



B

C

Filter Bed (Sewage)

Pt 51

Pt 51

49b

Northford Hill

Northford Bridge

Beckett Lodge

M.S. { Faringdon 5  
Swindon 5

Hatch 49

Hatch 49

77

Claspie Lane

154

164

220

222

223

221

225

M.S. London 75

Pt 219

Barnacle Lodge

Electric Cable Pole  
Pt 274

272

Pt 274

Pt 274

Electric Cable Pole  
M.S. Wantage 11

6ft right of way

Pt 274

Pt 274

Electric Cable Pole  
M.S. Wantage 11

271

270

The Glade

BECKETT

Beckett House

225

271

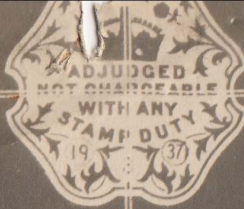
268

267

S

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PRESENTED

13 MAR 1937

5184

THIS CONVEYANCE made the Eleventh day of March One thousand nine hundred and thirty seven BETWEEN FREDERIC JOHN WROTTESLEY of No. 4 New Court Carey Street in the County of London Esquire one of His Majesty's Counsel Learned in the Law and THE RIGHT HONOURABLE CICELY MARY COUNTESS OF COURTTOWN (hereinafter called the Vendors) of the one part and HIS MAJESTY'S PRINCIPAL SECRETARY OF STATE FOR THE WAR DEPARTMENT (hereinafter called the Secretary of State) of the other part

WHEREAS

(1) The Right Honourable Charlotte Mary Leycester Viscountess Barrington (hereinafter and in the Schedules hereto called the Testatrix) being at her death seised in fee simple of the property hereinafter described subject to the incumbrances mentioned in the first part of the First Schedule hereto (which have since been discharged as is mentioned in that Schedule) and to the charges mentioned in the Second part of the same Schedule and subject to and with the benefit of the reservations conditions and stipulation mentioned in the Second Schedule hereto and to the Lease and Agreements mentioned in the Fourth Schedule hereto and to certain tenancies affecting parts of the said property but otherwise free from incumbrances died on the Twenty second day of October One thousand nine hundred and thirty five having by her Will dated the Fourteenth day of September One thousand nine hundred and thirty five appointed the Vendors to be her executors who on the



Twenty first day of December One thousand nine hundred and thirty five duly proved her said Will at the Principal Probate Registry \_\_\_\_\_

(2) The Vendors (who have not given or made any previous Assent or Conveyance in respect of a legal estate in or affecting the hereditaments hereinafter described or any part thereof) as the personal representatives of the Testatrix have agreed with the Secretary of State for the sale to him for the sum of Nineteen thousand five hundred pounds of the fee simple of the hereditaments hereinafter described subject as is hereinafter mentioned \_\_\_\_\_

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

1. IN consideration of the sum of NINETEEN THOUSAND FIVE HUNDRED POUNDS now paid to the Vendors by the Secretary of State (the receipt of which sum the Vendors hereby acknowledge) the Vendors As Personal Representatives of the Testatrix and in exercise of their statutory powers in that behalf and of all other powers them enabling hereby convey unto the Secretary of State FIRST ALL THAT mansion house known as Beckett House with the park gardens buildings lands and hereditaments in the several Parishes of Shrivenham Watchfield and Ashbury in the County of Berks containing 204.861 acres or thereabouts Together with the great tithes or rent charges in lieu or commutation of great tithes issuing or payable out of or in respect of the enclosures numbered 49b and Part 51 on the plan annexed hereto SECONDLY ALL THOSE pieces or parcels of land in the



Parish of Shrivenham in the County of Berks contain-  
ing Nine acres two roods twenty six perches or  
thereabouts THIRDLY ALL THAT farm originally forming  
Home Leaze Farm Shrivenham and cottages lands and  
hereditaments situate in the Parishes of Shrivenham  
Watchfield and Longcot in the County of Berks contain-  
ing in the whole Two hundred and eighty acres three  
roods and twelve perches or thereabouts AND FOURTHLY  
ALL THAT messuage or dwellinghouse with the out-  
buildings offices and garden belonging thereto  
situate in the Parish of Shrivenham in the County of  
Berks and known as Medlar Cottage having a frontage  
to the main road leading from Shrivenham to Faringdon  
and being part of Ordnance Number 274 and comprising  
in the whole .280 of an acre or thereabouts ALL  
which said premises First Second Thirdly and Fourthly  
hereinbefore mentioned are delineated and shown on  
the plan annexed hereto and thereon coloured pink and  
are more particularly described in the Third Schedule  
hereto TOGETHER with the benefit of the reservations  
conditions and stipulation mentioned in the Second  
Schedule hereto and of the said Lease and Agreements  
(so far as subsisting) mentioned in the Fourth  
Schedule hereto

