

B.R.P.B. Ref. :- O.3.336/157
Document No. :-

B.R. 7612/6

(Revised January, 1959, November, 1962 and January, 1970)

Non-business Lettings

led
11/9/79

An Agreement made the twenty sixth day of September
One thousand nine hundred and seventy nine BETWEEN THE BRITISH RAILWAYS
BOARD (hereinafter called "the Board") by JOHN MEURUG CAUDLE

PLEASE PRINT
NAME IN FULL

their duly authorised agent of the one part and

R OSECT **MEAGLE of 21 Greenwood Close Bridgend Mid Glamorgan**

PLEASE
INITIAL
X R.N. X

(hereinafter called "the Tenant" which term shall include Tenants where more than one and the persons deriving title under him or them) of the other part WHEREBY the Board agree to let and the Tenant agrees to take the premises described below and verged blue on the plan annexed hereto ~~including~~ ^{No 151/7} ~~thereon~~ ~~except~~ ~~as~~ ~~hereinafter~~ ~~excepted~~ ~~and~~ ~~buildings~~ ~~and~~ ~~erections~~ ~~now~~ ~~or~~ ~~hereafter~~ ~~erected~~ ~~on~~ ~~or~~ ~~situated~~ ~~thereon~~ ~~except~~ ~~ing~~ ~~and~~ ~~reserving~~ ~~to~~ ~~the~~ ~~Board~~ ~~(a)~~ ~~any~~ ~~works~~ ~~and~~ ~~appliances~~ ~~of~~ ~~the~~ ~~Board~~ ~~(b)~~ ~~all~~ ~~rights~~ ~~of~~ ~~advertisement~~ ~~on~~ ~~the~~ ~~outside~~ ~~wall~~ ~~of~~ ~~the~~ ~~premises~~ ~~and~~ ~~(c)~~ ~~the~~ ~~right~~ ~~for~~ ~~the~~ ~~Board~~ ~~to~~ ~~inspect~~ ~~maintain~~ ~~and~~ ~~alter~~ ~~such~~ ~~works~~ ~~and~~ ~~appliance~~ ~~and~~ ~~advertisement~~ ~~as~~ ~~above~~ ~~said~~ ~~and~~ ~~to~~ ~~construct~~ ~~under~~ ~~or~~ ~~over~~ ~~the~~ ~~premises~~ ~~such~~ ~~other~~ ~~works~~ ~~and~~ ~~appliance~~ ~~as~~ ~~the~~ ~~Board~~ ~~may~~ ~~deem~~ ~~necessary~~ ~~for~~ ~~the~~ ~~purpose~~ ~~of~~ ~~their~~ ~~undertaking~~

TO HOLD from the **first** day of **August**
one thousand nine hundred and **seventy nine** on a tenancy determinable as hereinafter mentioned
at the yearly rent of **fifteen** pounds (**£15**)
upon the terms and the conditions contained :-

Particulars of the premises hereby let		
Situation	Description	Area
BRIDGEND MID GLAMORGAN	ALL THAT land at the rear of 21 Greenwood Close	251 square metres (300 square yards) or thereabouts

1. THE Tenant hereby agrees with the Board as follows :—

- (i) To pay the rent reserved in advance ~~by equal~~ **annually** ~~payments~~ on the **twenty-ninth day of September** in every year the first payment or proportionate payment to become due and to be paid on the **first** day of **August 1979** and to pay to the Board a proportionate part of the rent up to the day on which the tenancy shall expire if it shall terminate on a day other than one of the said days.
- (ii) To pay all rates taxes charges assessments duties and outgoings whatsoever which now are or during the said tenancy shall be assessed charged or imposed upon the premises or payable either by Landlord or Tenant in respect thereof.
- (iii) Not to use the premises or any part thereof for business purposes or otherwise than for ~~the~~ ^{amenity} purposes ~~as an extension to the Tenant's own adjoining private garden~~
- (iv) To keep the premises in good and tenable repair and condition and subject as hereinafter provided so deliver them up.
- (v) Not to allow refuse to accumulate on the premises but to remove all refuse and keep the premises ~~in a tidy condition to the satisfaction of the Estate Surveyor & Manager~~ ^{and any existing fences or hedges} ~~British Rail Property~~ ^{of the Board} (**South Western Region** "Surveyor") and in case of default the Board may carry out the work and recover the cost thereof from the Tenant.
- (vi) Not to alter the premises or make any additions thereto without the previous consent in writing of the Surveyor.
- (vii) Not to do or suffer to be done in or upon the premises any act or thing which shall or may be or become a nuisance damage annoyance or inconvenience to the Board or their tenants or the occupiers of any of the adjoining premises or the neighbourhood.
- (viii) Not to make any claim or demand whatsoever on the Board their servants or agents in respect of any damage loss injury or any inconvenience which may be suffered by the Tenant in consequence of the exercise by the Board on their adjoining or neighbouring land of their statutory powers without negligence.
- (ix) Not to assign sublet or part with the possession of the premises or any part thereof.

