

THE COTTAGE DOCUMENTS

This was part of Earl TEMPLE's land called Home Ground (OS No. 55), which was sold at Public Auction on 11th June 1912 and conveyed to Sarah Ann BLANNING on 4th October 1912 and on which "The Cottage" was subsequently built. In 1937 the north-east part of "The Cottage" land was conveyed to Thomas Walter BLANNING who contracted Tommy ELMS to build him a house called "Greenways".

1.

REDEMPTION of LAND TAX.

A Form from the Land Tax Redemption Office addressed to Mrs S. BLANNING, Hallatrow, High Littleton and dated 10th Dec'r 1912 & receipted on 13th Dec 1912 shows that by Certificate of Contract No. 127758 Land Tax of 3³/₄d. was redeemed for a consideration of 9s. 5d., being 30 times the Land Tax.

A plan which once accompanied a certificate given under the hand of W.H. DAVY, Clerk to the Commissioners of Land Tax for the Division of Chewton on 30th November 1912, highlights land part of O.S.55 in Hallatrow and reference is made to Contract No. 230361.

2.

ASSENT made 17th October 1947 between Thomas Walter BLANNING of Hallatrow, Butter Merchant & William Marchant JONES of Leigh-on-Mendip, Concrete Manufacturer (Executors) (1) & Ethel Mary BLINMAN of The Cottage, Hallatrow, Widow (Beneficiary) (2).

WHEREAS Sarah Ann BLANNING, late of The Cottage, Hallatrow, Widow (Testatrix) died on 6th April 1932, having made her **Will** on 1st February 1932 & appointed her sons Arthur Thomas & Charles BLANNING & daughter Kate BLANNING Executors & Trustees, who proved the Will at Bristol District Probate Registry on 23rd September 1932, & at her death the Testatrix was seised in fee simple in the aftermentioned property, subject to the reservations noted hereafter.

Arthur Thomas BLANNING died on 26th February 1935, Charles BLANNING died on 28th March 1945 & Kate BLANNING died a spinster on 24th March 1947, all without having given or made any assent or conveyance concerning the property.

Probate of Kate BLANNING's **Will** dated 2nd April 1943 was granted at Bristol District Probate Registry on 3rd October 1947.

NOW the Executors, as Personal Representatives of the Testatrix, assent to the vesting in the Beneficiary of:

Piece of land situate at Hallatrow known as part of Home Grounds, being part of No. 55 on the O.S. map (2nd edition 1903) for the parish of High Littleton & having a frontage of 122 ft. to the main road from Wells to Bath, which piece of land, with other land conveyed in 1937 to Thomas Walter BLANNING, is identified on the aftermentioned Conveyance.

Dwelling house & outbuildings erected on the land, known as "The Cottage".

Excepting the coal & minerals lying in & under the land, as reserved in a **Conveyance** dated 4th October 1912 between the Most Honourable Thomas Henry Marquis of BATH & Robert Pool Henry BATTEN-POOL (1), said Marquis of BATH & Robert Pool Henry BATTEN-POOL (2), The Right Honourable Algernon William Stephen Earl TEMPLE (3) & Sarah Ann BLANNING (4).

Signed by Thomas Walter BLANNING in the presence of E.M. JAMES, Leigh-on-Mendip, Bath & by William Marchant JONES in the presence of G.M. BLANNING, Greenways, Hallatrow, N'r Bristol.

3.

ABSTRACT of WILL of Mrs E.M. BLINMAN dec'd by DANIEL & CRUTTWELL, Solicitors, 22 Bath St., Frome, 1968.

9th March 1964 - **Will** of Ethel Mary BLINMAN of the Cottage, Hallatrow, Widow, whereby she appointed her nephew Thomas Walter BLANNING of Hallatrow & William Marchant JONES of Mendip House, Coleford, Concrete Manufacturer, to be the Executors & Trustees thereof.

3rd April 1964 - Ethel Mary BLINMAN died at The Paulton Memorial Hospital.

21st August 1964 - **Grant of Probate** of the Will of Ethel Mary BLINMAN at Bristol District Probate Registry to Thomas Walter BLANNING of Greenways, Hallatrow, Butter Manufacturer & William Marchant JONES of Mendip House, Coleford, Concrete Manufacturer, the Executors named in the Will.

7th June 1967 - William Marchant JONES died at Lansdown Nursing Home, Bath.

Memo (Endorsed on above Probate):

8th March 1968 - **Assent** by Thomas Walter BLANNING, surviving executor, as Personal Representative of Ethel Mary BLINMAN dec'd, to the vesting in himself of The Cottage, Hallatrow.

4.

