



Public Notice Details

Planning Application Details

Application No	DA2500174
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Property Details

Property Location	99 Main Street Kempton
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Application Information

Application Type	Discretionary Development Application
Development Category	Ancillary Dwelling
Advertising Commencement Date	20/1/26
Advertising Closing Period	4/2/26
<small>If the Council Offices are closed during normal office hours within the above period, the period for making representations is extended.</small>	

Enquiries regarding this Application can be made via to Southern Midlands Council on (03) 6254 5050 or by emailing planningenquires@southernmidlands.tas.gov.au. Please quote the development application number when making your enquiry.

Representations on this application may be made to the General Manager in writing either by

Post: PO Box 21, Oatlands Tas 7120
Email: mail@southernmidlands.tas.gov.au
Fax: 03 6254 5014

All representations must include the authors full name, contact number and postal address and be received by the advertising closing date.

APPLICATION FOR PLANNING PERMIT

DEVELOPMENT / USE

Use this form to apply for a permit in accordance with section 57 and 58 of the *Land Use Planning and Approvals Act 1993*

Proposed
use/development:
(Provide details of
proposed works and use).

1. PROPOSED ADDITION TO EXISTING
BUILDING (POST OFFICE / DWELLING)
2. PROPOSED ANCILLARY DWELLING

Location of
Development:
(If the development
includes more than one
site, or is over another
property include address
of both Properties).

99 MAIN STREET KEMPTON TAS 7030

Certificate of Title/s
Volume Number/Lot
Number:

41199/1

Land Owners Name:

MAREE HINTON

Full Name/s or Full Business/Company Name

Applicant's Name:

DUO DESIGN

Full Name/s or Full Business/ Company Name (ABN if registered business or company name)

Contact details:

Postal address for correspondence: 155 FERGUSSON ROAD, BRIGHTON 7030

Telephone or Mobile: 03 6268 0063

Email address: duodesign@bigpond.com or mday.duodesign@gmail.com

(Please note it is your responsibility to provide your correct email address and to check your email for communications from the Council.)

Details
Tax Invoice for
application fees to be
in the name of:
(if different from
applicant)

MAREE HINTON

Full Name/s or Full Business or Company Name and ABN if registered business or company name

Print email address

kemptonlpo@gmail.com

ABN

What is the estimated value of all the new work proposed

\$ 150,000



For Commercial Planning Permit Applications Only

Signage:

Is any signage proposed?

Yes

☐

No

☒

If yes, attach details: size, location and art work

Business Details:

Existing hours of operation

Hours	am	to	pm
Weekdays	9.00		5.00
Sat			
Sun			

Proposed hours of new operation

Hours	am	to	pm
Weekdays	9.00		5.00
Sat			
Sun			

Number of existing employees:

Number of proposed new employees:

Traffic Movements:

Number of commercial vehicles serving the site at present		Approximate number of commercial vehicles servicing the site in the future	
How many car spaces are currently provided		How many new car spaces are proposed	

Number of Car Parking Spaces:

Please tick ✓ answer

Is the development to be staged:

☐ Yes

☒
☐ No

☐

Please attach any additional information that may be required by Part 6.1 *Application Requirements* of the Tasmanian Planning Scheme – Southern Midlands.

Signed Declaration

I/we as owner of the land or person with consent of the owner hereby declare that:

1. I/we have read the Certificate of Title and Schedule of Easements for the land and I/we are satisfied that this application is not prevented by any restrictions, easements or covenants.
2. I/we provide permission by or on behalf of the applicant for Council officers to enter the site to assess the application.
3. The information given in this application is true and accurate. I/we understand that the information and materials provided with this application may be made available to the public. I/we understand that the Council may make such copies of the information and materials as, in its opinion, are necessary to facilitate a thorough consideration of the application.
4. I/we have secured the necessary permission from the copyright owner to communicate and reproduce the plans submitted with the application for assessment. I/we indemnify the Southern Midlands Council for any claim or action taken against it regarding a breach of copyright in respect of any of the information or material provided.
5. I/we declare that, in accordance with Section 52(1) of the Land Use Planning and Approvals Act 1993, that I have notified the owner of the intention to make this application. Where the subject property is owned or controlled by Council or the Crown, their consent is attached and the application form signed by the Minister of the Crown responsible and/or the General Manager of the Council.

Applicant Signature
(If not the Title Owner)

Mark Day

Applicant Name (please print)

MARK DAY (DUO DESIGN)

Date

16/12/2025

Land Owner(s) Signature

Land Owners Name (please print)

Date



Land Owner(s) Signature

Land Owners Name (please print)

Date

PRIVACY STATEMENT

The Southern Midlands Council abides by the Personal Information Protection Act 2004 and views the protection of your privacy as an integral part of its commitment towards complete accountability and integrity in all its activities and programs.

Collection of Personal Information: The personal information being collected from you for the purposes of the Personal Information Protection Act, 2004 and will be used solely by Council in accordance with its Privacy Policy. Council is collecting this information from you in order to process your application.

Disclosure of Personal Information: Council will take all necessary measures to prevent unauthorised access to or disclosure of your personal information. External organisations to whom this personal information will be disclosed as required under the Building Act 2000. This information will not be disclosed to any other external agencies unless required or authorised by law.

Correction of Personal Information: If you wish to alter any personal information you have supplied to Council please telephone the Southern Midlands Council on (03) 62545050. Please contact the Council's Privacy Officer on (03) 6254 5000 if you have any other enquires concerning Council's privacy procedures.

Information & Checklist Sheet

DEVELOPMENT / USE

Use this check list for submitting your application for a planning permit –Please do not attach the check list with your application

Submitting your application ✓

1. All plans and information required per Part 6.1 Application Requirements of the Tasmanian Planning Scheme i.e.: site plan showing all existing buildings, proposed buildings, elevation plans etc. ☐
2. Copy of the current Certificate of Title, Schedule of Easements and Title Plan (Available from Service Tasmania Offices) ☐
3. Any reports, certificates or written statements to accompany the Application (if applicable) required by the relevant zone or code. ☐
4. Prescribed fees payable to Council ☐

Information

If you provide an email address in this form then the Southern Midlands Council ("the Council") will treat the provision of the email address as consent to the Council, pursuant to Section 6 of the Electronic Transactions Act 2000, to using that email address for the purposes of assessing the Application under the Land Use Planning and Approvals Act 1993 ("the Act").

If you provide an email address, the Council will not provide hard copy documentation unless specifically requested.

It is your responsibility to provide the Council with the correct email address and to check your email for communications from the Council.

If you do not wish for the Council to use your email address as the method of contact and for the giving of information, please tick ✓ the box ☐

Heritage Tasmania

If the Property is listed on the Tasmanian Heritage Register then the Application will be referred to Heritage Tasmania unless an Exemption Certificate has been provided with this Application. (Phone 1300 850 332 (local call cost) or email enquires@heritage.tas.gov.au)

TasWater

Depending on the works proposed Council may be required to refer the Application to TasWater for assessment (Phone 136992)

IMPORTANT: There is no connection between Planning approval and Building & Plumbing approvals.

