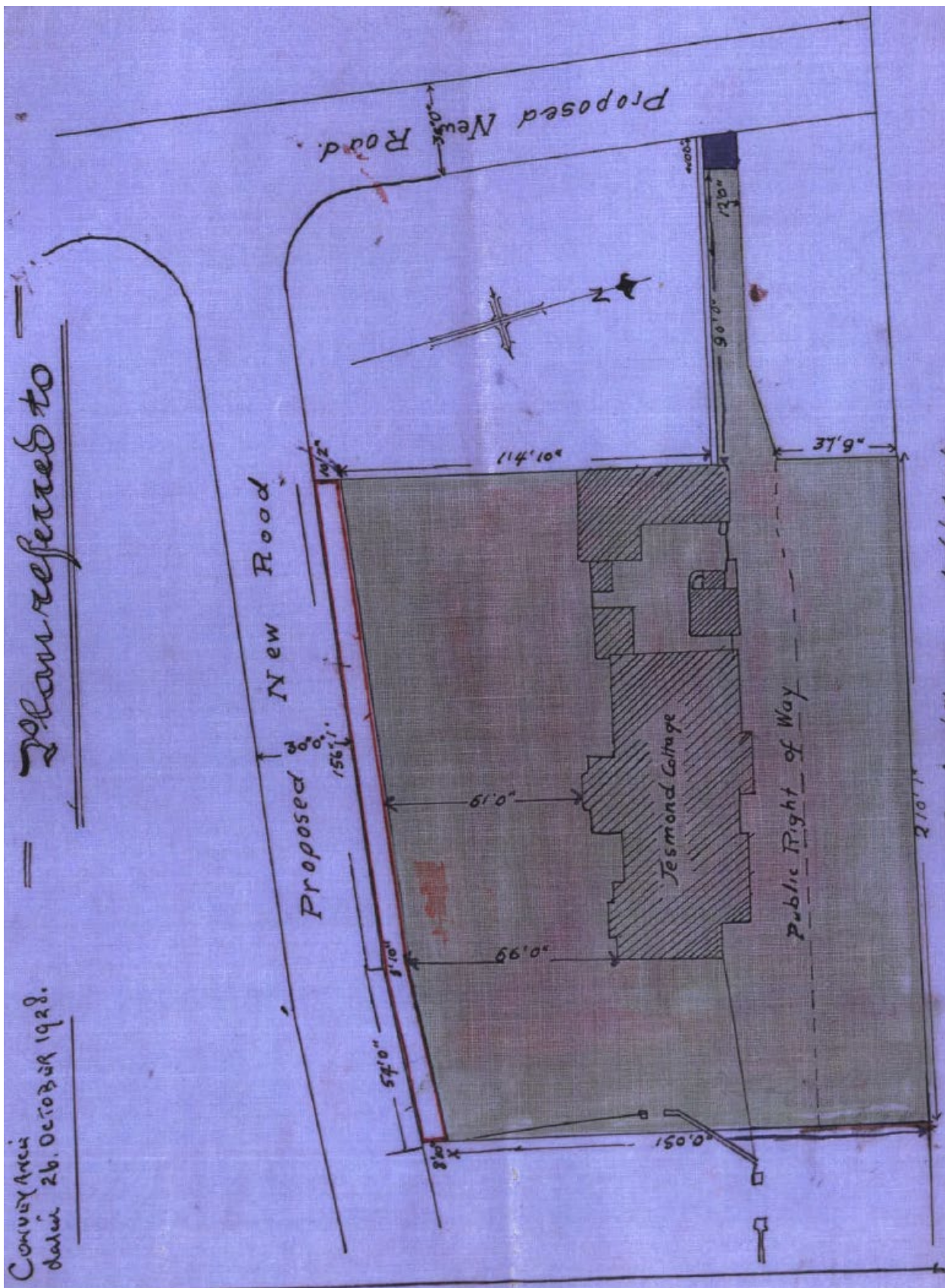
Purchaser Firstly ALL that piece of land adjoining the land comprised in the Principal Deed as the same is delineated on the plan drawn on this Conveyance and is thereon coloured over with the colour pink AND secondly ALL that piece of land adjoining the land comprised in the Principal Deed as the same is delineated on the plan drawn on this Conveyance and thereon coloured blue together with the wall erected along the Southern boundary thereof Except and reserved as hereinafter mentioned and (by way of conveyance and not of exception) together with the like full right and liberty of use and passage (so far as the Vendors can grant the same) as was granted to the Purchaser with reference to the roadways coloured brown and green on the plan drawn on the Principal Deed as if the same were herein repeated at length with any necessary modifications or alterations TO HOLD the same unto the Purchaser in fee simple subject as hereinafter appearing

