

REPLACEMENT
- 5 OCT 1977
FINANCE ACT 1931
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This Conveyance

THE SOLICITORS
LAW STATIONARY SOCIETY LTD

is made the Thirtieth day of September One



thousand nine hundred and seventy-seven BETWEEN SHIRLEY YOUNG LIMITED the registered office of which is at 9 Basinghall Street London EC2V 5BQ (hereinafter referred to as "the Vendor") of the one part and JUBILEE FARMS LIMITED the registered office of which is situate at 16 Eastcheap London EC3M 1JL (hereinafter referred to as "the Purchaser") of the other part

WHEREAS :

The Vendor is seized of the property hereinafter described and intended to be hereby assured for an estate in fee simple in possession free from encumbrances subject only as hereinafter mentioned and has agreed with the Purchaser for the sale to it of the said property for the like estate at the price of Two hundred and seventy thousand pounds (£270,000.00) in the manner hereinafter appearing

NOW THIS DEED WITNESSETH as follows :-

1 In pursuance of the said Agreement and in consideration of the sum of Two hundred and seventy thousand pounds (£270,000.00) now paid by the Purchaser to the Vendor (the receipt whereof the Vendor hereby acknowledges) the Vendor as Beneficial Owner hereby conveys unto the Purchaser ALL THOSE several pieces or parcels of land more particularly described in Parts I and II of the First Schedule hereto TOGETHER WITH the messuage or dwelling house and all other buildings erected and being thereon or on some part thereof and for the purposes of identification shown edged red on the plan annexed hereto The land described in Part I of the First Schedule was formerly known as "The Panta" Devauden in the County of Monmouth and the land described in Part II of the First Schedule formerly formed part of "The Veddw Farm" Devauden and the whole of the said land hereby conveyed is now known as "Panta Farm" Devauden in the County of Gwent (formerly Monmouth) TO HOLD the same unto the Purchaser in fee simple SUBJECT as to the land described in Part I of the First Schedule hereto

- (a) To and with the benefit of the matters referred to in a Conveyance dated the Second day of November One thousand nine hundred and fifty-nine and made between John Oliver Davies of the one part and William Andrew Wagg and Grace Gooding Wagg of the other part

- (b) To and with the benefit of a Deed of Grant dated the Twenty-second

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day of May One thousand nine hundred and sixty-four and made between the said William Andrew Wagg and Grace Gooding Wagg of the first part Barclays Bank Limited of the second part and The Newport and South Monmouthshire Water Board of the third part_____

(c) To and with the benefit of a Wayleave Agreement with the South Wales Electricity Board_____

(d) To and with the benefit of the covenants as to fencing contained in a Conveyance dated the Eleventh day of March One thousand nine hundred and seventy and made between Chaffcombe Farms Limited of the one part and James Noah Prewett of the other part_____

AND as to the land described in Part II of the First Schedule

(a) To the exceptions reservations rights and declarations contained in a Conveyance dated the Twenty-eighth day of January One thousand nine hundred and sixty-five and made between The Queen's Most Excellent Majesty of the first part The Crown Estate Commissioner of the second part and the said William Andrew Wagg and Grace Gooding Wagg of the third part_____

(b) To and with the benefit of a Deed of Grant dated the Twenty-ninth day of January One thousand nine hundred and sixty-five and made between the said William Andrew Wagg and Grace Gooding Wagg of the one part and the said Newport and South Monmouthshire Water Board of the other part and_____

(c) To and with the benefit of all Wayleaves with the South Wales Electricity Board_____

EXCEPT AND RESERVING UNTO THE VENDOR :-

(i) As incident to the ownership and occupation of OS Nos. Part 1700 and 2286 retained by the Vendor the right at all times and for all purposes with or without horses cars or other vehicles mechanically propelled or otherwise to pass and repass over and along the access way being OS No. 3193 between the points "X" and "Y" on the plan annexed hereto and_____

(ii) The right to enter upon OS. No. Part 1700 with or without workmen for the purpose of connecting up to the stop-cock therein situated lay supply pipes (such pipes to be at a depth which will not affect subsequent cultivation) and forever thereafter drawing water from such connection for the benefit of OS Nos. Part 1700 and 2286 retained

by the Vendor with right of entry reserved to the Vendor for the purpose of maintaining or renewing the said pipes the Vendor or those exercising the said right making good any damage caused in the exercise of such right and leaving the land so far as possible in the same condition as it was at the time of entry_____

but otherwise free from encumbrances_____

2 It is hereby declared that the fence dividing OS No. Part 1700 from the part retained by the Vendor shall hereafter be a party fence and maintainable as such_____

