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Title Number ST124302

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# This Conveyance

INLAND REVENUE  
15. SEP. 1978  
FINANCE ACT 1931

is made the Eight

day of September One Thousand

Nine Hundred and Seventy-eight BETWEEN JOSEPH WILLIAM YORKE of  
Grange Farm Cannington Bridgwater in the County of Somerset (hereinafter  
called "the Vendor") of the one part and JAMES WILLIAM SHATTOCK and  
HENRIETTA SHATTOCK his wife both of 84 Durleigh Road Bridgwater aforesaid  
(hereinafter called "the Purchasers") of the other part

## WHEREAS :-

(1) The Vendor is seised of the property hereinafter described in fee  
simple in possession free from incumbrances and has agreed with the  
Purchasers for the sale thereof to them subject as hereinafter mentioned  
at the price of TWELVE THOUSAND POUNDS.

(2) It has been agreed by the Purchasers that the said property shall  
be vested in them in manner hereinafter appearing

## NOW THIS DEED WITNESSETH as follows :-

1. IN consideration of the sum of TWELVE THOUSAND POUNDS paid by the  
Purchasers to the Vendor (the receipt whereof the Vendor hereby  
acknowledges) the Vendor as Beneficial Owner hereby conveys unto the  
Purchasers ALL THAT piece or parcel of land situate in the Parish of  
Cannington in the County of Somerset TOGETHER WITH the barn and out-  
buildings erected thereon or on some part thereof being part Ordnance  
Survey Number 387 All Which said premises are for the purpose of  
identification only delineated on the plan annexed hereto and thereon  
edged red TOGETHER WITH a full and free right of way at all times and for  
all purposes with or without vehicles over and along the trackway coloured  
brown on the said plan and TOGETHER ALSO WITH a full and free right to  
lay a water pipe under the field of the Vendor being Ordnance Survey  
384 and Part Ordnance Survey 383 and under the said roadway coloured  
brown in the approximate position shown by a blue dashed line on the said  
plan and for the running and passage of water through the said pipe when  
laid TOGETHER WITH the right to enter upon the said land being Ordnance  
Survey 384 and Part Ordnance Survey 383 upon giving reasonable notice to  
the Vendor (except in the case of emergency) for the purpose of laying  
inspecting maintaining repairing and renewing the said water pipe causing  
no unnecessary damage and making good all damage occasioned thereby and  
TOGETHER ALSO WITH the right for the Purchasers to connect to the electricity  
pole situate on the Vendor's adjoining land in the approximate position  
marked with a cross on the said plan for the purpose of obtaining an



SEQ195



ST124302

electricity supply to the property hereby conveyed and the right for the running of electricity through the cables or wires connected to the said electricity pole TOGETHER WITH a right of entry for the purpose of inspecting maintaining repairing and renewing the said wires or cables EXCEPTING AND RESERVING unto the Vendor and his successors in title owner or occupiers for the time being of Grange Farm Cannington aforesaid a full and free right for the running of water through the water pipe laid under the property hereby conveyed TOGETHER WITH the right to enter upon the said property upon giving reasonable notice to the Purchasers (except in the case of emergency) for the purpose of inspecting maintaining repairing and renewing the said water pipe causing no unnecessary damage and making good all damage occasioned thereby TO HOLD the same unto the Purchasers in fee simple \_\_\_\_\_

2. THE Purchasers hereby declare as follows :-

- (a) The Purchasers shall hold the said property upon trust to sell the same with power to postpone the sale thereof and shall hold the net proceeds of sale and other money applicable as capital and the net rents and profits thereof until sale upon trust for themselves as joint tenants. \_\_\_\_\_
- (b) The Trustees for the time being of this deed shall have power to mortgage charge lease or otherwise dispose of all or any part of the said property with all the powers in that behalf of an absolute owner. \_\_\_\_\_

3. FOR the benefit and protection of the Vendor's adjoining premises known as Grange Farm Cannington the Purchasers hereby jointly and severally covenant with the Vendor : \_\_\_\_\_

- (a) to use the premises hereby conveyed as a private dwelling-house only. \_\_\_\_\_
- (b) not to do permit or suffer on the land hereby conveyed any act or thing which shall or may be or become a nuisance danger annoyance or inconvenience to the Vendor or to the owner or occupiers of the said adjoining property known as Grange Farm. \_\_\_\_\_

4. THE Purchasers hereby jointly and severally covenant with the Vendor as follows : \_\_\_\_\_

- (a) to pay any rates or taxes which may be imposed in respect of the rights hereby granted. \_\_\_\_\_
- (b) to lay the said water pipe at such a depth so as not to interfere with the use and enjoyment of the Vendor's land being Ordnance Survey 384 for normal agricultural purposes \_\_\_\_\_

