

Commons Act 2006: section 19**Application to correct the register****This section is for office use only**

Official stamp

Application number



CA03

Applicants are advised to read 'Part 1 of the Commons Act 2006: Guidance to applicants' and to note:

- All applicants should complete boxes 1–8.
- Any person can apply under section 19 of the Commons Act 2006.
- You will be required to pay a fee unless your application is to correct a mistake made by the registration authority (section 19(2)(a)) or to remove a duplicate entry (section 19(2)(c)). Ask the registration authority for details. You would have to pay a separate fee should your application be referred to the Planning Inspectorate, unless it is to correct a mistake made by the authority or to remove a duplicate entry.

Note 1

Insert name
of commons
registration
authority.

1. Commons Registration Authority

To the: *NORTHUMBERLAND COUNTY COUNCIL*

Tick one of the following boxes to confirm that you have:

enclosed the appropriate fee for this application:

☐

or

applied for a purpose in section 19(2)(a) or (c), so no fee is enclosed:

☒

Note 2

If there is more than one applicant, list all their names and addresses in full. Use a separate sheet if necessary. State the full title of the organisation if the applicant is a body corporate or an unincorporated association. If you supply an email address in the box provided, you may receive communications from the registration authority or other persons (e.g. objectors) via email. If box 3 is not completed all correspondence and notices will be sent to the first named applicant.

Note 3

This box should be completed if a representative, e.g. a solicitor, is instructed for the purposes of the application. If so all correspondence and notices will be sent to the person or firm named here. If you supply an email address in the box provided, the representative may receive communications from the registration authority or other persons (e.g. objectors) via email.

2. Name and address of the applicant

Name:

Leslie Smith & Carole Diane Smith

Postal address:

Telephone number:

Fax number:

E-mail address:

3. Name and address of representative, if any

Name:

Firm:

Postal address:

Postcode

Telephone number:

Fax number:

E-mail address:

Note 4

For further details of the requirements of an application refer to Schedule 4, paragraph 11 to the Commons Registration (England) Regulations 2014.

4. Basis of application for registration and qualifying criteria

Specify the register unit number to which this application relates:

CL 1

Specify the rights number to which this application relates (if relevant):

Tick one of the following boxes to indicate the purpose (described in section 19(2)) of your application. Are you applying to:

Correct a mistake made by the commons registration authority:

☒

Correct any other eligible mistake:

☐

Remove a duplicate entry from the register:

☐

Update the details of any name or address referred to in an entry:

☐

Record accretion or diluvion:

☐**Note 5**

Explain why the register should be amended and how you think it should be amended.

5. Describe the purpose for applying to correct the register and the amendment sought

It is my belief that the Commons Registration Authority incorrectly plotted the boundary of the Common land adjacent to my property, Clayhole, Swinhope, Sparty Lea, Allendale NE47 9UR and included land which was within the curtilage of the property, in the Commons Register in error.

It is my understanding that Allendale Common was registered in consequence of application number 2 dated 29th of December 1966 "Application for the registration of a right of common" and the CRA incorrectly plotted the boundary of the common when transposing the boundary line from the plan attached to that application onto the register plan.

I wish to make application to have the register amended in order to correct this error and have the area of land, which is within the curtilage of Clayhole and has been incorrectly included in the Common, removed from the Commons Register.

It was only when exploring the possibility of providing foul drainage to my property known as Clayhole, that I discovered that land within the curtilage had been included in the common by mistake.

Note 6

List all supporting consents, Documents and maps Accompanying the application, including evidence of the mistake in the register. There is no need to submit copies of documents issued by the registration authority or to which it was a party but they should still be listed. Use a separate sheet if necessary.

6. Supporting documentation

- LS 1) Application for the registration of a right of common dated 29th December 1966 application no. 2 (provided by the CRA)
- LS 2) Extract from plan attached to application number 2 (obtained from the CRA)
- LS 3) Official copy of Land Registry register of title ND179121.
- LS 4) Copy of conveyance dated 22nd February 1913
- LS 5) Copy of conveyance dated 6th July 1920
- LS 6) Copy of extract from Register Unit CL1 showing the boundary of the property known as Clayhole within the area coloured green, the Common Land.
- LS 7) Photographs northern and western boundaries of curtilage of Clayhole
- LS 8) Photographs northern and western boundaries of curtilage of Clayhole
- LS 9) Photographs remaining roof tiles from former part of property
- LS 10) Aerial photograph circa 1980's showing spoil from demolished part of building
- LS 11) Ordnance survey plan circa 1923 – 1924 showing boundary of Clayhole
- LS 12) Ordnance survey plan circa 1953 – 1957 showing boundary of Clayhole

Note 7

List any other matters which should be brought to the attention of the registration authority (in particular if a person interested in the land is expected to challenge the application for registration). Full details should be given here or on a separate sheet if necessary.

7. Any other information relating to the application

See attached additional information

Form CA10 Additional Information

7. Any other information relating to the application

The land in question is clearly within the curtilage of the property known as Clayhole as can be seen from conveyance dated 22nd February 1913 (LS4), conveyance dated 6th July 1920 (LS5) and Official copy title no ND179121 (LS3). The remains of the northern and western boundary can clearly be seen on the attached photographs (LS7 & LS8). Part of the property stood on a part of the land which has been included in the common and the remaining roof tiles from this can be seen in the attached photograph (LS9). This part of the property was demolished in the late 1970's so was in existence at the time the common was registered.

I made a previous application in December 2015 to correct a mistake made by the registration authority which was considered by the Planning Inspectorate, but which was not granted.

The Inspector in his decision stated 16. "It is highly likely that the CRA's understanding of the boundary of the common was based on the information contained within application no. 2. No evidence has been submitted regarding application no. 2 and in the absence of any evidence relating to that application it is not possible to determine whether the CRA did or did not accurately record the extent of the common claimed in that application"

In his conclusion the Inspector stated 17) "Additional research into application no. 2 may reveal evidence that sheds further light on this matter. However, I am not persuaded that the CRA mistakenly transcribed the map attached to application no. 285 when it originally recorded the boundaries of Allendale Common. I do not consider that Mr Smith has produced convincing evidence that a mistake was made when the CRA first compiled the register".