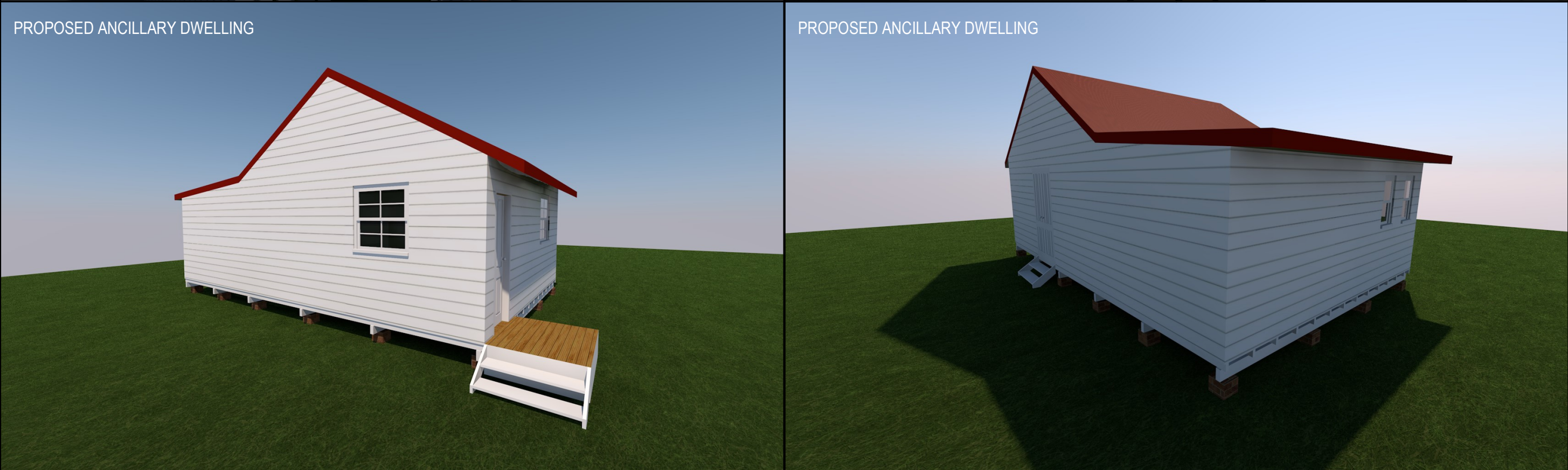
Owners are to ensure that the work is either Low-Risk Building Work, Notifiable Building Work or Permit work in accordance with the Directors Determination – Categories of Building & Demolition Work v 1.4 dated 12 March 2021 prior to any building works being carried out on the land.

https://www.cbos.tas.gov.au/data/assets/pdf_file/0014/405014/Directors-determination-categories-of-building-and-demolition-work-2021.pdf

PROPOSED POST OFFICE ADDITION



PROPOSED ANCILLARY DWELLING



JOB: PROPOSED POST OFFICE ADDITION & ANCILLARY DWELLING
ADDRESS: 99 MAIN STREET KEMPTON TAS 7030
ISSUE: DEVELOPMENT APPLICATION

CLIENT : MAREE HINTON

TITLE REF: VOL - 41199 / FOLIO -1

DRAWING NO. / DRAWING TITLE
01 - SITE PLAN 1.200
02 - EXISTING GROUND FLOOR PLAN
03 - EXISTING FIRST FLOOR PLAN
04 - EXISTING ELEVATIONS
05 - EXISTING ELEVATIONS
06 - PROPOSED POST OFFICE FLOOR PLAN
07 - PROPOSED POST OFFICE ELEVATIONS
08 - PROPOSED POST OFFICE ELEVATIONS

DRAWING NO. / DRAWING TITLE
09 - PROPOSED FLOOR PLAN ANCILLARY DWELLING
10 - PROPOSED ELEVATIONS ANCILLARY DWELLING

Belinda Weston
Mark day

155 Fergusson Rd,
Brighton. TAS. 7030

Ph : 03 62680063
M : 0409 537 337
or 0434 147 747
Email :
duodesign@bigpond.com



BUILDER MUST VERIFY ALL DIMENSIONS AND LEVELS
PRIOR TO COMMENCING CONSTRUCTION

USE WRITTEN DIMENSIONS-DO NOT SCALE

ALL CONSTRUCTION WORK SHALL BE CARRIED OUT IN
ACCORDANCE WITH THE STATE BUILDING REGULATIONS
LOCAL COUNCIL BY-LAWS AND CURRENT NCC

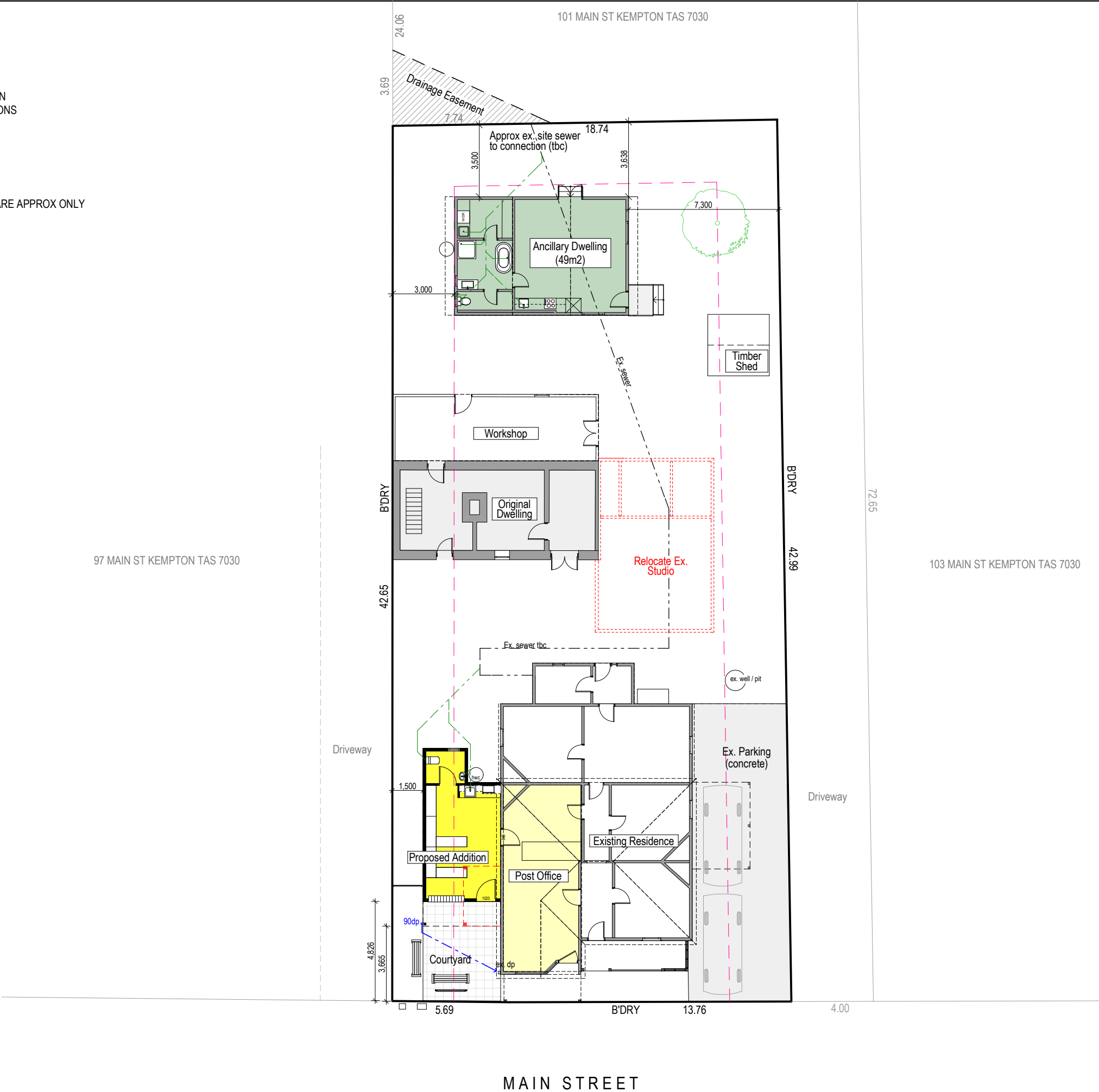
- NOTE:
- 1. STORMWATER TO BE CONFIRMED
 - 2. LOT BOUNDARIES ARE APPROX ONLY
 - 3.. BUILDING SETBACK DISTANCES TO BOUNDARIES ARE APPROX ONLY

Property Identification Number : 7747545
Certificate of Title Reference : (Volume/Folio) 41199/1

Planning Zones : Village
Planning Codes Overlay : Local heritage precinct
Total Area : 818 sqm
Planning Scheme : Tasmanian Planning Scheme