TO HOLD Unto the Secretary of State and his  
successors for ever for a legal estate in fee simple  
absolute in possession on behalf of His Majesty  
subject to the said charges mentioned in the second  
part of the first Schedule hereto and subject to and  
with the benefit of reservations conditions and  
stipulation mentioned in the second Schedule hereto



and to the said Lease and Agreements (so far as subsisting) mentioned in the fourth Schedule hereto

2. THE Vendors hereby acknowledge the right of the Secretary of State to production of the documents mentioned in the fifth Schedule hereto and to delivery of copies thereof \_\_\_\_\_

IN WITNESS whereof the Vendors and the Secretary of State have hereunto set their hands and seals the day and year first above written \_\_\_\_\_

THE SCHEDULES above referred to

FIRST SCHEDULE

1ST. PART

Incumbrances to which the property was subject at the death of the Testatrix and which have been since discharged as appears below.

Date	Instrument	Parties
1929 August 26th	Legal Charge	The Testatrix (1) The Rt. Hon. W.B. 9th Viscount Barrington (2)
1933	Probate of the Will of The Right Honourable W. B. Viscount Barrington	
1933 December 12th	Transfer of Mortgage	The Right Honourable W.R. Shute Viscount Barrington and F.J. Wrottesley (1) and The Right Honourable J.R. Neville Earl of Courtown O.B.E. and F.L. Birch (2)
1937	Statutory Receipt	
1934 January 3rd	Legal Charge	The Testatrix (1) The Right Honourable J.R. Neville Earl of Courtown and F.L. Birch (2)
1937	Statutory Receipt	



2ND. PART

CHARGES existing at the death of the Testatrix and still affecting the property. \_\_\_\_\_

- (a) A Lands Improvement Charge created by an Absolute Order dated the 10th day of November 1930 and numbered 8599 whereby part of the property comprised in the above written Conveyance was charged with the payment to the Lands Improvement Company of the yearly sum of £22. 9. 4d. for the term of 20 years from the 25th day of September 1930 as therein mentioned
- (b) An annual charge of £18 towards the upkeep of the Lengcot and Shrivenham Road created by an Agreement entered into in the year 1902 and made between The Right Honourable Walter Bulkeley Viscount Barrington and the Faringdon Rural District Council. \_\_\_\_\_

SECOND SCHEDULE

(a) Reservation in fee simple (contained in a Conveyance dated the 28th day of September 1927 and made between the Right Honourable Walter Bulkeley Viscount Barrington of the first part the Honourable Christina Barrington the Honourable Walter Bernard Louis Barrington and Beresford Rimington Heaton of the second part the said Walter Bernard Louis Barrington and Leonard Sartoris of the third part the said F. J. Wrottesley and Leonard Sartoris of the fourth part Ernest William Smith Bartlett of the fifth part and the Testatrix of the sixth part) unto



the owners or occupiers for the time being of that part of Ordnance No. 274 comprising ten cottages shewn on the plan to the said Conveyance of full right and liberty from time to time and at all times thereafter to pass and repass on foot over and along the piece of land (part of Ordnance Survey No. 274) Six feet wide coloured green on the said plan and running between the points marked X and Y and dotted in red on the said plan annexed hereto for the purposes of access to and egress from the said cottages they paying from time to time a rateable proportion with the Testatrix and her successors in title of the expense of keeping the passage way in repair until the same should be taken over by the Local Authority

(b) Stipulation (also contained in the said Conveyance of the 28th September 1927) that the Testatrix should erect and for ever after maintain stock proof fences between the Part of Ordnance No. 51 and remainder of said Ordnance No. 51 between the points marked "C" and "D" on the plan but such fence should not be erected unless required by the owner or owners for the time being of the said remainder of No. 51

(c) A right of way at all times and for all purposes to the owners and occupiers for the time being of Ordnance No. 66 over the roadway running along the South West boundary of Ordnance Survey No. 66 and marked A.B. on the said plan annexed hereto