Having investigated the matter further, following the receipt of the previous application decision from the Planning Inspectorate, it can clearly be seen on the extract from the plan attached to application number 2 (LS 2), which I believe the CRA used to register the boundary of the common, at the point immediately to the north of Clayhole, that the colouring determining the boundary of the application land "steps in" slightly to the west, appearing to exclude from the application, the land contained within my title documents which has been included within the common

I believe that evidence provided herein, relating to application number 2, clearly shows that the plan submitted with that application excluded the land within the curtilage of Clayhole and therefore when the Commons Registration Authority transposed that boundary onto the Register plan, a mistake was made which included land within the curtilage of Clayhole in the Common. I therefore request that the land within the curtilage of Clayhole, which I believe has been incorrectly included in the Common, be removed from the Register in accordance with Section 19 (2) (a) of the Commons Act 2006, to correct a mistake made by the Commons Registration

Note 8 <i>The application must be signed by each individual applicant, or by the authorised officer of an applicant which is a body corporate or an unincorporated association.</i>	8. Signature Date: <table border="1" data-bbox="603 159 1533 237"><tr><td>18/10/17</td></tr></table> Signatures: <table border="1" data-bbox="603 282 1533 551"><tr><td> </td></tr></table>	18/10/17	
18/10/17			

REMINDER TO APPLICANT

You are responsible for telling the truth in presenting the application and accompanying evidence. You may commit a criminal offence if you deliberately provide misleading or untrue evidence and if you do so you may be prosecuted.

You are advised to keep a copy of the application and all associated documentation.

Data Protection Act 1998

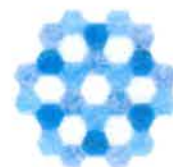
The application and any representations made cannot be treated as confidential. To determine the application it will be necessary for the commons registration authority to disclose information received from you to others, which may include other local authorities, Government Departments, public bodies, other organisations and members of the public.

A copy of this form and any accompanying documents may be disclosed upon receipt of a request for information under the Environmental Information Regulations 2004 or the Freedom of Information Act 2000.

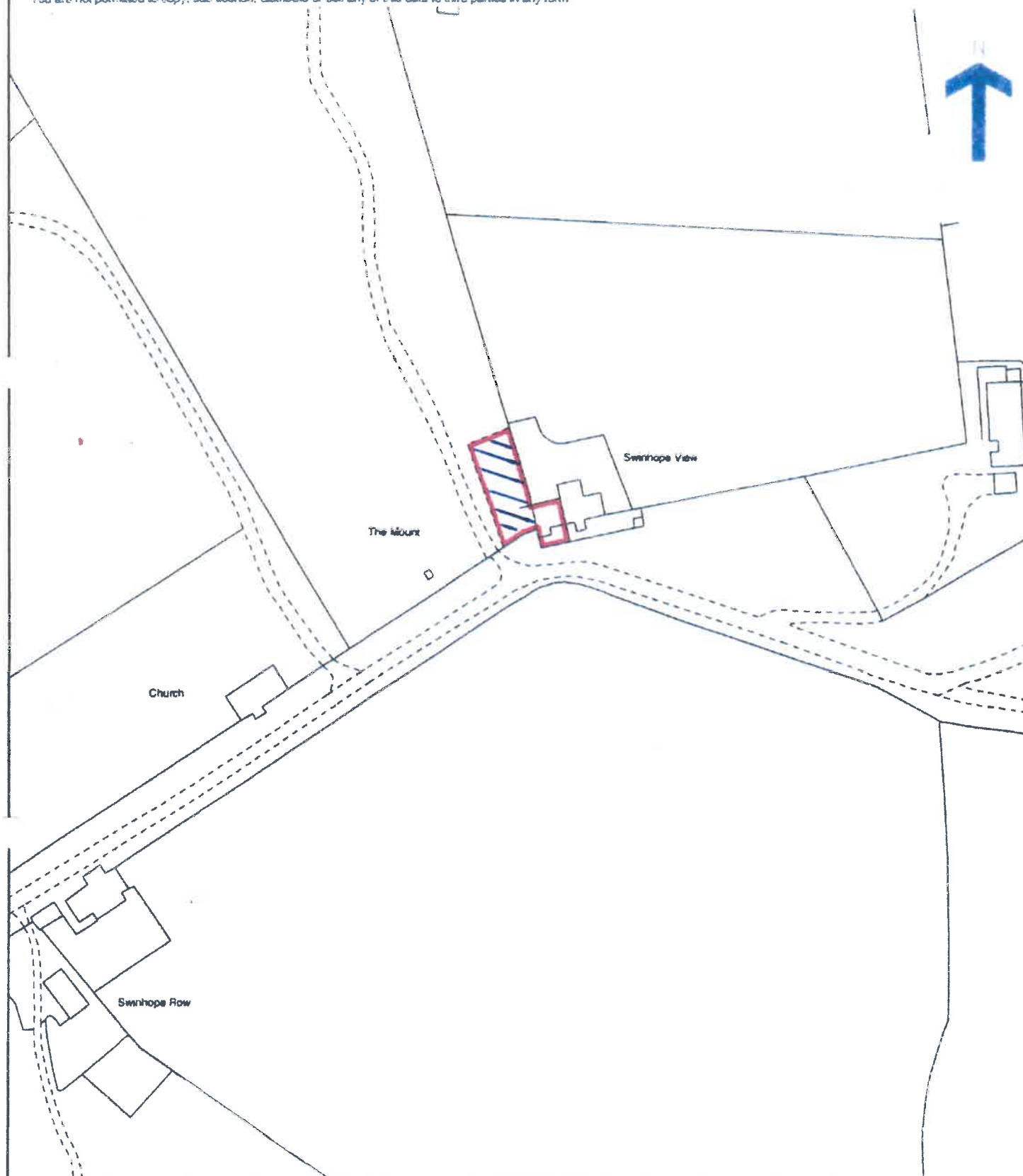
Land Registry

Official copy of
title plan

Title number **ND179121**
Ordnance Survey map reference **NY8348SE**
Scale **1:1250** enlarged from 1:10000
Administrative area **Northumberland**



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You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form.



This official copy issued on 21 April 2015 shows the state of this title plan on 21 April 2015 at 14:25:26. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002).

This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by Land Registry, Durham Office.

CR Form 9.

This section for official use only.

Official stamp of registration authority
indicating date of receipt

Application No. 2.

Register Unit No(s)

CL 1

CL 2

COMMONS REGISTRATION ACT 1965
NORTHUMBERLAND COUNTY COUNCIL
REGISTRATION AUTHORITY
- 2 JAN 1967

COMMONS REGISTRATION ACT 1965

**Application for the registration of a
right of common**

IMPORTANT NOTE: Before filling in this form, read carefully the notes on the back. An incorrectly completed application may be rejected.

Insert name of registration authority (see Note 1).

To the Northumberland County Council

Application is hereby made for the registration of the right of common of which particulars are set out below.

Part 1.

(Give Christian names or forenames and surname or, in the case of a body corporate, the full title of the body. If part 2 is not completed all correspondence and notices will be sent to the first-named applicant. See Note 2 for information as to who may apply.)

Name and address of the applicant or (if more than one) of every applicant.