EXISTING SITE COVERAGE: 285.10m2 (34.85%)
PROPOSED SITE COVERAGE :310.65m2 (37.97%)

FLOOR AREAS
ANCILLARY DWELLING: 49m2
POST OFFICE ADDITION: 25.55m2



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REV :
1

JOB : POST OFFICE ADDITION
& ANCILLARY DWELLING

AT : 99 MAIN STREET
KEMPTON 7030

FOR : MAREE HINTON

DRAWING TITLE :
SITE PLAN

DRAWN:	DATE:	DWG NO. :
MJD	12.12.2025	01
SCALE:	ISSUE:	
1:200	DA	

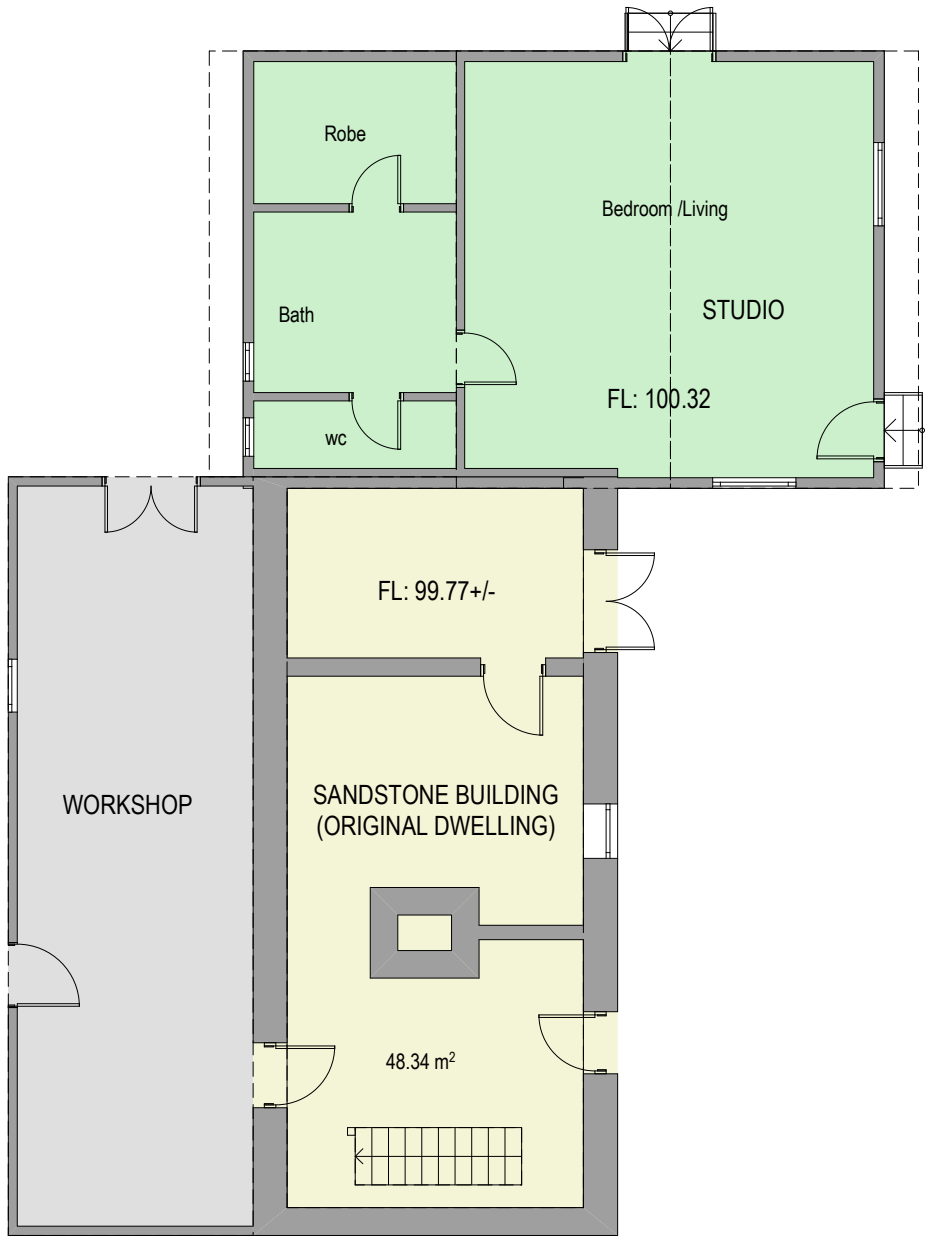


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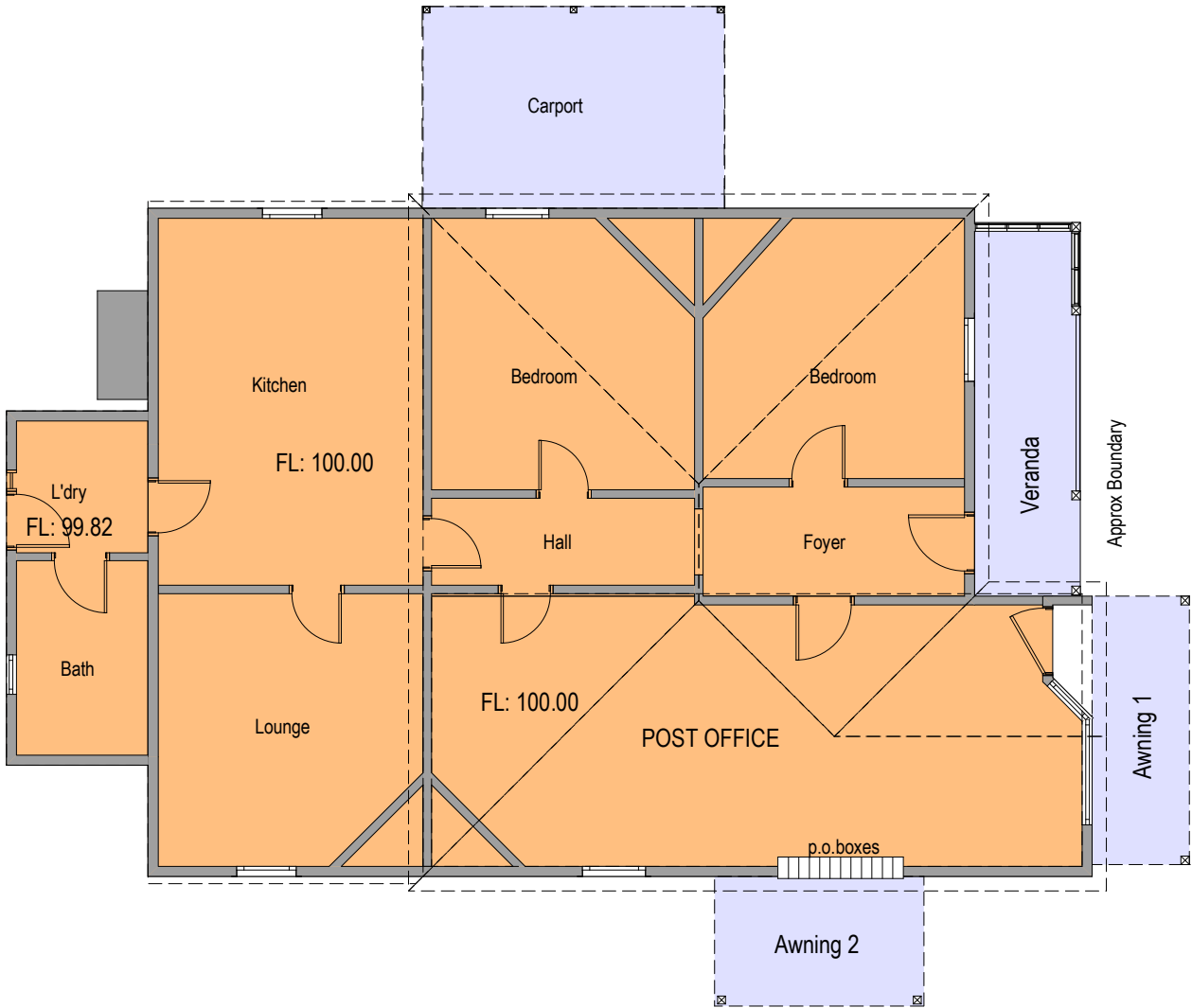
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STUDIO : 48.27m2
SANDSTONE BUILDING LOWER : 49.01m2
SANDSTONE BUILDING UPPER :36.80 m2
WORKSHOP : 32.50m2



