

DATED 23rd June 1982

BUTTERLEY BRICK LIMITED

to

THE YORKSHIRE ELECTRICITY BOARD

DEED OF GRANT

in land on the North side of Lower Edge Road
Southowram

H.M. LAND REGISTRY

LAND REGISTRATION ACTS 1925 to 1971

COUNTY AND DISTRICT:

West Yorkshire - Calderdale

TITLE NO:

WYK 314856

PROPERTY:

Land on the North Side of Lower Edge

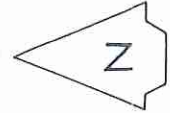
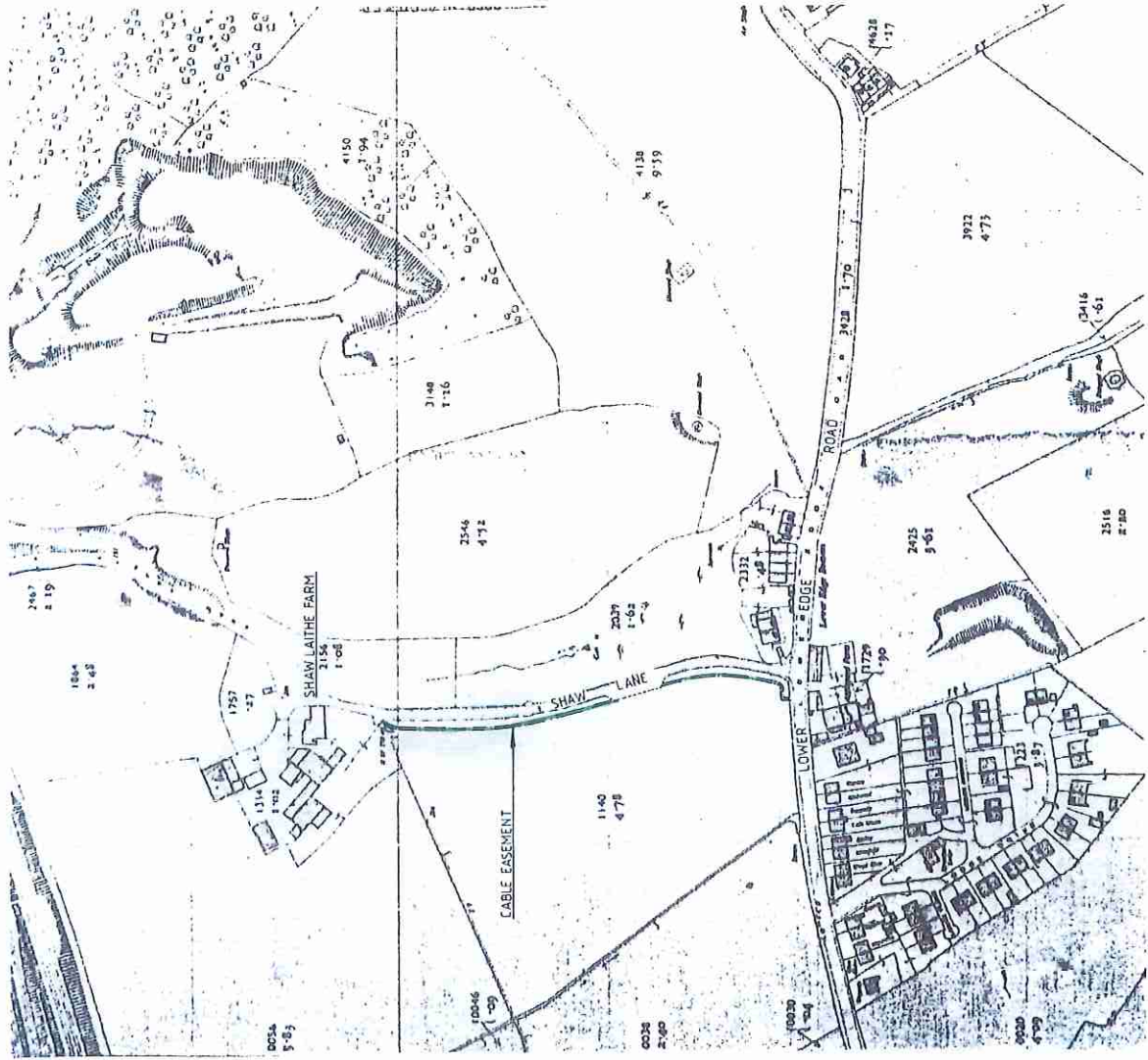
Road Southowram

DATE:

23rd June

1983

1. IN consideration of One pound (£1) the receipt whereof is hereby acknowledged BUTTERLEY BRICK LIMITED of Wellington Street Ripley Derbyshire (hereinafter called "the Grantor") as Beneficial Owner hereby grants unto THE YORKSHIRE ELECTRICITY BOARD being an Area Board established by the Electricity Act 1947 and the owners of a statutory electricity undertaking whose Head Office is at Wetherby Road Scarcroft Leeds West Yorkshire (hereinafter called "the Board") FULL AND FREE RIGHTS to the intent that the same shall be appurtenant to the said statutory electricity undertaking of the Board (a) to enter upon break open and excavate in the land shown coloured green on the plan and key plan attached hereto (hereinafter called "the underground cable land") and to lay place use inspect repair maintain renew replace remove or render unusable underground electric lines therein and thereunder (b) to enter upon the land of the Grantor adjoining the underground cable land as may be necessary for any of the purposes aforesaid and (c) to enjoy the benefit of support for the underground electric lines from the subjacent and adjacent land of the Grantor TO HOLD the same unto the Board in fee simple
2. THE Board HEREBY COVENANTS with the Grantor with intent and so as to bind the rights hereby granted into whosoever hands the same may come and to benefit and protect the underground cable land and the land of the Grantor adjoining it to make good to the reasonable satisfaction of the Grantor any loss or damage done to the underground cable land and the land adjoining it in



KEY PLAN scale 1:2500

Ordnance Map No SE.1221
 National Grid Ref SE 12152143.
 Local Authority CALDERDALE M.B.C.

Based upon Ordnance Survey Map with the
 sanction of the controller of HM Stationery
 Office Crown Copyright Reserved

National Grid Ref SE 12152143 1:50,000 Sheet No. 104 Local Authority CALDERDALE M.B.C.	drawn PNF	PENNINE AREA - HUDDERSFIELD DISTRICT	
	checked J.C.	CABLE EASEMENT	
	date 08.04.87	CALDER BRICKWORKS ELLAND.	
Yorkshire Electricity Board		Y1/4700/209	

Plan Ref

TO SHAW LAITHE FARM

FIELD N° 2156

FIELD N° 2039

SHAW

LANE

Site Plan
Scale 1:1
Cap 1.38

THE COMMON SEAL OF THE YORKSHIRE
ELECTRICITY BOARD was hereunto
affixed and authenticated by:-

S. L. O. W.

An authorised person

FIELD N° 1140

3m

1m WIDE CABLE EASEMENT

3m

1m WIDE CABLE EASEMENT

TO LOWER EDGE ROAD

63.

the exercise of the aforesaid rights and to pay compensation to the like satisfaction for any loss of minerals or damage done as aforesaid to any crops livestock or trees present thereon PROVIDED THAT if for any reason any such damage cannot be made good or if the Board should so prefer in lieu of making good such damage they will compensate the Grantor therefor

3. THE Grantor HEREBY COVENANTS with the Board with intent and so as to bind the underground cable land into whosoever hands the same may come and for the benefit and protection of the statutory electricity undertaking of the Board and the said underground electric lines as follows:-

- (1) Not to erect or place any part of any dwellinghouse building structure or other erection or plant or materials on or over the underground cable land
- (2) Not without the prior written agreement of the Board to alter by any activity whatsoever the level of the underground cable land which shall remain at the level as exists at the date hereof
- (3) Not to plant any trees in or on the underground cable land nor to allow the same to encroach therein or thereon
- (4) Not to do or cause or permit to be done on the underground cable land anything calculated or likely to cause damage or injury to the said underground electric lines and to take all reasonable precautions to prevent such damage or injury

4. IF any dispute question or difference of opinion shall arise between the parties hereto touching these presents or anything herein contained or the construction or operation thereof or anything to be done hereunder and not being a difference for the determination of which provision is made in the Electricity (Supply) Acts 1882 to 1936 as modified by the Electricity Acts 1947 and 1957 the matter in difference shall be referred for settlement to an Arbitrator to be agreed upon by the parties hereto or in default of such agreement to the President for the time being of the Royal Institution of Chartered Surveyors or his nominee and in either case in accordance with and subject to the provisions of the Arbitration Act 1950 or any subsisting

statutory modification or re-enactment thereof

5. IN this Deed the expression "electric lines" shall have the meaning (in the plural) assigned to the expression "electric line" by Section 32 of the Electric Lighting Act 1882 or any subsisting statutory modification or re-enactment thereof and shall be interpreted and construed accordingly and shall also include all joint boxes and apparatus ancillary to underground electric lines

6. THE Grantor and the Board hereby apply to the Registrar to enter notice of the rights hereby granted and the covenants herein contained in the Charges Register of the title above mentioned

7. 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 Thirty thousand pounds

THE COMMON SEAL of Butterley

Brick Limited was hereunto

affixed in the presence of



Director



Secretary

THE COMMON SEAL of The Yorkshire

Electricity Board was hereunto

affixed and authenticated by:-

S. L. O. R.

An authorised person

No. IN SEAL
BOOK 31001