Laline Marguerite Lucie Martell of Shotley Hall,
Shotley Low Quarter, Northumberland

Colin Colenso Martell of the same address

and

Raymond Lee Bellwood, of 42 Mosley Street, Newcastle
upon Tyne

Part 2.

(This part should be completed only if a solicitor has been instructed for the purposes of the application. If it is completed, all correspondence and notices will be sent to the solicitor.)

Name and address of solicitor, if any.

Gibson Pybus Reay-Smith & Bellwood,
42 Mosley Street,
Newcastle upon Tyne, 1.

Part 3.

(Read Note 2 and insert "owner" "tenant" or as the case may be. If there is more than one applicant the capacity of each must be stated against his name in this space.)

Capacity in which the applicant is entitled to apply for registration.

Owners

LS 1

Name by which commonly known :Hexhamshire and Allendale
stinted pastures

Locality

**Delete reference to plan where none is submitted. A plan must be used except as mentioned in Note 4.*

Colour on plan the Hexhamshire pastures are coloured round in blue. The Allendale pastures in red.

Part 5.

Description of the right of common.

(See Notes 3 and 7. If the right is exercisable only during limited periods, full particulars of these periods must be given.)

The ownership of 186 "stints"; each stint being the right to graze 5 sheep.(or one two year old beast or eight lambs under one year or one colt or filly or two young beasts or (for two stints) a mare or gelding)
Vide General Award dated 31st December 1800 enrolled at the Office of the Clerk of the Peace for Northumberland 16th April 1801.

Part 6.

(See Note 4. If the right is not attached to any land, the fact should be stated here.)

Description of the farm, holding or other land to which the right is attached, if any.

The Carrshield Estate consisting of Smallburns Farm and Temperance Farm which are shown by way of identification only on the plan by being coloured round in green.

(Note: 80 stints are appropriated to Smallburns Farm and 106 to Temperance Farm)

Part 7.

(See Note 8.)

For applications submitted after 30th June, 1968 (to be disregarded in other cases).

Does the prescribed fee of £5 accompany this application? If not, state whether this is for reason (a) or (b) mentioned in Note 8, and give the appropriate particulars required by that note.

*Signature(s) of applicant(s) or of person on his or their behalf.

**The application must be signed by the applicant, or by every applicant, personally, unless the applicant is a body corporate or charity trustees, in which case it must be signed by the secretary or some other duly authorised officer.*

Notification of Disposal of an Application for Registration (Rights)

Application No. **2** Common Land. Register

Short description of land over which right exercised **Allendale and Hexhamshire Commons.**

To (name of applicant) **Carrshield Estate** or his solicitor.
per Messrs Gibson, Pybus, Reay-Smith & Bellwood.

Your reference

- The right of common described in the application has been provisionally registered under the following No(s) :-

Register unit No.	Entry No.
CL 1	1
C.L. 2	1

(A register unit number with the prefix CL indicates a registration in the Register of Common Land. If the prefix is VG the registration is in the Register of Town or Village Greens).

~~*2. The right of common described in the application has already been provisionally registered under the following No(s):-~~

Register unit No.	Entry No.
.....
.....

* (Your application has accordingly been noted on the register. This means that you will receive notice of any objection to the registration, and that the registration may not be cancelled or modified, except by direction of a Commons Commissioner, without your written consent).

(and the registrations conflict. Each, therefore, has to be treated as an objection to the other, and the registers have been so noted. If you consider that the registration(s) made pursuant to your application should be cancelled or modified, you may make a request to this effect to the Council as registration authority, and the Council may, if it thinks fit, and subject to any necessary consents, cancel or modify (it)(them) accordingly. Unless (this) (these)* registration(s), or (the one) (those)* with which (it) (they)* conflict(s), (is) (are)* cancelled, the m or will be referred to a Commons Commissioner for decision, and you will be entitled to appear at the hearing before him. You will be notified of the time and place of the hearing, which will not in any case take place before 1st January, 1971. If there are registrations during the second registration period affecting the land the hearing will not take place before 1st July, 1972).

* Delete as necessary.

Messrs Gibson Pybus Reay-Smith & Bellwood.

Statutory Declaration in Support

(See Note 6)

To be made by the applicant, or every applicant, personally, unless the applicant is a body corporate or charity trustees, in which case the declaration must be made by the person who has signed the application. Inapplicable wording should be deleted throughout.

¹Insert full name(s).

[I] ~~[We]~~ Raymond Lee Bellwood of 42 Mosley Street,
Newcastle upon Tyne Solicitor

²Strike out this paragraph if it does not apply.
³Insert capacity in which acting.

solemnly and sincerely declare as follows:

one of

1. [I am] ~~[We are]~~ the person(s) who ~~[has]~~ [have] signed the foregoing application.
2. 'I am' Solicitor to the applicant(s) and am authorised by the applicant(s) to make the foregoing application on ~~[his]~~ [their] behalf.

3. [I] ~~[We]~~ have read the Notes on the back of the application form and believe that ~~[I/we]~~ [the applicant(s)] ~~[am]~~ [are] ~~[is]~~ entitled, in the capacity or respective capacities stated in the application, to apply for the registration under the Commons Registration Act 1965 of the right of common described in the application.

⁴Strike out this paragraph if there is no plan.
⁵Insert "marking" as on plan (see Note 6).

4. 'The plan now produced and shown to me marked "' R.L.B.1" is the plan referred to in part 4 of the application.

5. 'The plan now produced and shown to me marked "' R.L.B.1" is the plan referred to in part 6 of the application.

And [I] ~~[we]~~ make this solemn declaration, conscientiously believing the same to be true, and by virtue of the Statutory Declarations Act 1835.

Declared by the said RAYMOND LEE
BELLWOOD

at Newcastle upon Tyne
on the 29th of December
this day of 1966

Before me,

Signature

Address

Qualification

REMINDER TO OFFICER TAKING DECLARATION:
Please initial all alterations and mark any plan as an exhibit.

1. Registration authorities

The applicant should take care to submit his application to the correct registration authority. This depends on the situation of the land over which rights of common are claimed. Except where there is an agreement altering the general rule (see below), the registration authority for land in an administrative county is the county council; for land in a county borough, it is the county borough council, and for land in Greater London, it is the Greater London Council.

In the case of land which is partly in the area of one registration authority and partly in that of another, the authorities may by agreement provide for one of them to be the registration authority for the whole of the land. Public notice is given of such agreements, but an applicant concerned with land lying close to the boundary of an administrative area, or partly in one area and partly in another, should, if in doubt, enquire whether an agreement has been made and, if so, which authority is responsible for that land.

It is not necessary for the land over which a right of common is exercisable to be registered before an application for the registration of the right itself is made: see Note 9.

