



Registration of a Charge

Company name: **ADVANCE NORTHUMBERLAND (DEVELOPMENTS) LIMITED**

Company number: **07497567**



X8JQI7WA

Received for Electronic Filing: **06/12/2019**

Details of Charge

Date of creation: **19/11/2019**

Charge code: **0749 7567 0005**

Persons entitled: **HARWORTH ESTATES INVESTMENTS LIMITED**

Brief description: **PLOTS 9 AND 10 OF THE LAND AT ELLINGTON COLLIERY ELLINGTON,
NORTHUMBERLAND**

Contains negative pledge.

Authentication of Form

This form was authorised by: **a person with an interest in the registration of the charge.**

Authentication of Instrument

Certification statement: **I CERTIFY THAT SAVE FOR MATERIAL REDACTED PURSUANT
TO S.859G OF THE COMPANIES ACT 2006 THE ELECTRONIC
COPY INSTRUMENT DELIVERED AS PART OF THIS APPLICATION
FOR REGISTRATION IS A CORRECT COPY OF THE ORIGINAL
INSTRUMENT.**

Certified by: **CELIA MCGRATH**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 7497567

Charge code: 0749 7567 0005

The Registrar of Companies for England and Wales hereby certifies that a charge dated 19th November 2019 and created by ADVANCE NORTHUMBERLAND (DEVELOPMENTS) LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 6th December 2019 .

Given at Companies House, Cardiff on 9th December 2019

The above information was communicated by electronic means and authenticated by the Registrar of Companies under section 1115 of the Companies Act 2006



Companies House



**THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES**

Dated 19 November 2019

Harworth Estates Investments Limited

and

Advance Northumberland (Developments) Limited

Supplemental Charge

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Particulars

Date:

19 November 2019

Buyer:

Advance Northumberland (Developments) Limited (registered number 07497567) of Wansbeck Workspace Rotary Parkway, Ashington, Northumberland, United Kingdom, NE63 8QZ (or such other registered office address for the Buyer as the Buyer shall notify the Seller in writing from time to time);

Seller:

Harworth Estates Investments Limited (registered number 07532134) of Advantage House, Poplar Way, Catcliffe, Rotherham, United Kingdom, S60 5TR;

Interest Rate:

4% above the base rate from time to time of Barclays Bank PLC or such other clearing bank nominated by the Seller at any time or, if the clearing banks cease at any time to publish a base lending rate, such comparable rate of interest as the Seller may reasonably determine;

Property:

The freehold property known as Phase 1 land at the former Ellington Colliery, Lynemouth Road, Ellington, Northumberland shown edged red on Plan 1 which forms part of the land registered under the Title Number ~~ND154862~~ and ~~ND183082~~ as more particularly described in and transferred by the Transfer;

Title Number:

Land Registry title number ~~ND154862~~ and ~~ND183082~~; ~~ND183082~~

Transfer:

a transfer of the land dated 22 December 2016 and made between (1) the Seller and (2) the Buyer.

ND187359
£ ND188559

ND187359

ND188559

This Supplemental Charge is made on the date set out in the Particulars

Between

- (1) the Buyer; and
- (2) the Seller.

Background

- (A) By the Transfer the Seller transferred the Property to the Buyer.
- (B) The Seller agreed that the Buyer could pay the purchase price of the Property to the Seller in instalments on the terms of the Existing Legal Charge.
- (C) The Buyer agreed to grant the Legal Charge to the Seller as security for the Buyer's obligation to pay the Deferred Consideration and complete the Buyer's Infrastructure Works.
- (D) The Deferred Consideration has now been paid but the Buyer's Infrastructure Works Completion Date has not occurred. The Existing Legal Charge therefore still applies to the Charged Units to the extent that these have not been released from the Existing Legal Charge by the Seller.
- (E) A number of the Charged Units are now being sold by the Buyer and the Seller and the Buyer have agreed that those units can be released from the Existing Legal Charge and the New Units can be charged in substitution for those Charged Units that are being or have been released as security for the Buyer's obligation to complete the Buyer's Infrastructure Works

Operative Provisions

1. Interpretation

1.1. Defined Terms

In this Supplemental Charge, the following words and expressions have the following meanings:

"1925 Act"

Law of Property Act 1925;

"Buyer's Solicitors"

Ward Hadaway, Sandgate House, 102
Quayside, Newcastle upon Tyne,
NE1 3DX

(Ref: (P) AJC.HEJT.ARC039.105);