FLOOR AREA : 123.24 m2 (INC. POST OFFICE : 35m2)
VERANDAH : 7.70 m2
AWNING 1 : 5.88 m2
AWNING 2 : 5.30 m2
CARPORT : 11.90 m2

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Mark day
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Brighton. TAS. 7030
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or 0434 147 747
Email :
duodesign@bigpond.com

JOB : POST OFFICE ADDITION
& ANCILLARY DWELLING

AT : 99 MAIN STREET
KEMPTON TAS 7030

FOR : MAREE HINSON

DRAWING TITLE :
**EXISTING GROUND
FLOOR PLAN**

DRAWN: MJD	DATE: 12.12.2025	DWG NO. : 02
SCALE:A3 1:100	ISSUE: DA	

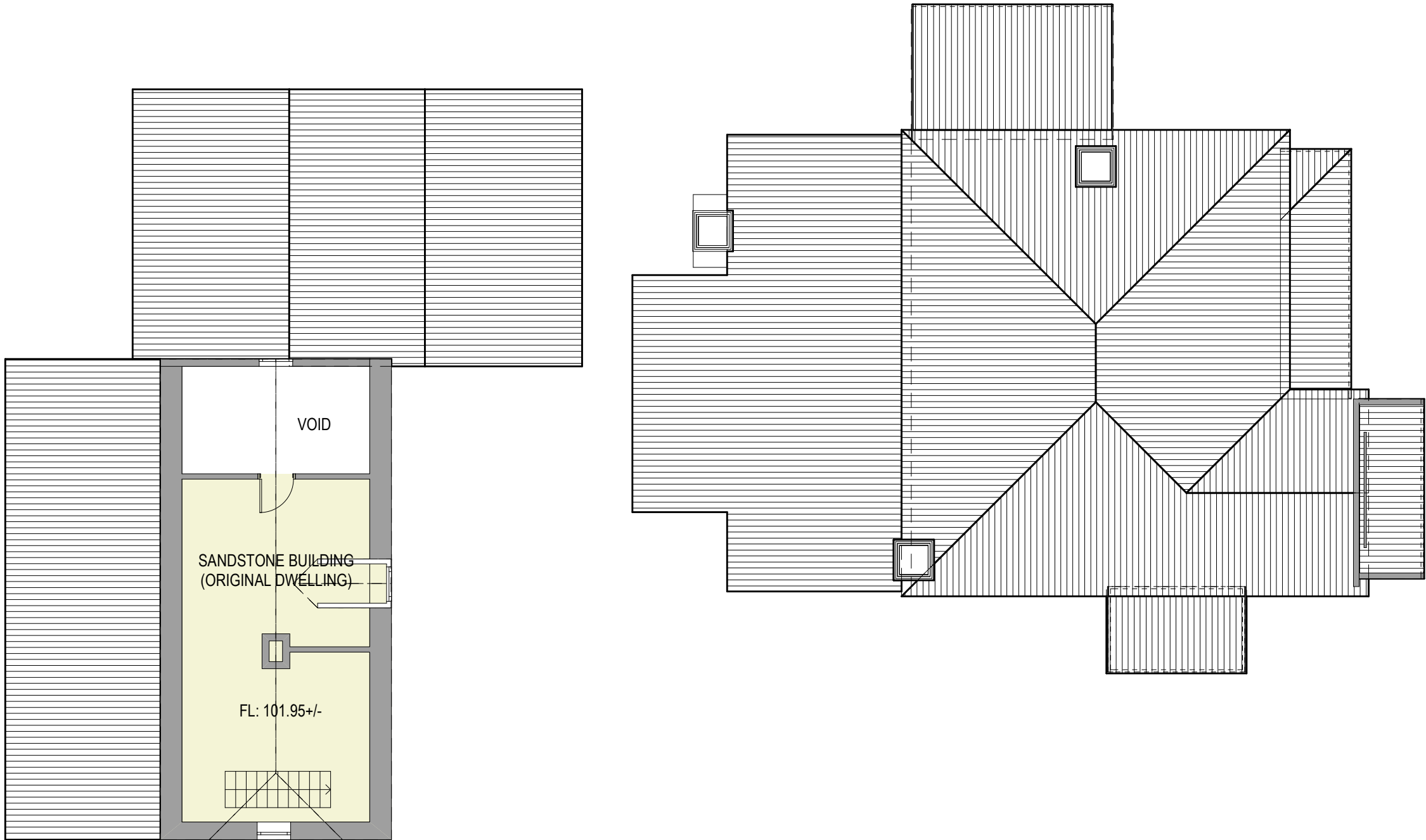


SMC - KEMPTON
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16/12/2025

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PRIOR TO COMMENCING CONSTRUCTION

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SANDSTONE BUILDING UPPER :36.80 m2

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JOB : POST OFFICE ADDITION
& ANCILLARY DWELLING

AT : 99 MAIN STREET
KEMPTON TAS 7030

FOR : MAREE HINSON

DRAWING TITLE :

**EXISTING FIRST
FLOOR PLAN**

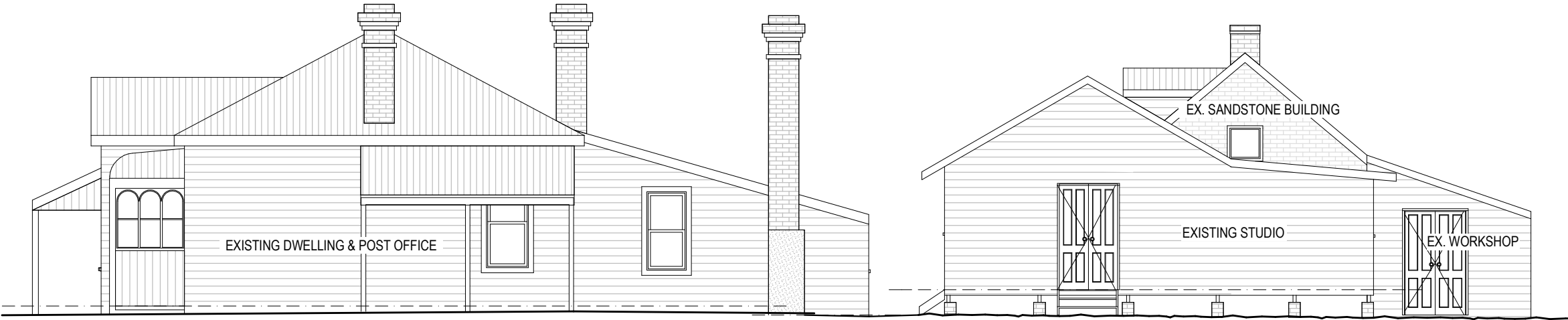
DRAWN: MJD	DATE: 12.12.2025	DWG NO. :
SCALE:A3 1:100	ISSUE: DA	03

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USE WRITTEN DIMENSIONS-DO NOT SCALE

