

# Conveyance



is made the Sixth  
day of November One

thousand nine hundred and sixty one B E T W E E N EWART JOYCE ELCOCK  
and BEATRICE NELLIE ELCOCK (the wife of the said Ewart Joyce Elcock)  
both of "the Gate House" Edinburgh Square Midhurst in the County of  
Sussex (hereinafter called "the Vendors") of the one part and LAWRENCE  
HERBERT DUNPHY of St. John's Chiswick Mall Chiswick in the County of  
Middlesex Chartered Surveyor (hereinafter called "the Purchaser") of  
the other part \_\_\_\_\_

## W H E R E A S :

- (1) The Vendors are seised of the property hereinafter described in fee simple in possession subject as hereinafter mentioned but otherwise free from incumbrances \_\_\_\_\_
- (2) The Vendors hold the said property as trustees upon trust to sell the same and to stand possessed of the net proceeds of sale and the net rents and profits until sale upon trust for themselves as joint tenants
- (3) The Vendors in execution of the said trust for sale have agreed with the Purchaser for the sale to him of the said property subject as hereinafter mentioned but otherwise free from incumbrances at the price of Two thousand six hundred and fifty pounds \_\_\_\_\_

N O W THIS DEED W I T N E S S E T H as follows :- \_\_\_\_\_

1. I N consideration of the sum of TWO THOUSAND SIX HUNDRED AND FIFTY POUNDS paid by the Purchaser to the Vendors (the receipt whereof the Vendors hereby acknowledge) the Vendors as Beneficial Owners hereby convey unto the Purchaser FIRST ALL THAT piece or parcel of land being part of Ordnance Survey No.85 situate at St. Ann's Hill Midhurst in the County of Sussex and containing 0.30 acre or thereabouts and for the purposes of identification shown on the plan annexed hereto and thereon edged in red TOGETHER with a right of way at all times and for all purposes with or without vehicles in common with all other persons entitled thereto over the piece of land coloured brown on the said plan EXCEPT AND RESERVING unto The Cowdray Trust Limited and The Dickinson Trust Limited (a) (subject to the Coal Acts 1938-1943 and the Coal Industry Nationalisation Act 1946) the mines and minerals within and under the whole of the said land with all necessary and proper powers rights and easements for searching for winning getting and carrying away the same by underground workings only including power to let down

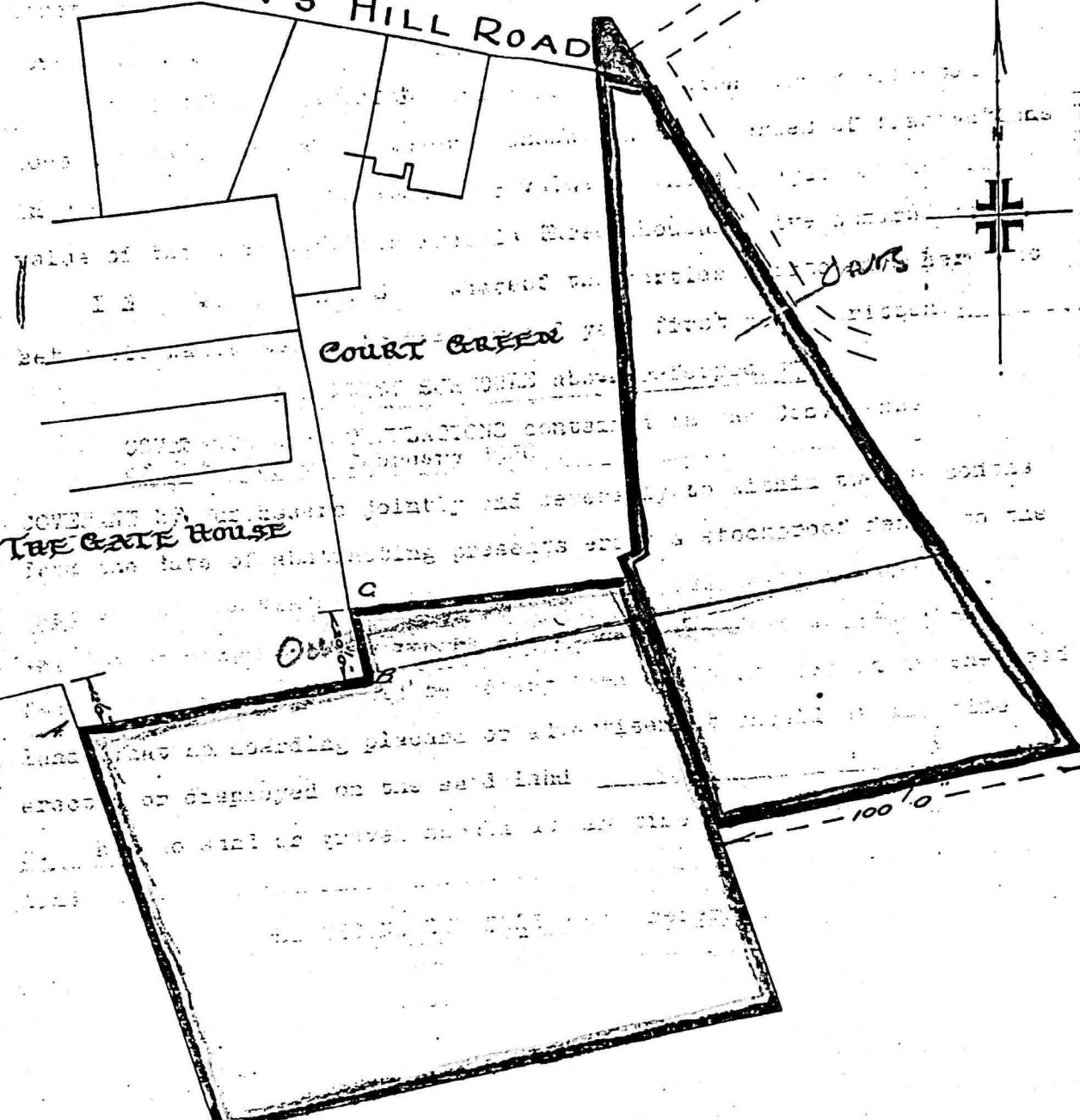
the surface whether built upon or not proper compensation being paid to the Purchaser for all damage done by subsidence or otherwise to the surface of the land or the buildings thereon and (b) (subject to the provisions of the Ground Game Act 1880 and the Ground Game (Amendment) Act 1906) the exclusive right to all game and rabbits and to preserve the same on the premises with liberty to shoot hunt course and sport thereon and SECONDLY ALL THAT piece of land adjoining in part on the western side of the land first hereinbefore described and forming part of the Vendors' adjoining property known as The Gatehouse Midhurst aforesaid which said piece of land is for the purposes of identification only shown edged in green on the said plan T O H O L D the same unto the Purchaser in fee simple subject as to the land firstly hereinbefore described to the covenants and stipulations contained or referred to in a Conveyance dated the Twenty ninth day of February One thousand nine hundred and sixty and made between the said Cowdray Trust Limited and The Dickinson Trust Limited of the one part and the Vendors of the other part (a copy of which covenants and stipulations is set out in the First Schedule hereto so far as the same affect the property hereby conveyed and are still subsisting and capable of being enforced)