"Buyer's Infrastructure Works"

shall have the same meaning as "Buyer's
Infrastructure Works" in the Sale
Agreement;

**"Buyer's Infrastructure Works
Completion Date"**

the date on which the Seller receives the
last of the documents required to be
provided to it by the Buyer pursuant to

	paragraph 5 of Schedule 14 to the Sale Agreement;
"Buyer's Obligations"	the obligations of the Buyer to deliver Buyer's Infrastructure Works in accordance with the Development Programme (as defined in the Sale Agreement);
"Charged Property"	has the meaning given to it in the Existing Legal Charge;
"Charged Units"	has the meaning given to it in the Existing Legal Charge to the extent that these have not been released from the Existing Charge by the Seller;
"Covenants"	the obligations on the Buyer at clause 5 of this Supplemental Charge;
"Deferred Consideration"	has the meaning given to it in the Existing Legal Charge;
"Dwellings"	a dwelling including the curtilage driveways accessways garage erected to be erected on the Property;
"Event of Default"	any of the events of default set out in clause 4.5;
"Existing Legal Charge"	the existing legal charge dated 22 December 2016 and made between (1) the Buyer and (2) the Seller;
"Insolvency Act"	Insolvency Act 1986;
"New Units"	those Dwellings shown edged red on the plans attached to this Supplemental Charge at Annexure 1 being plots 9 and 10;
"Payment Date"	the date any Step in Costs are payable pursuant to clause 2.1 and "Payment Dates" shall be construed accordingly
"Plan 1"	the plan attached to this Supplemental Charge at Annexure 2
"Planning Agreement"	has the meaning given to it in the Existing Legal Charge;
"Receiver"	any receiver or manager appointed by the Seller under this Supplemental Charge or pursuant to any statute, including the 1925

	Act but does not include an administrative receiver;
"Release"	form DS3 or form DS1 (as applicable) and form RX4 or such other forms as shall be required to release the New Units or any part (as relevant) from this Supplemental Charge and the restriction referred to at clause 2.5;
"Sale Agreement"	the sale and purchase agreement dated 9 December 2016 made between (1) the Seller and (2) the Buyer (including any variations from time to time);
"Security"	any legal charge, debenture, mortgage, lien or other form of security granting any legal or equitable charge over the Property whether fixed or floating but does not include this Supplemental Charge;
"Secured Amounts"	any Step In Costs due and payable to the Seller pursuant to paragraph 17.2 of Schedule 10 of the Sale Agreement;
"Seller's Solicitors"	Eversheds LLP of Bridgewater Place, Water Lane, Leeds, LS11 5DR or such other solicitor or solicitors as the Seller appoints from time to time and notifies the Buyer of in writing;
"Statutory Agreement"	has the meaning given to it in the Existing Legal Charge;
"Step In Costs"	any reasonable and proper and/or liabilities incurred by the Seller pursuant to paragraph 16.2 of Schedule 10 of the Sale Agreement;
"Warranties"	the warranties given by the Buyer to the Seller under clause 8;
"Working Days"	any day excluding Saturdays Sundays English public holidays and all other days in the period from 24 December in any year to and including 4 January in the immediately following year.

1.2. Construction

In this Supplemental Charge:

- 1.2.1. the clause headings do not affect its interpretation;

- 1.2.2. unless otherwise indicated, references to clauses and Schedules are to clauses of and Schedules to this Supplemental Charge and references in a Schedule to a Part or paragraph are to a Part or paragraph of that Schedule;
- 1.2.3. references to any statute or statutory provision include references to:
- 1.2.3.1. all Acts of Parliament and all other legislation having legal effect in the United Kingdom; and
- 1.2.3.2. any subsequent statutes directly or indirectly amending, consolidating, extending, replacing or re-enacting that statute and also include any orders, regulations, instruments or other subordinate legislation made under that statute;
- 1.2.4. references to the National Planning Policy Framework include references to any subsequent framework guidance or similar directly or indirectly amending, consolidating, extending, replacing or re-enacting the National Planning Policy Framework and also include any orders, regulations, instruments or other subordinate legislation made under the National Planning Policy Framework;
- 1.2.5. references to the Property include any part of it;
- 1.2.6. references to the New Units include any part of it;
- 1.2.7. references to the powers of the Seller or the Receiver are references to the respective powers, discretions and rights given to the Seller or a Receiver under this Supplemental Charge, the 1925 Act, the Insolvency Act or otherwise given to or exercisable by the Seller or the Receiver;
- 1.2.8. "including" means "including, without limitation";
- 1.2.9. "indemnity" means to indemnify against all actions, claims, demands and proceedings taken or made against the Seller and all costs, damages, expenses, liabilities and losses incurred by the Seller;
- 1.2.10. Where two or more people form a party to this Supplemental Charge, the obligations they undertake may be enforced against them all jointly or against each individually; and
- 1.2.11. If any provision is held to be illegal, invalid or unenforceable, the legality, validity and enforceability of the remainder of this Supplemental Charge is to be unaffected.