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NORTH ELEVATION



EAST ELEVATION

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JOB : POST OFFICE ADDITION
& ANCILLARY DWELLING

AT : 99 MAIN STREET
KEMPTON TAS 7030

FOR : MAREE HINSON

DRAWING TITLE :
**EXISTING
ELEVATIONS**

DRAWN: MJD	DATE: 12.12.2025	DWG NO. : 04
SCALE:A3 1:100	ISSUE: DA	



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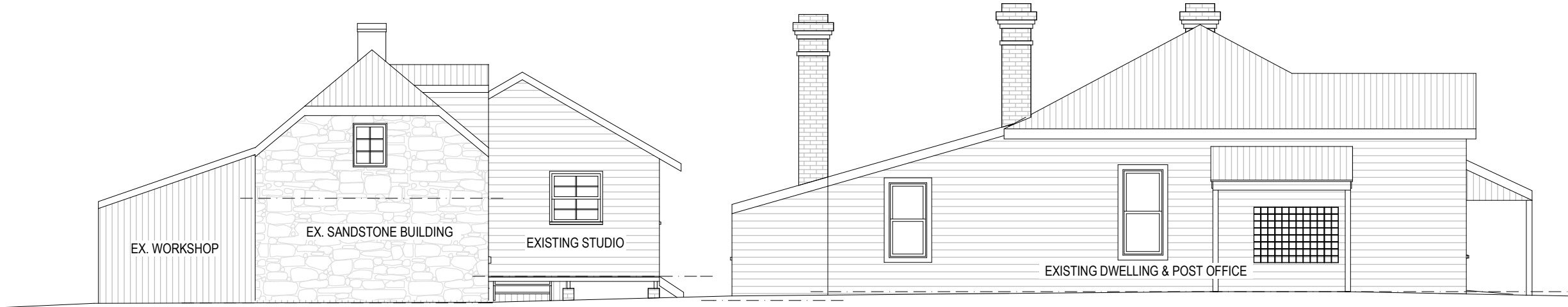
BUILDER MUST VERIFY ALL DIMENSIONS AND LEVELS
PRIOR TO COMMENCING CONSTRUCTION

USE WRITTEN DIMENSIONS-DO NOT SCALE

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WEST ELEVATION



SOUTH ELEVATION

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JOB : POST OFFICE ADDITION
& ANCILLARY DWELLING

AT : 99 MAIN STREET
KEMPTON TAS 7030

FOR : MAREE HINSON

DRAWING TITLE :
**EXISTING
ELEVATIONS**

DRAWN: MJD	DATE: 12.12.2025	DWG NO. : 05
SCALE:A3 1:100	ISSUE: DA	



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USE WRITTEN DIMENSIONS-DO NOT SCALE

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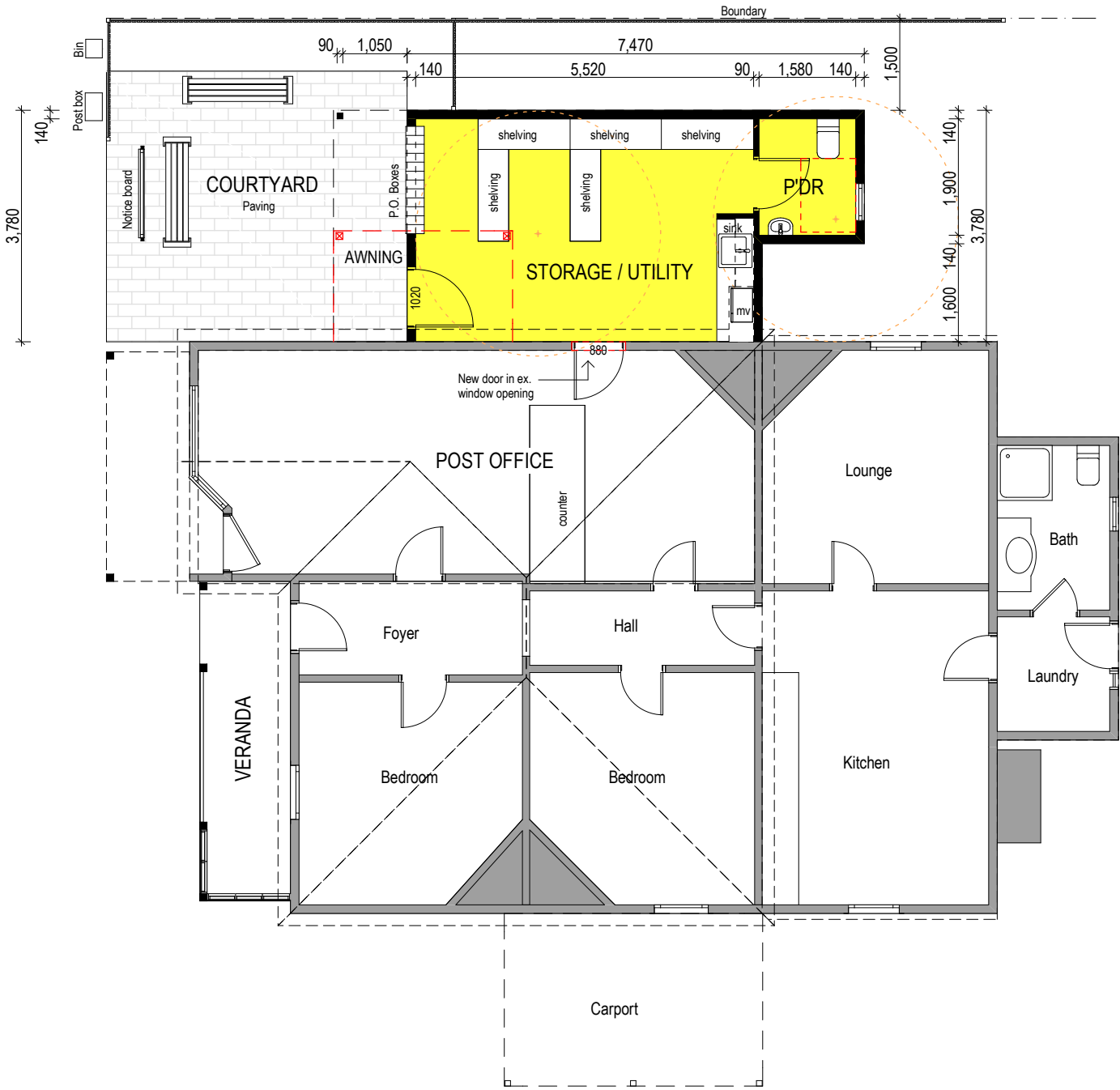
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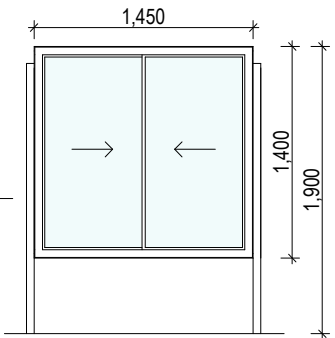
Ph : 03 62680063

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FLOOR AREA : 123.24 m2
ADDITION : 25.55 m2
VERANDAH : 7.70 m2
CARPORT : 11.90 m2