ASSENT made 8th March 1968 by Thomas Walter BLANNING, Greenways, Hallatrow, Butter Manufacturer. WHEREAS the **Will** of Ethel Mary BLINMAN, late of The Cottage, Hallatrow was proved at Bristol District Probate Registry by himself & William Marchant JONES & William Marchant JONES died on 7th June 1967. NOW he, Thomas Walter BLANNING, the Surviving Executor, as Personal Representative of Ethel Mary BLINMAN dec'd, assented to the vesting in himself of:

Piece of land situate at Hallatrow known as part of Home Grounds, being part of No. 55 on the O.S. map (2nd edition 1903) for the parish of High Littleton & having a frontage of 122 ft. to the main road from Wells to Bath, which piece of land, with other land conveyed in 1937 to Thomas Walter BLANNING, is identified on the aftermentioned Conveyance.

Dwelling house & outbuildings erected on the land, known as "The Cottage".

Excepting the coal & minerals lying in & under the land, as reserved in a **Conveyance** dated 4th October 1912 between the Most Honourable Thomas Henry Marquis of BATH & Robert Pool Henry BATTEN-POOL (1), said Marquis of BATH Robert Pool Henry BATTEN-POOL (2), The Right Honourable Algernon William Stephen Earl TEMPLE (3) & Sarah Ann BLANNING (4).

Signed by T.W. BLANNING in the presence of A.G. STOCK, Odstax, Hallatrow, Haulage Contractor.

5.

ABSTRACT of TITLE of The Cottage, Hallatrow, extracted by MEADE-KING & Co., Bristol 1, 1976.

12th February 1976 - Gwendolen Marchant BLANNING of "Greenways", Hallatrow died.

22nd June 1976 - **Probate** of the Will & codicil of Gwendolen Marchant BLANNING was granted at Bristol District Probate Registry to Philip Hugh DYER & Patricia LEWIS, both of 15 Pembroke Road, Bristol BS8 3BG, Chairman & Vice Chairman of the Avon Executor & Trustee Company (formerly the Tyndall Executor & Trustee Company) of 15 Pembroke Road, two of the Executors named in the Will & codicil.

Memorandum endorsed on above Probate:

12th November 1976 - **Assent** by Philip Hugh DYER, Patricia LEWIS & Thomas Walter BLANNING to the vesting of "The Cottage", Hallatrow in Thomas Walter BLANNING for all the interest of Gwendolen Marchant BLANNING.

6.

DEED of GIFT made 15th November 1976 between Thomas Walter BLANNING of Greenways, Hallatrow (Grantor) (1) & Timothy Charles William BLANNING, Charles Thomas BLANNING & Sally Ann BLANNING, all of Greenways (Donees), the children of the Grantor (2).

WHEREAS the Grantor was the owner in fee simple of the aftermentioned property, free from encumbrances & wished to convey it as a gift to the Donees,

NOW in consideration of natural love & affection the Grantor conveyed to the Donees:

Piece of land situate at Hallatrow known as part of Home Grounds, being part of No. 55 on the O.S. map (2nd edition 1903) for the parish of High Littleton & having a frontage of 122 ft. to the main road from Wells to Bath, which piece of land, with other land conveyed in 1937 to Thomas Walter BLANNING, is identified on the **Conveyance** dated 4th October 1912 between the Most Honourable Thomas Henry Marquis of BATH & Robert Pool Henry BATTEN-POOL (1), said Marquis of BATH & Robert Pool Henry BATTEN-POOL (2), The Right Honourable Algernon William Stephen Earl TEMPLE (3) & Sarah Ann BLANNING (4).

Dwelling house & outbuildings erected on the land, known as "The Cottage".

Excepting the coal & minerals lying in & under the land.

Signed, sealed & delivered by T.W. BLANNING, T.C.W. BLANNING, C.T. BLANNING & Sally A. BLANNING in the presence of J.R. BECKETT, 3 Kennet House, Harrow Park, Harrow on the Hill, Middlesex, Schoolmaster.

7.

SCHEDULE of DEEDS & DOCUMENTS relating to "The Cottage", Hallatrow - prepared by THATCHER & HALLAM, Solicitors, Island House, Midsomer Norton, Bath.

10.12.1912 - Certificate of Contract.

4.10.1912 - Conveyance - The Rt Hon. Earl TEMPLE & Others to Mrs S.A. BLANNING.

23.9.1932 - Original Probate of Sarah Ann BLANNING dec'd.
17.10.1947 - Assent in favour of Mrs E.M. BLINMAN
1968 - Abstract of Probate & Will of Mrs E.M. BLINMAN dec'd.
8.3.1968 - Assent in favour of Mr T.W. BLANNING.
9.3.1968 - Deed of Gift - Mr T.W. BLANNING to Mrs G.M. BLANNING.
1976 - Abstract of Title.
12.11.1976 - Assent in favour of Thomas Walter BLANNING.
15.11.1976 - Deed of Gift - T.W. BLANNING to T.C.W. , C.T. & Miss S.A. BLANNING.
22.7.1983 - Statutory Declaration by T.W. BLANNING.
3.2.1984 - Deed of Confirmation.