3. The lands hereinbefore described and conveyed are so conveyed subject to the like exceptions and reservations so far as the same are applicable as are set out in the First Schedule to the Principal Deed with reference to the respectively affected to the matters specified in the Second Schedule to the Principal Deed with reference to the premises therein comprised as if the said Schedules were herein repeated at length with any necessary modifications or alterations

Appendix Q – Conveyances and Title Register extracts

Grosvenor House – TY134883 (1928 conveyance for Jesmond Cottage)

Extract from the plan of the Conveyance (first supplementary conveyance) of freehold premises in Grosvenor Avenue Extension on the Manor House Estate dated 26 October 1928 for Jesmond Cottage held under Title TY492862.



Appendix Q – Conveyances and Title Register extracts

Grosvenor House – TY134883 (1936 conveyance for Jesmond Cottage)

Extracts from the Conveyance (second supplementary conveyance) dated 02 April 1936 of freehold land in Grosvenor House Extension of the Manor House Estate which later becomes 52 Grosvenor Avenue.

2. The Vendors as Trustees and in execution of the trust for sale contained in the said Will and Codicil of the Testator as hereinbefore mentioned hereby convey unto the Purchaser ALL THAT piece of land adjoining the lands comprised in the Principal Deed and the said conveyance supplemental thereto and containing four hundred and ninety eight square yards or thereabouts situate on the North side of and having a frontage of thirty four feet eight inches or thereabouts to Grosvenor Avenue in the Township of Jesmond aforesaid as the same with the dimensions abuttals and boundaries thereof is delineated and described on the plan drawn on this Conveyance and thereon in two parts edged with the colours pink and blue respectively Except and reserved as hereinafter mentioned and (by way of conveyance and not of exception) TOGETHER with the like full right and liberty of use and passage (so far as the Vendors can grant the same) as was granted to the Purchaser with reference to the roadways coloured brown and green on the plan drawn on the Principal Deed as if the same was herein repeated at length with any necessary modifications or alterations TO HOLD the same unto the Purchaser in fee simple subject as hereinafter appearing

Appendix Q – Conveyances and Title Register extracts

Grosvenor House – TY134883 (1936 conveyance for Jesmond Cottage)

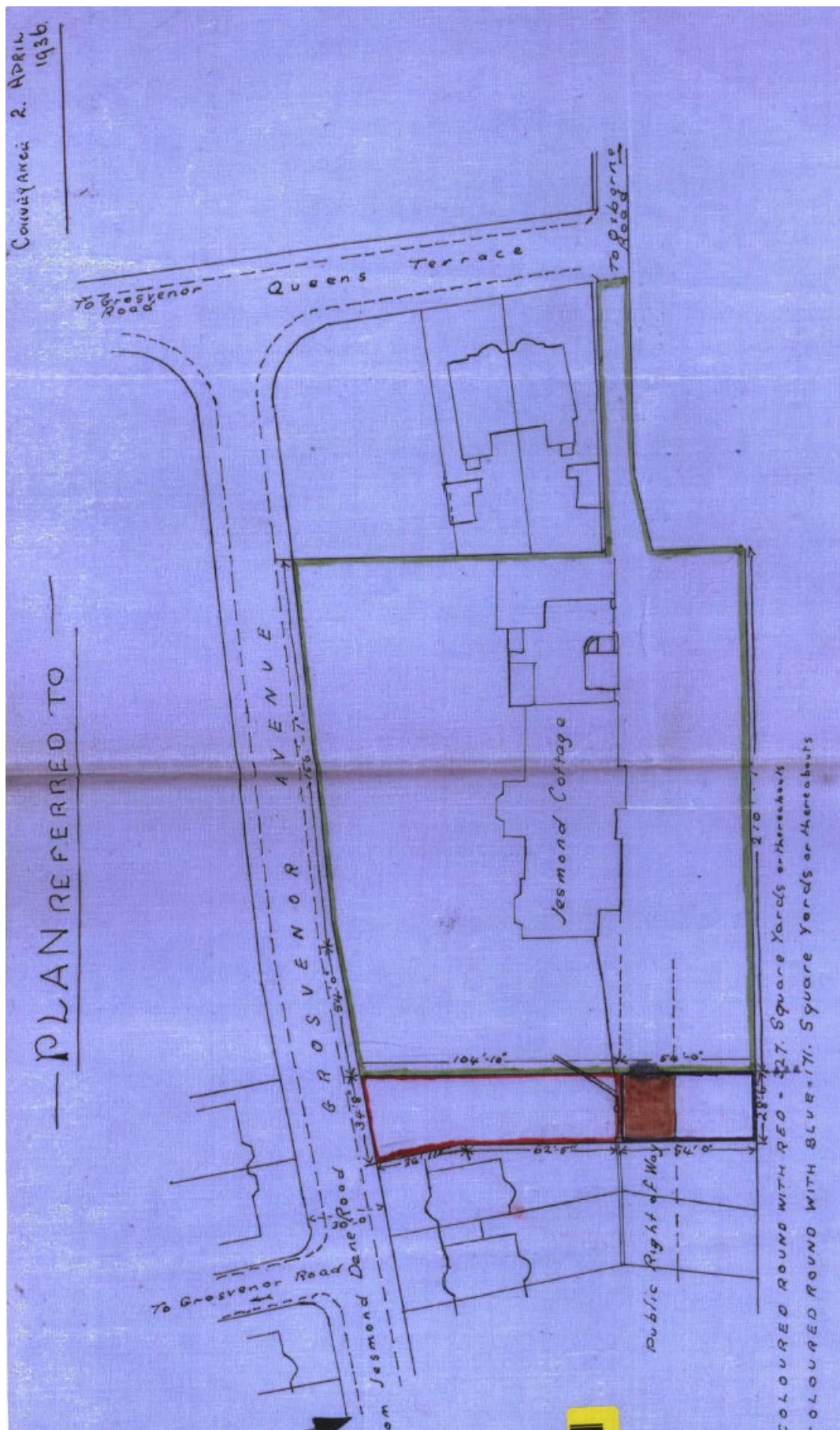
Extracts from the Conveyance (second supplementary conveyance) dated 02 April 1936 of freehold land in Grosvenor House Extension of the Manor House Estate which later becomes 52 Grosvenor Avenue.