PROPOSED COMMUNITY NOTICE BOARD
SCALE 1:50

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JOB : POST OFFICE ADDITION
& ANCILLARY DWELLING

AT : 99 MAIN STREET
KEMPTON TAS 7030

FOR : MAREE HINSON

DRAWING TITLE :
**PROPOSED
FLOOR PLAN
(POST OFFICE)**

DRAWN:	DATE:	DWG NO. :
MJD	12.12.2025	06
SCALE:A3 1:100	ISSUE: DA	



BUILDER MUST VERIFY ALL DIMENSIONS AND LEVELS
PRIOR TO COMMENCING CONSTRUCTION

USE WRITTEN DIMENSIONS-DO NOT SCALE

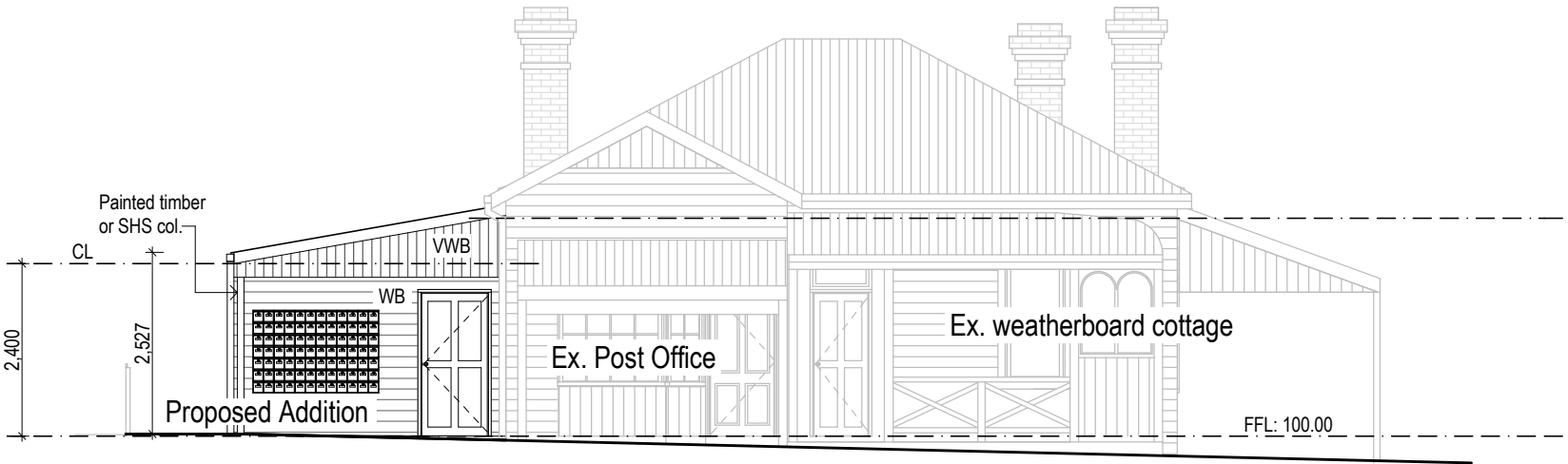
ALL CONSTRUCTION WORK SHALL BE CARRIED OUT IN
ACCORDANCE WITH THE STATE BUILDING REGULATIONS
LOCAL COUNCIL BY-LAWS AND CURRENT NCC

PROPOSED MATERIALS & FINISHES

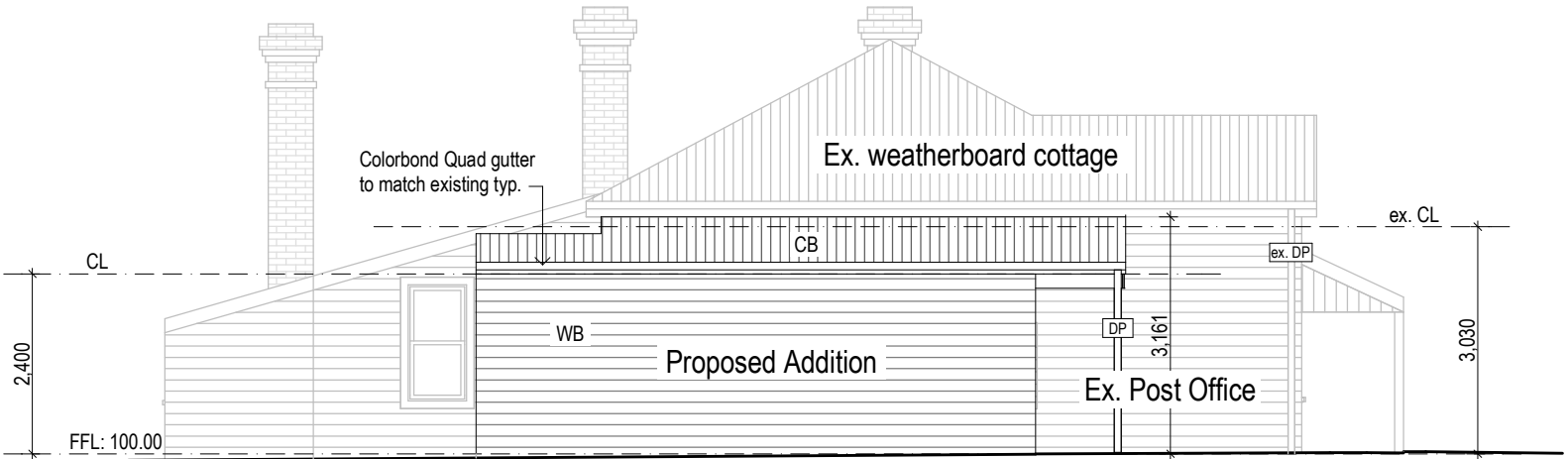
WB : TIMBER WEATHERBOARDS OVER 20MM CAVITY
BATTENS, PAINTED FINISH TO MATCH EXISTING (WHITE)

VWB: VERTICAL WEATHERBOARDS. PAINTED TO MATCH
EXISTING (WHITE)

CB : COLORBOND CORRUGATED METAL ROOFING,
"BASALT" TO MATCH EXISTING



EAST ELEVATION



SOUTH ELEVATION

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JOB : POST OFFICE ADDITION
& ANCILLARY DWELLING

AT : 99 MAIN STREET
KEMPTON TAS 7030

FOR : MAREE HINSON

DRAWING TITLE :
**PROPOSED
ELEVATIONS
POST OFFICE**

DRAWN: MJD	DATE: 12.12.2025	DWG NO. : 07
SCALE:A3 1:100	ISSUE: DA	



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16/12/2025

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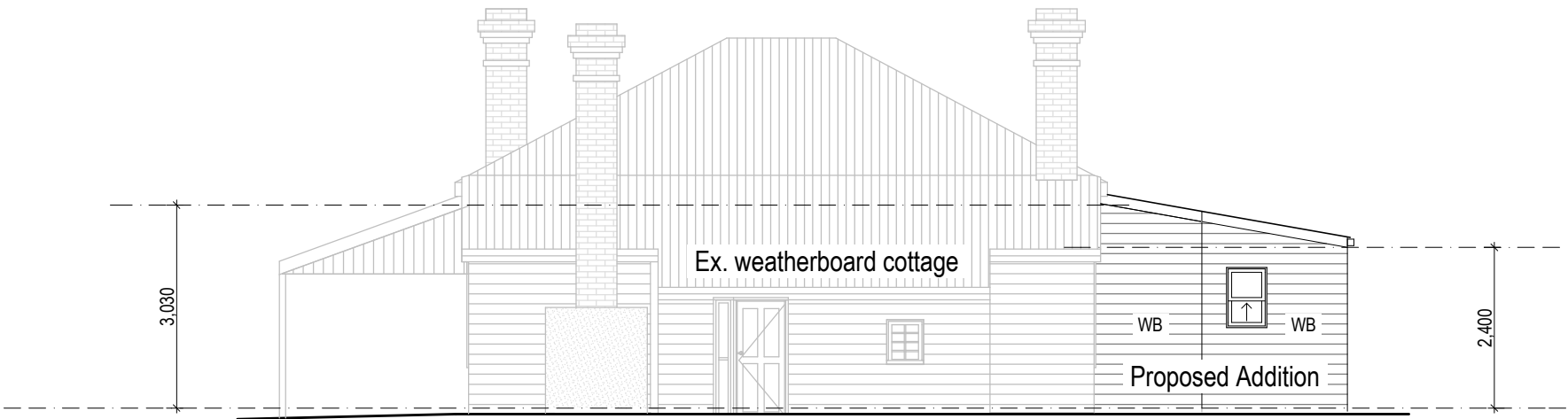
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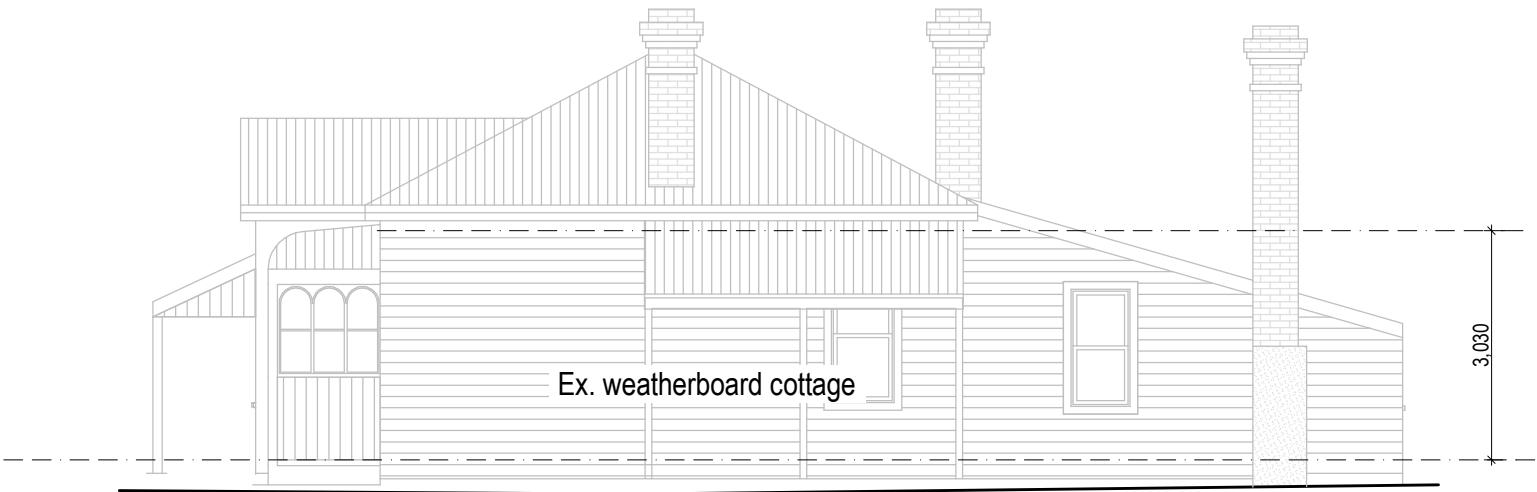
PROPOSED MATERIALS & FINISHES