2. T H E Purchaser for himself and his successors in title hereby covenants with the Vendors within six months from the date hereof to erect (a) a stock proof fence to the approval of the Agents for the time being of the said Cowdray Trust Limited and The Dickinson Trust Limited along the north-eastern boundary of the land edged in red and hereinbefore firstly described and at all times thereafter to maintain such fence (b) a good and sufficient fence (other than a chestnut roll fence) not less than five feet high along the boundary of the land edged in green on the plan annexed hereto and being the property hereinbefore secondly described between the points marked "A" "B" and "C" on the said plan ~~and thereafter at all times to maintain such fence~~

3. W I T H the object of affording to the Vendors a full indemnity in respect of any breach of any of the said restrictive covenants and stipulations contained in the said Conveyance of the Twenty ninth day of February One thousand nine hundred and sixty but not further or otherwise the Purchaser hereby covenants with the Vendors that the Purchaser and the persons deriving title under him will henceforth perform and observe the said covenants and stipulations contained in the said Conveyance and will indemnify the Vendors against all actions

Edg.  
B.A.T.

ST ANN'S HILL ROAD



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COURT CREED

TAE GATE HOUSE

DATE

100'0"

SCALE 1/500<sup>TH</sup>

The Right Honourable George  
O'Brien Earl of Egremont (1)  
Henry Pruettt (2)

Mary Newman and Martha Ann  
Newman (1)  
and Charles Samuel Chilver (2)

Arthur Farquhar Chilver  
and Agnes Lucy Chilver (1)  
William Botham (2)

William Botham (1)  
John William Perkins (2)

William Botham (1)  
John William Perkins (2)

George Taylor, Leonard Rodolph  
Maidment and Lyndhurst  
George Groves (1)  
Hilda Winifred Perkins (2)

RECEIVED  
Part Joyce Elcock  
presence of :-

[Redacted]  
[Redacted]

Windways  
Birmingham Rd  
Housewife Kiddleminster

RECEIVED  
Beatrice Nellie  
presence of :-

[Redacted]

Edith Joan Atwood  
Windways  
Birmingham Road  
Housewife Kiddleminster

RECEIVED  
Lawrence Herbert  
presence of :-

[Redacted]

[Redacted]

Solicitor  
16  
Rayo Lane Square,  
London, W.C.1.

MEMORANDUM By a D E E D of GIFT dated the 13th day of January One thousand nine hundred and sixty four and made between the within named Lawrence Herbert Dunphy of the one part and and The Midhurst Rural District Council of the other part two plots of land being part of Field No. 85 and containing .12 acres or thereabouts and an adjoining plot of land on the western side formerly forming part of The Gatehouse containing an area of .45 acres or thereabouts was conveyed to the Midhurst Rural District Council by way of gift for development by the erection of dwellings for Old People, and the Council's right to production of the within mentioned Conveyance and a Conveyance of 29th February One thousand nine hundred and sixty was acknowledged

DATED

16<sup>th</sup> March

1961

MR. and MRS. E.J. ELCOCK

to

L. H. DUFFY, Esq.

**Demurrance**

of

FREEHOLD LAND at ST. ANN'S HILL,  
WIDHURST in the COUNTY of SUSSEX