3. THE land hereinbefore described and conveyed is so conveyed subject to the like exceptions and reservations so far as the same are applicable as are set out in the First Schedule to the Principal Deed with reference to the premises therein comprised and subject so far as is thereby respectively affected to the matters and stipulations specified in the Second and Third Schedules respectively to the Principal Deed with reference to the premises therein comprised as if the said Schedules were herein repeated at length with any necessary modifications or alterations

Appendix Q – Conveyances and Title Register extracts

Grosvenor House – TY134883 (1936 conveyance for Jesmond Cottage)

Extracts from the plan of the Conveyance (second supplementary conveyance) dated 02 April 1936 of freehold land in Grosvenor House Extension of the Manor House Estate which later becomes 52 Grosvenor Avenue.



Appendix Q – Conveyances and Title Register extracts

Grosvenor House – TY134883

Extract from the Land Registry Title Register and Plan for Grosvenor House.

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 A Conveyance of the land tinted pink on the filed plan dated 27 May 1927 made between (1) Jane Grace Laing and Farquhar Alexander Ogilvie Laing (Vendors) and (2) Elizabeth Havelock Adams (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 A Conveyance of the land tinted yellow on the filed plan dated 26 October 1928 made between (1) Jane Grace Laing and Farquhar Alexander Ogilvie Laing (Vendors) and (2) Elizabeth Havelock Adams (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 3 A Conveyance of the land tinted blue on the filed plan dated 2 April 1936 made between (1) Farquhar Alexander Ogilvie Laing and Constance Jane Bell (Vendors) and (2) Elizabeth Havelock Adams (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 4 The land is subject to the following rights granted by a Conveyance of the land adjoining the eastern boundary of the land in this title dated 1 July 1961 made between (1) John Russell Perry and Gipsy Perry (Vendors) (2) The Newcastle upon Tyne Permanent Building Society and (3) The North Eastern Electricity Board:-

"TOGETHER with the right to lay maintain repair renew and use or remove electric cables from a point on the northern boundary of the land hereby conveyed in and under the private road known as The Grove to the boundary of the Newcastle Church High School Playing Field in the approximate position indicated by a green line on the said plan subject to the exact position and route to be followed being agreed with the Vendors and to the surface being re-instated to the satisfaction of the Vendors.

IT IS HEREBY AGREED AND DECLARED as follows:-

(a) The Board shall not be entitled to any right or other easement of light drainage or otherwise over the residue of the Vendors property known as Jesmond Cottage aforesaid and any rights which may be implied under Section 62 of the Law of Property Act 1925 are hereby expressly negated.

(b) The Board shall not be entitled to any right of way or access whatsoever other than such rights as are hereinbefore granted in respect of the said electric cables over the roadway known as The Grove".

