

NKS-1 50

DATED 1st September 1997

KENNETH GEORGE GWYNNE WEEKES (1)

- and -

LAND AUTHORITY FOR WALES

and

IDEAL DEVELOPMENTS LIMITED (2)

TRANSFER

of

Land at Langstone Court Road

Langstone in the County Borough of

Newport

N. G. Neal Esq
Deputy Chief Executive
and Legal Adviser
Land Authority for Wales
Custom House
Customhouse Street
Cardiff
CF1 5AP.

H.M. LAND REGISTRY
FREEHOLD TITLE REGISTERED
TITLE NUMBER

*as to the Land firstly described
in the First Schedule*



H M LAND REGISTRY

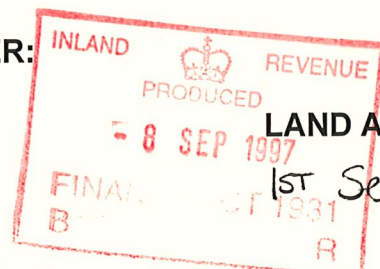
LAND REGISTRATION ACTS 1925 to 1986

COUNTY BOROUGH: NEWPORT

TITLE NUMBER:

PROPERTY:

DATE:



LAND AT LANGSTONE NEAR NEWPORT

1st September

1997

1. In this Transfer:

- 1.1 "the Vendor" means KENNETH GEORGE GWYNNE WEEKES of
Penstone Langstone Court Road Langstone Newport
- 1.2 "the Purchasers" mean the LAND AUTHORITY FOR WALES of
Custom House Customhouse Street Cardiff CF1 5AP and IDEAL
DEVELOPMENTS LIMITED (Company Registration No.: 818490) of
Persimmon House Fulford York YO1 4RE
- 1.3 "the Property" means the land and property Firstly and Secondly
described in the First Schedule
- 1.4 "the Purchase Price" means £425,000 (Four Hundred and Twenty Five
Thousand Pounds)
- 1.5 "the First Conveyance" means a Conveyance dated 15th June 1967
made between the Vendor (1) and The Secretary of State for Wales (2)
- 1.6 "the Second Conveyance" means a Conveyance dated 5th February
1976 made between the Vendor (1) and Roland Henry Bevan and
Muriel Bevan (2) as varied by a Deed of Variation dated



1994 made between the Vendor (1) and the said R H Bevan and M
Bevan (2)

1.7 "the Right of Way" means the benefit of the right of way reserved to the
Vendor by clause 1 (ii) of the second Conveyance

2. **IN CONSIDERATION** of the Purchase Price receipt of which is acknowledged
the Vendor with full title guarantee transfers to the Purchaser the Property

3. [The Property is transferred subject to:-] 03

3.1 and (where appropriate) with the benefit of the exceptions reservations
covenants conditions and other matters contained or referred to in the
Documents

LF [3.2.1 all footpaths, rights of way, easements, quasi easements, wayleaves
privileges, rights and liabilities and all other rights in the nature of
easements affecting the Property or any part thereof

3.2.2 all wayleaves, agreements and rights of SWALEC in respect of
electricity wires cables, pylons, poles whether above ground or
underground or any similar things

3.2.3 any Tree Preservations Orders affecting the Property

3.2.4 a mains sewer laid in or about 1990 and all rights of Welsh Water plc
and any other appropriate bodies in respect thereof

3.2.5 a mains sewer laid in or about 1995 or in course of being laid through
the Property and all rights of Welsh Water plc and all other appropriate
bodies in respect thereof] 15.15

4. There is Excepted and Reserved out of the Transfer hereby effected the Right of Way to the Vendor
5. The Purchasers hereby jointly and severally covenant with the Vendor that the Purchasers and the persons deriving title under them will at all times hereafter observe and perform the covenants and conditions contained or referred to in the Documents or binding on the Property or the Vendor in connection with the matters referred to in clause 3.2 and will indemnify and keep the Vendor fully and effectually indemnified against all actions proceedings damages costs claims and expenses which may be suffered or incurred by the Vendor in respect of any future breach or non-observance or non-performance of those covenants and conditions
6. The Property is being acquired by the Purchasers for the purposes of residential and or commercial and or industrial and retail development and any other development necessary for the purpose of the Land Authority for Wales carrying out its functions under the provisions of the Local Government Planning and Land Act 1980

IN WITNESS WHEREOF the parties hereto have hereunto executed this document as a deed in a manner appropriate to them

THE FIRST SCHEDULE

The Property

FIRSTLY ALL THOSE parcels of land situate at Langstone near Newport shown for identification edged red on the Plan annexed hereto and SECONDLY the ditch adjoining and abutting the northern side of the property Firstly Described

THE SECOND SCHEDULE

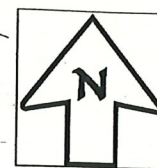
The Documents

<u>Date</u>	<u>Document</u>	<u>Parties</u>
17th October 1960	Conveyance	George Buchanan Bailey and Richard George Meredith Street (1) The Vendor (2)
30th March 1961	Deed of Easement	The Vendor (1) Newport and South Monmouthshire Water Board (2)
	The First Conveyance	
15th July 1974	Deed of Easement	The Vendor (1) British Gas Corporation (2)
9th September 1974	Deed of Easement	The Vendor (1) Noel Dartnell and Audrey Rose Dartnell (2)
	The Second Conveyance	
22nd August 1996	Transfer	The Vendor (1) William Derek Fisher and Sonia Mary Maureen Fisher (2)

AWDURDOD
TIR
CYMRU



LAND AUTHORITY
FOR
WALES



Langstone

Earthwork

maplewood

1:2500

Director Authorised Signatory

[Signature]
Director Secretary

[Signature]

DEPUTY CHIEF EXECUTIVE
AND LEGAL ADVISER
LAND AUTHORITY FOR WALES

REPRODUCED WITH THE PERMISSION
OF H.M. STATIONERY OFFICE.
CROWN COPYRIGHT RESERVED.

Stock Wood

SIGNED AS A DEED

by the said KENNETH

GEORGE GWYNNE WEEKES

KG Weeks

in the presence of:

*MA Savage
Solicitor
Newport*

THE COMMON SEAL OF

the LAND AUTHORITY FOR

WALES was hereunto affixed

in the presence of:

C. C. C.

DEPUTY CHIEF EXECUTIVE AND
LEGAL ADVISER



THE COMMON SEAL OF

IDEAL DEVELOPMENTS LIMITED

was hereunto affixed in the

presence of:

[Signature]

DIRECTOR:

SECRETARY:

[Signature]



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NP003/4/2