

Dated 25th October 1937

Mr B. Melward

to

Mr L. E. Hutchence

Conveyance
OF

land and premises on the
Green Meads Estate, Woolfield,
Woking

2

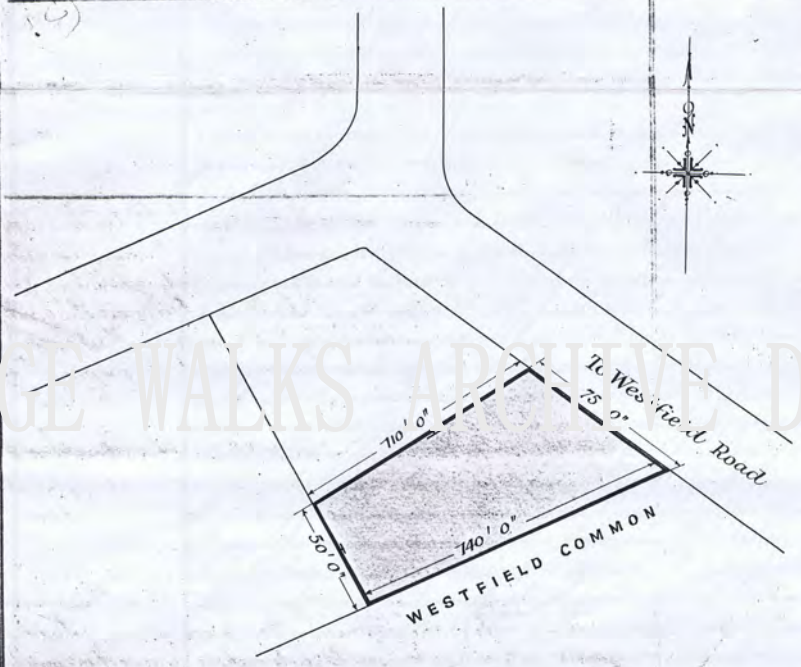
HERITAGE WALKS ARCHIVE DOCUMENT

W. H. H. J.



This Conveyance

is made the twenty fifth day of October One thousand nine hundred and thirty seven Between Benjamin McLeod of Prospect Hill, Guildford Road Kingshill Noting in the County of Surrey (hereinafter called the Vendor) of the one part and Claude & Herbert Hutchence of Millgrove Portugal Road Noting a Forensic Timber Importers Manager (hereinafter called the Purchaser) of the other part Whereas the Vendor is seised of the property hereinafter described in fee simple in possession free from incumbrances And whereas the Vendor has agreed to sell to the Purchaser the fee simple of the said property subject to the restrictive covenants and conditions set forth in the First Schedule hereto but otherwise free from incumbrances at the price of Nine hundred and seventy five pounds Now this Deed witnesseth as follows:



Scale, 40 feet to 1 inch.

HERITAGE WALKS ARCHIVE DOCUMENT

1 In consideration of the sum of Nine hundred and seventy five pounds paid to the Vendor by the Purchaser (the receipt of which sum the Vendor here by acknowledges) the Vendor as Beneficial Owner hereby conveys unto the Purchaser **THAT** piece or parcel of land situate on Green Meads Estate Westfield in the Parish of Moting in the County of Surrey formerly part of Ellis's Farm and having a frontage of Seventy five feet or thereabouts to a new road there which said piece or parcel of land with the admeasurements thereof be the same or little more or less is more particularly delineated in the plan drawn hereon and thereon coloured and printed Together with the manwage or dwelling house erected thereon or on some part thereof **TO HOLD** the said premises unto the Purchaser in fee simple subject to the not averse covenants therein set forth he doth sell and here

2 (c) if purchase is the intent that it is so far as all belonging so far as may be on the owner for the time being of the property hereby assured but upon the Purchaser only so long as he is the owner of the same hereby covenants with the Vendor for the benefit and protection of the Vendor's estate at Westfield aforesaid known as Green Meads Estate and every part thereof at all times hereafter to observe and perform the restrictions and stipulations set forth in the second Schedule hereto

3 The Vendor hereby covenants with the Purchaser (so the intent that the benefit of such covenants shall devolve upon the Purchaser and his successors in title including mortgagees and that the burden thereof shall devolve upon the Vendor and his successors in title) that the Vendor will at his own expense (a) make up the road upon which the property abuts and also the road leading from such road to Westfield Road and the footpaths therein and construct the sewers and drains therein to the satisfaction of the local authority and to the satisfaction of the Surveyor of The Woodwich (Quintable) Building Society and will repair and maintain such roads footpaths and sewers until the same shall be taken over by the local authority and that upon such taking over the Vendor will indemnify the Purchaser and his successors in title including the Woodwich (Quintable) Building Society against all charges of such authority in connection with the making up and taking over of the said road

for paths and sewers and (6) will pay all rates or redemption annuities in lieu of which payable in respect of the said property and will within two years from the date hereof redeem at his own expense the said redemption annuity.

4. The Vendor hereby acknowledges the right of the Purchaser to production of the several documents specified in the second Schedule hereto and to delivery of copies thereof and undertakes with the Purchaser for the sake whereby thereof.

In witness whereof the said parties to these presents have hereunto set their hands and seals at the City of London, on the first day of June 1881.

The Justice of the Peace above referred to

1. No building other than one detached private dwellinghouse with the usual outbuildings appertaining thereto shall be erected on the land hereby conveyed or any part thereof. The prime cost of such dwellinghouse shall not be less than £600 inclusive of outbuildings.

2. At all times hereafter to maintain and when necessary to erect the fence on the sides of the land where marked with a T inside the boundary on the said plan.

3. Not to use the said land or any building erected thereon for any purpose other than private purposes and as a private dwellinghouse and offices enjoyed therewith respectively and not to use the premises or any part thereof for any purpose which may be or grow to be a nuisance to the Vendor or the neighbourhood or interfere with the beneficial use and enjoyment of the Vendor or other the owners or occupants of the adjoining or neighbouring premises.

4. No dwellinghouse or other building shall at any time be erected on the said land or any part thereof until the site plans and elevations thereof shall have been previously submitted to and approved of in writing by the Vendor, such approval not to be unreasonably withheld and to be given free of expense to the Purchaser.

5. The Vendor may waive alter or dispense with these stipulations or any of them in such manner as he may think expedient or necessary as to any part or parts of the Green Meads Estate aforesaid.

The Second Schedule above referred to

Date	Description of Document	Parties
30 th April 1906	Conveyance	Mrs. Francis Theodora Torrey 1 Sir John Henry Arnold William Frederick James Torrey and John Augustine Langley 2 Francis Augustine Willesby 3
13 th December 1935	Official Certificate of Search in His Majesty's Land Registry	
11 th December 1935	Statutory Declaration by Jesse Smith	
14 th December 1935	Conveyance	John Henry Arnold & Co. Ltd.

Signed Sealed and Delivered
 by the above named Benjamin
 Milward in the presence of ..

B. Milward

By A. J. Major
 Clerk to Mr. Laybourn
 Solicitor

Signed Sealed and Delivered
 by the above named Claude
 Sheelbert Lukhence in the
 presence of ..

Working No. 1121222

By A. J. Major

HERITAGE WEEKS ARCHIVE DOCUMENT