- (c) to keep the said pipe in good repair and condition so as to prevent any leakage therefrom onto the owner's said land or the said roadway\_\_\_\_\_
- (d) to exercise the rights and liberties hereby granted so as to do as little damage as possible to the Vendor's land but to make good any such damage as may be done as soon as possible after the occurrence thereof and in so far as such damage cannot be made good to make compensation to the Vendor for the same\_\_\_\_\_
- (e) to keep the Vendor indemnified against all claims demands and liabilities whatsoever arising out of the exercise of the rights and liabilities hereby granted\_\_\_\_\_
- (f) to make up the roadway coloured brown on the said plan to the standard required by the planning authorities at the Purchasers' own expense and to splay out the entrance to the trackway off the main road in the manner required by the planning authorities at the Purchasers' own expense\_\_\_\_\_
- (g) to pay one half share of the cost of maintaining and repairing the said roadway when such roadway has been made up by the Purchasers\_\_\_\_\_
- (h) to seal off permanently the loft space immediately above the wall coloured yellow on the said plan\_\_\_\_\_
- (i) to erect and thereafter maintain a stock proof fence along the line coloured green on the said plan\_\_\_\_\_
- (j) to maintain the roadway coloured brown on the said plan on payment by the Vendor or his successors in title of one half of the expense of such repair and maintenance provided always that if any damage other than normal fair wear and tear shall be caused to the said roadway by the Vendor or his successors in title his tenants agents servants or licencees the Vendor shall forthwith make good the same at his own expense\_\_\_\_\_

5. IT is hereby agreed and declared between the Purchasers and the Vendor that :\_\_\_\_\_

- (a) the wall coloured dark blue on the said plan shall belong to the Purchasers and those parts of the shed roof space purlins and roof over which are situate on the western side of a vertical line drawn upwards from the outermost edge of the said wall shall belong to the Purchasers and those parts of the roof roof space purlins and shed which are situate on the eastern side of the vertical line to be drawn up to

the roof from the outermost northern edge of the said wall shall belong to the Vendor\_\_\_\_\_

(b) that all rights of support between those sheds situate on the Vendor's adjoining land and the sheds situate on the land hereby conveyed and all covenants easements quasi easements rights and privileges between the property hereby conveyed and the said adjoining property shall continue as before as if the said respective premises had been in different ownership for the past forty years\_\_\_\_\_

(c) that the Purchasers shall not be or become entitled to any right of light or air over any of the adjoining land of the Vendor so as to prejudice the rights of the Vendor or of the owner or owners for the time being thereof to use such adjoining land for building or for any other purpose\_\_\_\_\_

6. THE Purchasers and the Vendor hereby mutually covenant each with the other to maintain their respective parts of the roof of the shed under which the wall coloured blue is situate so as to give mutual support to that part of the roof which belongs to the other party or in the event that either party wishes to take down their part of the shed to provide alternative support for that part of the shed and roof belonging to the other party\_\_\_\_\_

7. THE Vendor hereby acknowledges the right of the Purchasers to production of the documents specified in the Schedule hereto and to delivery of copies thereof and hereby undertakes with the Purchasers for the safe custody of the same\_\_\_\_\_

8. IT IS HEREBY CERTIFIED that the transaction hereby effected does not form part of a larger transaction or series of transactions in respect of which the amount or value or the aggregate amount or value of the consideration exceeds FIFTEEN THOUSAND POUNDS\_\_\_\_\_

IN WITNESS whereof the parties hereto have hereunto set their hands and seals the day and year first before written\_\_\_\_\_

THE SCHEDULE hereinbefore referred to

24th March	1934	ASSENT	Caroline Mary Thomas (1) Caroline Mary Thomas and Louisa Thomas (2)
22nd November	1944	ASSENT	The Vendor and Alice Louisa Thomas (1) Caroline Mary Thomas and the Vendor (2)
14th February	1953	DEED OF APPOINTMENT	Caroline Mary Thomas (1) the Vendor (2)
15th May	1953	SUPPLEMENTAL ASSENT	The Vendor and Alice Louisa Thomas (1) Caroline Mary Thomas and the Vendor (2)

11th June	1953	LEGAL CHARGE	Caroline Mary Thomas (1) Caroline Mary Thomas and the Vendor (2) The Agricultural Mortgage Corporation Limited (3)
21st March	1958	PROBATE OF WILL	Caroline Mary Thomas
28th November	1962	DEED OF APPOINTMENT	The Vendor (1) Louis Henry Palmer (2)
2nd December	1963	VESTING ASSENT	by the Vendor
3rd December	1963	CONVEYANCE	The Vendor (1) the Vendor and Louis Henry Palmer (2)
3rd December	1963	DECLARATION	by the Vendor

SIGNED SEALED AND DELIVERED  
by the said JOSEPH WILLIAM  
YORKE in the presence of :-

*W. S. - 1/5  
S. H. 1/5  
W. S. 1/5*

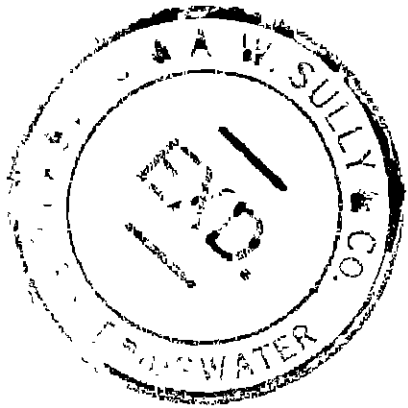
*Joe Yorke*

SIGNED SEALED AND DELIVERED  
by the said JAMES WILLIAM  
SHATTOCK and HENRIETTA  
SHATTOCK in the presence of :-

*R. W. S.  
S. H. 1/5  
B. S. 1/5*

*J. W. S.*

J. W. S.  
Henrietta Shattock



US968742  
Plan.

DATED 8 Sept 1928

6.

J. W. YORKE ESQ.

— to —

MR. & MRS. J. W. SHATTOCK

# Conveyance

— of —

Barn and outbuildings at Grange  
Farm Cannington in the County  
of Somerset

*Pardoe David & Shaw*  
Pardoe David & Shaw  
6 King Square  
Bridgewater  
Somerset.