2. PROVIDED ALWAYS and it is hereby agreed that :—

- (i) The Tenancy hereby created may be determined :—
- (a) by either party giving to the other **three** months previous notice in writing expiring at any time
- (b) by the Board giving to the Tenant fourteen days (or in an emergency twenty four hours) notice in writing to expire at any time in the event of the premises or any part thereof being required for the purposes of their undertaking.
- (ii) If the Tenant has erected or shall with the consent of the Surveyor erect any building or erection on the premises the Tenant shall if so required by the Surveyor remove the same before the termination of the tenancy and shall restore and make good the premises to the satisfaction of the Surveyor and in case of default the Board may carry out the work and recover the cost thereof from the Tenant.

PLEASE
INITIAL
X R.N. X

PLEASE
INITIAL
X R.N. X

SCHEDULE

1. The Tenant shall obtain access to and egress from the said premises by way of his own adjoining property only through the existing opening of the hedge between points marked A and D on the said plan and shall at his own expense and to the satisfaction of the Surveyor maintain the existing fencing between points marked A-B-C-D on the said plan and shall at like expense and to like satisfaction on termination of the tenancy hereby created if so required by the Board remove the existing fencing between points marked A-B-C-D on the said plan and reinstate the Board's boundary with hedging or other suitable fencing between points marked A and D on the said plan and in the case of default the Board may carry out the necessary work and recover the cost thereof from the Tenant.

2. The Tenant shall take ^{care} /not to approach or encroach upon the route of the HIGH VOLTAGE ELECTRIC CABLE which is laid in and alongside the Board's property OUTSIDE the limits of this tenancy and in the position and direction shown by a red line on the plan annexed hereto.

LEASE INITIALS
R.N.

SIGN HERE PLEASE
X R Neagle X

(iii) Any notice in writing that under the terms hereof is to be given to the Board shall be deemed effectively served if sent through the post by recorded delivery service in a letter addressed to the Surveyor at his office at **Temple Gate House Temple Gate Bristol** or upon such

DS1 6PX other person as the Board may from time to time appoint for that purpose and any notice in writing that is to be given by the Board to the Tenant shall be deemed effectively served if sent through the post by recorded delivery service in a letter addressed to the Tenant at his last known place of abode in the United Kingdom.

(iv) The receipt of rent on the part of the Board shall in itself not be and shall not be deemed to be a waiver of any of the agreements conditions or provisions herein contained and on the part of the Tenant to be observed and performed.

(v) The Tenancy hereby created is subject to the conditions contained in the Schedule hereto.

(vi) The Tenant shall on the execution hereof pay the sum of **ten pounds** in respect of the cost of preparing and stamping this Agreement and a counterpart thereof.

AS WITNESS the hands of the said **JOHN MEURUG CAUDLE**

and (~~the Tenant~~ **of the Common Seal**) the Tenant the day and year first before written **PLEASE PRINT NAME IN FULL**

