

DATED

27 March 2018

BOUNDARY AGREEMENT

between

JOHN EDWARD ANSELL

and

PETER BARROW and SANDRA BARROW

THIS DEED is dated 27 March 2018

HM LAND REGISTRY

LAND REGISTRATION ACTS 1925 to 2002

Title Numbers: HD425403 and HD306191

Administrative Area: Hertfordshire: North Hertfordshire

PARTIES

- (1) Mr John Ansell of Kilmorie Enmore, Bridgwater, Somerset TA5 2DP (**Mr Ansell**)
- (2) Mr Peter Barrow and Mrs Sandra Barrow of Hollards Farm, Welwyn Road, Codicote, Hertfordshire AL6 9UH (**Mr and Mrs Barrow**)

RECITALS

- (A) Mr Ansell is the proprietor of the property known as Land at Cowards Lane, Codicote, Hitchin (**Land at Cowards Lane**) which is registered with absolute freehold title at HM Land Registry under title number HD425403.
- (B) Mr and Mrs Barrow are the proprietors of the property known as Hollards Farm, Codicote Road, Welwyn, Hertfordshire AL6 9UH (**Hollards Farm**) which is registered with absolute freehold title HM Land Registry under title number HD306191.
- (C) The parties wish to record the position of the boundary between their properties, on a binding basis both as to themselves and their successors in title, in this deed.

AGREED TERMS

1. POSITION OF BOUNDARY

1.1. The parties agree for themselves and their successors in title that the boundary between Land at Cowards Lane and Hollards Farm is as shown on the red line from points A to Z on the plan which is annexed to this agreement.

1.2 Within 28 days of the date of this agreement the parties will each apply to register it against their respective titles at HM Land Registry. If either party fails to apply to register it within that period, they agree that the other party may apply to register it against their title on their behalf.

2. GOVERNING LAW

This deed and any dispute or claim (including non-contractual disputes or claims) arising out of or in connection with it or its subject matter or formation shall be governed by and construed in accordance with the law of England and Wales.

3. JURISDICTION

Each party irrevocably agrees that the courts of England and Wales shall have exclusive jurisdiction to settle any dispute or claim (including non-contractual disputes or claims) arising out of or in connection with this deed or its subject matter or formation.

4. COUNTERPARTS

This deed may be executed in any number of counterparts, each of which when executed shall constitute a duplicate original, but all the counterparts shall together constitute the one deed.

This deed has been entered into on the date stated at the beginning of it.

Signed as a deed by JOHN ANSELL

.....

in the presence of:

.....

SIGNATURE OF WITNESS

NAME OF WITNESS

ADDRESS OF WITNESS

OCCUPATION OF WITNESS

Signed as a deed by PETER BARROW

in the presence of:

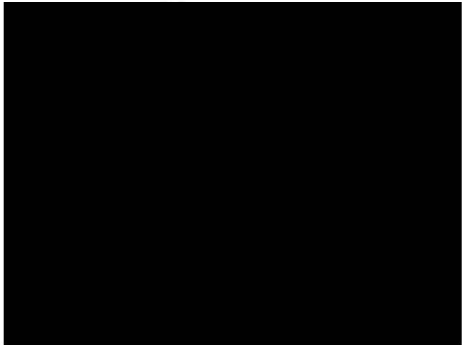
.....

SIGNATURE OF WITNESS

NAME OF WITNESS

ADDRESS OF WITNESS

OCCUPATION OF WITNESS



Signed as a deed by SANDRA BARROW in the presence of:

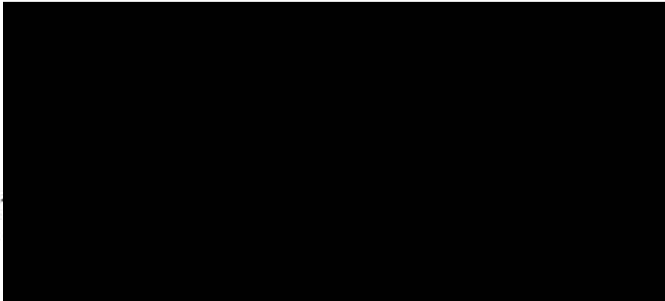
.....

SIGNATURE OF WITNESS

NAME OF WITNESS

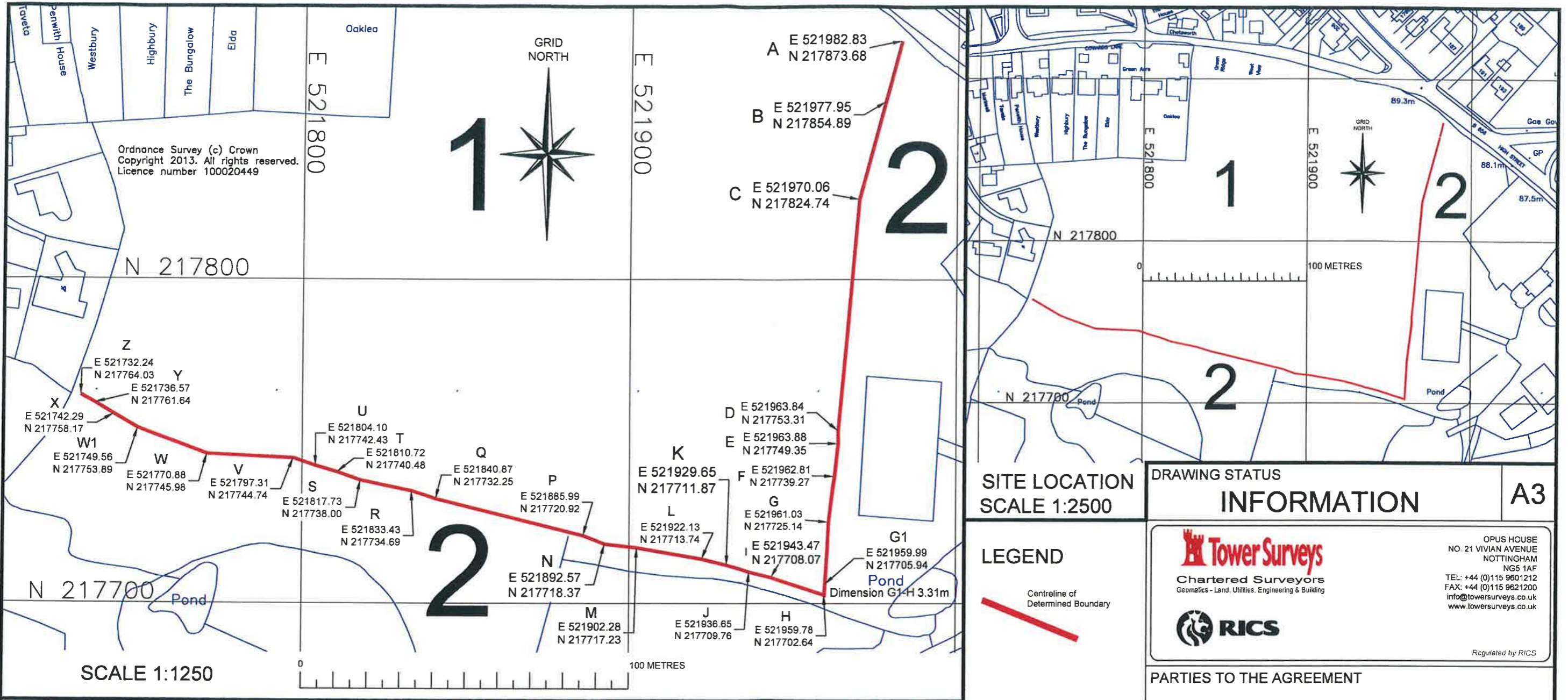
ADDRESS OF WITNESS

OCCUPATION OF WITNESS



Annexe

Plan



DRAWING STATUS	A3
INFORMATION	

Tower Surveys
 Chartered Surveyors
 Geomatics - Land, Utilities, Engineering & Building

RICS
 Regulated by RICS

OPUS HOUSE
 NO. 21 VIVIAN AVENUE
 NOTTINGHAM
 NG5 1AF
 TEL: +44 (0)115 9601212
 FAX: +44 (0)115 9621200
 info@towersurveys.co.uk
 www.towersurveys.co.uk