3 The Vendor (so far as it can lawfully assign the same) hereby assigns unto the Purchaser the benefit of the exceptions and reservations and covenants as to fencing contained in the several Conveyances more particularly mentioned in the Second Schedule hereto_____

4 The Vendor hereby acknowledges the right of the Purchaser to production and delivery of copies of the documents specified in the Third Schedule hereto and hereby undertakes with the Purchaser for the safe custody thereof_____

IN WITNESS whereof the Vendor and the Purchaser have caused their respective Common Seals to be hereunto affixed the day and year first before written_____

THE FIRST SCHEDULE above referred to

Part I

ALL THOSE several pieces or parcels of land containing in the whole 290.04 acres or thereabouts situate at Devauden in the several Parishes of Newchurch East and Wolvesnewton in the County of Gwent and comprising the following land on the Ordnance Survey Map for the said Parishes_____

Newchurch East

<u>OS. No.</u>	<u>Name</u>	<u>Description</u>	<u>Acreage</u>
0966	Great Panta	Buildings	3.28
Part 8548		Wood	1.80 est
1143	Five Acres	Arable	5.44
2037		Track	.64
1323	Pool Field	Arable	9.83
9318	Top Field	Arable	8.12
3241	Long Meadow	Arable	12.91
5837	Long Meadow	Arable	3.26
0005	Lower Wagon House	Arable/Ley	11.24

<u>OS. No.</u>	<u>Name</u>	<u>Description</u>	<u>Acreage</u>
9784	Upper Barn Wagon House	Arable/Ley	10.17
1501 and 1191		Track	.34
1600		Copse	.34
2200	Elm Field	Arable/Ley	18.59
2662	Great Panta	Pasture	15.64
5000		Rough	3.20
Part 3800	Cherry Meadow	Pasture	16.50
5393		Rough	.27
6580	Mill Fields	Pasture	5.39
4976		Orchard	1.28
4870	Little Panta	Farmhouse and Buildings	1.94
4762	Front Meadow	Pasture	5.16
5047	Ram Field	Arable/Ley	6.49
7339	Weather Disher	Pasture	4.07
8043		Copse	2.04
7155	White House	Arable/Ley	14.84
5952		Copse	.26
5055		Copse	.82
0076	Mill Fields	Pasture	5.67
0078		Track	.45
7978		Driveway	.58
1173		Track	.32
0070	Upper Mill Ground	Pasture	5.46
0060	Thirteen Acre Field	Arable	13.72
6270	Bungalow		.20
0050		Copse	2.40
0348		Copse	.28
Part 2500		Copse	.35
Part 0081		Rough	1.39
1158		Copse	2.78
1560		Copse	.85
Wolvesnewton			
9081	Smithies Field	Pasture	7.01
9871		Copse	.35

reage

0.17

.34

.34

3.59

.64

.20

50 est

27

39

28

94

16

49

07

4

4

6

2

7

5

3

7

5

3

7

8

4

7

2

6

3

8

4

OS. No.

Name

Description

Acreage

8462

Lower Clynas

Arable/Ley

12.41

6653

Upper Clynas

Arable/Ley

14.36

8435

Kerpant

Arable/Ley

22.56

9955

Barn Meadow

Pasture

3.28

0153

River

.20

3124

Rough

.38

2131

Rough

.32

2321

Barn Meadow

Pasture

12.26

2419

Panta Barn

Buildings

.17

3616

Rough

.16

0115

Eighteen Acre Field

Arable

18.39

290.04 acres

Part II

ALL THOSE several pieces or parcels of land containing in the whole 68.71 acres or thereabouts situate in the Parish of Newchurch East in the County of Gwent and comprising the following land on the Ordnance Survey Map for the said Parish

OS. No.