2. Who may apply for registration

An application for the registration of a right of common may be made—

- (a) by the owner of the right;
- (b) where the right is attached to any land, and is comprised in a tenancy of the land, by the landlord, the tenant, or both of them jointly;
- (c) where the right belongs to an ecclesiastical benefice of the Church of England which is vacant, by the Church Commissioners.

In a case where the landlord and the tenant of any land are both entitled to apply for the registration of a right of common attached to the land, they may consider it advisable to apply jointly, because—

- (a) if two separate applications relating to the same right are accepted for registration and differ in any material particular, a conflict arises, and each registration has to be treated as an objection to the other. Such a case would normally have to be referred to a Commons Commissioner for decision;
- (b) if a joint application is submitted, and is accepted for registration, both applicants will be entitled to appear before the Commons Commissioner in support of the registration, should any objection to it be referred to him;
- (c) a person entitled to make an application who is content to leave it to another person (independently so entitled) to make it will, on the other hand, have no right to appear at the hearing of any objection to the registration and may have no claim against that other person if for any reason the right is not registered or the registration does not become final, or becomes final with modification.

Where the Church Commissioners apply for the registration of a right belonging to a vacant benefice, the fact should be stated, and the name of the benefice given, in part 3.

Where the applicants are charity trustees, the fact should be stated, and the name of the charity given, in part 3.

3. Meaning of "rights of common"

Rights of common are not exhaustively defined in the Act, but it is provided that they include catlegates or beastgates (by whatever name known) and rights of sole or several pasture or herbage or of sole or several pasture. They do not, however, include rights held for a term of years or from year to year. Further information is contained in the official explanatory booklet "Common Land", available free from local authorities, from which the following extract is taken:

"A right of common is generally taken to mean a right which a person may have (generally in common with someone else) to take part of the natural produce of another man's land; for example, a right to the herbage (a right of common of common of pasture); a right to take tree loppings or gorse, furze, bushes or underwood (a right of estovers); a right to take turf or peat (a right of common of turbary); a right to take fish (a right of common of piscary); a right to turn out pigs to eat acorns and beechmast (pannage). There are various other

This extract must not be taken as an authoritative statement of the law. Anyone who is not sure whether a right is registrable under the Act should seek legal advice.

4. Land descriptions

(a) *For purposes of part 4.* Except where the land has already been registered under the Act (as to which see below and Note 5), the particulars asked for at part 4 of the form must be given, and a plan must accompany the application. The particulars in part 4 are necessary to enable the registration authority to identify the land concerned, but the main description of the land will be by means of the plan. This must be drawn to scale in ink or other permanent medium and be on a scale of not less, or not substantially less, than six inches to one mile. It must show the land to be described by means of distinctive colouring (a coloured edging inside the boundary will usually suffice), and it must be marked as an exhibit to the statutory declaration. (See Note 6.)

Where the land has already been registered and comprises the whole of the land in one or more register units, a plan is unnecessary provided the register and register unit number(s) are quoted (see Note 5). If the application concerns only part of the land comprised in a register unit, however, it will not always be possible to dispense with a plan. A plan will not be needed if the land can be described by reference to some physical feature such as a road, a river or railway, so that the description might, for example, read "The land in register unit No. lying to the south of the road from A to B". Where this method is not practicable the land must be described by a plan prepared as mentioned above. In cases where the procedure of reference to an existing register unit is adopted, part 4 of the form should be adapted accordingly, and where no plan is submitted inappropriate references to a plan should be deleted.

(b) *For purposes of part 6.* If the right is attached to any farm, holding or other land, that land should be described in part 6. This may be done either by a plan prepared as explained in (a) above, or, alternatively, by reference to the numbered parcels on the most recent edition of the ordnance map (quoting the edition), supplemented, where necessary to describe part of a parcel, or any land not numbered on the ordnance map, by a plan prepared in accordance with (a) above. Sufficient particulars of the locality must in any case be given to enable the land to be identified on the ordnance map.

If the right is held in gross, that is, not attached to any land, that fact should be stated in part 6.

5. Inspection and search of registers

To ascertain whether land has been registered under the Act, anyone may inspect the registers at the office of the registration authority, or the copies of register entries affecting the land in their areas held by other local authorities including parish councils. Alternatively, an official certificate of search O.S.C. must be made in writing on C.R. Form No. 21, a separate requisition being required for each register. If the land is registered, the certificate will reveal the register unit number(s) and whether any rights of common and claims to ownership are registered. It is also possible that the land is exempt from registration: the registration provisions of the Act do not apply to the New Forest, Epping Forest or the Forest of Dean, nor to any land exempted by order under section 11. If the land is exempt, the certificate will say so, and it will not be possible to register rights of common over it under the Act, but such rights as exist will not be prejudiced by non-registration.

6. Statutory declaration

The statutory declaration must be made before a justice of the peace, commissioner for oaths or notary public. Any plan referred to in the statutory declaration must be marked as an exhibit and signed by the officer taking the declaration (initialling is insufficient). A plan is marked by writing on the face in ink an identifying symbol such as the letter "A". On the back of the plan should appear these words:

This is the exhibit marked 'A' referred to in the statutory declaration of (name of declarant) made this (date)

19 before me,

If the right of common consists of or includes a right to graze animals, or animals of any class, the application must state the number of animals, or the numbers of animals of different classes, to be entered in the register. This presents no difficulty where the right to graze is already limited by number. However, for registration purposes grazing rights not limited by number (sometimes called rights "sans nombre", or without stint) must be quantified. This means that the applicant must enter in part 5 of the application form the number of animals, or the numbers of animals of different classes, which he believes himself entitled to graze. If the application is accepted, the right of grazing will be provisionally registered in accordance with the number or numbers which have been so entered. When the registration has become final the right of grazing will be exercisable in relation to animals not exceeding the number or numbers registered or such other number or numbers as Parliament may later determine. The applicant should not insert a figure higher than that which he believes himself entitled to. If he puts in an excessive figure the provisional registration is likely to be objected to. In that case, unless the registration authority permits it to be cancelled, or the objection is withdrawn, the matter will in due course be referred to a Commons Commissioner for decision, and if the Commissioner orders the figure to be reduced he may also order the applicant to pay the costs of the objector.

8. Submission of application: fees

The application must reach the registration authority properly completed during one of the registration periods allowed under the Act. The first registration period begins on 2nd January 1967 and ends on 30th June 1968, and the second begins on 1st July 1968 and ends on 2nd January 1970.

There is no charge for applications made during the first registration period, but every application made during the second registration period must be accompanied by a fee of £5 unless—

tion to make the application, or
(b) the right of common did not become registrable until after 30th April 1968.

If (a) applies, the applicant should quote in part 7 of the form the number on the acknowledgment from the registration authority. If (b) applies, he should explain in part 7 why the right was not registrable until after 30th April 1968.

9. Action by registration authority

The registration authority will on receipt of the application send an acknowledgment. If this is not received within 10 days the applicant should communicate with the authority. Later, the applicant will be told whether the application has been accepted or rejected. If it is accepted, then —

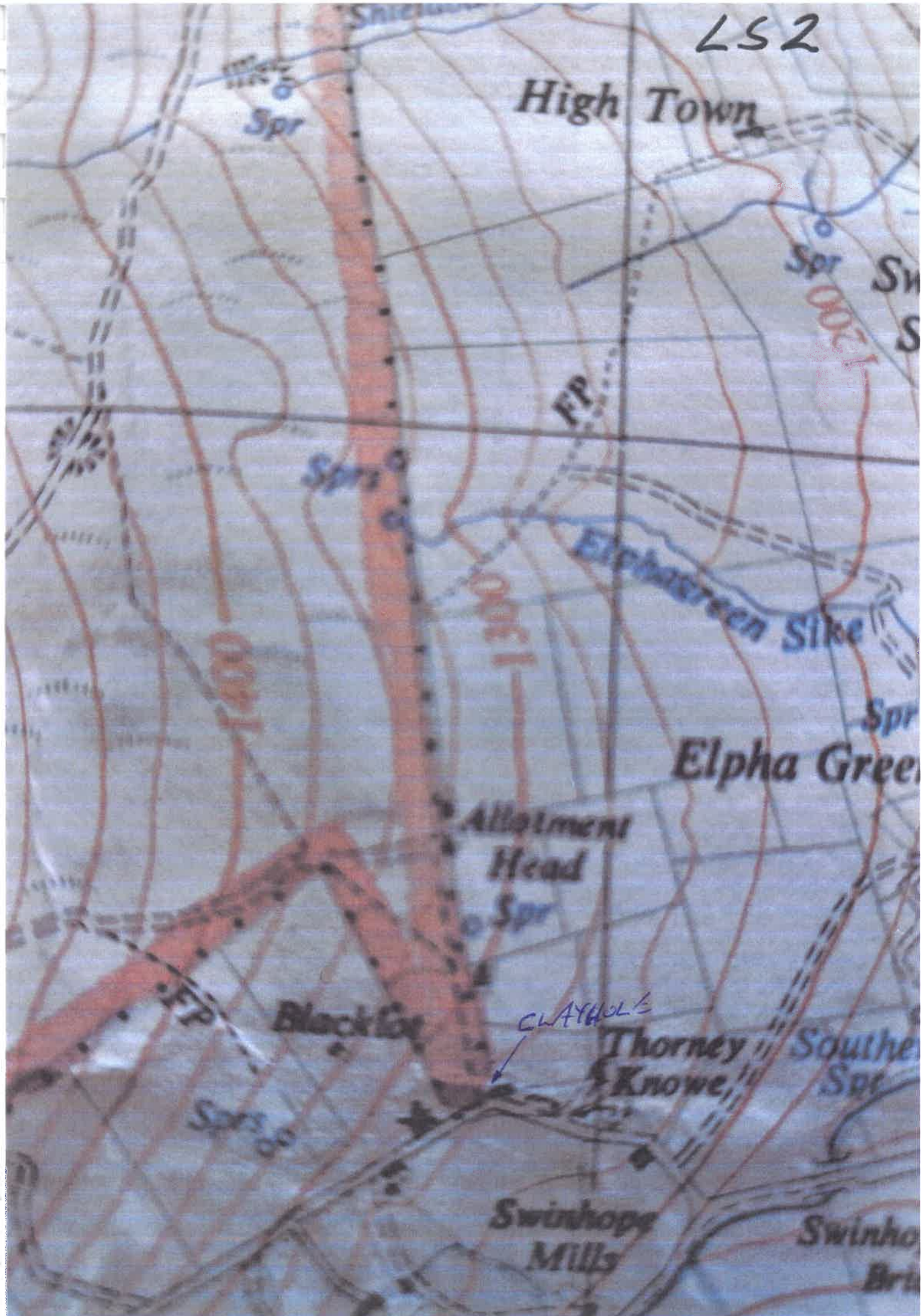
- (a) if the land over which the right of common is claimed to be exercisable is not already registered under the Act, it will be provisionally so registered, and the right of common will be provisionally registered as exercisable over it, or
- (b) if that land is already registered under the Act, the right of common will be provisionally registered as exercisable over it.

The applicant will also in due course be told of any objection to the registration. (As to objections, see the official explanatory booklet "Common Land", available free from local authorities.)

10. False statements: groundless applications

The making of a false statement to procure registration may render the maker liable to prosecution. Moreover, a registration which is objected to will, unless the registration authority permits it to be cancelled, or the objection is withdrawn, be referred to a Commons Commissioner. If, at the hearing before the Commissioner, the registration cannot be substantiated, it will be removed from the register, and the applicant may be ordered to pay the costs of the objector.

LS2



Head

LS 2
(ENLARGED)

CLAYHOLE



Land Registry



Official copy of register of title

Title number ND179121

Edition date 19.02.2015

- This official copy shows the entries in the register of title on 21 April 2015 at 14:25:26.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 21 April 2015.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- For information about the register of title see Land Registry website www.landregistry.gov.uk or Land Registry Public Guide 1 - *A guide to the information we keep and how you can obtain it*.
- This title is dealt with by Land Registry Durham Office.

A: Property register

This register describes the land and estate comprised in the title.

NORTHUMBERLAND

- 1 (19.02.2015) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being The Clayhole, Swinhope, Spartylea, Allendale, Hexham (NE47 9UR).
- 2 (19.02.2015) The mines and minerals together with ancillary powers of working are excepted with provision for compensation in the event of damage caused thereby.

B: Proprietorship register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

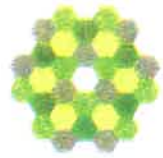
Title absolute

- 1 (19.02.2015) PROPRIETOR: LESLIE SMITH and CAROLE DIANE SMITH of The Clayhole, Swinhope, Spartylea, Allendale, Hexham NE47 9UR and of 67 Eastfield Avenue, Whitley Bay NE25 8NQ.
- 2 (19.02.2015) The value stated as at 19 February 2015 was £90,000.

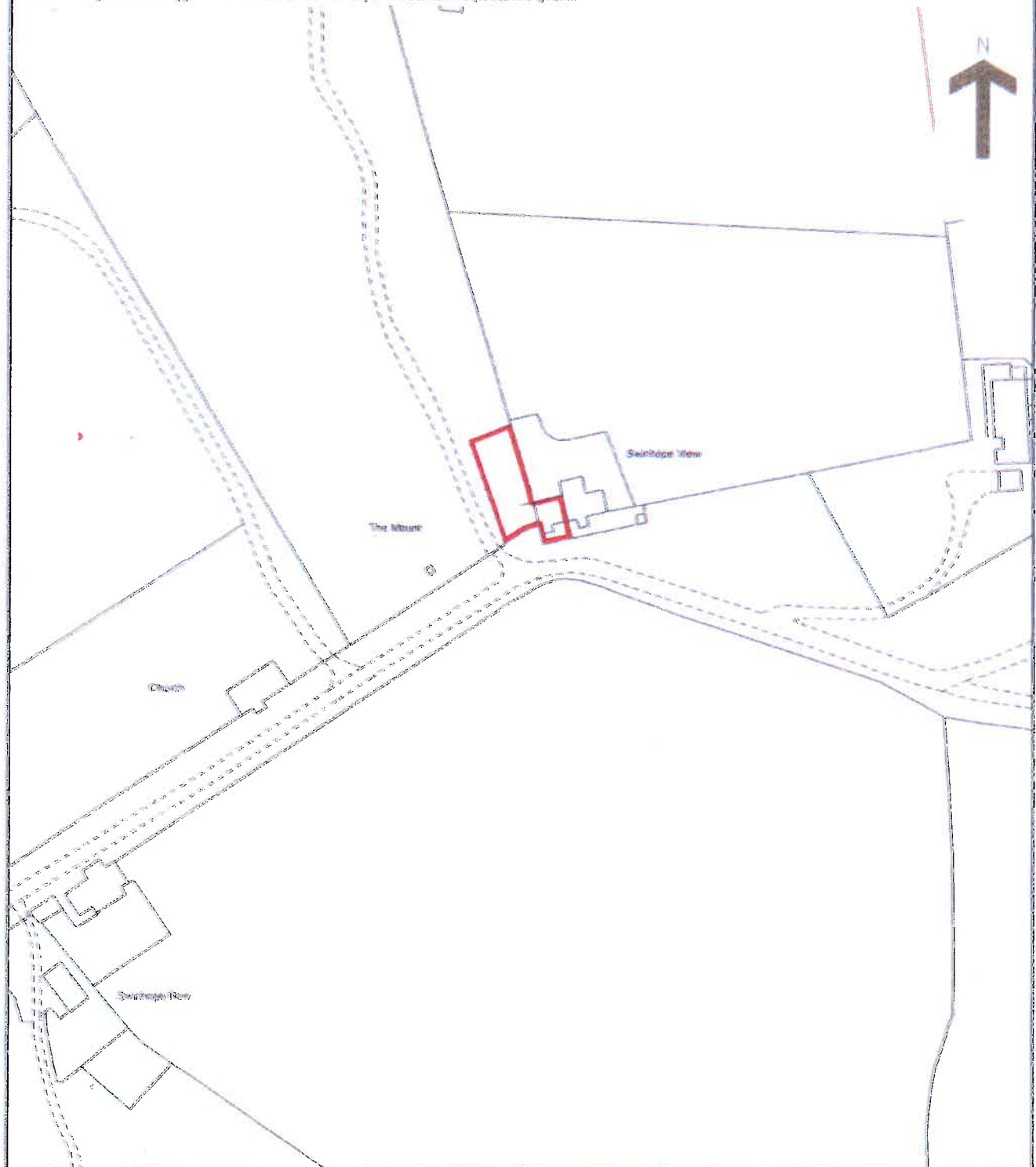
End of register

Land Registry
Official copy of
title plan

Title number **ND179121**
Ordnance Survey map reference **NY8348SE**
Scale **1:1250** enlarged from 1:10000
Administrative area **Northumberland**



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This official copy issued on 21 April 2015 shows the state of this title plan on 21 April 2015 at 14:25:26. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002).
This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale.
Measurements scaled from this plan may not match measurements between the same points on the ground.

①

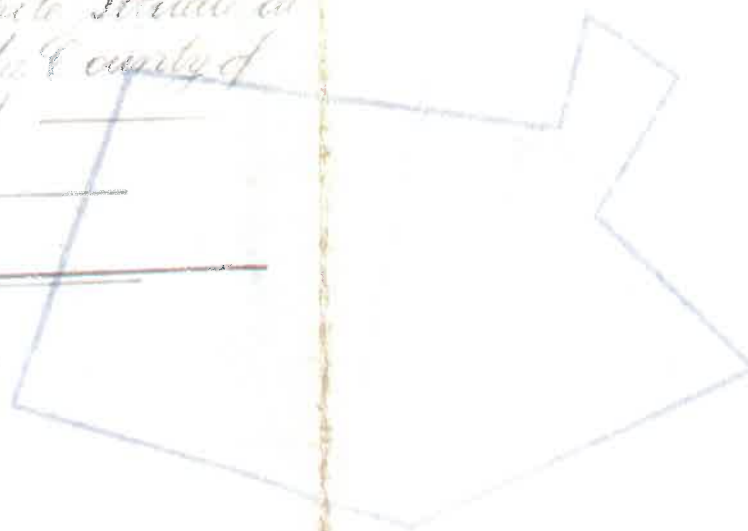
Dated 29th February 1913

Messrs E. J. Coulson & R. W.
Coulson — to —
Reginald T. Coulson Esq.

Conveyance

land and hereditaments known
as 'Thorney Knave Farm' and
situate at the Clayhale, situated at
the Twickenham in the County of
Northumberland

Witness my hand & seal
at Stockton on Tyne

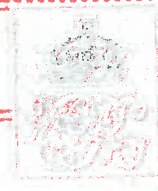




This Indenture

made the twenty second day of February One thousand nine hundred and thirteen Between Henry John Wilson of 28 The Lime Green in the City of London Merchant and Richard Walter Charles Wilson of 10 Clarendon Road, Widdowbury in the County of York Engineer (together hereinafter called 'the executors') of the one part and Reginald Thomas Wilson late residing at South Foulds but now of the Union Bank of Australia, Melbourne Australia Bank & Ltd of the other part Thomas Wilson late of Thirsk in the Parish of Allendale in the County of Northumberland late merchant and executor of the last Will and Testament bearing date the 11th day of July One thousand nine hundred and ten when both of them did deliver to the executors to be the executors of that his Will Will frame as aforesaid he devised to his nephew the said Reginald Thomas Wilson absolute Will his farm of Thorney House situate at Thorney near Peterborough together with the gardens houses barns outhouses and all appurtenances to the said farm and the House at the Claydon with its appurtenances Will the said testator died on the 11th day of July One thousand nine hundred and thirteen without having reached or attained his said recited Will which was duly proved in the Probate Court of the District Probate Registry by the executors on the 11th day of July One thousand nine hundred and thirteen Will at the time of his death the said testator was seized of the said premises and he devised to his hereinbefore recited Will to the said Reginald Thomas Wilson in fee simple in possession free from incumbrances Will the funeral and testamentary expenses and debts of the said testator to be paid by the executors out of the money paid to the said Reginald Thomas Wilson in full of his estate now been paid and so he is content that the whole of the said estate Will the executor of a will have advised the executors pursuant to the provisions of the Statute in that behalf made at the request of the said Reginald Thomas Wilson to execute and to cause to be executed the said indenture and he is content that the said indenture be executed as is hereinafter contained Will this Indenture Will as follows:

