

**STRICTLY PRIVATE & CONFIDENTIAL**

Mr D. Partington  
Appleton Wiske Parish Council  
C/o Walcote House  
Baker Street  
Appleton Wiske  
Northallerton  
North Yorks  
DL6 2AQ

Date: 23 May 2018

Your Ref:  
Our Ref: AMK/KS/004235.0003

DD: 01642 610345  
Fax: 01642 610330  
Email: a.leyden@endeavour.law  
Please reply to: Amie Leyden

Dear Sirs

**Deed of Covenant relating to Deed of Easement dated 27 January 2010 relating to The Village Green at Appleton Wiske**

We act on behalf of Richard Lowcock, who proposes to purchase Stoney Croft, Baker Street, Appleton Wiske, Northallerton, North Yorkshire, DL6 2AQ in the coming weeks.

We understand that Appleton Wiske Parish Council owns land which is designated as a Village Green and which is directly located in front of the Property to be purchased.

We note that there is a restriction on the title to the Property to be purchased which states that the Purchaser must enter into a Deed of Covenant with Appleton Wiske Parish Council in the form enclosed.

We have taken the liberty of preparing the said Deed of Covenant for signature, in the form stipulated in the original Deed of Easement referred to above.

We enclose a copy of the original Deed of Easement for your reference, and so that you can check that the terms of the Deed are as required. Of course we appreciate that you may wish to seek legal advice in respect of the enclosed Deed, however we would be grateful if you could do so as a matter of urgency so that this does not delay our client's purchase of the Property. On the other hand, if you are familiar with the enclosed Deed, and the details contained therein, we would be grateful if you could arrange for the Deed to be signed accordingly on behalf of Appleton Wiske Parish Council where indicated.

Once signed, we would be grateful if you could return the Deed to Amie Leyden at the above address, so that she can complete the same on completion of the purchase of the Property. We assume once the Deed is returned to the above that Appleton Wiske Parish Council is happy for this Firm to complete the Deed on your behalf.

If you have any queries with regards to the above, please do not hesitate to contact us.

We thank you for your assistance in this matter.

Yours faithfully



for and on behalf of The Endeavour Partnership LLP

THIS DEED OF COVENANT is made the

day of

2018

BETWEEN

(1) RICHARD LOWCOCK of 16 Melford Grove, Beckfields, Ingleby Barwick, TS17 0FY  
("the Covenantor")

(2) APPLETON WISKE PARISH COUNCIL ("the Covenantee")

WHEREAS

1. By A Deed of Grant dated the      day of                      200[ ] and made between The Covenantee (1) and RICHARD ANDREW SHIELDS and KATHERINE CAMILLE WILLIAMS (2) ("the Original Covenantor") the rights referred to were granted subject to obligations to repair upon the owner of the property situate and known as Stoneycroft, Baker Street, Appleton Wiske, Northallerton, North Yorkshire ("the Property")
2. The Original Covenantor covenanted with the Covenantee that they would not dispose of the Property without obtaining from the new owner the execution of a Deed in the form set out in the Fourth Schedule to the Deed of Grant.

NOW THIS DEED WITNESSETH:

1. The Covenantor hereby covenants with the Covenantee that the Covenantor and his successors in Title will at all times from the date of the transfer of the Property duly observe and perform all the covenants and conditions contained in clause 4 of the said Deed of Grant to the same extent as if the covenantor were the Original Covenantor aforesaid and a party to the said Deed of Grant.
2. The Covenantor hereby agrees that all notices served under the said Deed of Grant for the purposes of or in anticipation of proceedings against him by the Covenantee may be served upon him by post addressed to him at the Property and that if there are any subsisting breaches of the obligations of the Original Covenantor contained in the said Deed of Grant the for the purpose of this Deed of Covenant such breach shall be deemed to first occur immediately after the date of this Deed of Covenant.
3. In this Deed of Covenant where the context so admits:
  - 3.1 Expressions importing the masculine gender refer where applicable to the feminine gender and vice versa and expressions importing the singular number refer where applicable to the plural number and vice versa.
  - 3.2 Where there are two or more persons included in the Covenantor the covenants expressed to be made by the Covenantee shall be deemed to be made by such persons jointly and severally.

**IN WITNESS** whereof the parties have executed this Deed the day and year first before written

Signed on behalf of

APPLETON WISKE PARISH COUNCIL

Acting by

.....

CHAIRMAN

Print Name: .....

.....

CLERK

Print Name: .....

Signed by

RICHARD LOWCOCK

.....

In the presence of:

Witness Signature: .....

Witness Name: .....

Witness Address: .....

.....

.....

Occupation: .....