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We certify this is an OFFICIAL COPY
of the original instrument
dated this 12th day of July 1953



This Conveyance

is made the
Twelfth day of August One thousand nine hundred

and fifty three B E T W E E N GLYNS EXECUTOR AND TRUSTEE

COMPANY a private unlimited Company with a share capital, incorporated under the Companies Act of 1929 the Registered Office of which is at, 67 Lombard Street in the City of London (hereinafter called "the Vendor") of the one part and ROBERT THOMAS LAVELLE of Engine House Farm Whiston near Prescot in the County of Lancaster Farmer (hereinafter called "the Purchaser") of the other part W H E R E A S:-

1. By a Conveyance dated the Sixth day of July One thousand nine hundred and fifty three and made between John Edward Richard Wyndham of the first part Vincent Wodehouse Yorke The Honourable Everard Humphrey Wyndham M.C. and The Right Honourable Victor Alexander George Anthony Baron Bruntisfield M.C. of the second part and the Vendor of the third part the property hereinafter described together with other property was conveyed to the Vendor in fee simple upon trust for sale.

2. The Vendor in exercise of the said trust for sale has agreed with the Purchaser for the sale to him of the property hereinafter described at the price of Five thousand eight hundred pounds.

N O W T H I S D E E D W I T N E S S E T H as follows:-

1. In pursuance of the said agreement and in consideration

of the sum of Five thousand eight hundred pounds paid by the Purchaser to the Vendor (the receipt whereof the Vendor hereby acknowledges) the Vendor as Trustee hereby conveys unto the Purchaser AL L T H O S E freehold farm lands farm house and farm buildings known as Mount Farm Scarisbrick near Southport in the said County of Lancaster more particularly described in the First Schedule hereto T Q H O L D the same unto the Purchaser in fee simple

(a) Subject to all privileges and advantages whether as regards way support water drainage light or of supplying and maintaining water supply and maintaining repairing or using water or other pipes or mains or apparatus of any nature whatsoever for the benefit of any property forming part of the Vendor's estate or any other adjacent property as the owners tenants or occupiers thereof are now or have been accustomed to enjoy by way of easement quasi-easement profit a prendre or otherwise.

(b) Subject to but with the benefit of all the Vendor's liabilities and rights in any private or occupation road any watercourses hedges fences wires and cables and other like matters leading to or adjoining the property.

(c) Subject to any public footpaths or cart tracks crossing the said land any public rights in respect of way or otherwise and any rights of the public or the Government or any Company or local authority in respect of cables wires poles conduits or apparatus for telegraph telephone or

electricity supply purposes sewers or drains (including manholes connected therewith) or water or other mains pipes or apparatus and subject to and with the benefit of the agreements affecting the same (if any) so far as they may affect any part of the said property and also any liability to repair or contribute to the repair upkeep and maintenance of roads' footpaths bridges ways passages watercourses pipelines sewers drains gutters dykes hedges or fences and all agreements or other arrangements with respect to any such repair upkeep or maintenance as aforesaid and all rights of adjacent owners as regards the same respectively or as regards the supply of water drainage or other like matters.

(d) Subject to the covenants on the part of Frederick Hilditch and William Kennedy contained in a Conveyance dated the Twenty-first day of October One thousand nine hundred and twenty one and made between the Marquess de Casteja of the first part George Daniel Lynch Edmund Arthur de Gendre Starkie and Edward Blaunt of the second part William Abel Towler of the third part and the said Frederick Hilditch and William Kennedy of the fourth part so far as they relate to the property hereby conveyed.

2. It is hereby agreed and declared that the Purchaser shall not be entitled to any privilege by way of easement or otherwise in respect of light or air which might restrict or interfere with the free use of any adjacent land whether retained by the Vendor or not for building

or other purposes.

3. The Vendor hereby acknowledges the right of the Purchaser to production and delivery of copies of the documents specified in the Second Schedule hereto.

I N W I T N E S S whereof the Vendor has hereunto affixed its Common Seal and the Purchaser has hereunto set his hand and seal the day and year first before written.

THE FIRST SCHEDULE.

A L L T H A T freehold farmland farmhouse and farm buildings known as Mount Farm Scarisbrick near Southport in the said County of Lancaster containing Forty-eight acres three roods twenty-seven poles or thereabouts of which the following are particulars:-

<u>Ordnance Number</u>	<u>Description.</u>	<u>Area.</u>
Pt. 640	Arable	12.765
1104	House and Buildings	1.502
1106	Pasture	1.136
1109	Arable	5.042
1111	Pasture	11.4
1155	Arable	5.606
1156	Arable	5.560
1158	Arable	5.840

including one-half of the bed of the millstream fronting Ordnance Survey Numbers 1155 and 1158 and with such right title and interest in the ditches dykes or watercourses as are vested in the Vendor or the Purchaser as owners of the property on which such ditches dykes or watercourses abut but subject to all rights and liabilities subsisting in respect thereof all which said property is delineated

and edged red on the plan attached hereto.

THE SECOND SCHEDULE.