1.3. Particulars

The Particulars form part of this Supplemental Charge and words and expressions set out in the Particulars are to be treated as defined terms in this Supplemental Charge.

1.4. Contracts (Rights of Third Parties) Act 1999

The parties of this Supplemental Charge do not intend that any of its terms will be enforceable by virtue of the Contracts (Rights of Third Parties) Act 1999 by any person not a party to it.

2. Charge

2.1. Covenants to pay

The Buyer covenants with the Seller to complete the Buyer's Infrastructure Works on the terms of the Sale Agreement and pay any Step In Costs properly payable and due on the relevant Payment Dates in accordance with clause 16.2 of Schedule 10 of the Sale Agreement.

2.2. Legal Mortgage

The Buyer with full title guarantee charges the New Units by way of first fixed legal mortgage with payment of the Secured Amounts.

2.3. Continuing Security

This Supplemental Charge is made for securing the completion of the Buyer's Infrastructure Works and the Secured Amounts.

2.4. Release

2.4.1. The Seller shall without cost to the Buyer within 10 Working Days of receipt by the Seller of the last of the documents set out in paragraphs 3.3 – 3.4 and 4.3 – 4.4 of Schedule 14 to the Sale Agreement provide to the Buyer duly executed Releases releasing the New Units from this Supplemental Charge and releasing the restriction at clause 2.5.

2.4.2. Subject to the payment of the Deferred Consideration, the Seller shall without cost to the Buyer, within 10 Working Days of delivery to the Seller of a suitable bond complying with the requirements of paragraph 10 of Schedule 14 to the Sale Agreement, provide to the Buyer duly executed Releases releasing from the Existing Legal Charge and the restriction at clause 2.5 of the Existing Legal Charge the remainder of the Charged Property.

2.4.3. In addition to the Releases provided for under clause 2.4.1 of the Existing Legal Charge the Seller shall within 10 Working Days of the Buyer making a request in writing at any time after the completion of this Supplemental Charge and without cost to the Buyer release from the Existing Legal Charge or the Supplemental Charge:

2.4.3.1. any land at the Charged Property which is required to be transferred to a supplier of gas, water, electricity, telecommunications or drainage services, for the housing of a substation, gas governor, pumping station or similar apparatus, in order that such services may be supplied to any part of the Property;

2.4.3.2. any land at the Charged Property which is required, pursuant to any Planning Agreement or otherwise, to be transferred to the local authority for the purposes of public open space or otherwise for the purposes of the local authority's statutory functions; and

- 2.4.3.3. any land at the Charged Property which is required, pursuant to any Statutory Agreement or otherwise, to be transferred to the local or any other competent authority for the purposes of the local or other competent authority's functions.

2.5. Land Registry Restriction

The Buyer is to apply to the Land Registrar on land Registry form RX1 to enter a restriction on the register of the title number allocated to the Property and / or New Units (as appropriate) by the Land Registry in the following Land Registry standard form:

"No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the charge dated [*date of this Supplemental Charge*] in favour of Harworth Estates Investments Limited referred to in the charges register."

2.6. Exempt Information Document

At the same time as this Supplemental Charge or any copy of it is sent to the Land Registry for registration, the Buyer is, on behalf of the Seller but at the cost of the Buyer, to make an application to the Land Registry on form EX1 and form EX1A, each supplied and signed by the Seller and in the form required by the Seller, applying for this Supplemental Charge to be designated as an Exempt Information Document by the Land Registry. The Seller is to provide the Buyer with the relevant documentation within 10 Working Days after the date of this Supplemental Charge.

