

## Easements and Covenants Explained for Home Buyers

**Easements:** An easement is a legal right that allows someone to use part of your property for a specific purpose, even though you own it. This might include things like a right of way (where a neighbour can walk or drive across your land to reach their property) or allowing utility companies to run pipes or cables across your land. Easements are usually permanent and stay with the property even when it's sold.

**Covenants:** A covenant is a rule or restriction attached to the property that dictates what you can or cannot do with it. For example, there might be a covenant preventing you from building an extension without permission or requiring you to maintain a particular type of fence. Covenants are designed to maintain the look and feel of an area and protect the value of properties.

### In Simple Terms:

- **Easements** mean others might have certain rights over parts of your property.
- **Covenants** are rules you need to follow about how you use your property.

When buying a new home, it's important to understand these to avoid surprises later on. If you're unsure, it's a good idea to ask your solicitor for a clear explanation specific to your chosen property.

### Easements

All plots are likely to be bordered by easements but in most cases, these are on adopted land outside the ownership of each plot. There are "Cable Easement Strips" which lie within the land of some homes which apply to the following plot:

The Aspen house type plot 36

### IMPORTANT

When buying a new home, it's important to understand these terms to avoid surprises later on. If you're unsure, it's a good idea to ask your solicitor for a clear explanation specific to your chosen property.

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