



# 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 properties and lands in the Michaelchurch Court Estate

**Place name:** Michaelchurch Escley, St Margarets, Craswall

**Date:** 1962

## Description:

Photographs of a conveyance dated 1<sup>st</sup> August 1962 of freehold property comprising Bank farm, Gigfrau farm, Mill farm and lands, Bridge Inn and Bridge In lands, Firs farm [part], Quarry cottage, Church House, Belle Vue cottage, the Smithy cottage and woodlands [all part of the Michaelchurch Court Estate] from Mrs CM Hunter to MH Hunter. A schedule of properties including area and description of fields is included, along with a map. The document is annotated with several memoranda relating to property in Michaelchurch Escley including: a conveyance dated 15<sup>th</sup> February 1978 from MH Hunter to J Stewart of Mill cottage buildings; a conveyance dated 17<sup>th</sup> February 1984 from MH Hunter to RJ Stewart of the Corn Mill; a conveyance dated 15<sup>th</sup> October 1979 from MH Hunter to AW Crane and others of the Bridge Inn and land; a Deed of Grant of easement from MH Hunter to the Welsh Water Authority to lay a water main; a conveyance dated 16<sup>th</sup> December 1980 from MH Hunter to J Stewart of a parcel of land [now Michaelchurch House]; a conveyance dated 10<sup>th</sup> April 1981 from MH Hunter to JM Bracey and others of Firs Farmhouse.

Digital Images Collection: Photographs of Conveyance of properties and lands in the Michaelchurch Court Estate

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MEMORANDUM

By a Conveyance dated the 15th day of February 1978 and made between the within-named MICHAEL HENRY HUNTER of the one part and JACQUELINE STEWART of the other part ALL THAT piece or parcel of land known as Mill Cottage Buildings Michaelchurch Escley in the County of Hereford and Worcester as then pegged out and more particularly described and edged red on the plan thereto attached together with certain rights relating to a supply of water was conveyed to the said JACQUELINE STEWART in fee simple excepting and reserving and subject to the covenants and provisions therein contained and her right to production and delivery of copies of the within-written Conveyance was therein acknowledged and an undertaking for safe custody of the same was also therein contained.

42  
17  
DATED 15<sup>th</sup> August, 1962.

Mrs. CLARE MARGARET HUNTER

- to -

MICHAEL HENRY HUNTER, Esq.,

CONVEYANCE

of part of the Michaelchurch Court Estate, Herefordshire.

Antony Duke & Co.,  
11a, Dawson Place,  
London, W.2.

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Memorandum that by a Conveyance dated 17<sup>th</sup> day of February 1964 and made between the within named Michael Henry Hunter of the one part and Ronald John Stewart of the other part ALL THAT piece or parcel of land known as Cornmill, situate at Michaelchurch Escley in the County of Hereford and Worcester and more particularly described and edged red on the plan No. 1. thereto attached together with certain rights therein mentioned was conveyed to the said Ronald John Stewart in fee simple, excepting and reserving and subject to the covenants and provisions therein contained and his right to production and delivery of copies of the within written conveyance was therein acknowledged and an undertaking for safe custody of the same was also therein contained.

By a Conveyance dated the 15<sup>th</sup> October 1479 the within named Michael Henry Hunter conveyed unto Arthur William Crane and Nancy Joyce Crane All THAT the messuage ~~was~~ known as the Bridge Inn (with land belonging thereto) situate at Michaelchurch Escley in the County of Hereford and Worcester and that Conveyance contained an acknowledgement and undertaking in respect of (inter alia) the within written Conveyance.

MEMORANDUM that by a Deed of Grant made the Thirteenth day of April 1980 between Michael Henry Hunter (the Grantor) (1) and the Welsh Water Authority (the Authority) (2) the Grantor granted to the Authority an easement in fee simple to lay a water main in the Location identified on the plan incorporated therein together with ancillary rights therein mentioned and the said Deed of Grant contained an acknowledgement for production and delivery of copies and an undertaking for safe custody of the within written Deed.

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PRESENTED  
29 AUG 1962  
No. 28053

THIS CONVEYANCE is made the *first* day of August One thousand Nine hundred and Sixty-two BETWEEN CLARE MARGARET HUNTER of The Court Michaelchurch Eskley in the County of Hereford Widow (hereinafter called "Mrs. Hunter") of the one part and MICHAEL HENRY HUNTER of Bridge Farm Michaelchurch Eskley in the County of Hereford Esquire of the other part

WHEREAS under and by virtue of a Deed of Conveyance made the Twenty-seventh day of June One thousand Nine hundred and Forty-four between BETTINA MAUD CAPPER of the one part and MRS. HUNTER of the other part MRS. HUNTER is the estate owner in respect of the fee simple of the property hereby assured in possession subject to the three Mortgages set out in the Second Schedule hereto but otherwise free from incumbrances

NOW THIS DEED made in consideration of the natural love and affection of Mrs. Hunter for her son the said Michael Henry Hunter WITNESSETH as follows:-

- MRS. HUNTER as Settlor HEREBY GRANTS AND CONVEYS to the said MICHAEL HENRY HUNTER ALL AND SINGULAR the lands messuage tenements and premises forming part of the Michaelchurch Court Estate situate in the Parish of Michaelchurch Eskley in the County of Hereford and known as Bank Farm Gigfrou Farm The Mill Farm and lands The Bridge Inn and Bridge Inn lands and that part of Pire Farm situate on the East side of the road leading from Michaelchurch Eskley to Hay-on-Wye and the four cottages known as Quarry Cottage Church House Belle Vue Cottage and the Smithy Cottage and garden as the same are more particularly described in the First Schedule hereto and delineated and coloured pink on the Plan annexed hereto TOGETHER WITH such rights to a supply of water from sources on the adjacent land of Mrs. Hunter as are at present enjoyed by the occupants of the land hereby conveyed TO HOLD the same unto the said MICHAEL HENRY HUNTER in fee simple for his own use and benefit absolutely and free from any resulting Trust in favour of Mrs. Hunter
- MRS. HUNTER HEREBY ACKNOWLEDGES the right of the said MICHAEL HENRY HUNTER to production of the said Deed of Conveyance dated the Twenty-seventh day of June One thousand Nine hundred and Forty-four and to delivery of copies thereof
- IT IS HEREBY CERTIFIED that the transaction hereby effected does not form part of a larger transaction or of a series of transactions

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in respect of which the amount or value or the aggregate amount or value of the consideration exceeds

IN WITNESS WHEREOF the Parties hereto have hereunto set their hands and seals the day and year first before written \_\_\_\_\_

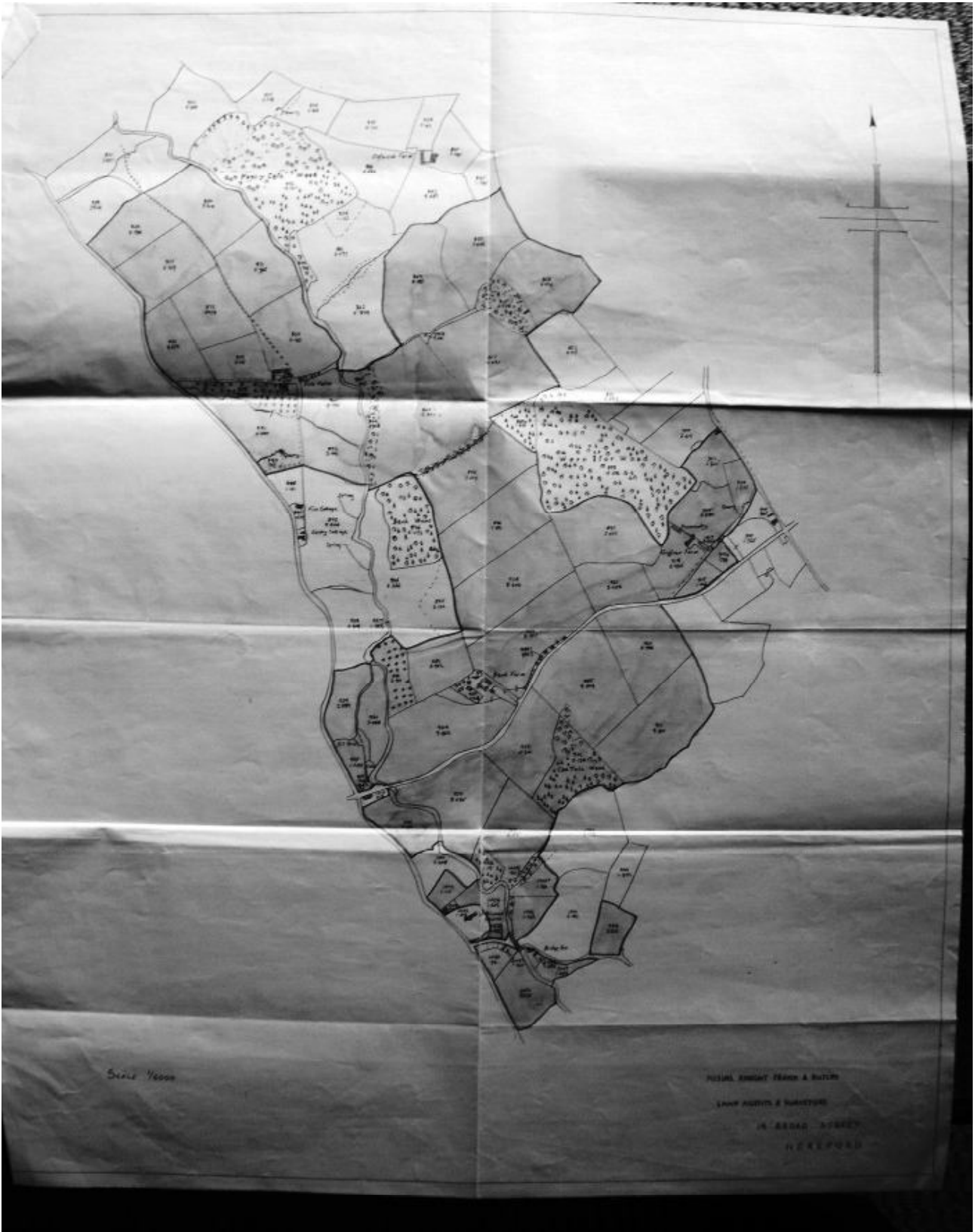
THE FIRST SCHEDULE above referred to

BANK FARM

<u>ORDNANCE NO.</u>	<u>PARISH</u>	<u>DESCRIPTION</u>	<u>AREA</u>
854	Michaelchurch Eskley	Pasture	6.524
855	- do -	Pasture	7.606
857	- do -	Pasture	10.097
858	- do -	Pasture	.681
859	- do -	Pasture	6.183
863	- do -	Pasture	13.856
864	- do -	Pasture	1.954
865	- do -	Pasture	.871
895	- do -	Arable	7.503
896	- do -	Arable	7.893
920	- do -	Arable	6.986
923	- do -	Arable	8.327
924	- do -	Arable	8.608
927	- do -	Brook	.700
941	- do -	Pasture	2.411
942	- do -	Pasture	3.952
943	- do -	Homestead	1.318
944	- do -	Pasture	.495
945	- do -	Arable	9.393
961	- do -	Pasture	9.760
963	- do -	Arable	5.601
964	- do -	Pasture	9.462
970	- do -	Pasture	8.035
971	- do -	Arable	5.559
<b>T O T A L:</b>			<b>145.773</b>

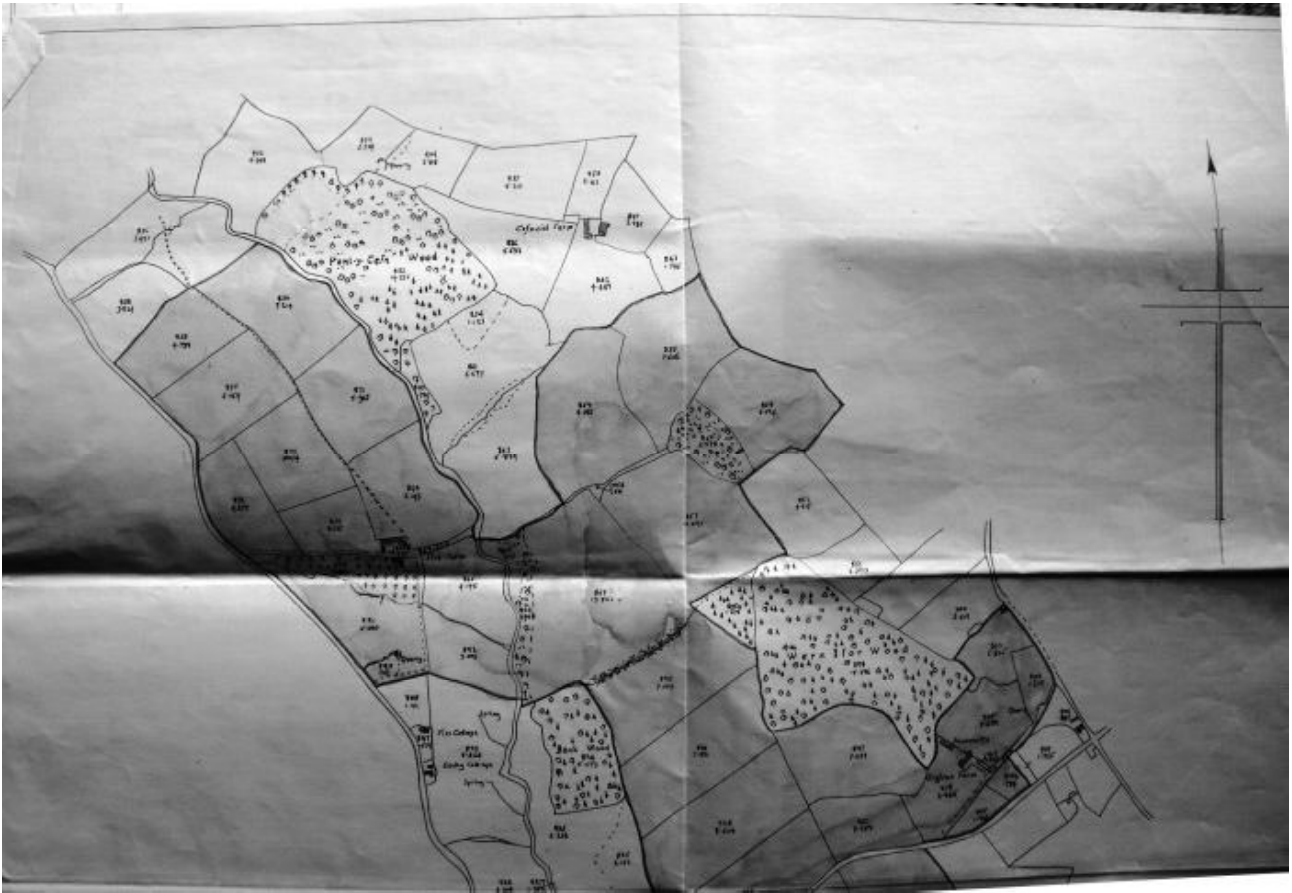
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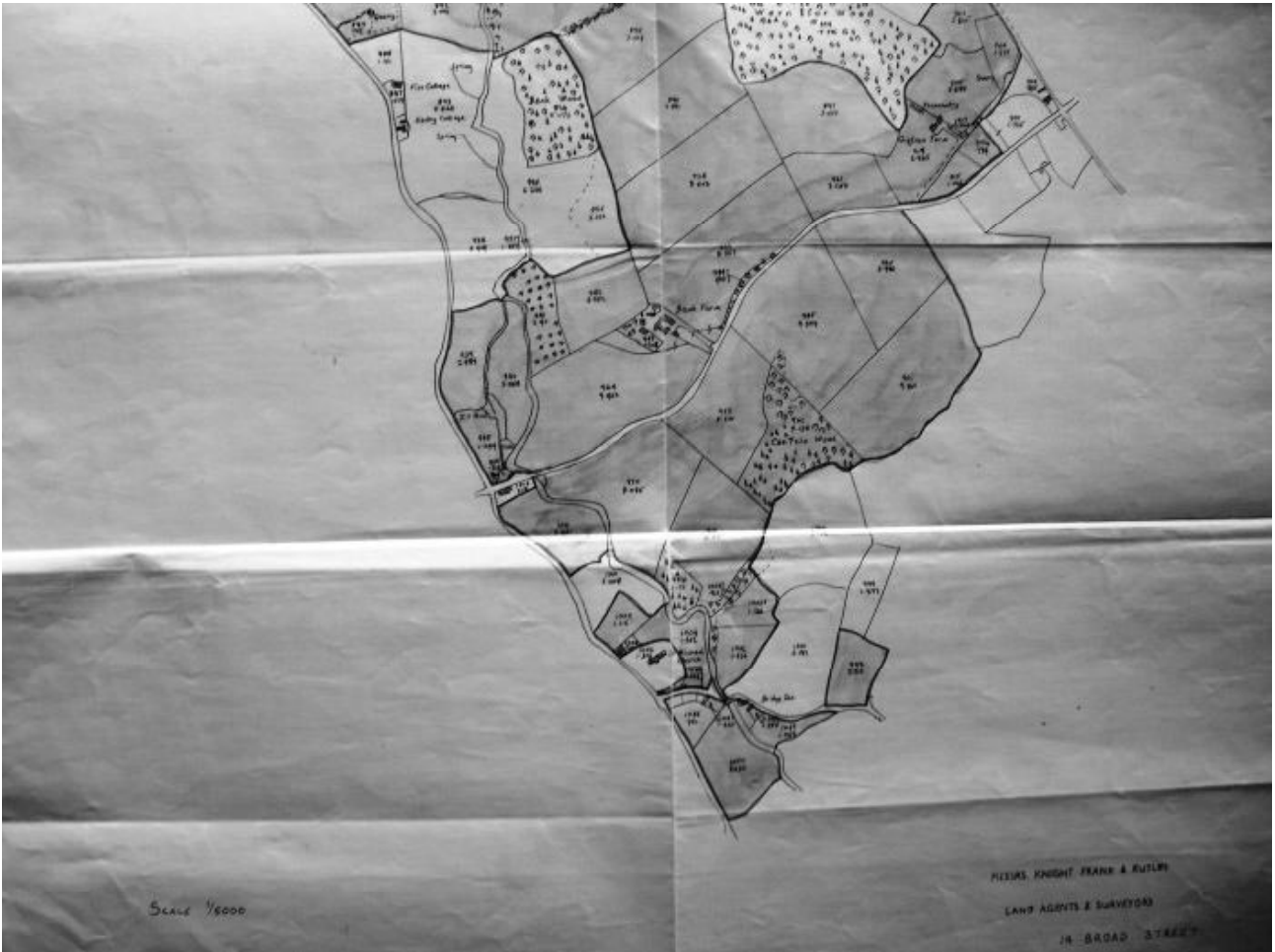
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### G I C F R A U F A R M

<u>ORDNANCE NO.</u>	<u>PARISH.</u>	<u>DESCRIPTION.</u>	<u>AREA.</u>
897	Michaelchurch Eskley	Pasture	7.077
903	- do -	Pasture	2.525
904	- do -	Pasture	1.375
905	- do -	Pasture	3.689
915	- do -	Pasture	1.026
915a	- do -	Pasture	.764
916	- do -	Pasture	.753
917	- do -	Homestead	.222
918	- do -	Pasture	2.965
921	- do -	Pasture	3.658
T O T A L:			<u>24.074</u>

### T H E M I L L F A R M and L A N A S

<u>ORDNANCE NO.</u>	<u>PARISH.</u>	<u>DESCRIPTION.</u>	<u>AREA.</u>
925	Michaelchurch Eskley	Pasture	1.244
929	- do -	Mill and buildings	.314
939	- do -	Pasture	2.989
940	- do -	Pasture	3.068
1009	- do -	Pasture	1.116
1011	- do -	Pasture	3.451
T O T A L:			<u>12.162</u>

### T H E B R I D G E I N N

<u>ORDNANCE NO.</u>	<u>PARISH.</u>	<u>DESCRIPTION.</u>	<u>AREA.</u>
1048	Michaelchurch Eskley	Bridge Inn and Buildings	<u>.285</u>

### T H E B R I D G E I N N L A N D S

<u>ORDNANCE NO.</u>	<u>PARISH.</u>	<u>DESCRIPTION.</u>	<u>AREA.</u>
998	Michaelchurch Eskley	Pasture	2.213
1002	- do -	Pasture	1.636
1002a	- do -	Pasture	1.266
1004	- do -	Pasture	1.602
1046	- do -	Pasture	.791
1049	- do -	Pasture	1.059
1050	- do -	Pasture	3.630
TOTAL:			<u>12.197</u>

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### FIRS FARM

<u>ORDNANCE NO.</u>	<u>PARISH.</u>	<u>DESCRIPTION.</u>	<u>AREA.</u>
829	Michaelchurch Eskley	Arable	4.798
830	- do -	Arable	7.214
866	- do -	Pasture	4.195
867	- do -	Roadway	.625
868	- do -	Homestead	.527
869	- do -	Pasture	6.143
871	- do -	Pasture	5.967
872	- do -	Arable	5.074
873	- do -	Pasture	3.227
874	- do -	Pasture	3.083
876	- do -	Arable	4.279
877	- do -	Pasture	6.154
889	- do -	Quarry	.707
891	- do -	Pasture	5.060
892	- do -	Arable	<u>3.091</u>
T O T A L:			<u>60.144</u>

### QUARRY COTTAGE

<u>ORDNANCE NO.</u>	<u>PARISH.</u>	<u>DESCRIPTION.</u>	<u>AREA.</u>
Pt.1047	Michaelchurch Eskley	Cottage and Garden.	<u>.189</u>

### CHURCH HOUSE

<u>ORDNANCE NO.</u>	<u>PARISH.</u>	<u>DESCRIPTION.</u>	<u>AREA.</u>
1008	Michaelchurch Eskley	Cottage and Garden	<u>.201</u>

### BELLE VUE COTTAGE

<u>ORDNANCE NO.</u>	<u>PARISH.</u>	<u>DESCRIPTION.</u>	<u>AREA.</u>
Pt.1005	Michaelchurch Eskley	Cottage.	.084
Pt.1047	- do -	Garden (opposite).	.135
T O T A L:			<u>.159</u>

### SMITHY COTTAGE

<u>ORDNANCE NO.</u>	<u>PARISH.</u>	<u>DESCRIPTION.</u>	<u>AREA.</u>
Pt. 1005	Michaelchurch Eskley	Cottage and Smithy	.371
Pt.1047	- do -	Garden (opposite).	.096
T O T A L:			<u>.467</u>

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### WOODLANDS

<u>ORDNANCE NO.</u>	<u>PARISH.</u>	<u>DESCRIPTION.</u>	<u>AREA.</u>
856	Michaelchurch Eskley	Woodland	2.538
962	- do -	Woodland	5.138
971A.	- do -	Woodland	1.172
1003	- do -	Woodland	.916
T O T A L:			<u>9.764</u>

### S U M M A R Y

<u>HOLDING</u>	<u>AREA</u>
Bank Farm	145.773
Gigfrau Farm	24.074
The Mill Farm and Lunds	12.182
The Bridge Inn	.285
The Bridge Inn Lands	12.197
Part Firs Farm	60.144
Quarry Cottage	.169
Church House	.201
Belle Vue Cottage	.159
Smithy Cottage	.467
Woodlands	<u>9.764</u>
T O T A L:	<u>265.435</u>

### THE SECOND SCHEDULE above referred to

1. A MORTGAGE dated the Thirty-first day of August One thousand Nine hundred and Fifty and made between MRS. HUNTER of the one part and EDWARD BRAMLEY MICHAEL JOHN HUNTER (since deceased) and WILLIAM HOWSON of the other part whereby the property comprised in the First Schedule hereto was with other property charged with payment of the principal sum of Four thousand pounds (£4,000) the benefit of which Mortgage is now vested in the said EDWARD BRAMLEY and WILLIAM HOWSON
2. TWO MORTGAGES dated respectively the Eleventh day of May One thousand Nine hundred and Fifty-one and the First day of October One thousand Nine hundred and Fifty-three and made between MRS. HUNTER of the one part and BETTINA MAUD GAPPER WILLIAM GEORGE BARRENGER and NOEL EDGAR BARRACLOUGH (all deceased) of the other part whereby the property comprised in

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the First Schedule hereto was with other property charged by the joint effect of both Mortgages with payment of the principal sum of Four thousand One hundred and Twenty-five pounds (£4,125) the benefit of which Mortgages is now vested in the said MICHAEL HENRY HUNTER and ANTONY NEVILLE DUKE

SIGNED SEALED AND DELIVERED  
by the said CLARE MARGARET  
HUNTER in the presence of:-



*Janet Robbitt  
11a Dawson Place  
London  
W.2.  
Secretary*

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MEMORANDUM that by a Conveyance dated the Sixteenth day of December One thousand nine hundred and eighty and made between the within-named Michael Henry Hunter of the one part and Jacqueline Stewart of the other part ALL THAT piece or parcel of land being Two hundred and Fifty square yards and forming part of Ordnance Survey Number 4255 in the Parish of Michaelchurch Escley in the County of Hereford and Worcester was conveyed to the said Jacqueline Stewart in fee simple and her right to production and delivery of copies of the within written Conveyance was thereby acknowledged and an undertaking given for its safe custody

DUKE

By a Conveyance dated the 10<sup>th</sup> day of April 1981 and made between Michael Henry Hunter (1) and John Michael Bracey and Susan Rosemary Bracey (2) ALL THAT piece of land together with the buildings erected thereon and known as The First Farmhouse Michaelchurch Escley in the County of Hereford and Worcester and delineated in the plan annexed hereto and thereon edged pink was conveyed unto the said John Michael Bracey and Susan Rosemary Bracey for an estate in fee simple and their right was acknowledged to production and delivery of copies of the within Conveyance and for safe custody thereof



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## Observations:

None