

## **The Covenant**

This is designed to ensure that the owner and subsequent owners do not use the wood for anything which would be a nuisance to neighbouring woodland owners such as vehicle racing, or anything noisy or smelly. It also prevents subsequent division of the ownership of the wood into smaller units or erection of signboards.

### **Wording of the covenant (or "legal promise") for the transfer**

The purchaser hereby covenants with the vendor for himself and for his successors in title not to use suffer or permit to be used the Property hereby transferred or any part of the same for any of the following:-

1. Clay pigeon shooting or use of guns (apart from air powered weapons) for target practice of any kind.
2. Rough shooting or pest control at such times or in such manner as to be or become a danger or nuisance or annoyance to any person.
3. Racing or speed trials with cycles or any motorised vehicle.
4. A commercial campsite.
5. Business purposes other than that of agriculture or forestry.
6. Any use that causes or is likely to cause damage to access tracks on the Retained Land other than fair wear and tear.
7. Any use that would be or become a nuisance or annoyance to neighbouring owners or occupiers of land including the Transferor.
8. The installation or display of any signboard that is or may become visible from the public highway.

The Property hereby transferred shall not be sold leased or otherwise disposed of except in whole as opposed to in part.