

Dated 25th May 1938.

London Necropolis
Company Limited

to

M^{rs} Dorothy Clifton

Conveyance

of a
Piece of freehold land at
Maybury, Woking, Surrey

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HERITAGE WALKS ARCHIVE DOCUMENT

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L. J. M. J. P.

£510/-

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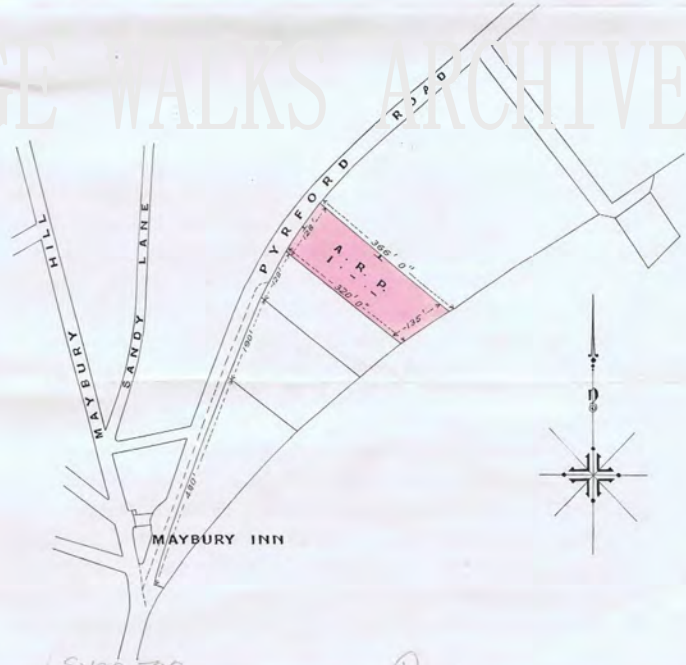
This Conveyance made the Twenty fifth day of May One thousand nine hundred and

thirty eight **Between** London Necropolis Company Limited (hereinafter called "the company") of the one part and Dorothy Giffen of Leatherland, Pyrford Road, Maybury, Hoking in the County of Surrey, the Wife of John Sewell Giffen (hereinafter called "the Purchaser") of the other part **Whereas** the company is seized in fee simple in possession free from incumbrances, of the property hereinafter described, and has agreed to sell the same to the Purchaser for the like estate in possession free from incumbrances at the price of 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 Two hundred and fifty pounds or the order of the execution of three presents paid to the company by the Purchaser (the receipt of which sum the company hereby acknowledges) the company as Beneficial Owner conveys unto the Purchaser

L. J. M. J. P.

HERITAGE WALKS ARCHIVE DOCUMENT



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All that piece or parcel of land situate at Maybury Woking in the County of Surrey abutting on the North West side thereof upon Purford Road and having a frontage thereto of one hundred and twenty eight feet a depth on the North East side of three hundred and sixty six feet and on the South West side of three hundred and twenty feet and a width in the rear of one hundred and thirty five feet (be the said admeasurements more or less) which said piece or parcel of land was formerly part of the waste or common land called or known by the name of Woking Common and is delineated on the plan drawn hereon and thereon coloured pink
To hold the same unto the Purchaser in fee simple.

2. **The** Purchaser hereby covenants with the Company its successors and assigns (with the intent that the covenant herein after contained shall be binding on the property hereby conveyed into whosoever hands the same may come) but not so as to be liable in damages for any breach after she shall have parted with her interest therein that she the Purchaser will observe and perform the covenants conditions restrictions and stipulations contained in the Schedule hereto.