SIGNED by the said

ROBERT NEAGLE

In the presence of:—

Witness

Address

Occupation

THE COMMON SEAL

was in presence of

Director

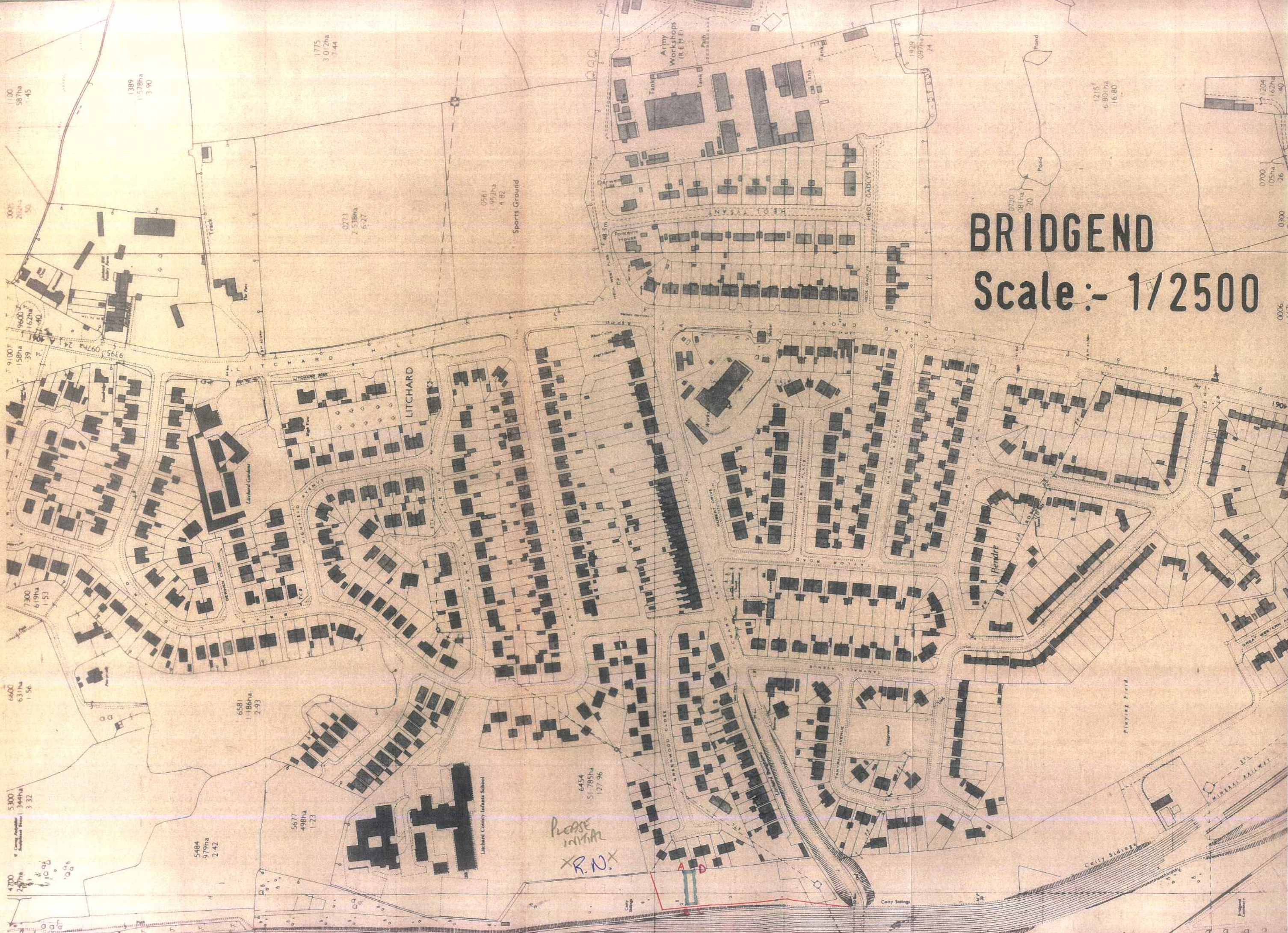
Secretary

R Neagly
SIGN HERE PLEASE
WITNESS TO BE OVER 18 & NOT A RELATIVE
PLEASE INITIAL PLANS & SIGN SCHEDULE

M. R. John
20 GREENWOOD CLOSE
MITCHARD BRIDGEND
CLERK

BRIDGEND

Scale:- 1/2500



Please inform
R.N.

A D

1000 587ha 1.45
1389 1.578ha 3.90
1775 3.02ha 7.44
0008 262ha 650
0273 2.538ha 6.27
0561 957ha 2.36
1215 6.801ha 16.80
0700 0.5ha 1.26
0720 0.8ha 2.0
1939 0.97ha 2.4
0700 0.5ha 1.26
0204 0.62ha 1.54
0300 0.3ha 0.75
0006 0.06ha 0.15
9100 1.58ha 3.9
9600 1.62ha 4.0
9395 0.97ha 2.4
9100 1.58ha 3.9
7300 6.9ha 1.73
6600 6.31ha 1.56
5300 3.44ha 8.5
4700 2.47ha 6.1
5484 9.79ha 2.42
5677 4.98ha 1.23
5581 1.186ha 2.93
6454 51.785ha 127.96
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