To have in full of the said agreement and in consideration of the premises the executors of the said Will do hereby covenant and bind themselves to the said Reginald Thomas Wilson and his heirs and assigns that they will cause the said premises to be conveyed to the said Reginald Thomas Wilson and his heirs and assigns in fee simple and described in the said Will and Grant under the said Will and to the same Will and to the same



He said himself Thomas Coulson in fee simple IN WITNESS whereof
the parties hereto have hereunto set their hands and seals the day and year first
above written

The Schedule herebefore agreed to
First Part

All that piece or parcel of land situate at Swincliffe in the parish
of Almondsbury aforesaid with the messuage or dwelling house
erected and built thereon and known as the "Playlock" which said messuage
are more particularly delineated and described in the plan hereunto annexed
and thereon coloured round with red

Second Part

All that piece or parcel of land situate at Swincliffe aforesaid containing
(-324) acres or thereabouts and known as Thurney Thorne Farm and more
particularly delineated and described in the plan hereunto annexed and
thereon coloured round with blue with the Farm house and
other buildings erected thereon with two fifth parts
of an acre in Almondsbury aforesaid

Memorandum The hereditaments and premises comprised in
the second part of this schedule are numbered on the Ordnance Survey
Map (in the above sheet) Sheet C.VII. 14. Scale 25.35th inches to the mile
The said sheets as before and are stated to contain the areas set out
above to each number respectively

<u>Number of Acres, &c.</u>	<u>Quantity</u>
1987	3.214
1986	2.576
1985	0.587
	<u>6.377</u>

Witness I sealed and delivered to the said
Henry John Coulson in the presence of

As Reid
Wardle Terrace
Newcastle-on-Tyne
Clerk

Henry John Coulson

Witness I sealed and delivered by the said
Richard & Catherine Coulson in the presence of

W. Hamilton
up all Grange
Hamthorpe
Director of Ironworks

Richard & Catherine Coulson



Dated

1990

LS5

Mr. R. J. Boulton

— to —

Mr. J. Holmes.

Conveyance

— of —

Thornley Knowe Farm and House at
The Clayhole, situate at Swinhope in
the County of Northumberland.

1990

S30833

W. L. Maddison
Solicitor



made the
Sixth

day of July

one thousand nine

hundred and twenty Between Reginald Thomas
boulton formerly of 163 Westoe Road South Shields in the
bounty of Durham but now of 36, Clarendon Street East Melbourne
in the State of Victoria Australia Bank Clerk (hereinafter called
the Vendor) of the one part and Francis Holmes
of Brierville in the City of Durham Farmer (hereinafter
called the purchaser) of the other part

Whereas the Vendor is seized in fee simple in possession
free from incumbrances of the hereditaments hereinafter
described and has agreed to sell the same to the purchaser
for the sum of three hundred and thirty pounds.

Now this Indenture witnesseth that in con-
sideration of the sum of three hundred and thirty pounds
to the vendor now paid by the purchaser (the receipt whereof
the vendor hereby acknowledged) the vendor as beneficial
owner hereby conveys unto the purchaser

All these the hereditaments and premises comprised
and described in the first and second parts of the Schedule
hereto

To hold the same unto and to the use of the purchaser
in fee simple

And it is hereby certified that the purchase transaction
effected by these presents 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 five hundred pounds.

In witness whereof the parties hereto have hereunto set their hands and seals the day and year first hereinbefore written

Schedule

First Part.

All that piece or parcel of land situate at Swinhope in the Parish of Allendale in the County of Northumberland together with the messuage or dwellinghouse erected and built thereon and known as "the blayhole" which said premises are more particularly delineated and described on the plan endorsed hereon and thereon coloured round with red.

Second Part.

All that piece or parcel of land situate at Swinhope aforesaid containing six acres and decimal three hundred and twenty seven parts of an acre or thereabouts and known as Thorney Know Farm and more particularly delineated and described on the plan hereon endorsed and thereon coloured round with blue together with the farmhouse and other buildings erected thereon and together with two fifth of a stint on Allendale stinted pasture.

Memorandum The hereditaments and premises comprised in the second part of the Schedule are numbered on the Ordnance Survey Map (Northumberland) Sheet 671 fourteen scale twenty five inches and decimal three hundred and thirty four parts of an inch to the mile Second Edition.

as below and are said to contain the areas appearing opposite to such particulars respectively.

no. on Ordnance Map.	Quantity
1984.	3.214
1986.	2.576.
1985.	.537.
	6.327

Signed Sealed and Delivered by the said Reginald Thomas Boulson by Allendale Boulson his Attorney duly appointed by Deed Poll under the hand and seal of the said Reginald Thomas Boulson dated the thirtieth day of December one thousand nine hundred and nineteen in the presence of:-

J. Tempest

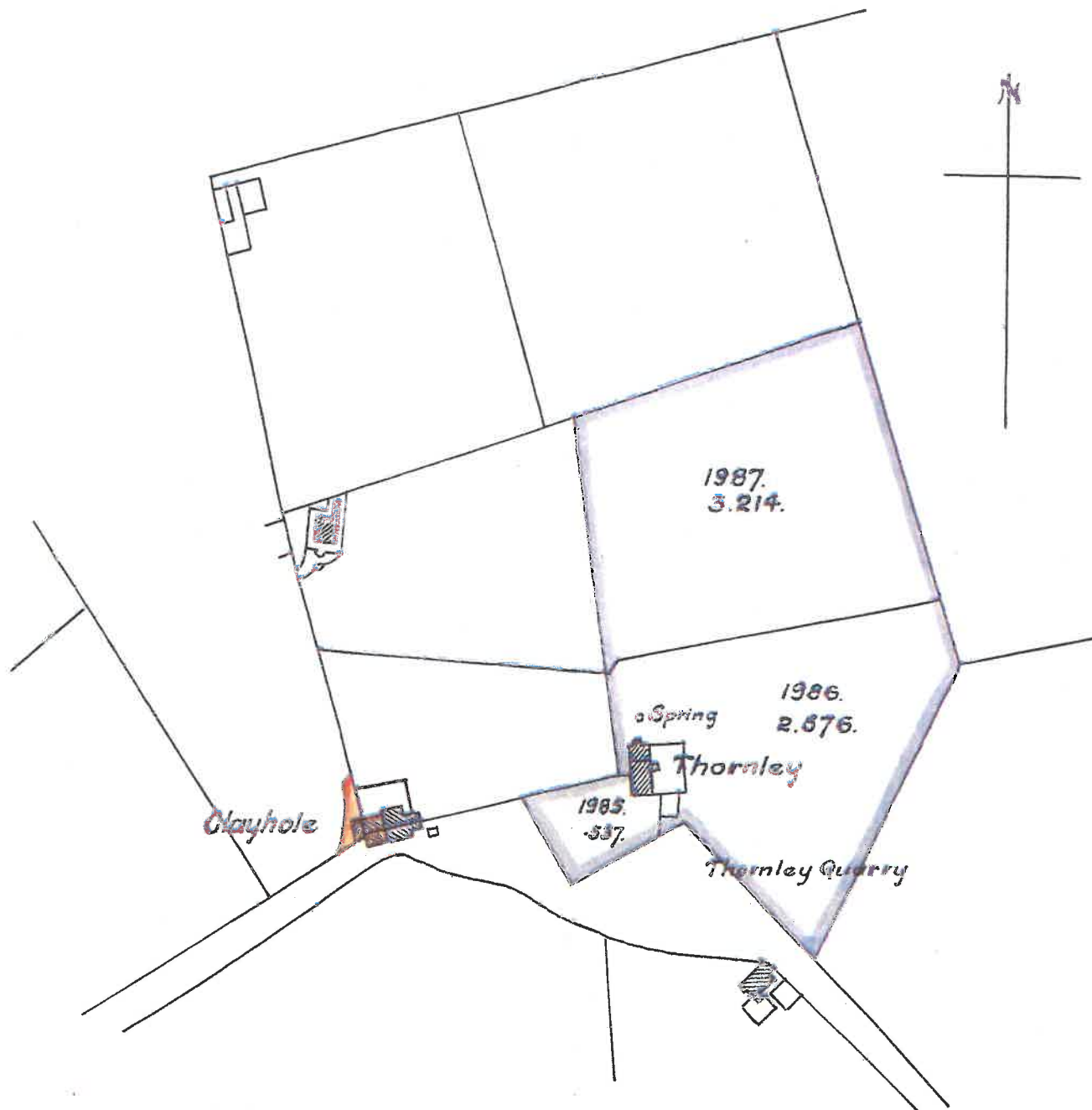
Barclays Bank Ltd

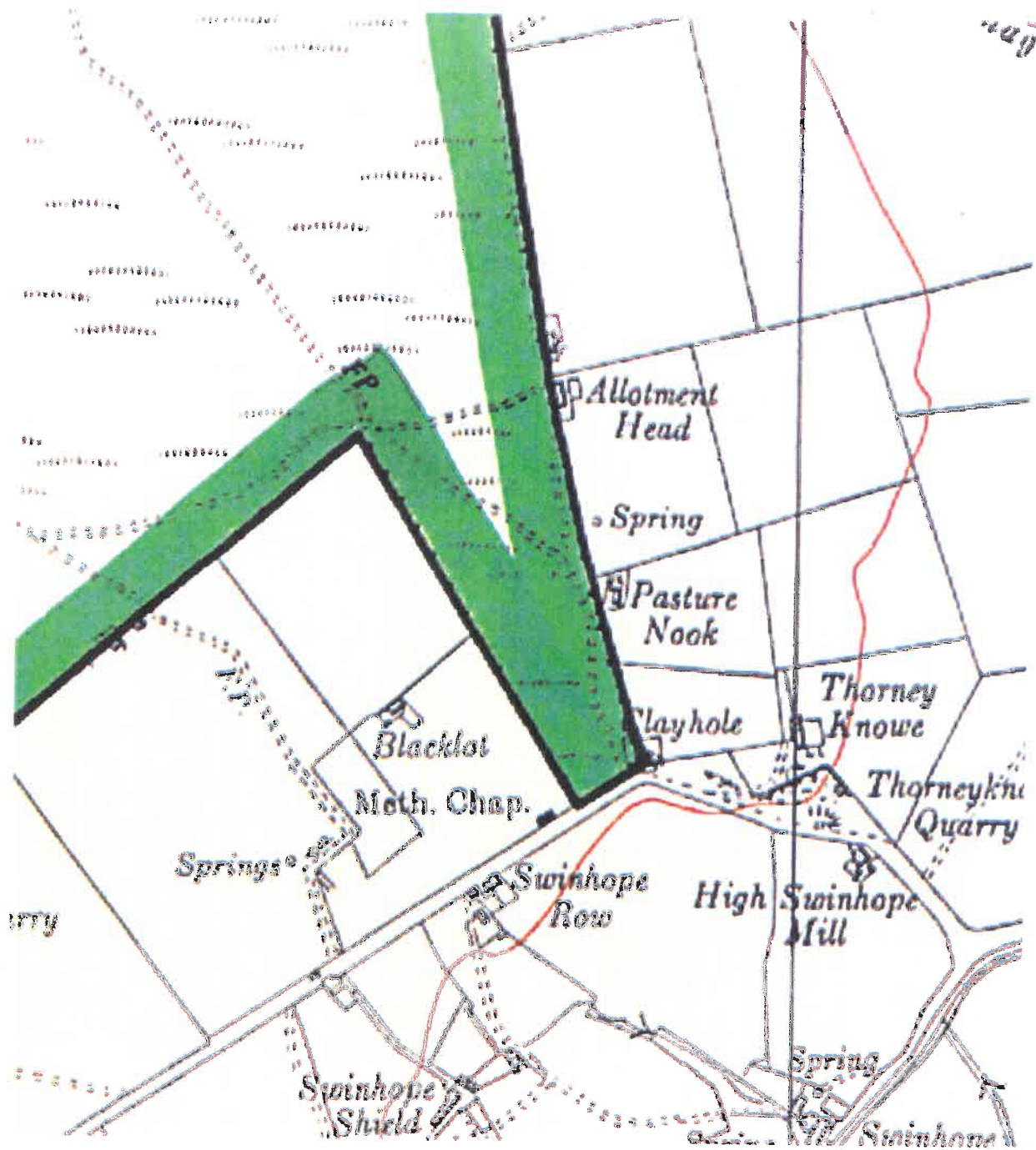
6 Mansard, Newcastle, Tyne

Barclays Bank Ltd

Allendale Boulson













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LS10