WB : TIMBER WEATHERBOARDS OVER 20MM CAVITY
BATTENS, PAINTED FINISH TO MATCH EXISTING (WHITE)

CB : COLORBOND CORRUGATED METAL ROOFING,
"BASALT" TO MATCH EXISTING



WEST ELEVATION



NORTH ELEVATION

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& ANCILLARY DWELLING

AT : 99 MAIN STREET
KEMPTON TAS 7030

FOR : MAREE HINSON

DRAWING TITLE :
**PROPOSED
ELEVATIONS
POST OFFICE**

DRAWN:	DATE:	DWG NO. :
MJD	12.12.2025	08
SCALE:A3 1:100	ISSUE: DA	



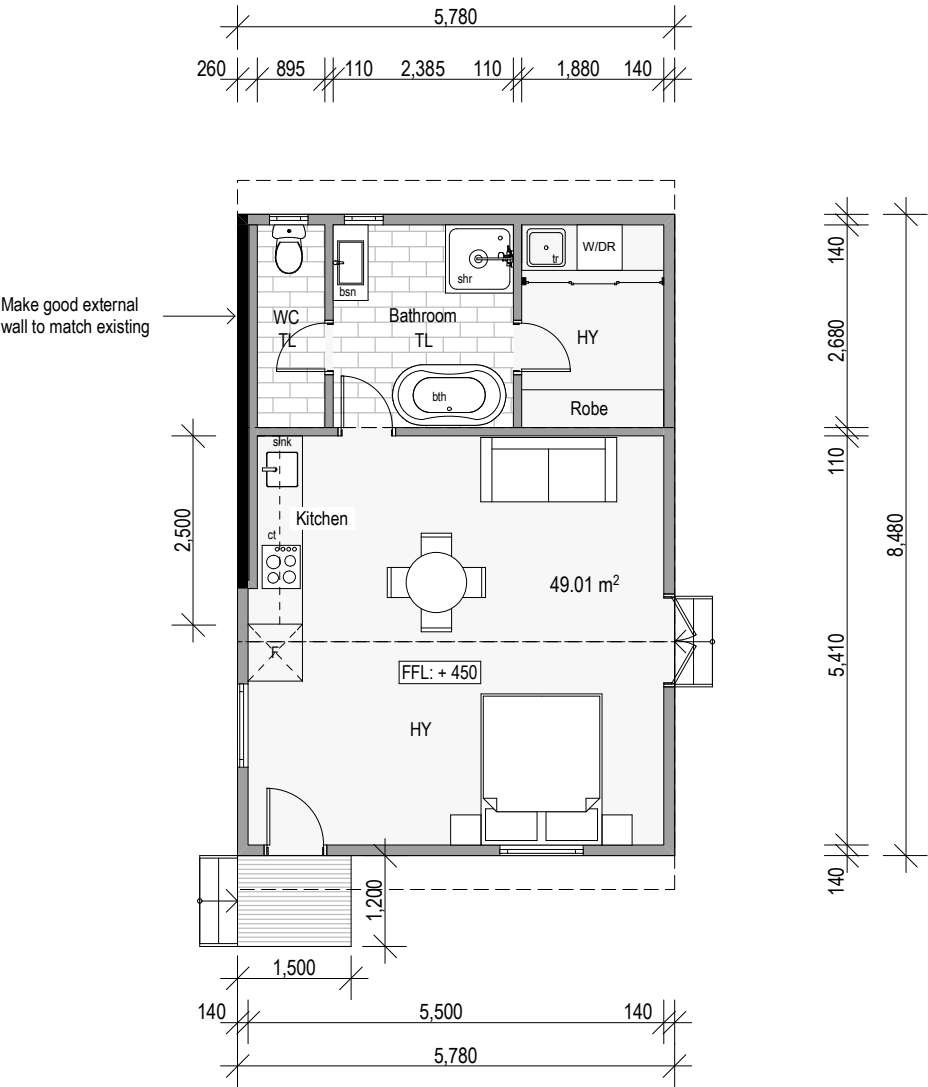
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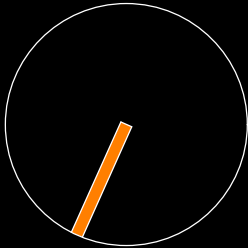
ALL CONSTRUCTION WORK SHALL BE CARRIED OUT IN
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HY: TIMBER HYBRID FLOORING OVERLAY
TL: SELECTED NON SLIP FLOOR TILE



