

DEED OF COVENANT

THIS DEED OF COVENANT is made the day of 2026

By the (“**Transferee**”)

OPERATIVE PROVISIONS

1. DEFINITIONS AND INTERPRETATION

1.1 In this Deed the following words and expressions have the following meanings:

"Coal Authority" the Coal Authority of 200 Lichfield Lane,
Mansfield, Nottinghamshire NG18 4RG

"Conveyance" the conveyance dated 24.04.1968 between the
National Coal Board (1) and Skelmersdale
Development Corporation (2)

"Property" land on the east side of Tanhouse Road,
Upholland, Skelmersdale shown edged red on
the Plan annexed hereto.

1.2 The terms set out in the particulars at **clause 1** shall have the respective meanings given to them there.

1.3 Covenants given by a party which comprises more than one person shall be deemed to be given by them jointly and severally.

1.4 Words importing persons include firms, companies and bodies corporate and vice versa.

1.5 Words importing the singular shall include the plural and vice versa.

1.6 Words importing any one gender shall include either other gender.

1.7 References to a clause are references to the clause of this deed so numbered.

2. COVENANT

2.1

The Transferee to the intent and so as to bind (so far as practicable) the Property and any part or parts thereof respectively into whosoever hands the same may come and to benefit and protect any mines and minerals in which the Coal Authority has any interest and which provide subjacent or lateral support for the Property or any

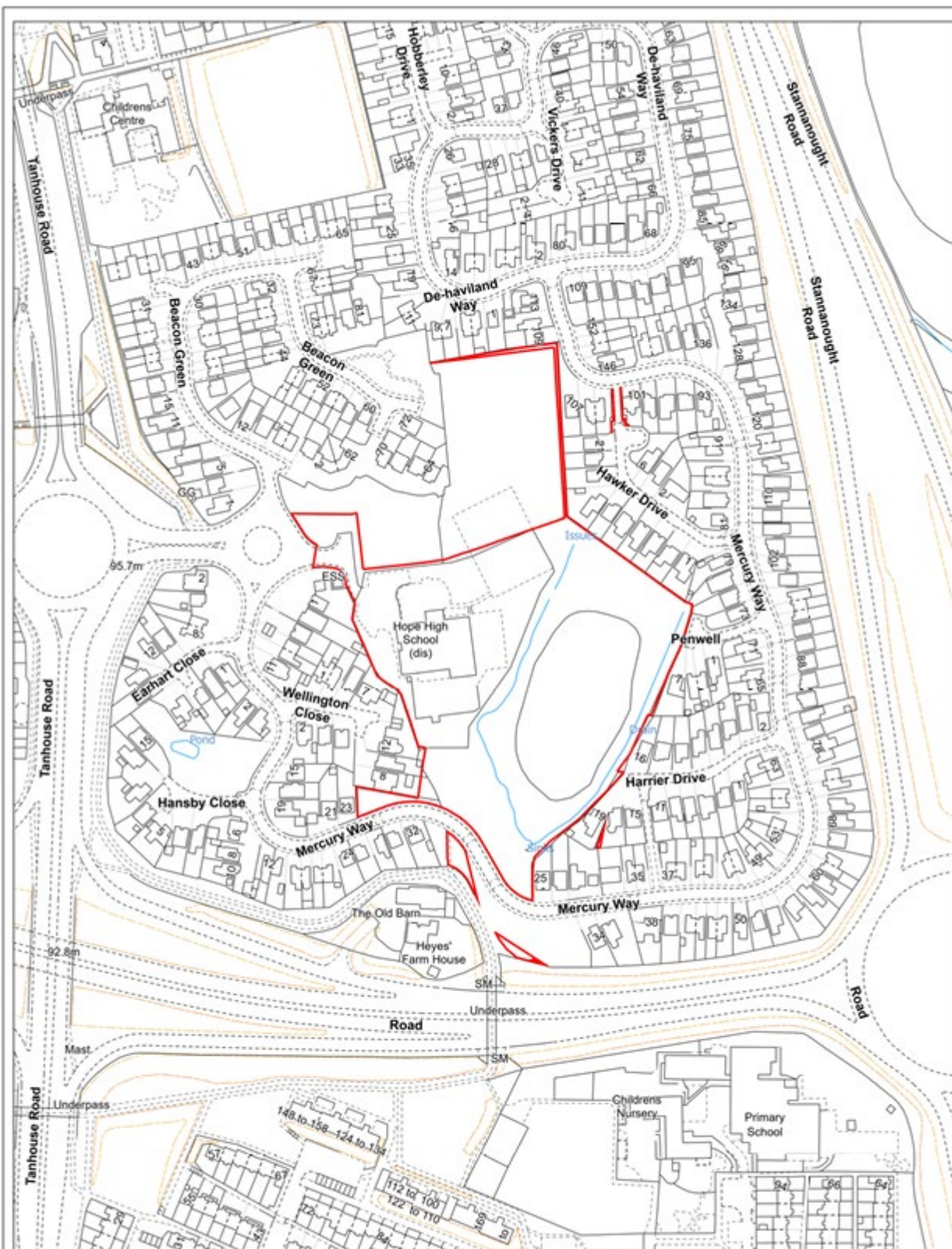
part or parts thereof hereby covenants with the Coal Authority that the Transferee will at all times hereafter perform and observe the restrictions and stipulations contained in the Conveyance.

- 2.2 The obligations contained in Clause 2.1 of this deed are enforceable by the Coal Authority.

3. **THIRD PARTIES**

Except insofar as expressly granted by this deed, a person who is not party to this deed shall have no right under the Contracts (Rights of Third Parties) Act 1999 to enforce any term of this deed. This clause does not affect any right or remedy of any person which exists or is available otherwise than pursuant to that Act.

[Execution block for transferee]



Lancashire
County Council

© Crown copyright and database rights 2021 OS. All rights reserved. You are granted a non-exclusive, royalty-free, irrevocable licence solely to view the licensed data for non-commercial purposes for the period during which Lancashire County Council makes it available. You are not permitted to copy, sub-license, distribute, sell or otherwise make available the licensed data to third parties in any form. Third party rights to enforce the terms of this licence shall be reserved to OS.

SKELMERSDALE
former Hope HS site

Original scale at A4: 1:2,500

Scale should always be verified in case of unintentional distortion during reproduction

0 15 30 60 90 120 Metres

Grid ref:

SD5005nw

Date: 12.08.26

File ref: EST

Surveyor: GAJ/AR

Plan ref: v1.20p

Author: LJL

