

## LEAFY BROOK DOCUMENTS

1. [This refers to the land enclosed by the east side of the Wells Road, the old Cam Valley railway line and the Cam Brook]

**ABSTRACT of TITLE** of E.G. ELMS to a piece of land at Hallatrow. Extracted by A.F.B. THATCHER, Midsomer Norton, 1941.

**Indenture** dated 28th July 1910 between Charles HARDING Esq. of Upton Grove, Tetbury, Glos. (1) & Frank STACEY of Midsomer Norton, Saddler (2), whereby in consideration of £710 paid to HARDING by STACEY, HARDING, who was seised in unencumbered fee simple in possession of the following land, conveyed it to STACEY, subject to reservation of coal & minerals etc.:

<u>No. on O.S. map</u>	<u>Description</u>	<u>Area</u>
171	Huckamore	}
168	Parts Little Dickie and Quarry Ground	} 4a. 2r. 28p.

HARDING retained the following documents, which he undertook to produce to STACEY:

**Indenture** dated 28th October 1842 between John George MOGG (1), Marianna WHITE (2), William KINGSMILL, John HARDING, John NEELD & William George Parks SMITH (3) & William Henry DICKENSON & William Charles JONES (4).

**Indenture** dated 1st January 1867 between J. NEELD & William George Parks SMITH (1), J.G. MOGG & Marianna his wife (2), William Howley KINGSMILL & C. HARDING (3) & J. NEELD, W.G. Parks SMITH, W.H. KINGSMILL & C.HARDING (4).

**Indenture** dated 10th February 1879 between J.G. MOGG (1) & George Mackenzie MACKAY (2).

**Indenture** dated 8th May 1885 between G.M. MACKAY (1) & M. MOGG (2).

**Indenture** dated 11th April 1910 between Rosina Elizabeth MASKELYNE & Calcraft Neeld WYLD (1) & C. HARDING (2).

**Statutory Declaration** of C. HARDING.

**Memo** endorsed of sale on 31st December 1926 of north-west part of O.S. 171 to Milbourne Theodore HIGGINS.

**Indenture** dated 28th July 1910 between F. STACEY (1) & John GREENLAND, Retired Shopkeeper & James Henry COLES, Builder, both of Peasedown St John (2), whereby in consideration of £500 paid to (1) by (2), (1) conveyed the above land to (2) as security for repayment, with usual right of redemption.

**Indenture** (endorsed on above) dated 3rd June 1913 between J.H. COLES (1) & J.H. COLES & Charles HEAL, then of Vernal House, Carlingcott, Mining Engineer (2), reciting that John GREENLAND died on 13th January 1913, that the Principal of £500 was still outstanding & that it then belonged to J.H. COLES & C. HEAL in equity. NOW in consideration of various premises (1) assigned the mortgage and security to (2), subject to the Mortgagors' right of redemption.

**Indenture** dated 31st August 1931 between J.H. COLES of Peasedown St John, Builder & Charles HEAL now of Midsomer Norton, Mining Engineer (Mortgagees) (1), Frank STACEY, now of Hallatrow, Farmer (Vendor) (2) & Ernest George ELMS of Manor Cottages, Hallatrow, Mason (Purchaser) (3), reciting the **Mortgage** dated 28th July 1910, that GREENLAND died on 13th January 1913, **Transfer of Mortgage** dated 3rd June 1913, Law of Property Act 1925, that the Vendor had agreed to sell part of the property, free from encumbrances, for £125, that £500 was still outstanding on Mortgage & that the Mortgagees would join in the Conveyance on receipt of £100.

NOW in consideration of £100 paid by the Purchaser to the Mortgagees & £26 paid by the Purchaser to the Vendor, the Vendor conveyed the following land to the Purchaser, unencumbered & in fee simple:

Land containing 3r. 13p. with a frontage of 172 ft. 6 inches to the main road leading from Wells to Bath in the parish of High Littleton, which land formed the south western portion of O.S. 171.

