



The History of Ewyas Lacy: Michaelchurch Estate

Document Record

Held at: Private Collection

Reference: LD_rs_0007

Source: Original documents

Title: Digital Images Collection: Photographs of Conveyance of Bridge farm in the Michaelchurch Court Estate

Place name: Michaelchurch Escley

Date: 1953

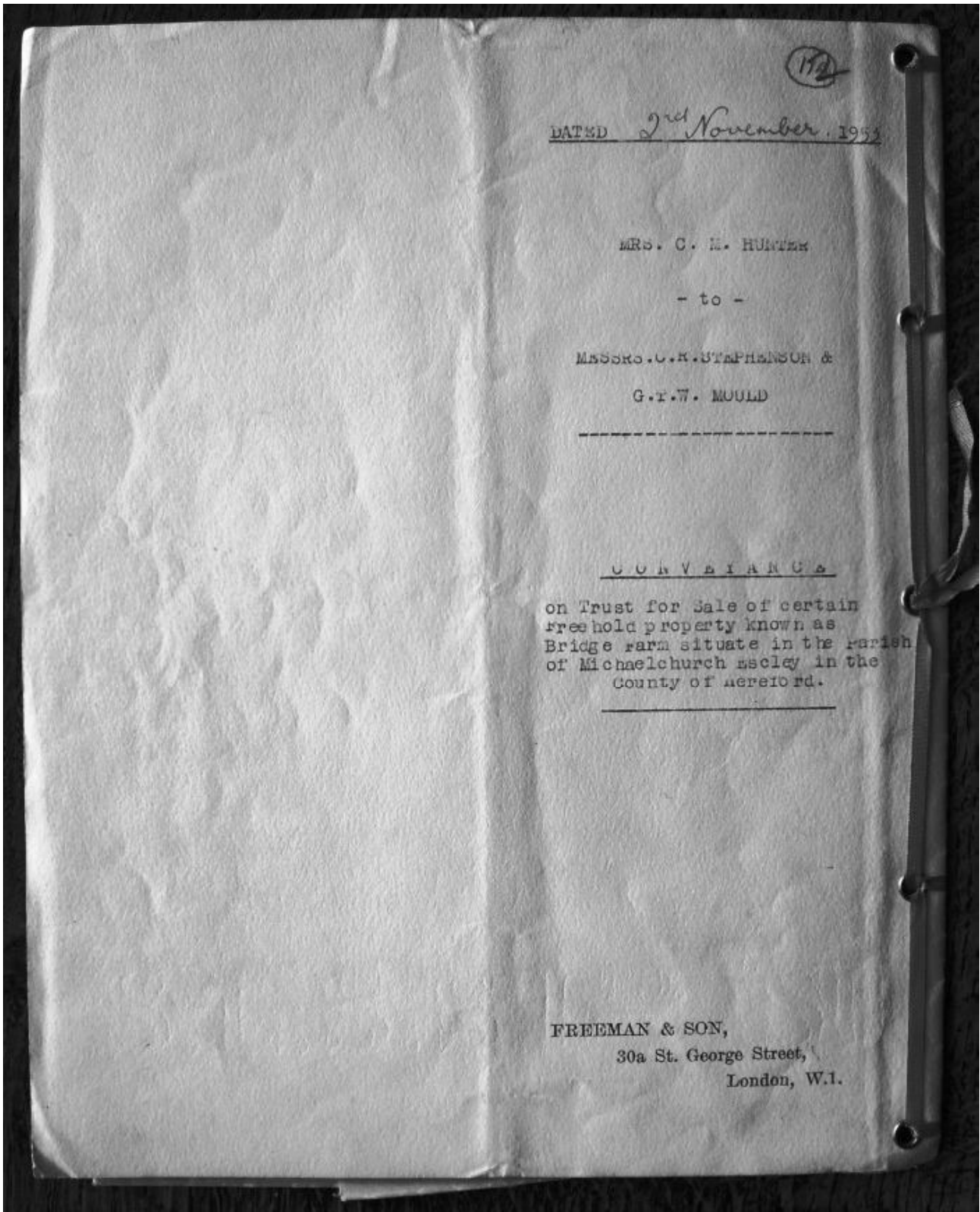
Description:

Photographs of a conveyance dated 2nd November 1953 of freehold property known as Bridge farm [part of the Michaelchurch Court Estate] on trust for sale; Mrs CM Hunter to trustees. Maps of Bridge farm and a schedule of fields are included

Digital Images Collection: Photographs of Conveyance of Bridge farm in the Michaelchurch Court Estate

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PRESENTED

27 NOV 1953

No. 043500



THIS CONVEYANCE ON TRUST FOR SALE is made the *Second* day of *November* One

thousand nine hundred and fifty three BETWEEN

MARGARET HUNTER of Michaelchurch court near Abergavenny in the county of Monmouth widow

(hereinafter called "the Settlor") of the one part

ROWLAND STEPHENSON of 9 Basinghall Street

LONDON W.C.2. Chartered Accountant and GRAHAM

WALTER MOULD of 30A St. George Street

LONDON W.1. Solicitor (hereinafter called "the

Trustees which expression where the context admits

shall include the survivors or survivor of them or

other the Trustees or Trustee for the time being of

this Conveyance) of the other part ...

WHEREAS the property hereinafter described and

expressed to be hereby conveyed (hereinafter called

"the specified property) is with other property

subject to a Mortgage (hereinafter called "the

Mortgage") dated the Eleventh day of May One thousand

nine hundred and fifty one and made between the

Settlor of the one part and Bettina Maud Capper

William George Barrenger and Noel Edgar Barraclough

of the other part upon the security of which the

principal sum of Four thousand one hundred and twenty

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five pounds together with current interest thereon 1
now owing

AND WHEREAS the Settlor is seized of the specified
property for a legal estate in fee simple absolute 1
possession subject to the mortgage but otherwise free
from incumbrances

AND WHEREAS the Settlor being desirous of settling
the specified property has determined to convey the
same to the trustees to the intent that the same may
be held upon the trusts hereinafter appearing

AND WHEREAS the Settlor has also determined to make
such provision as hereinafter appears for the relief
of the Trustees and the specified property from the
burden of the mortgage

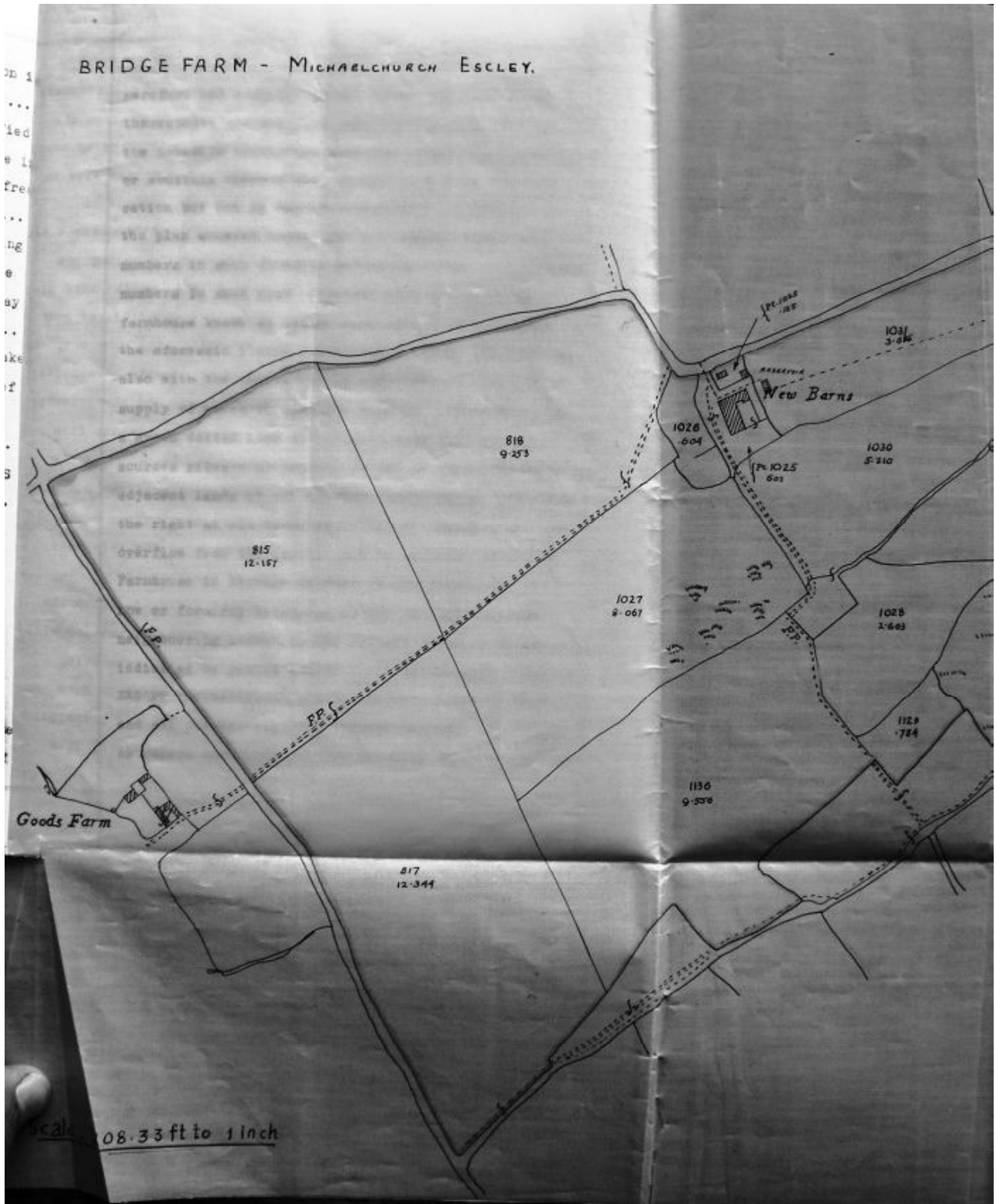
NOW THIS CONVEYANCE W I T N E S S E T H AND IT IS
HEREBY AGREED AND DECLARED as follows:-

1. THIS Conveyance is made in pursuance of the
said desire and determination of the Settlor and in
consideration of her natural love and affection for
her descendants and for divers other good causes and
considerations

2. THE Settlor as settlor HEREBY CONVEYS unto
the Trustees ALL THOSE several closes or pieces
of land which are known as bridge farm and are situated
in the Parish of Michaelchurch Esday in the county of

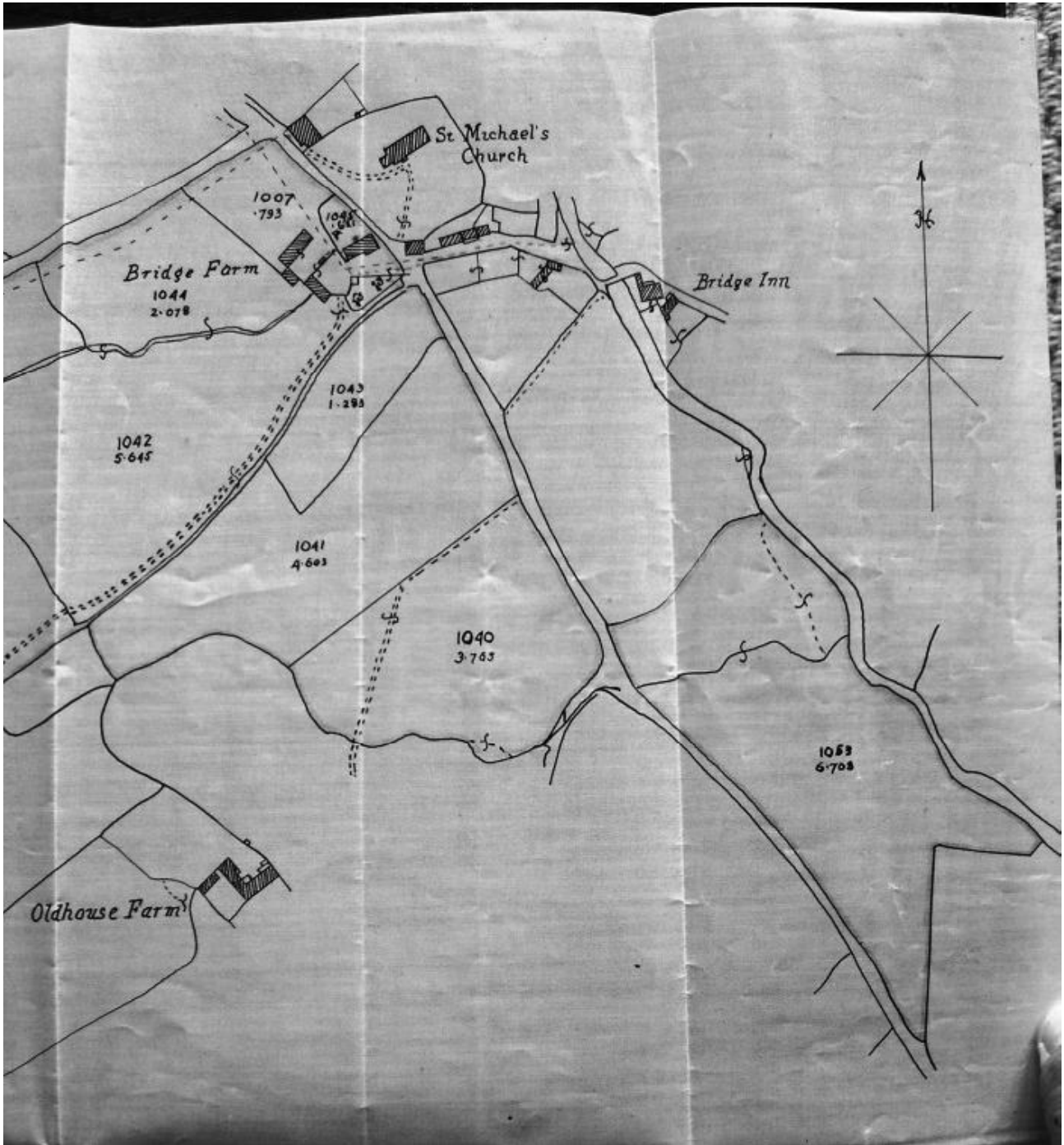
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Hereford and comprise in the whole 111.581 acres or thereabouts and are more particularly described in the Schedule hereto and with the respective boundaries or abuttals thereof are (by way of further identification but not by way of restriction) delineated on the plan annexed hereto and are thereon edged pink the numbers in such Schedule referring to the corresponding numbers in such plan together with the messuage or farmhouse known as Bridge Farm and other buildings on the aforesaid pieces or parcels of land And Together also with the uninterrupted right at all times to a supply of water through the pipe or conduit shown by a green dotted line on the said plan from natural sources situate or arising on the neighbouring or adjacent lands of the Settlor And Together also with the right at all times hereafter of draining away the overflow from the septic tank or cesspool of Bridge Farmhouse in through or over the neighbouring land now or formerly belonging to the Settlor into the neighbouring stream by the culvert drain or ditch indicated by yellow dotted lines on the said plan] but EXCEPT NEVERTHELESS AND RESERVING to the Settlor and all persons claiming through or under her owner or owners and occupiers for the time being of property

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or properties lying to the Eastward of the property hereby conveyed the right to take water from the Reservoir shown on the said plan through or by means of the pipe line indicated by a red dotted line on the said plan the Settlor and such persons as aforesaid nevertheless paying and contributing a fair proportion of the cost of keeping the said pipes shown by green and red dotted lines on the said plan and also the said Reservoir cleansed repaired and renewed when necessary TO HOLD the same unto the Trustees in fee simple UPON the trusts hereinafter appearing SUBJECT to the Mortgage and the principal sum of four thousand one hundred and twenty five pounds now owing on the security thereof and the interest due and to become due on such sum but with the benefit of the provisions hereinafter contained for the relief of the trustees and the specified property from the burden of the Mortgage

3. (1) THE Settlor HEREBY COVENANTS with the trustees and each of them that she the Settlor will pay to the person or persons for the time being entitled to the benefit of the Mortgage on such payment being lawfully demanded the said principal sum of Four thousand one hundred and twenty five

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pounds so owing on the security of the Mortgage as aforesaid and the interest now and henceforth to become due in respect thereof and will at all times keep the trustees and each of them effectually indemnified against the same and every part thereof and all actions proceedings costs charges claims and demands whatsoever in respect thereof ...

(ii) AS between the specified property and the other property subject to the Mortgage such other property shall be primarily liable for all moneys secured by the Mortgage and :-

(a) Neither the trustees nor their successors in title the owners for the time being of the specified property nor the specified property shall be liable to make any contribution to the Settlor or her successors in title the owners for the time being of such other property towards any moneys required for the discharge of the Mortgage;

(b) The Trustees and their said successors in title and the specified property shall be exonerated by the Settlor or her said successors in title or out of such other property in respect of any moneys paid by them in or towards the discharge of the Mortgage or in respect of any part of the burden of the Mortgage

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which has been borne by the specified property

4. THE Trustees shall stand possessed of the specified property UPON TRUST at their discretion to sell the same but with full power to postpone the sale of all or any part thereof so long as they shall think proper without responsibility for loss arising therefrom

5. THE Trustees shall hold the net proceeds of sale of the specified property or any part thereof and any capital moneys which may be received under the provisions of clause 3 hereof on the one hand and the net rents and profits until sale of the specified property or the unsold part thereof and any moneys in the nature of income which may be received under the provisions of clause 3 hereof on the other hand UPON the trusts and with and subject to the powers and provisions declared and contained concerning the Trust Fund and the income thereof respectively by and in a Settlement already prepared and intended to bear the same date as this conveyance and to be made between the same persons as are parties hereto and in the same order

6. ANY trustee for the time being hereunder being a Chartered Accountant Solicitor or other person engaged in any profession or business shall be



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entitled to charge and be paid all usual professional or other charges for business done by him or his firm in the premises before the twenty first anniversary of the death of the last survivor of such of the descendants of His late Majesty King George the fifth as are now living whether in the ordinary course of his profession or business or not and although not of a nature requiring the employment of a chartered Accountant Solicitor or other professional person ...

I N W I T N E S S the parties hereto have hereunto set their hands and seals the day and year first above written

THE SCHEDULE above referred to PARTICULARS of the Lands in the Parish of Michaelchurch Esley in the County of Hereford conveyed by the above-written Deed... ..

<u>Number on Plan to above written Deed</u>	<u>Description</u>	<u>Acreage according to Ordnance Survey</u>
815	Arable	12.157
817	do.	12.344
818	do.	9.253
1007	Pasture	.793
Pt. 1025	Buildings & Pasture	.602
1026	Pasture	.604



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1027	Arable	8.067
1028	Woodland	2.602
1029	Pasture	4.465
1030	do.	5.210
1031	Arable	3.686
1033	Pasture	5.432
1034	do.	.424
1035	Arable	8.137
1040	Pasture	3.765
1041	do.	4.603
1042	Arable	5.645
1043	Pasture	1.283
1044	do.	2.078
1045	Homestead	.621
1053	Pasture	6.708
1128	do.	2.626
1129	do.	.794
1136	Arable	9.556
Pt. 1025	Cottage & Garden	.125
Total		111.581

SIGNED, SEALED and DELIVERED by)
 the above named Clare Margaret)
 Hunter in the presence of:-)

Witness Name: *Johned M. Curra*
 Address: *7 Bloombury Mansions London W.C.1*
 Description: *Journalist*

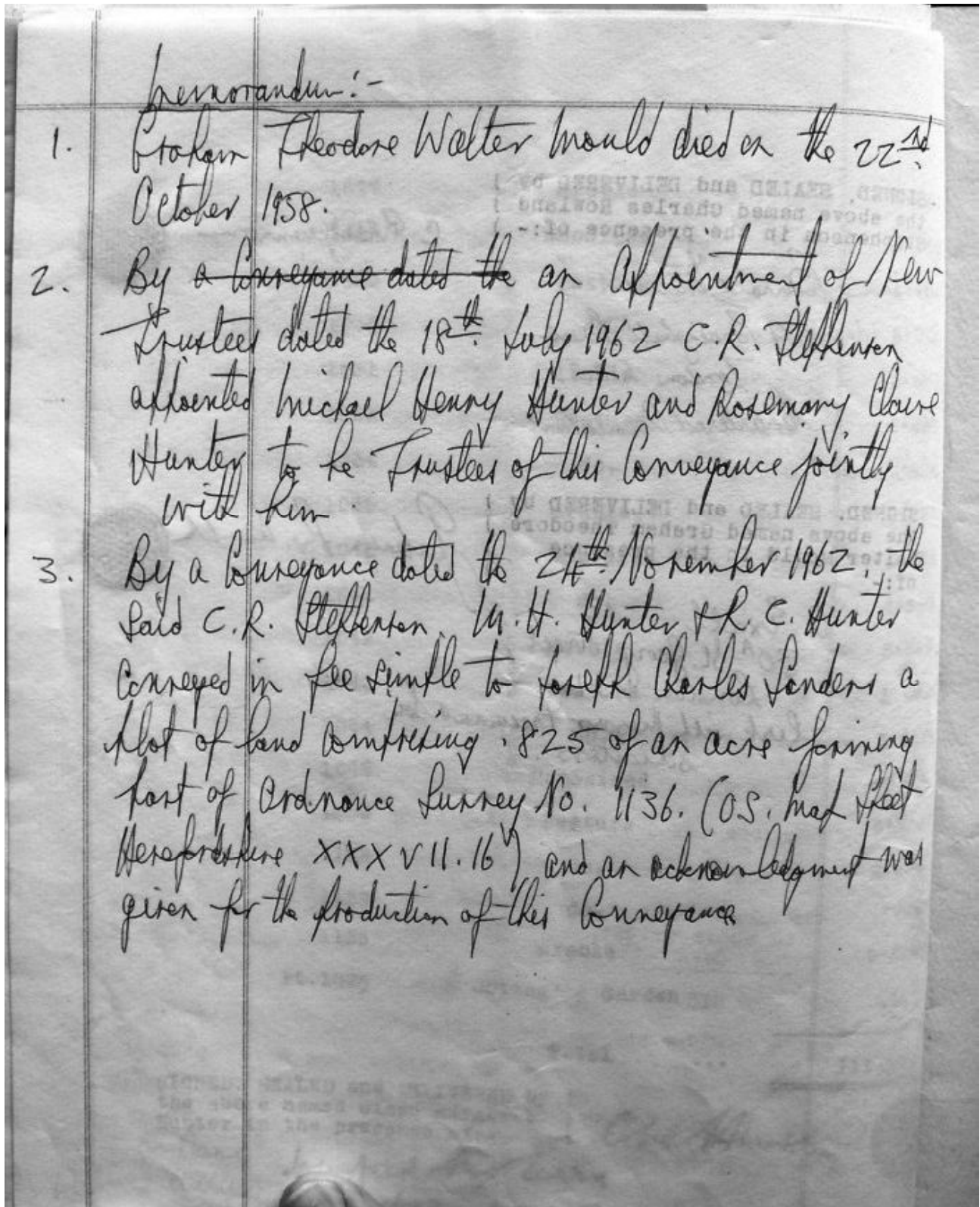
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SIGNED, SEALED and DELIVERED by) the above named Charles Rowland) Stephenson in the presence of:-)	
) <i>C. Rowland Stephenson</i>	
Name	<i>Bernard Miller</i>
Address	<i>9 Basinghall Street, London E.C.2.</i>
Description	<i>Chartered Accountant</i>
SIGNED, SEALED and DELIVERED by) the above named Graham Theodore) Walter Mould in the presence) of:-)	
) <i>Graham R. Mould</i>	
<i>A. Exall</i>	
<i>30^A St. George Street,</i>	
<i>London W.1.</i>	
<i>Clerk with Messrs. Freeman & Son,</i>	
<i>Solicitors.</i>	

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Observations:

None