3. Covenants

3.1. Restriction on further Security

The Buyer is not to create or permit any Security to be created in or over the New Units without the prior written consent of the Seller provided always that this Supplemental Charge shall not prevent any existing or future floating charge overall or part of the undertaking property and assets of the Buyer from subsisting or being created.

3.2. Statutory Requirements

The Buyer is to comply with all statutory and other requirements affecting the New Units.

3.3. Taxes and Outgoings

The Buyer is punctually to pay all taxes, duties, rates and outgoings payable in respect of the New Units.

3.4. Costs and Expenses

The Buyer is to pay on demand to the Seller or the Receiver:

- 3.4.1. all proper costs and expenses which may be incurred by either of them in connection with:

- 3.4.1.1. any consents or approvals which may be required in respect of the New Units;
- 3.4.1.2. negotiating, preserving, enforcing or seeking to preserve or enforce this Supplemental Charge or their respective rights and powers; and
- 3.4.1.3. any other fees and costs arising from preserving or perfecting the security created by this Supplemental Charge; and
- 3.4.2. interest on any costs and expenses payable under this Supplemental Charge from the date upon which they were demanded until repayment and as well after as before judgment at the Interest Rate.

4. **Powers of Sale**

4.1. **Consolidation of Mortgages**

The restrictions on the consolidation of mortgages in section 93 of the 1925 Act do not apply to this Supplemental Charge.

4.2. **Powers of Leasing**

The restriction on the powers of the Seller or the Receiver to grant Leases or to accept the surrender of Leases in sections 99 and 100 of the 1925 Act do not apply to this Supplemental Charge.

4.3. **Power of Sale**

For the purposes only of section 101 of the 1925 Act, the Secured Amounts become due and the statutory power of sale and other powers of enforcement arise immediately after execution of this Supplemental Charge.

4.4. **Exercise of Power of Sale**

Section 103 of the 1925 Act does not apply to this Supplemental Charge and all moneys secured by this Supplemental Charge are immediately payable on the dates provided for by this Supplemental Charge and the Sale Agreement without any demand.

4.5. **Events of default**

This Supplemental Charge will become immediately enforceable and the powers of the Seller and the Receiver exercisable in any of the following events:

- 4.5.1. the Buyer does not pay the Secured Amounts within 5 Working Days of the relevant Payment Date where the Seller has made a demand in writing to the Buyer for payment on or within 5 Working Days before the relevant Payment Date;
- 4.5.2. there is any breach by the Buyer of the Warranties, the Buyer's Obligations or the Covenants;

- 4.5.3. a receiver or administrative receiver is appointed of the whole or any part of the Charged Property or any person takes possession of or exercises or attempts to exercise any power of sale in relation to the New Units;
- 4.5.4. where the Buyer is a company, an administrator is appointed over the Buyer;
- 4.5.5. where the Buyer is a company, a bona fide petition is presented in any Court for or a meeting is convened for the purpose of considering a resolution for the winding up of the Buyer or a resolution is passed or an order of any Court made for the winding up of the Buyer;
- 4.5.6. where the Buyer is a company, a voluntary arrangement is made in respect of the Buyer under Part I Insolvency Act;

4.6. Seller's powers

The power of sale and the other powers conferred by the 1925 Act or otherwise are extended and varied to authorise the Seller at its absolute discretion to do all or any of the things or exercise all or any of the powers which a Receiver is empowered to do under this Supplemental Charge.

5. Appointment of Receivers

5.1. Appointment of receivers

At any time after the Seller's power of sale has become exercisable, the Seller may appoint one or more than one Receiver in respect of the New Units.

5.2. Removal of Restrictions on Appointment

None of the restrictions imposed by the 1925 Act in relation to the appointment of receivers or to the giving of notice or otherwise will apply.

5.3. Joint and Several Powers

If more than one Receiver is appointed the Receiver may act jointly or jointly and severally.

5.4. Additional or Alternative Receivers

The Seller may remove the Receiver and appoint another Receiver and the Seller may also appoint an alternative or additional Receiver.

5.5. Agent of the Buyer

The Receiver will, so far as the law permits, be the agent of the Buyer.

5.6. Buyer's Liability

The Buyer alone will be responsible for the acts or defaults of the Receiver and will be liable on any contracts or obligations made or entered into by the Receiver.

5.7. Liability for Default

The Seller will not be responsible for any misconduct, negligence or default of the Receiver.

5.8. Continuation of Powers Following Liquidation or Bankruptcy

The powers of the Receiver will continue in full force and effect following the liquidation or bankruptcy of the Buyer.