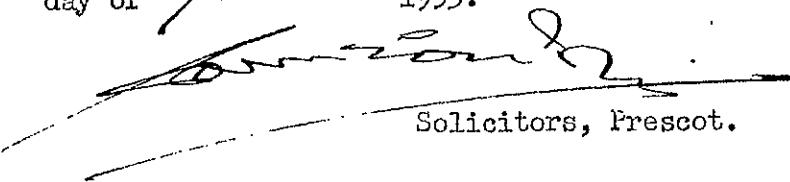
<u>Date.</u>	<u>Description of Document.</u>	<u>Parties.</u>
1933 October 24th	<u>Deed of Partition.</u>	1. James Callwood Peck and Thomas Benyon Medcalf. 2. Thomas Benyon Medcalf and Frederick Hooton.
1936 July 8th	<u>Conveyance.</u>	1. Thomas Benyon Medcalf and Frederick Hooton 2. Thomas Benyon Medcalf and Frederick Hooton and Joseph Twist Whittle.
1951 September 14th.	<u>Subsidiary Vesting Deed.</u>	1. Ethel May Blundell John Walmsley Blundell and Ivor George Wilmott Newington 2. Ashdale Land and Property Company Limited. 3. Right Honourable Philip Grantham Earl of Hardwicke and John Douglas Clark 4. Vincent Wodehouse Yorke Colonial the Honourable Everard Humphrey Wyndham M.C. The Right Honourable Victor Alexander George Anthony Baron Bruntisfield 5. The Right Honourable Charles Henry Baron Leconfield G.C.V.O.
1951 September 21st	<u>Statutory Declaration.</u>	Ivor George Wilmott Newington.
1953 July 6 th	<u>Conveyance.</u>	1. John Edward Reginald Wyndham 2. Vincent Wodehouse Yorke The Honourable Everard Humphrey Wyndham M.C. and The Right Honourable Victor Alexander

<u>Date.</u>	<u>Description of Document.</u>	<u>Parties.</u>
		George Anthony Baron Bruntisfield M.C.
		3. The Vendor.
<u>THE COMMON</u>	<u>SEAL</u> of Glyns Executor and }	
Trustee Company was hereunto affixed }		
in the presence of }		
<i>W. M. Smith</i>		Director.
<i>W. M. Smith</i>		Asst Secretary.
<u>SIGNED SEALED AND DELIVERED</u> by the }		
said Robert Thomas Lavelle in the }		
presence of }		
<i>Henry S. Faemer</i>		<i>R. T. Lavelle.</i>
<i>One House Farm</i>		
<i>W. his tis,</i>		
<i>Faemer</i>		

MEMORANDUM.

By a Conveyance dated the 7th day of September 1953 made between the within-named Robert Thomas Lavelle of the one part and John Richard Jackson of the other part the plot of land part of Ordnance Plot Part 640 situate on the northerly side of Fleet Street and westerly side of Bescar Lane Scarisbrick containing 12.765 acres or thereabouts Together with one-half of the bed of Eas Brook and such interest (if any) as the Vendor had in one-half of the bed of Snig Pot Brook was conveyed unto the said John Richard Jackson in fee simple.

DATED this 7th day of September 1953.


Solicitors, Prescot.

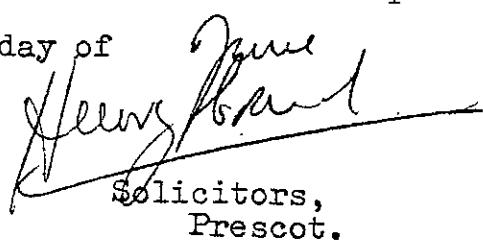
By a Conveyance dated the 28th day of May 1969 made between the within-named Robert Thomas Lavelle of the one part and Her Majesty's Postmaster General of the other part the plot of land bounded on the south east by and having a frontage of 80ft to a public street known as Bescar Brow Lane was conveyed unto Her Majesty's Postmaster General in fee simple.

Dated this 28th day of May, 1969.


Solicitors, Prescot.

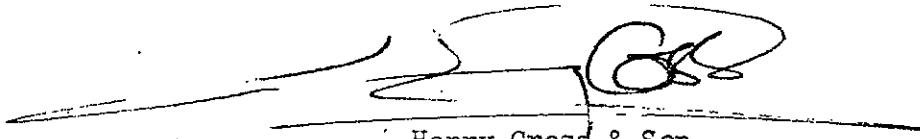
By a Conveyance dated the Ninth day of June One thousand nine hundred and Seventy-one made between the within named Robert Thomas Lavelle of the one part and The Post Office of the other part the plot of land bounded on the south easterly side by and having a frontage to a public street known as Bescar Brow Lane Scarisbrick and more particularly delineated and coloured pink on the plan annexed to the said Conveyance of the Ninth day of June One thousand nine hundred and Seventy-one was conveyed unto the Post Office in fee simple

DATED this Neatly day of June 1971


Henry Cross
Solicitors,
Prescot.

By a Conveyance dated the Thirtieth day of October One thousand nine hundred and Eighty and made between the within-named Robert Thomas Lavelle of the one part and the Lancashire County Council of the other part a plot of land situate on the north-westerly side of and fronting to Bescar Brow Lane Scarisbrick aforesaid shown coloured pink and edged red on the Plan attached to that Deed and containing 1.42 acres acres or thereabouts was Conveyed unto the Lancashire County Council in fee simple

DATED this Thirty-first day of October 1980


Henry Cross & Son
Solicitors, Prescot.

BY A Deed of Gift dated the 4th November 1993 and made between MARY LAVELLE of the one part and MARGARET ANNE MARSHALL, THOMAS RICHARD LAVELLE and MARY ELIZABETH KENWORTHY of the other part the plot of land containing in all 28.472 acres or thereabouts and comprising Ordnance Plots 1111(Part) 1156, 1155 and 1158 and more particularly delineated and coloured red on the Plan annexed to the said Deed of Gift was given to the said MARGARET ANNE MARSHALL, THOMAS RICHARD LAVELLE and MARY ELIZABETH KENWORTHY in fee simple

DATED this Fourth day of November 1993

Wilson Cowie & Dillon.
Solicitors,
10 James Street, Liverpool, L2 7PL.