FLOOR AREA : 49.01m2

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& ANCILLARY DWELLING

AT : 99 MAIN STREET
KEMPTON TAS 7030

FOR : MAREE HINSON

DRAWING TITLE :
**PROPOSED
FLOOR PLAN
ANCILLARY DWELLING**

DRAWN: MJD	DATE: 12.12.2025	DWG NO. : 09
SCALE:A3 1:100	ISSUE: DA	

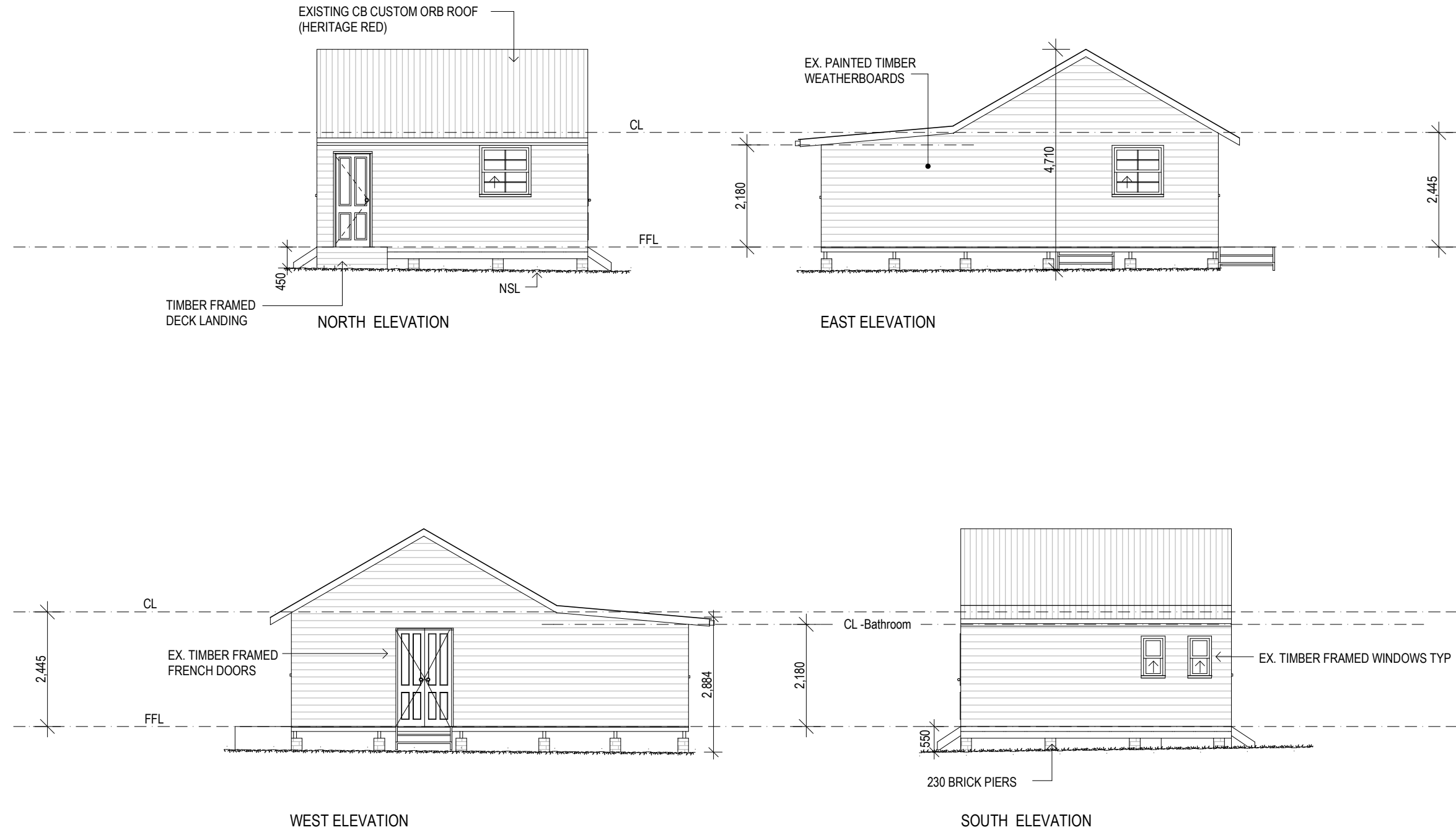


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& ANCILLARY DWELLING

AT : 99 MAIN STREET
KEMPTON TAS 7030

FOR : MAREE HINSON

DRAWING TITLE :
**ELEVATIONS
ANCILLARY
DWELLING**

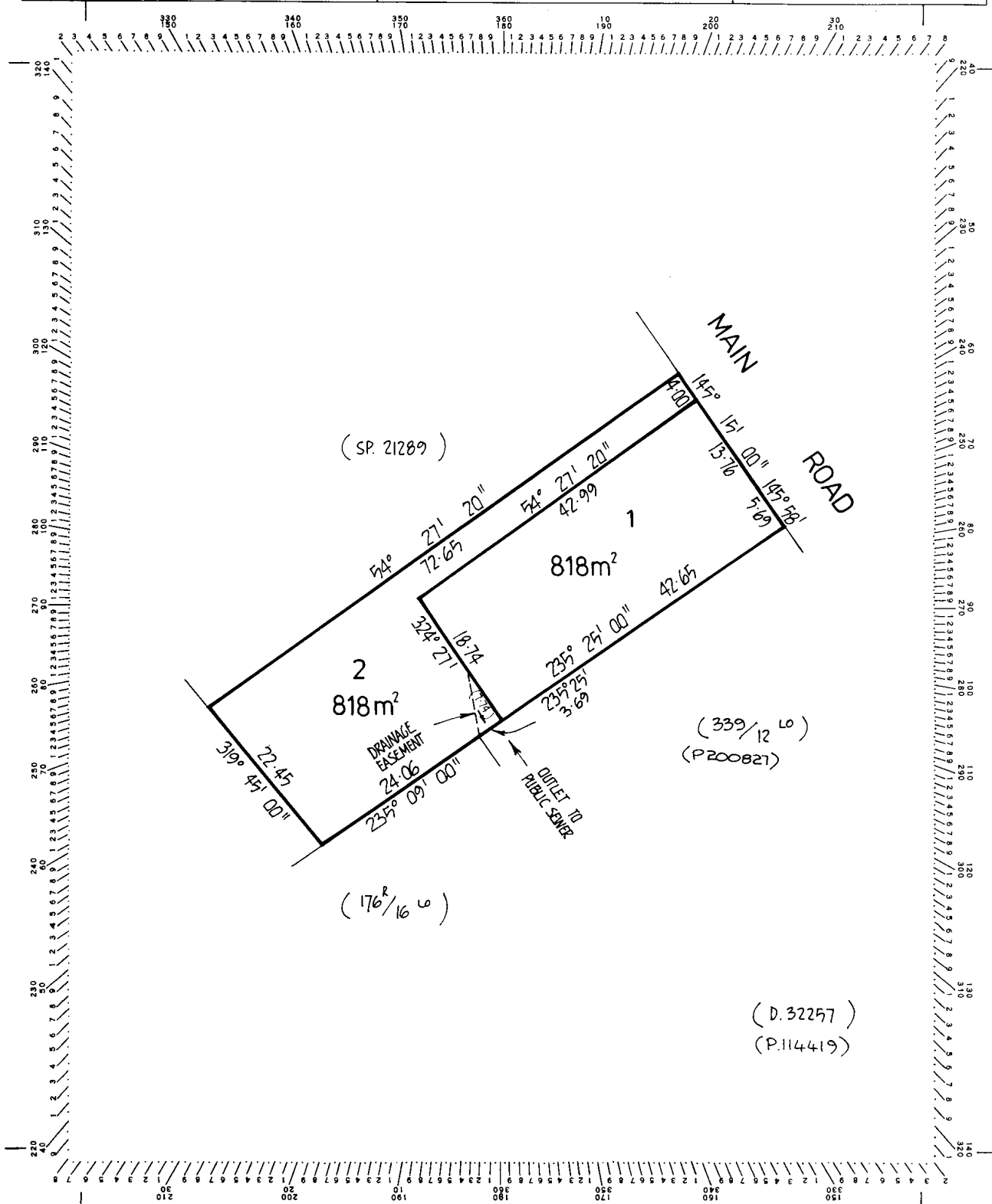
DRAWN:	DATE:	DWG NO. :
MJD	12.12.2025	10
SCALE:A3	ISSUE:	
1:100	DA	



\$200

SP 41199

Owner: RJ & M.R.D FLEET	PLAN OF SURVEY by Surveyor: D. J. McAVOY of land situated in the TOWN OF KEMPTON SCALE 1: 500 MEASUREMENTS IN METRES	Registered Number: SP41199
Title Reference: CT. 4166/87		Approved Effective from: 18 OCT 1989
Grantee: PART OF LOT 2 (SECA.) 1.0.23 GTD TO THOMAS CROXTON & ANR EDWARD RANDELL		Recorder of Titles <i>M. J. P. [Signature]</i>



SEARCH OF TORRENS TITLE

VOLUME 41199	FOLIO 1
EDITION 7	DATE OF ISSUE 06-Dec-2025

SEARCH DATE : 02-Jan-2026

SEARCH TIME : 10.47 am

DESCRIPTION OF LAND

Town of KEMPTON

Lot 1 on Sealed Plan 41199

Derivation : Part of Lot 2 (Section A) Gtd. to T. Croxton and
E. Randell

Prior CT 4607/95

SCHEDULE 1N290868 TRANSFER to MAREE EVELYN HINTON Registered
06-Dec-2025 at 12.04 pmSCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP 41199 BENEFITING EASEMENT: Right of Drainage

SP 41199 FENCING COVENANT in Schedule of Easements

E440433 MORTGAGE to B&E Ltd Registered 06-Dec-2025 at 12.05
pmUNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations