



The History of Ewyas Lacy: Michaelchurch Estate

Document Record

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Reference: LD_rs_0007

Source: Original documents

Title: Digital Images Collection: Photographs of a Vesting Deed for Michaelchurch Estate

Place name: Michaelchurch Escley, St Margarets, Craswall

Date: 1926

Description:

Photographs of a deed dated 31st December 1926 executed by the trustees of the Michaelchurch Escley Court Estate [appointed in Elizabeth Rawson's will of 1878] giving effect to the provisions of the Settled Land Act of 1923. The trustees were Lionel Guy Trafford and Guy Rawson Trafford. The properties concerned are Lower House farm, Cefn Ceist farm, Marsh farm, White House farm, Rhuinsford farm, Wilderness farm, Firs farm, Coed Poeth farm, Gigfrau farm, Bank farm, Firs cottage, Escley cottage, Court lands, Grove farm, Michaelchurch Court gardens pleasure grounds and land, land at Llanbaddarn, the Mill and land, Bridge farm, Bridge Inn lands, Bridge Inn, Quarry cottage, Belle Vue cottage, the Smithy, Cottage and garden [not named], Goodes farm, Llandraw farm, Forest Mill, Dukes farm, and woodlands. The total area was 1636.588 acres. Details of tenants, rents, field names, areas and usage are given in accompanying schedules, together with Ordnance numbers, and there is a map showing all the properties.

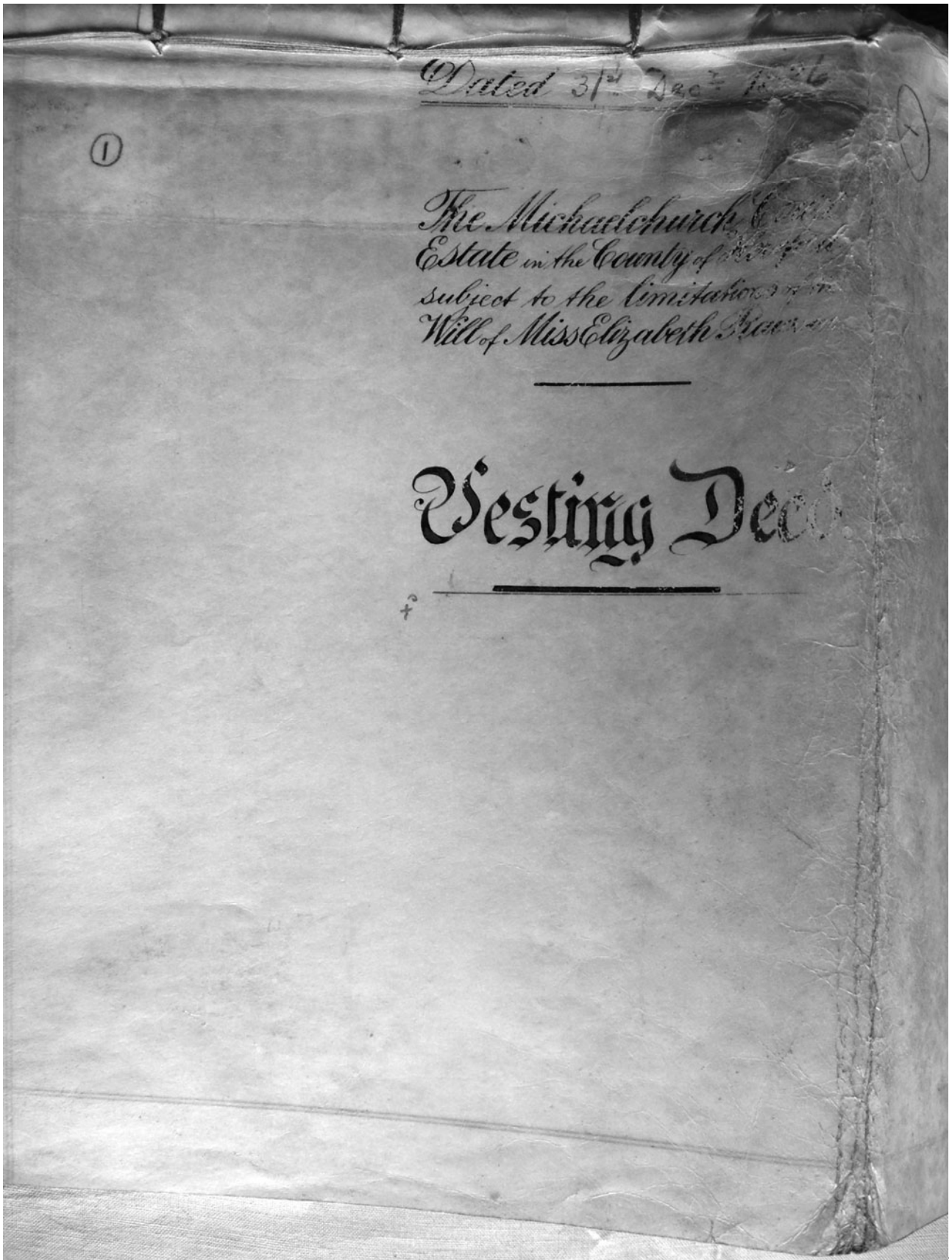
Click here to download a PDF file containing [photographs of the schedules](#)

Click here to download a PDF file containing [photographs of the Estate map](#)

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To all to whom  these Presents shall come

Guy Rawson Trafford
of Hill Court Ross in the County of Hereford Esquire
and Lionel Guy Trafford of Turvey House Holmer
in the same County Esquire (hereinafter together called
"the Trustees") Send Greeting **Sheweth** Elizabeth
Rawson late of Nidd Hall in the County of York and
N^o 4 Tilney Street Park Lane in the County of Middlesex
Spinster made her Will dated the sixteenth day of August
One thousand eight hundred and seventy eight and devised
by paragraph 7 thereof the Manors of Ewyas Lacy and Brassowall
and the Michaelchurch Esoley Court Estate all in the said County
of Hereford including such parts of the same Estate as were
copyhold and leaseholds for lives and the advowson of St. Margaret
and Michaelchurch Esoley. And also by way of further devise
All and singular other the estates farms lands and hereditaments
of whatever tenure in the said County of Hereford
which she was then or should be thereafter seized or possessed
of or entitled to either at law or in equity or competent to
dispose of beneficially by that her Will and the appurtenances
To the use of Charles Guy Trafford (who predeceased her) during
his life with remainder as to the house and gardens thereto at
Esoley Court and such buildings and land not exceeding
in the whole twenty acres as the Trustees or Trustee for the
time being of the powers of sale and exchange thereinafter
limited over the same hereditaments should from time to time
during the life of Caroline Ann Trafford (therein called
Caroline Trafford) the wife of the said Charles Guy Trafford
by any writing under their or his hands or hand declare to be
in their or his judgment convenient to be occupied by her
therewith To the use of the said Caroline Ann Trafford so
long thenceforth during her life as she should think fit
continuously to use the said house as her principal or
only place of residence. And as to all the said Manors
estates advowsons farms land and hereditaments in the said
County of Hereford (hereinafter called the Herefordshire Estate)
subject to the use thereinbefore limited to the said Caroline
Ann Trafford as aforesaid and subject also to a testamentary
power of appointment conferred on the said Charles Guy
Trafford which was never exercised To the use of Henry
Randolph Trafford the second son of the said Charles Guy

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Trafford and his assigns during his life with remainder
To the use of the first and every other son of the said
Henry Randolph Trafford severally and successively according
to their respective seniorities in tail general with divers remainders
over And by paragraph 20 of the said Will it was declared
that it should be lawful at any time or times during the
lives or life of any person to whom an estate for his or
her life was thereby limited or within twenty one years next
after the death of the last survivor of them for the
said Charles Guy Trafford and Sir Edward Hopton and
Henry Edmund (14th) Viscount Mountgarret (therein called
Henry Edmund Butler but hereinafter called Lord Mountgarret)
and the survivors and survivor of them and the executors
or administrators of such survivor to sell or exchange
the Herefordshire estate or any part or parts thereof
in manner therein mentioned and to lay out the moneys
arising under such powers of sale and exchange in the
purchase of other hereditaments And by paragraph 68
of the said Will it was provided that if the Trustees
for the time being for any of the purposes of the
said Will or any of them should die or be desirous of
being discharged there and in every such case it should
be lawful for the surviving or continuing trustee for the
same purposes by any writing under his hand and seal
to nominate and substitute any one or more person or persons
to be a trustee or trustees in the place of any and every
trustee so dying or being desirous of being discharged as
aforesaid And it was also declared that the said power
might if thought fit be so exercised that there should
be different sets of trustees for the different purposes
of the said Will And by paragraph 70 of the said Will
Henry Edmund (13th) Viscount Mountgarret and the said
Charles Guy Trafford and Lord Mountgarret were appointed
Executors of the said Will And whereas by a Codicil
dated the fifteenth day of July One thousand eight
hundred and eighty one to her said Will the said Testatrix
limited to the said Sir Edward Hopton and Lord
Mountgarret a term of Two hundred years from her decease
in the Herefordshire Estate (except that part thereof wherein
a determinable life interest had been by the said Will
limited to the said Caroline Ann Trafford) in

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immediate precedence to the life estate therein by the said Will limited to the said Henry Randolph Trafford upon trust in manner therein mentioned to raise and pay to the said Caroline Ann Trafford during her life an annuity of Five hundred pounds and also to raise and pay a certain annuity to Henry Trafford Trafford during his life which failed owing to his death in the lifetime of the Testatrix and a certain annuity to Laura Trafford the wife of the said Henry Trafford Trafford which was revoked by a subsequent codicil. **And whereas** the said Testatrix died on the twenty ninth day of November One thousand eight hundred and ninety and her said Will with six codicils thereto was proved in the Principal Probate Registry on the twelfth day of March One thousand eight hundred and ninety one by the said Henry Edmund (13th) Viscount Mountgarret and Lord Mountgarret (the said Charles Guy Trafford having died in the lifetime of the Testatrix) **And whereas** the said Caroline Ann Trafford died on the ninth day of August One thousand nine hundred and eight **And whereas** the said Henry Randolph Trafford died on the twelfth day of October (One thousand nine hundred and ten leaving him surviving an only son Richard Randolph William Rawson Trafford who was born after the death of the said Testatrix and is now of the age of nineteen years or thereabouts) **And whereas** the said Sir Edward Hopton died on the nineteenth day of January One thousand nine hundred and twelve **And whereas** by an Indenture dated the twenty third day of April One thousand nine hundred and twelve and made between the said Lord Mountgarret of the one part and the said Guy Rawson Trafford and Edward Michael Hopton of the other part the said Lord Mountgarret appointed the said Guy Rawson Trafford and Edward Michael Hopton to be trustees of the said Will and codicils in the place of the said Sir Edward Hopton deceased and of the said Lord Mountgarret who was desirous of being discharged for the purposes of all such trusts powers and discretions as by the said Will and codicils were conferred on the said Sir Edward Hopton and Lord Mountgarret as the trustees thereby appointed to exercise the powers of sale and exchange thereby given in respect of the Herefordshire Estate

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And whereas the said Edward Michael Hopton died on the seventeenth day of March One thousand nine hundred and sixteen And whereas by an Indenture dated the fourth day of October One thousand nine hundred and sixteen and made between the said Guy Rawson Trafford of the one part and the said Lionel Guy Trafford of the other part the said Guy Rawson Trafford appointed the said Lionel Guy Trafford to be a trustee of the said Will and codicils in the place of the said Edward Michael Hopton and jointly with him the said Guy Rawson Trafford for the purposes of all such trusts powers and discretions as by the said Will and codicils were conferred on the said Sir Edward Hopton and Lord Mountgarret as the Trustees thereby appointed to exercise the powers of sale and exchange thereby given in respect of the Herefordshire Estate And whereas particulars of the lands and hereditaments now constituting or representing the Herefordshire Estate are specified in the Schedule hereunder written And whereas the Trustees have determined to execute this Vesting Deed for the purpose of giving effect to the requirements of the Settled Land Act 1925

Now this Deed witnesseth as follows:

1. **She** Trustees as Trustees hereby declare that All and singular the hereditaments particulars whereof are specified in the Schedule hereunder written and delineated so far as the same are capable of delineation on the plan hereto annexed and all other (if any) messuages lands tenements rents rent charges advowsons and hereditaments which now by any means form part of the Herefordshire Estate subject to the limitations of the said Will and codicils are vested in the Trustees in fee simple.
2. **And** that the Trustees shall stand possessed of the said hereditaments and premises upon the trusts and subject to the powers and provisions upon and subject to which under the settlement created by the said Will and codicils the same ought from time to time to be held.
3. **And** that the Trustees are the Trustees of the Settlement for the purposes of the Settled Land Act 1925.
4. **And** that the power to appoint a new trustee or new trustees of the settlement is vested in the surviving or continuing trustee or trustees (if any) (whether such surviving trustee or trustee shall be willing to continue to act in other respects or not) or if there shall be no surviving trustee then in the executors or administrators of the then last surviving trustee.

In witness whereof the said parties to these presents have hereunto set their hands and seals the thirty-first day of December One thousand nine hundred and twenty six



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Observations:

None