5.9. Receiver's Remuneration

The remuneration of the Receiver may be fixed by the Seller but will be payable by the Buyer. The amount of the remuneration will form part of the Secured Amounts.

5.10. General Powers of a Receiver

A Receiver will have the power on behalf and at the cost of the Buyer:

- 5.10.1. to do or omit to do anything which the Buyer could do or omit to do in relation to the Property; and
- 5.10.2. to exercise all or any of the powers conferred on the Receiver or the Seller under this Supplemental Charge or conferred upon receivers by the Insolvency Act, the 1925 Act or any other statutory provision (whether or not the Receiver was appointed pursuant to the relevant statutory provision).

5.11. Specific Powers of a Receiver

Without limitation to the powers of the Receiver, the Receiver will have full power and discretion:

- 5.11.1. to take possession of and collect the income from the New Units and for that purpose to take any proceedings in the name of the Buyer;
- 5.11.2. to carry on, manage or permit the carrying on and managing any business of the Buyer at the New Units as the Receiver may think fit;
- 5.11.3. to sell, whether by public auction or private contract or otherwise, exchange, license or otherwise dispose of or deal with all or any part of the New Units for such consideration, if any, and upon such terms as the Receiver thinks fit; and
- 5.11.4. to grant any Lease and to accept or agree to accept surrenders of Leases in such circumstances and for such purposes and upon such terms as the Receiver may think fit.

5.12. Application of Proceeds

Sections 109(6) and 109(8) of the 1925 Act will not apply in relation to a Receiver appointed under this clause 5.

6. **Distributions**

Subject to section 176A Insolvency Act, the net proceeds arising from the exercise of the powers of the Receiver will, subject to any claims ranking in priority to the Secured Amounts, be applied in or towards discharging in the following order of priority:

- 6.1. The proper costs, charges and expenses incurred and payments made by the Receiver, in connection with or as a result of the exercise of the Receiver's powers and the costs, charges and expenses of and incidental to the Receiver's appointment;
- 6.2. the remuneration of the Receiver;
- 6.3. the Secured Amounts in such order as the Seller may determine; and
- 6.4. the claims of those entitled to any surplus.

7. **Purchaser**

A purchaser from, tenant or other person dealing with the Seller or the Receiver will not be concerned to enquire whether any of the powers which they have exercised or purported to exercise have arisen or become exercisable.

8. **Warranties**

8.1. The Buyer warrants to the Seller that:

- 8.1.1. neither the execution of this Supplemental Charge by the Buyer nor compliance with its terms will;
 - 8.1.1.1. conflict with or result in any breach of any law or enactment or any deed, agreement or other obligation or duty to which the Buyer is bound; or
 - 8.1.1.2. cause any limitation on any of the powers of the Buyer or on the right or ability of the directors of the Buyer to exercise those powers to be exceeded;
- 8.1.2. all consents required by the Buyer for the execution, delivery, issue, validity or enforceability of this Supplemental Charge have been obtained and have not been withdrawn;
- 8.1.3. no person having any charge or other form of security over the New Units or any other assets of the Buyer has enforced or given notice of its intention to enforce such security; and
- 8.1.4. no Event of Default has occurred or is continuing.

9. **Exclusion of Liability and Miscellaneous**

9.1. **Liability for Loss and Damage**

The Seller and the Receiver will not be liable to the Buyer for any loss or damage incurred by the Buyer arising out of the proper exercise of their respective powers or any attempt or failure to exercise those powers.

9.2. Buyer's Indemnity

The Buyer agrees with the Seller to indemnify the Seller and the Receiver against any proper exercise of the powers of the Seller or the Receiver or any proper attempt or failure to exercise those powers.

9.3. Enforcement

Provided the Buyer completes the Buyer's Infrastructure Works in accordance with the terms of this Supplemental Charge and no Event of Default has occurred the Seller will not enforce the security created by this Supplemental Charge.

10. Powers

10.1. Execution of Documents

The Receiver will have power, either in the name of the Buyer or in the name of the Receiver, to execute documents and do all acts or things which may be necessary under this Supplemental Charge or in exercise of the Receiver's powers.

10.2. Power of Attorney by the Buyer

The Buyer irrevocably appoints the Seller and separately the Receiver by way of security to be the attorney of the Buyer, with full power to appoint substitutes and to sub-delegate, for the purposes set out in clause 10.3.

