

These are the notes referred to on the following official copy

Title Number EX817500

The electronic official copy of the document follows this message.

This copy may not be the same size as the original.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

Dated 1st March 1974

THE EASTERN ELECTRICITY BOARD

- to -

THE MAYOR ALDERMEN
AND BURGESSES OF
THE BOROUGH OF HARWICH.

Conveyance

of Land south of
Main Road, Dovercourt

2x 2 R 9 | W E 9 .

Book No 8

Town Clerk
Harwich

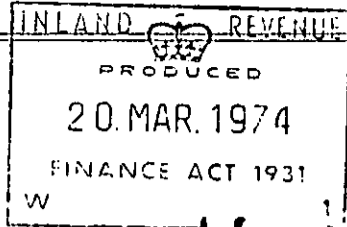
21st December 1973 (SB)
245/B4/2/1/20

H18

RR FILE EX 817500

SHAW & SONS LTD.,
SHAWAY HOUSE,
LONDON, S.E.26.

This Conveyance



is made the *fifteenth* day of
march

One thousand nine hundred and seventy four BETWEEN THE EASTERN ELECTRICITY BOARD
(hereinafter called "the Board") of the one part and the MAYOR ALDERMEN AND BURGESSES
OF THE BOROUGH OF HARWICH in the County of Essex (hereinafter called "the Corporation")
of the other part _____

WHEREAS the Board are seised for an estate in fee simple in possession free from incumbrances
of the property hereinafter described and have agreed with the Corporation for the sale to
them of the said property at the price of Two thousand pounds _____

NOW THIS DEED WITNESSETH as follows:-

1. IN consideration of the sum of Two thousand pounds paid by the Corporation to the Board
(the receipt whereof the Board hereby acknowledge) the Board as beneficial owners hereby
convey unto the Corporation ALL THAT piece of land and the building erected thereon situate
to the south of Main Road Dovercourt in the County of Essex containing in the whole Two
hundred and seventy six square metres or thereabouts more particularly delineated on drawing
number SK21353 Issue B annexed hereto and thereon edged with a thick black line reserving as
mentioned in clause 2 hereof TO HOLD the same unto the Corporation in fee simple subject as
hereinafter provided _____

2. OUT of the conveyance hereinbefore contained there are reserved in fee simple to the
Board and their successors in title

- (i) the right for the Board and their successors in title owner or owners for the
time being of the adjoining land retained by the Board to the free passage and
running of water and soil from such adjoining land of the Board through the
sewers and drains now in or upon the property hereby conveyed or which might
hereafter be constructed thereon or therein and to enter upon the said property
and every part thereof for the purpose of repairing and cleansing those sewers
or drains or removing therefrom any obstruction and for inspecting and repairing
any buildings or fences erected on such adjoining land the Board making good all
damage caused by the exercise of such rights
- (ii) full and free right at any time to erect or suffer to be erected on any part of
their said adjoining or neighbouring land any buildings or other erections and to
alter any building or other erection now standing or hereafter to be erected
thereon in such a manner as to obstruct or interfere with the passage of light or
air to any building which is or may be erected upon the property hereby conveyed
- (iii) full right and liberty for the Board to retain lay maintain inspect renew use
alter and remove electric cables and lines and conduits or pipes for containing
the same where necessary (hereafter called "the Board's works") under the land
shown by black diagonal hatching on the said drawing and to break up the surface
thereof so far as necessary from time to time for the purpose of laying relaying
repairing maintaining altering and removing the said electric cables and lines

and conduits or pipes the Board making good all damage caused by the exercise of such rights

3. IT is hereby declared that

- (a) there shall be deemed not be included herein any easement or right of light air or support which would restrict or interfere with the full use by the Board or their successors in title for building or any other purpose of the adjoining or neighbouring land of the Board lying to the east of the property hereby conveyed and that any access of light or air over such adjoining or neighbouring land shall be deemed to be enjoyed by the licence of the Board and not as of right **and**
- (b) the Board shall be under no liability for any damage or injury to the property hereby conveyed or to any building or buildings now or hereafter erected thereon or on part ~~of~~ parts thereof or to the owner or occupier thereof or for any interference with the use or enjoyment of the property hereby conveyed caused by the carrying on by the Board without negligence of any operation in the performance of their statutory functions on their said adjoining or neighbouring land or by reason of the proximity of the property hereby conveyed to the Board's operations on such adjoining or neighbouring land

4. THE Corporation to the intent and so as to bind the property hereby conveyed and every part thereof into whosoever hands the same may come and to benefit and protect the Board's works for themselves and their successors in title hereby covenant with the Board and their successors in title not at any time to make any claim against the Board in respect of their user of the Board's works upon or near to the property hereby conveyed for the purpose of distributing electricity or raise any objection to such user provided that this sub clause shall not affect the Corporation's right to claim and receive compensation in respect of any injury received or loss sustained by the Corporation or their successors in title by reason of any wrongful act negligence or omission of the Board their servants or agents in connection with the user maintenance repair renewal removal or inspection of the Board's works

5. THE Board hereby acknowledge the right of the Corporation to the production of a Conveyance dated the Tenth day of June One thousand nine hundred and fifty three and made between the Corporation of the one part and the Board of the other part and to delivery of copies thereof and undertake with the Corporation for the safe custody of the same

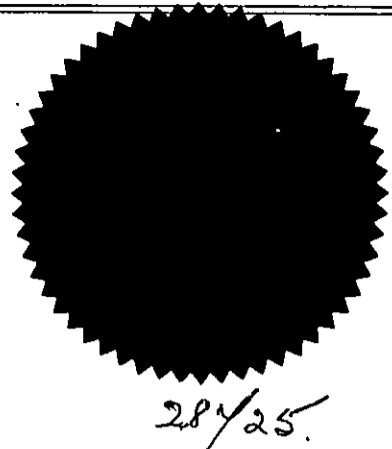
6. IT is hereby certified that the transaction hereby effected does not form part of a larger transaction or of a series of transactions in respect of which the amount or value or the aggregate amount or value of the consideration exceeds Ten thousand pounds

IN WITNESS whereof the Board and the Corporation have caused their respective Common and Corporate seals to be hereunto affixed the day and year first before written

THE COMMON SEAL of THE EASTERN)
ELECTRICITY BOARD is hereunto)
affixed and is authenticated by:-)

W. J. G. C.
Secretary

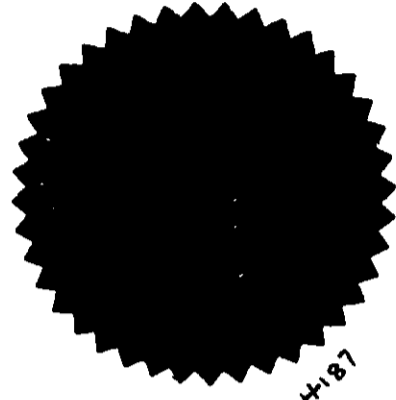
Plan & initial page 2



THE CORPORATE SEAL OF THE MAYOR)
ALDERMEN AND BURGESSES OF THE)
BOROUGH OF HARWICH is hereunto)
affixed in the presence of:-)

W. S. M. C.
Mayor

W. H. M. C.
Town Clerk



ce
s
ry
's
ir
ir
e
any
on
ction
e
of
e
l

This is the Drawing referred to in the annexed copy of Correspondence Secretary

DOVERCOURT

ROAD

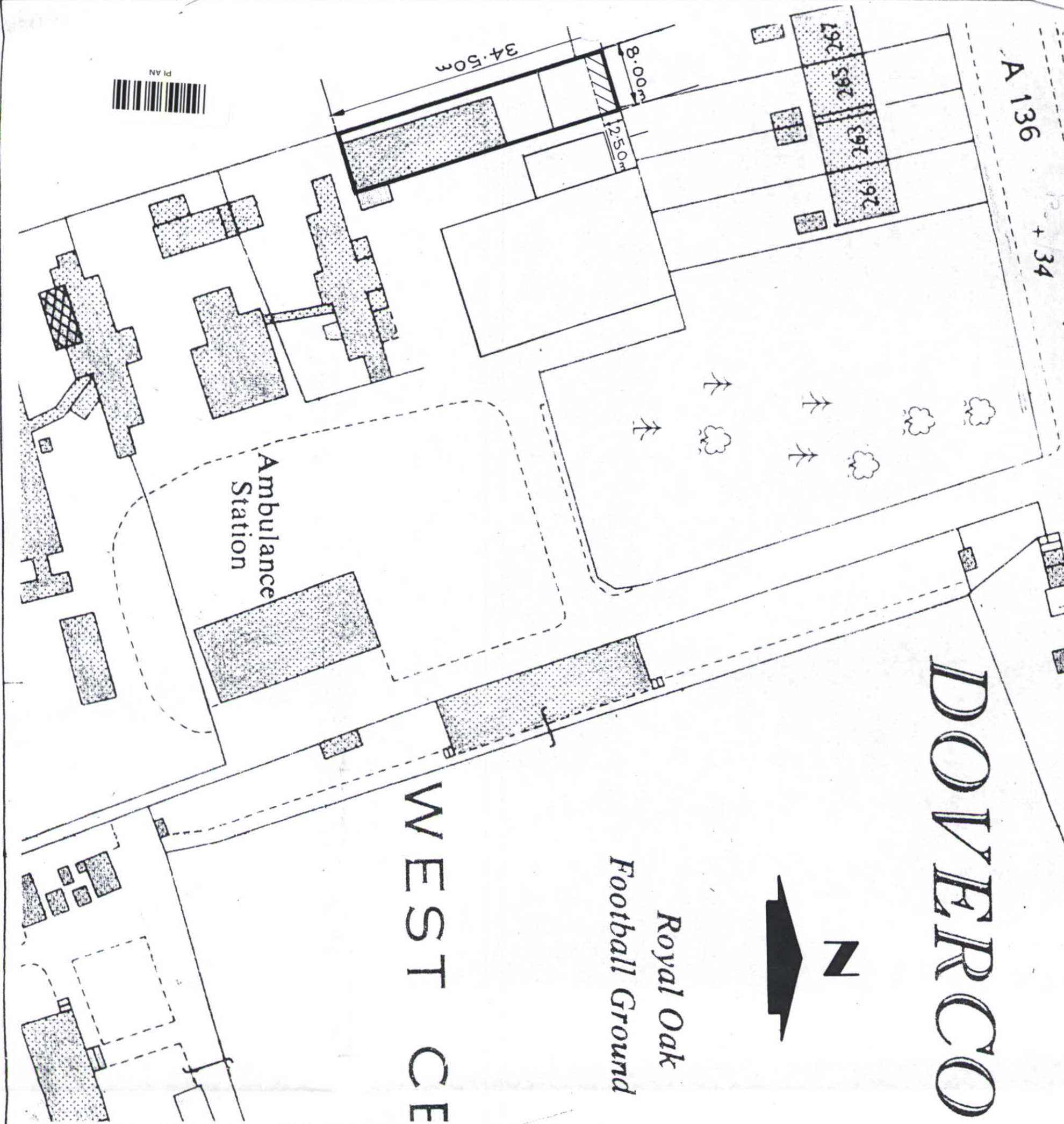
A 136 + 34

MAIN



Royal Oak
Football Ground

WEST CE



B	27/1/73			JB	

TM2504 3130

Eastern Electricity

ESSEX GROUP
COLCHESTER / CLACTON DIST
DOVERCOURT
MAIN ROAD
SALES OF STORES BUILDING
AND LAND.

1/500
SK 21353

se
ir
or
yged
shall
by
reon
d by
ormance
by
tions
every
board's
d their
f their
se of
ause
t of any
reason
connection