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Title Number LAN78441

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Dated 27th March 1934.

Henry Vowell Harrington Esq.

to

The Lancashire County Council.

Conveyance of a freehold
farm known as Horrocks Farm situate
on the south easterly side of Leyland Lane
Leyland in the County of Lancaster

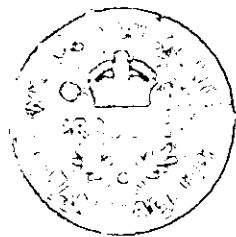
*Leyland (Earningham
Road) 1.7.8
Ground 1.7.8*

REF. No. 2037

ENTERED IN
DEED REGISTER 6.

ENTERED IN
PROPERTY REGISTER 21.11.34

5/295/2037



This Conveyance

Verelstey & Lister Ltd
MANCHESTER

is made the
twelfth day
of October one

thousand nine hundred and thirty nine Between
Henry Newell Harrington of Worden Seyland
in the County of Lancaster Esquire (hereinafter called
the Vendor) of the first part Sir William
Rothwell Hulton of Hulton Park near Bolton
in the County of Lancaster Baronet and Geoffrey
Edmond de Trafford of Croston Hall in the
said County a Captain in His Majesty's Army
(Retired) (hereinafter called the Trustees) of the
second part and The County Council for the
Administrative County of the County
Taluk of Lancaster (hereinafter called
the Purchasers) of the third part Whereas

1. By a Vesting Deed dated the twelfth day of June
one thousand nine hundred and twenty six and
made between Barton Cross and the said Sir
William Rothwell Hulton of the one part and
the Vendor of the other part the said Sir William
Rothwell Hulton and Barton Cross declared that
the property hereinafter described (with other
property) was vested in the Vendor in fee simple
upon the Trusts and subject to the powers and

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provisions upon and subject to which under the Will dated the twentieth day of April one thousand eight hundred and eighty nine and the two Codicils thereto dated respectively the twentieth day of April one thousand eight hundred and eighty nine and twenty third day of July one thousand eight hundred and ninety one which were proved in the Lancaster District Probate Registry on the nineteenth day of February one thousand eight hundred and ninety four of Susan Maria Harrington deceased who died on the tenth day of January one thousand eight hundred and ninety four or otherwise the same ought to be held from time to time And it was thereby declared that the said Sir William Rothwell Hulton and Carlton Cross were the Trustees of the Settlement created by the said Will and Codicils for the purposes of the Settled Land Act 1925 and that the statutory power of appointing a new Trustee or new Trustees of the said Settlement applied and no person was nominated to exercise such power

2. It appears from a Deed of Declaration dated the thirty first day of January one thousand nine hundred and thirty one and made between the said Sir William Rothwell Hulton of the one part and the said Geoffrey Edmond de Trafford of the other part (a Memorandum whereof is endorsed on the recited Vesting Deed) the Trustees became

and are the present Trustees of the Settlement for the purpose of the Settled Land Act 1925

3. The Vendor as such Trustee and Estate Owner as aforesaid has agreed to sell to the Purchasers and the Purchasers acting as the Local Education Authority and being desirous of acquiring the said property as a site for a School have under the powers conferred on them by the Education Act 1921 agreed to purchase the property hereinafter described and the fee simple thereof in possession free from incumbrances at the price of Three thousand two hundred and fifty pounds

Now this Deed witnesseth as follows:-

1. In pursuance of the said agreement and in consideration of the sum of Three thousand two hundred and fifty pounds by the direction of the Vendor paid by the Purchasers to the Trustees as such Trustees as aforesaid (the receipt of which sum the Trustees hereby acknowledge) the Vendor in exercise of the power for this purpose conferred on him by the Settled Land Act 1925 and all other powers and as Trustee hereby conveys unto the Purchasers ALL that piece of land situate on the southeasterly side of Leyland Lane Leyland aforesaid bounded on the north easterly side thereof by land and premises belonging to the Managers of St. John's Church of England School and others on the southeasterly side thereof by the centre of an intended new street thirty six feet wide called,

or intended to be called Earnshaw Crescent on the south-westerly side thereof by other land of the Vendor and on the north-westerly side thereof by Leyland Lane aforesaid Together with the messuage or farm house outbuildings and joiner's shops known as Horrocks Farm all which said piece of land and premises are for the purpose of identification only and not of limitation more particularly delineated in the plan hereupon endorsed and thereon surrounded by a red line and contain altogether (including the part shown on the said plan as intended to form part of the said intended new street which is at all times hereafter to be left open and unbuilt upon as and for part of such intended new street and the footpath thereto for the use in common with the Purchasers and the Vendor and their respective successors in title) 3.46 acres or thereabouts statute measure Except and reserving unto the Vendor in fee simple full rights of way for all purposes in common with the Purchasers over and along such part of the said intended street as is shown on the said plan as forming part of the piece of land hereby conveyed and the free passage of water and soil through all drains and sewers under the same from the Vendor's adjoining land And except and reserving unto the Vendor in fee simple the right to dispose of his adjoining land

on different terms than those embodied in these presents and the right to divert or stop up any laid out or projected road or line of sewers on his adjoining land and nothing herein contained shall impose any obligation or restriction upon the Vendor with respect to his adjoining land To hold the same (except and reserved as aforesaid) unto the Purchasers in fee simple discharged as provided by Section 72 of the Settled Land Act 1925

2. The Purchasers for themselves and their successors in title hereby covenant with the Vendor and his successors in title in manner following that is to say:

(a) on entering the piece of land hereby conveyed forthwith to fence off the same along the palisade line on the south easterly side and along the south westerly side thereof with fences to be approved of by the Vendor or his Surveyor and

(b) when called upon so to do by the Vendor to pay to the Vendor a proportionate part according to frontage of all such costs as the Vendor shall incur in cutting embanking forming flagging paving sewerage draining maintaining repairing or renewing of and in connection with the said intended street the amount payable to be conclusively settled by the Vendor's Agent for the time being

3. The Vendor hereby acknowledges the right of the Purchasers to the production of and delivery of copies of the hereinbefore recited Vesting Deed and the Trustees hereby acknowledge the right of the Purchasers to the production of and delivery of copies of the hereinbefore recited Deed of Declaration. In witness whereof the said parties of the first and second parts have hereunto set their respective hands and seals and the Purchasers have caused their common seal to be hereunto affixed the day and year first before written _____

Signed, sealed and delivered
by the said Henry Nowell
Harrington in the presence of
Jno. Longdon.

H. Nowell Harrington

North Brook
and Agent. Leyland.

Signed, sealed and delivered by
the said Sir William Rothwell
Hulton in the presence of

W.R. Hulton

Colleen Ruth Soames
widow. Park's Farm.

Hatfield, Essex.

Signed, sealed and delivered
by the said Geoffrey Edmund
de Trafford in the presence of

Geoffrey E. de Trafford

Alfred Henry Collins
Croston Hall,

(Butler) Croston W. Preston

The Common Seal of the County Council for the Administrative County of the County Palatine of Lancaster was hereunto affixed in pursuance of a Resolution passed at a meeting of the County Council duly convened and held on the second - day of February one thousand nine hundred and thirty - nine -

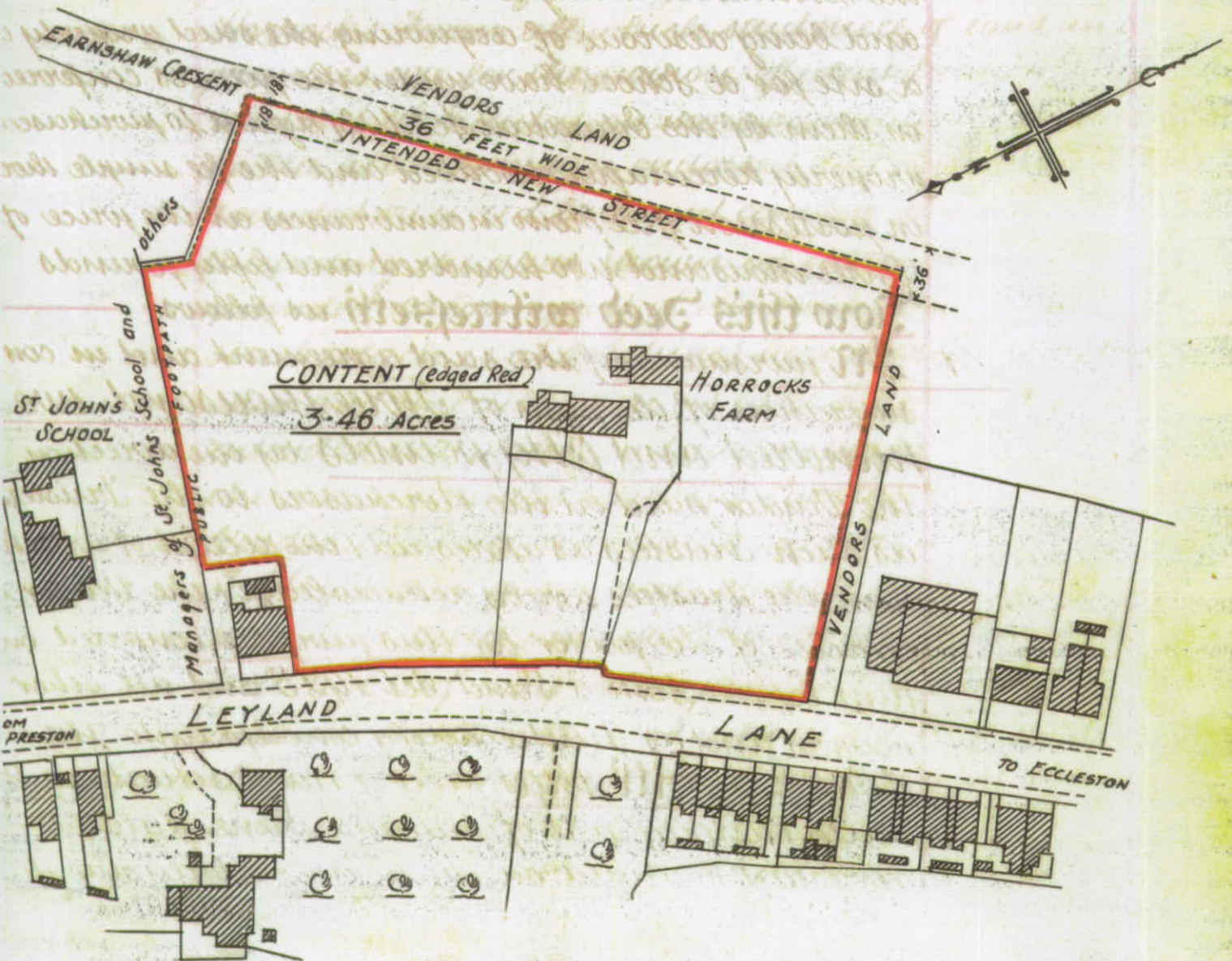
Harold W. Cleaver,

Deputy Clerk of the County Council

By a Deputee asked the Trustees say of October 1963 and made between Lancaster County Council and the said Frederick Shadwell other part a plot of land adjacent to 105 Leyland Lane (explanatory containing 81 square yards with thereabouts and shown edged red on the plans annexed thereto (being part of the within mentioned piece of land) was conveyed unto the said Frederick Shadwell in fee simple subject to the within mentioned and such Deputee's covenants and acknowledgements for production of the within written Deputee's and delivery of copies thereof upon understanding for the safe custody thereof

/s/

Plan referred to



SCALE : 1/1250



PLAN