10.3. Extent of Power of Attorney by the Buyer

The power of attorney given in clause 10.2 permits the Seller or the Receiver in the name of and on behalf of the Buyer:

10.3.1. to perfect the security given by the Buyer under this Supplemental Charge; and

10.3.2. to execute any document or do any act or thing which the Buyer is obliged to execute or do under this Supplemental Charge or which the Seller or the Receiver may in their absolute discretion consider appropriate in connection with the exercise of any of the powers of the Seller or the Receiver.

10.4. Power of Attorney by the Seller

Pursuant to section 4 of the Powers of Attorney Act 1971 the Seller hereby irrevocably appoints the Buyer (and any person nominated in writing by the Buyer acting jointly and severally with the Buyer) as attorney of the Seller and in their name and on behalf of the Seller and as the act and deed of the Seller in the event that the Seller has not so executed any required Release deed assurance agreement or instrument within 10 Working Days of a request to do so to execute seal and deliver and otherwise perfect any Release deed assurance agreement instrument or act which may be properly required for any of the purposes set out in clause 2.4 of this Supplemental Charge and the Seller agrees to ratify and confirm the proper actions of the Buyer by virtue of this power of attorney.

10.5. Disposal of Chattels

If the Seller or the Receiver obtain possession of the New Units and the Buyer does not remove any chattels on the New Units, the Seller or the Receiver may remove and store or sell them without being under any liability to the Buyer other than to account for the net proceeds of the sale. All expenses and liabilities incurred by the Seller or the Receiver in connection with the removal, storage and sale of the chattels will form part of the Secured Amounts.

11. Notices

11.1. Form of Notices

Any notice served under this Supplemental Charge is to be:

- 11.1.1. in writing;
- 11.1.2. signed by an officer of the party serving the notice or by its solicitors;
- 11.1.3. delivered by hand, first class post pre-paid or recorded delivery or fax at the address of the party on whom it is served set out above or such other address which they may notify in writing to the other parties at any time.

11.2. Time of Receipt

If a notice is received after 4.00 pm on a Working Day, or on a day which is not a Working Day, it is to be treated as having been received on the next Working Day.

11.3. Deemed Receipt

Unless the time of actual receipt is proved, a notice served by the following means is to be treated as having been received;

- 11.3.1. if delivered by hand, at the time of delivery;
- 11.3.2. if sent by post, on the second Working Day after posting; or
- 11.3.3. if sent by fax, at the time of transmission.

12. Law and Jurisdiction

12.1. Governing law

This Supplemental Charge is to be governed by and interpreted in accordance with English law.

12.2. Jurisdiction

The courts of England are to have jurisdiction in relation to any disputes between the parties arising out of or related to this Supplemental Charge. This clause operates for the benefit of the Seller who retains the right to sue the Buyer and enforce any judgment against the Buyer in the courts of any competent jurisdiction.

13. Execution

The Seller and the Buyer have executed this Supplemental Charge as a deed and it is delivered on the date set out in the Particulars.

Executed as a deed by **Harworth Estates Investments Limited** acting by its attorney under a power of attorney dated [1st] in the presence of a witness: July 2019

Witness signature:

Witness name: CHRIS DAVIDSON

Witness address:

Name: PETER HENRY

(as attorney of **Harworth Estates (Agricultural Land) Limited Investments**)

Director/Secretary

Signed as a deed by
Advance Northumberland (Developments) Limited
acting by two directors or
one director and its secretary:

.....
Director

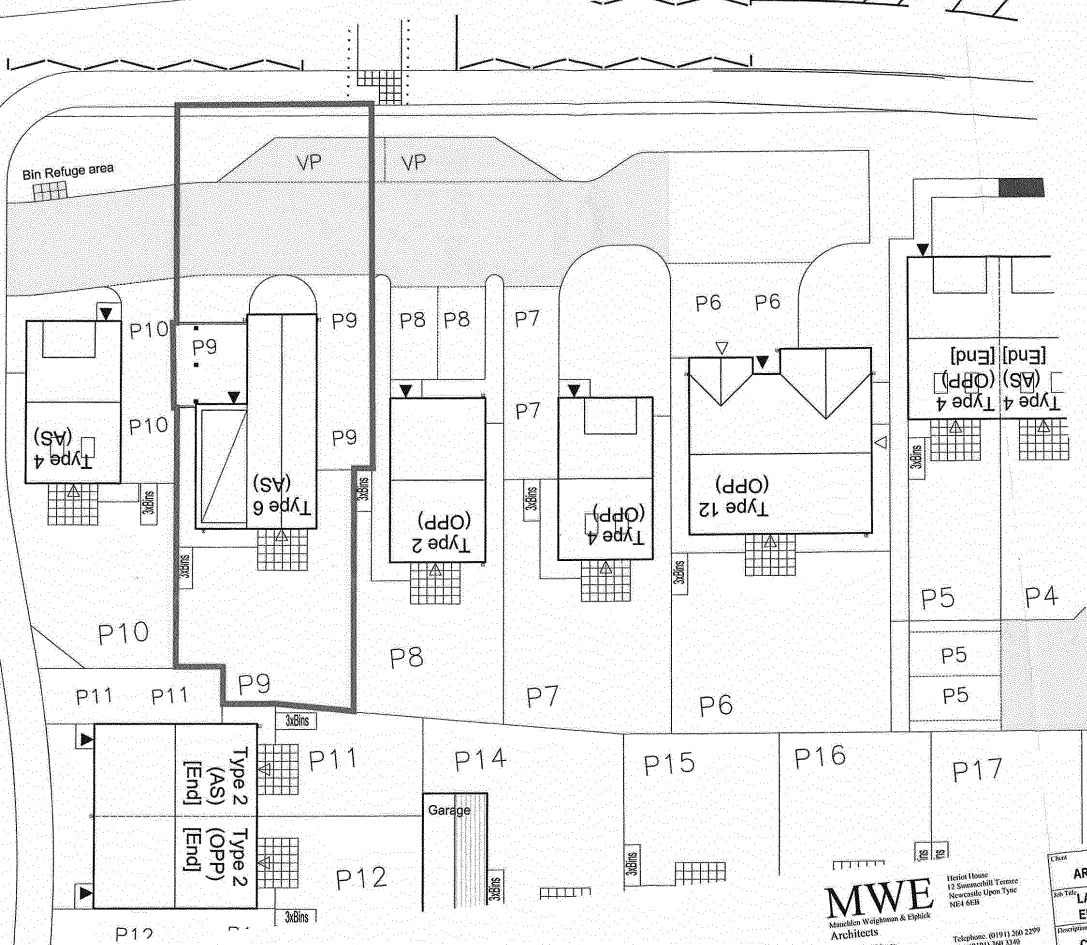
.....
Director/Secretary

Annexure 1

New Units

Conveyance Legend

- Conveyance Plot Boundary
- Conveyance Shared Driveways
- Conveyance Shared Footpaths
- Conveyance "non-allocated" land - Public Open Space
- Conveyance Adaptable Highway verge
- Specific Drainage Exemption area in site
- Specific Service Exemption - works as noted on drawing (Exempt width minimum 2m)
- Visitor parking bay within plot boundary
- Extent of Highway visibility splay - to be kept clear of plot lines. Vegetation to be max 100mm high

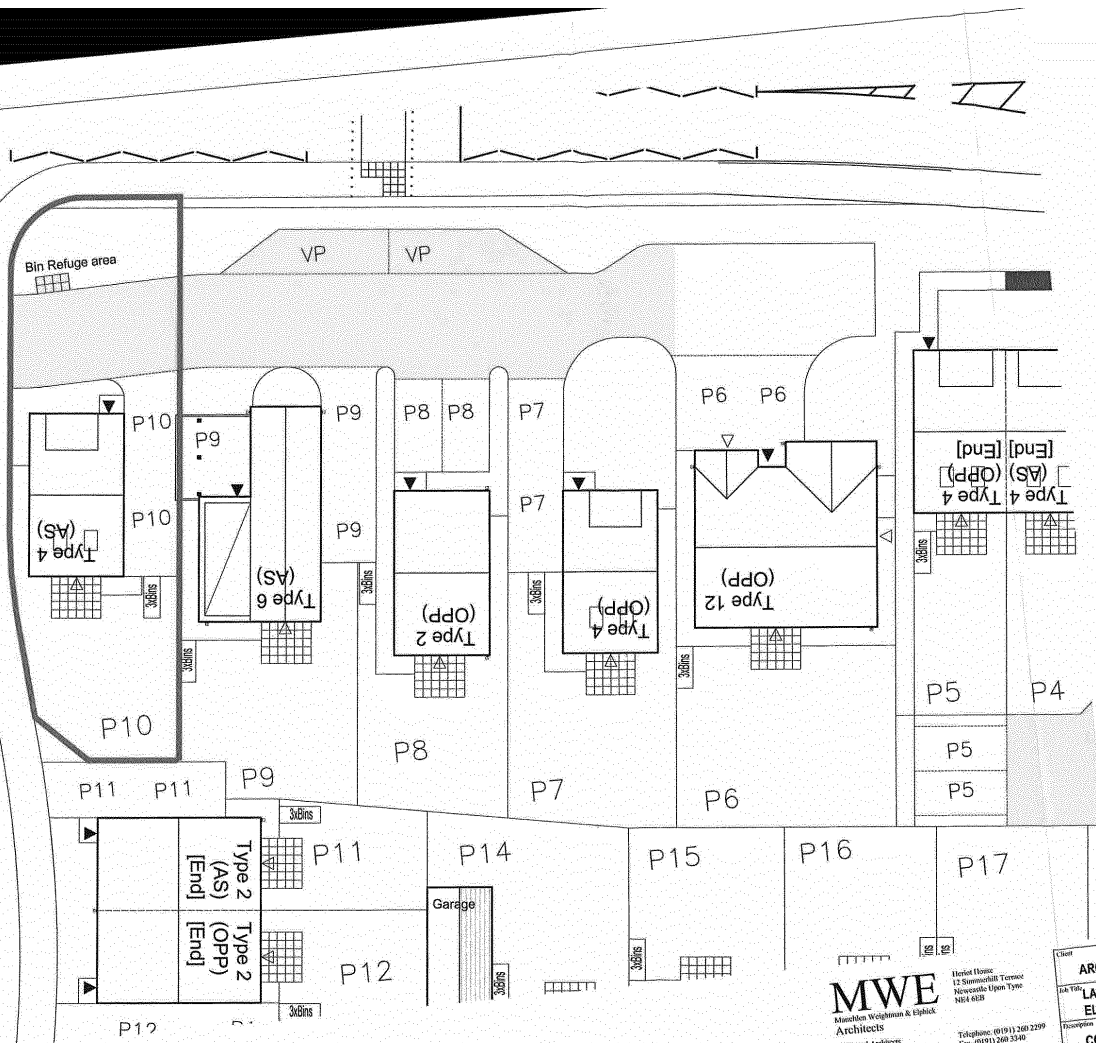


MWE
 Maudslayi Weightman & Epskirk
 Architects
 Chartered Architects
 Town Planning Consultants
 Planning Supervisors
 Project Managers

Heaton House,
 11 Sowerthill Terrace,
 Newcastle Upon Tyne
 NE4 6EH

Telephone: 0191 360 3399
 Fax: 0191 360 3340
 Email: enquiries@mwearchitects.co.uk

ARCH DEVELOPMENT PROJECTS	Job No: 16030	Drawn: CP9
LAND AT ELLINGTON COLLIERY	Scale: 1:200@A3	Rev:
ELLINGTON, NORTHUMBERLAND	Date: 23.05.2017	
CONVEYANCE PLOT 9	Drawn: TSP	
	Checked by:	Date:



Conveyance Legend

- Describes Plot Boundary
- Describes Shared Driveways
- Describes Shared Footpaths
- Describes Non-structural Land - Public Open Space
- Describes Adoptable Highway verge
- Describes Drainage Easement not to void
- Describes Service Easement - width as noted on drawing (not less than 2m)
- Visitor parking bay within plot boundary
- Extent of Highway visibility splay - to be kept clear of all trees, vegetation etc to 15m high



MWE
 Murchison Weighman & Elphick
 Architects
 Chartered Architects
 Town Planning Consultants
 Planning Supervisors
 Project Managers

Heriot House
 12 St James's Place
 Newcastle Upon Tyne
 NE1 4EB

Telephone: 0191 1 200 2299
 Fax: 0191 200 3340
 Email: enquiries@mwearchitects.co.uk

ARCH DEVELOPMENT PROJECTS		Abn No:	16030	Draw No:	CP10
Client	LAND AT ELLINGTON COLLIERY ELLINGTON, NORTHUMBERLAND	Scale:	1:200@A3	Date:	23.05.2017
Drawn by:	TSP	Checked by:		Date:	
CONVEYANCE PLOT 10					

Annexure 2

Plan 1: Phase 1 Property Plan