3. **The** Company hereby acknowledges the right of the Purchaser to production and to delivery of copies of a certain Indenture dated the fourteenth day of October One thousand eight hundred and fifty four and made between Robert Derby and the Reverend Charles Bradshaw Cowley of the first part the Right Honourable Arthur George Earl of Onslow of the second part the Honourable Arthur George Onslow (commonly called Viscount Cranley) of the third part the Honourable Mary Augusta Onslow (commonly called Lady Mary Augusta Onslow) of the fourth part Sir John Henry Lowther Baronet George Fawcett the Honourable Thomas Cranley Onslow and the Honourable Samuel Waring Clerk Onslow of the fifth part and the Company of the sixth part and of a certain Deed Poll dated the twenty seventh day of April One thousand eight hundred and fifty six under the seal of the Company vesting in the Company the waste and common land in the Parish of Woking discharged from commonable and other rights and liberties of a certain certificate dated the ninth day of August One thousand eight hundred and fifty six signed by order of the Lords Commissioners in Council for Trade by James Booth Secretary of the said Committee and hereby undertakes for the safe custody thereof.

In witness whereof the Company has hereunto caused its common seal to be affixed and the Purchaser has hereunto set

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her hand and seal the day and year first above written.

The Schedule

1. The Purchaser shall erect forthwith to the satisfaction of the Company's Surveyor and for ever after maintain a good and substantial boundary wall fence or hedge on the side of the land hereby conveyed marked T within the boundary on the said plan such wall fence or hedge to be not less than four feet nor more than six feet in height.
2. Without the Company's consent in writing no building shall be erected within fifteen feet of Pyrford Road and no house erected on the said land shall be of less prime cost than £100 exclusive of outbuildings. The prime cost of such house shall be deemed to be the net first cost of the materials and labour involved in its construction exclusive of the cost of detached outhouses conservatories fences and other appurtenances. No house except a private dwelling house (with or without necessary outbuildings) shall be erected on the said land nor shall any trade business or manufacture be carried on upon the said land or any building thereon.
3. No hoarding or other erection shall at any time be erected or placed or suffered to be upon any part of the property for the purpose of exhibiting any advertisement or notice other than such as relate to the selling or letting of the property and no advertisement or notice other than as aforesaid shall at any time be affixed to or exhibited upon any part of the property.
4. No hut shed caravan house on wheels or other chattel adapted or intended for use as a dwelling or sleeping apartment nor any booth shows swings or roundabouts shall be erected made placed or used or be allowed to remain upon the said land and the Company may remove and dispose of any such erection or other thing and for that purpose may enter upon the said land upon which a breach of this stipulation shall occur and shall not be responsible for the safe keeping of anything so removed or for the loss thereof or damage thereto. Neither the said land nor any building thereon shall be used for the reception of insane persons or inebriates or for any noisy noxious or offensive purpose whatsoever nor shall anything be done or permitted upon any part of the said land or any building thereon which shall be or become a nuisance or annoyance to the Company or the owners or occupiers of any of the neighbouring property.
5. No building or other erection shall be put upon the said

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land until the site plans and elevations thereof shall have been approved in writing by the company or its surveyor but no fee shall be charged for such approval. No water closet or privy which shall be detached from the house shall be erected on the said land and no cesspool shall be made within fifty feet of Pipford Road.

6. The Purchaser shall not excavate for sand, chalk, gravel, clay or any substance or material of any kind whatsoever upon the said land except for building thereon and no such excavation shall be made so as in any way to affect the foundations of the buildings or walls built or to be built on any neighbouring land. No bricks, pipes, drains, earth or clay shall be baked or burned upon the premises nor shall any sale of building material be held thereon.

7. The company reserves to itself its successors and assigns the right of altering or of consenting to alterations or of releasing any of the conditions or stipulations in respect of any of the company's land all of which conditions and stipulations are subject to the rules, bye laws and regulations for the time being of the Local Public Authority.

8. If any question or difference shall arise between the purchaser and the owner or occupier of any land adjoining the land hereby conveyed or between the company and the purchaser as to the boundaries of any land the same shall be determined by the surveyor for the time being of the company its successors and assigns whose decision shall be final and binding on the purchaser.



The Seal of the London Necropolis Company Limited was for aunts affixed in the presence of:

Edw. V. Green } Directors
A. H. Rubicorri }

C. Lewis Secretary.

Signed, sealed and Delivered
by the above named Dorothy Clifton
in the presence of:

John E. Purcell
Solicitor
Woking.

Dorothy Clifton