PARTIES TO THE AGREEMENT

PROJECT TITLE
COWARDS LANE, CODICOTE, HITCHIN, SG4 8UW

DRAWING DETAIL
DETERMINED BOUNDARY PLAN
 (Based on actual surveys carried out on behalf of both parties between 2016-2017)

DRAWN: ATM	SCALE	AS SHOWN
CHECKED: JWH APPROVED: JWH		(WHEN PLOTTED @ A3)
DRAWING NUMBER	DATE	REVISION
R-10883_202	JANUARY 2018	

- NOTES**
- FULL NATIONAL GRID CO-ORDINATES OSGB36 DERIVED USING THE "TRIMBLE VRS NOW" NETWORK ON 05/08/16 (OSTN02). DO NOT USE CO-ORDINATES SHOWN IN CONJUNCTION WITH ANY DESIGN WORK, SETTING OUT OR PREVIOUS TOPOGRAPHIC SURVEYS.
 - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWINGS/DOCUMENTATION.
 - CHECK SCALE BAR AND GRID BEFORE TAKING NON-FIGURED DIMENSIONS FROM THIS DRAWING. ALL DIMENSIONS IN METRES. IF IN DOUBT ASK.
 - THIS PLAN IS FOR CONVEYANCING/LAND REGISTRATION ONLY.
 - OS COPYRIGHT
 ORDNANCE SURVEY © CROWN COPYRIGHT 2012. ALL RIGHTS RESERVED. LICENCE NUMBER 100043548. OS BACKGROUND MAPPING SHOWN COLOURED BLUE.
 - IT IS INTENDED THAT THIS DRAWING BE REPRODUCED IN COLOUR.

GENERAL

- IT IS IMPORTANT TO NOTE THAT THE SAME ACCURACIES IMPLIED BY THE PLOTTING SCALE ARE EQUALLY APPLICABLE TO DIGITAL DATA SUPPLIED FOR CAD.
- EVERY EFFORT IS MADE TO IDENTIFY ALL VISIBLE ABOVE GROUND FEATURES. HOWEVER, IT SHOULD BE BORNE IN MIND THAT THERE MAY BE ITEMS OBSCURED AT THE TIME OF SURVEY.

CERTIFICATE

"I CERTIFY THAT THE NATIONAL GRID CO-ORDINATES SHOWN ON THIS PLAN HAVE AN ABSOLUTE ACCURACY OF +/-300MM AND A RELATIVE ACCURACY OF +/-10MM. ANY MEASUREMENTS SHOWN ARE ACCURATE TO +/-10MM."

SIGNED:

 A. TAWANDA MUTIWANYUKA MRICS
 CHARTERED SURVEYOR
 FOR TOWER SURVEYS LTD
 12 JANUARY 2018

Signature(s) of Parties to Form DB: *Peter Barrow*
P R Barrow
Sandra Barrow
A Barrow

THE EXACT LINE OF THE BOUNDARY TO BE DETERMINED IS BETWEEN A-B-C-D-E-F-G-G1-H-I-J-K-L-M-N-P-Q-R-S-T-U-V-W-W1-X-Y-Z AS DEFINED BY THE NATIONAL GRID OSGB36 CO-ORDINATES SHOWN.

(THE SURVEY HAS BEEN GUIDED BY THE FOLLOWING PHYSICAL FEATURES: A-B BEING UNDEFINED, B-D BEING CENTRELINE OF POSTS TO BARBED WIRE FENCE 0.9M HIGH WITH C BEING CENTRE OF BRACE POST, D-E BEING UNDEFINED WITH D AND E BEING CENTRES OF WOODEN POSTS OF OLD GATE, E-G BEING CENTRELINE OF POSTS TO BARBED WIRE FENCE 0.9M HIGH, G-H BEING UNDEFINED WITH G1 BEING CENTRE OF WOODEN POST APPROX 0.2M DIAMETER 1.6M HIGH, H-X BEING CENTRELINE OF OLD HAWTHORN HEDGE AND X-Z BEING CENTRELINE OF POSTS TO BARBED WIRE FENCE 1.2M HIGH).

CAD REFERENCE
 \\2016Projects\R-10883\R-10883_202_Issue01

CTB REFERENCE
 \\CTB-files\TS-Topo-v01.ctb