Name

Description

Acreage

2507

Track

.22

1700

Purkis Field

Arable/Ley

10.49

Part 3700

Broomy Field

Arable/Ley

10.40

5026

Barn Field

Arable

20.51

6517

Greenwood Barn

Buildings

.31

5513

Six Acre Field

Arable/Ley

5.52

7515

Barn Piece

Arable/Ley

4.75

8728

Veddw Fields

Arable

6.08

0044

Pasture

2.21

Part 0344

Copse

.51 est

0037

Veddw Fields

Pasture

1.93

0026

"

Pasture

2.96

0013

Pasture

2.48

9808

Fedw Barn

Buildings

.14

Part 3193

Track

.20

68.71 acres

THE SECOND SCHEDULE above referred to

14th October 1965	Conveyance	William Andrew Wagg and Grace Gooding Wagg (1) James Richard Ferard (2)
18th August 1969	Conveyance	Chaffcombe Farms Limited (1) Ann Durell (2)
1st March 1970	Conveyance	Chaffcombe Farms Limited (1) James Noah Prewett (2)

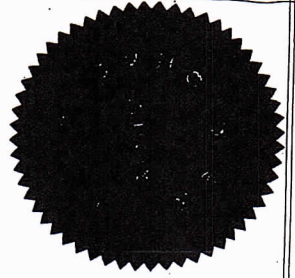
THE THIRD SCHEDULE above referred to

20th June 1969	Conveyance	William Andrew Wagg and Grace Gooding Wagg (1) Chaffcombe Farms Limited (2)
20th June 1969	Mortgage with Statutory receipt endorsed dated 11th August 1972	Chaffcombe Farms Limited (1) The Agricultural Mortgage Corporation Limited (2)
2nd July 1969	Mortgage with Statutory Receipt endorsed dated 18th August 1969	Chaffcombe Farms Limited (1) Midland Bank Limited (2)
18th August 1969	Mortgage with Statutory Receipt endorsed dated 29th September 1971	Chaffcombe Farms Limited (1) Midland Bank Limited (2)
20th January 1970	Further Charge Statutory Receipt for which endorsed on Mortgage of 20th June 1969	Chaffcombe Farms Limited (1) The Agricultural Mortgage Corporation Limited (2)
30th December 1970	Legal Charge with Statutory Receipt endorsed dated 30th June 1972	Chaffcombe Farms Limited (1) Arpath Investments (Cardiff) Limited (2)
22nd March 1972	Legal Charge with Statutory Receipt endorsed dated 16th August 1972	Chaffcombe Farms Limited (1) Trustees of P. H. Butler Deceased (2)
20th September 1972	Conveyance	Chaffcombe Farms Limited (1) Hendlemouth Properties Limited (2)
2nd April 1973	Conveyance	Hendlemouth Properties Limited (1) Malcolm Rhonnda Young Peter Malcolm Gavin Young and Richard William Shirley Young (2)
8th April 1973	Legal Charge with Statutory Receipt endorsed dated 23rd March 1975	Malcolm Rhonnda Young Peter Malcolm Gavin Young and Richard William Shirley Young (1) Williams & Glyn's Bank Limited (2)
24th March 1975	Conveyance	Malcolm Rhonnda Young Peter Malcolm Gavin Young Richard William Shirley Young (1) Shirley Young Limited (2)

THE COMMON SEAL of)
SHIRLEY YOUNG LIMITED)
was hereunto affixed in the)
presence of :-)

Director : *Peter H.G. Young.*

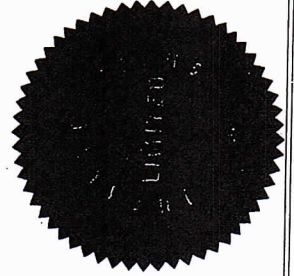
~~Director :~~
Secretary : *Richard L.S. Young.*



THE COMMON SEAL of)
JUBILEE FARMS LIMITED)
was hereunto affixed in the)
presence of :-)

J. Lawrence Jones.
Director :

L.R. Brown.
Secretary :



MEMORANDUM. By a Transfer dated 23rd November 1989 the within named Jubilee Farms Limited transferred Veddw Barn comprising three acres or thereabouts as is more particularly delineated and edged red on the plan annexed to the said Transfer (being part of the property comprised in the within written Conveyance) unto David Laurence Jarrett and Jocelyn Fiona Jarrett for an estate in fee simple.

MEMORANDUM: By a transfer dated 5th July 1995 Jubilee Farms Limited

transferred Greenwood Barn evidently to a quarter of an acre or thereabouts as is delineated and edged red on the plan attached to the said Transfer (being part of the property comprised in the within written Conveyance) to John Robert Bristow and Margaret Bevil Bristow.

Conveyance

of freehold land known as Pantfa Farm Devauden in the County of Gwent

JUBILEE FARMS LIMITED

-to-

SHIRLEY YOUNG LIMITED