### Memo.

By **Conveyance** dated 17th August 1935 E.G. ELMS conveyed to F. STACEY in fee simple:

a portion of the above land containing 2r. 37p. with a frontage to the main road of 95 ft.

**Receipt** dated 8th September 1933 (endorsed on the **Mortgage** of 28th July 1910), whereby J.H. COLES & C. HEAL of Midsomer Norton acknowledged that F. STACEY of Hallatrow had repaid £400, being the balance of Principal outstanding.

**Conveyance** dated 17th August 1935 between E.G. ELMS (Vendor) (1) & Frank STACEY (Purchaser) (2), whereby in consideration of £77 paid by (2) to (1), (1) conveyed to (2) the following land:

Piece of land containing 2r. 37p. with a frontage of 95 ft. to the main road leading from Wells to Bath in the parish of High Littleton, which land is part of a piece of land containing 3r. 13p., forming the south western part of O.S. 171.

**Conveyance** dated 7th July 1937 between Frank STACEY (Vendor) (1) & E.G. ELMS (Purchaser) (1), whereby in consideration of £300 paid by (2) to (1), (1) conveyed to (2) the following land:

Piece of land containing 3a. 2r. 12p. on the eastern side of the main road leading from Wells to Bath in the parish of High Littleton, which land was part of a larger piece containing 4a. 2r. 28p. numbered O.S. 171 on the 1931 map & formerly O.S. 171 & 168 on the 1904 map.

**Memo.**

By **Conveyance** dated 7th September 1937

the north western portion of the land with a frontage of 40 ft. & depth to the north of 179 ft. & on the south of 185 ft.

was conveyed to William Henry CURTIS in fee simple.

By **Conveyance** dated 7th September 1937

an adjoining plot to the south having a frontage of 39 ft. to the road & depth on the north of 185 ft. & on the south of 189 ft.

was conveyed to David ROGERS in fee simple.

By **Conveyance** dated 28th June 1938

a plot of land immediately in the rear of the two first mentioned plots measuring on the north 29 ft. 6 inches, on the south 38 ft. 6 inches, on the east 65 ft. & on the west 68 ft.

was conveyed to said David ROGERS in fee simple.

By **Conveyance** dated 28th June 1938

a plot of land containing 22 perches having a frontage to the road of 41 ft. & a depth on the north of 146 ft., on the south 158 ft. & a width at the rear of 38 ft.

was conveyed to Stanley Morse COTTLE in fee simple.

By **Conveyance** dated 28th June 1938

the eastern portion of the land with a strip of land leading thereto having a frontage to the road of 13 ft. 6 inches

was conveyed to Frank STACEY in fee simple.

2. [*Leafy Brook*]

**Conveyance** dated 2nd September 1941 between Ernest George ELMS of Hallatrow, Builder (Vendor) (1) & Kate BLANNING, Spinster, (Purchaser) (2), whereby in consideration of £492 paid by (2) to (1), (1) as beneficial owner, conveyed to (2) the following property:

Piece of land situate on the eastern side of the main road leading from Wells to Bath in the parish of High Littleton, having a frontage to the main road, which piece of land is part of a larger piece containing 4a. 2r. 28p. & numbered 171 on the O.S. map (1931 edition), together with the bungalow called Leafy Brook recently erected by the Vendor on the said land.

The Vendor acknowledges the Purchaser's right to production of the following documents:

**Conveyance** of 31st August 1931 between James Henry COLES & Charles HEAL (1), Frank STACEY (2) & the Vendor (3), **Conveyance** of 17th August 1935 between the Vendor (1) & Frank STACEY (2), & **Conveyance** of 7th July 1937 between Frank STACEY (1) & the Vendor (2).

Signed, sealed & delivered by E.G. ELMS in the presence of A.F.B. THATCHER, Solicitor, Midsomer Norton.