(d) A portion of the sewage from the Village of Shrivenham flows along the ditch or watercourse



running along the Southern side of Ordnance Survey 271 (Shrivenham Parish) and passes in to the Filter Bed mentioned in the Fourth Schedule to the above written Deed and discharges thence into the Fish Pond being Ordnance Survey 267

THIRD SCHEDULE

No. on Ordnance Map.	Name	Cultivation	Area	Tenant
<u>THE PROPERTY FIRST DESCRIBED IN THE ABOVE WRITTEN DEED.</u>				
<u>IN SHRIVENHAM PARISH</u>				
35	Bower Walk (part of)	Pasture	1.018	
Part 46	Home Leys or the Park	"	25.052	(included in Lease of Home Leaze Farm)
48	The Hop Yard	"	2.133	
49	Shrubberies, Pleasure Grounds etc.	"	1.970	
49b	Pasture	"	.482	
Part 51	Part of Northford Meadow	"	1.150	
220	Daisy Ground	"	10.286	
Part 222	Park, Shrubberies, etc.	"	11.388	
Part 222	Cottage and Garden No. 4.		.119	
Part 222	Barnacle Lodge		.081	
223	Ing Furlong	"	9.102	
224	{ Ornamental Water { Fish Pond { North of Bridge	Water	2.561	
Part 225	Mansion, part of Park, Pleasure Grounds &c.	Pasture	26.949	



No. on Ordnance Map.	Name	Cultivation	Area	Tenant
225a	Building, Yard and Premises, Part of Park		1.771	
226	Brick Kiln Plantation	Wood	.697	
Part 225	The Park (part of)	Pasture	7.000	(included in Lease of Home Leaze Farm)
260	Park, Shrubberies, Walks &c.		2.265	
261	The Island	Pasture	10.047	(included in Lease of Home Leaze Farm)
262	Island Plantation	Wood	.541	
263	Ash Copse	"	1.761	
264	Vicarage Copse	"	4.418	
265	Island Plantations	"	.871	
266	Island and Pleasure Arbour	"	.240	
267	Ornamental Water South of Beckett House	Water	7.900	
268	Shrubberies, Pleasure Grounds &c.		5.830	
268a	ditto.		1.227	
269	Horse Close (part of)	Pasture	7.412	
270	ditto.	Orchard	.933	
271	Dwellinghouse and Gardens		3.981	
271a	Shrubberies, Pleasure Grounds &c.		5.443	
Part 272	Cricket Ground } Double Cottage, } Gardens and } Shrubberies }	Pasture &c.	5.846	
Part 274	Building and Plantation		.255	



No. on Ordnance Map.	Name	Cultivation	Area	Tenant
<u>IN WATCHFIELD PARISH</u>				
74	Brick Kiln Ground	Pasture	7.194	
75	Withybed Plantation	Wood	1.620	
76	New Plantation	Wood	4.986	
77	Wellington Lodge Shrubbery &c.		2.026	
78	Wellington Wood	Wood	24.988	
<u>IN ASHBURY PARISH</u>				
27	Long Mead Plantation	Wood	<u>3.318</u>	204.861
<u>THE PROPERTY SECONDLY DESCRIBED IN THE ABOVE WRITTEN DEED</u>				
<u>SHRIVENHAM PARISH</u>				
Part 134	Common Close		9.374	
Part 134	Plantation in Common Close		.075	
114	Plantation in Common Close		.090	
Part 219	Buildings and Yard		<u>.125</u>	9.664
<u>THE PROPERTY THIRDLY DESCRIBED IN THE ABOVE WRITTEN DEED</u>				
<u>SHRIVENHAM PARISH</u>				
<u>HOME LEAZE FARM</u>				
35a	Road (part of)		.025	
30	Broad Mead and Hedge Bank	Pasture	20.009	
31	Bower Copse	Wood	11.418	
Part 32	Hedge Bank	Wood	.356	
33	Further Wormhill Oxpen and Yard	Pasture	31.508	
34	Part Bower Walk	Wood	2.358	
37	House Buildings Yard and Garden		3.063	



No. on Ordnance Map.	Name	Cultivation	Area	Tenant
43	Joiners Mead	Pasture	11.907	
44	Hedge Bank	Wood	.420	
45	Higher Wormhill and Hedge Bank	Pasture	20.278	
47	New Mead and Jacks Close	Pasture	16.973	
Part 46	Part of Home Leys at the Park	Pasture	49.306	
<u>WATCHFIELD PARISH</u>				
42a	Watchfield Piece	Arable	11.899	
67	Wellington Field	Arable	27.242	
69	New Broke	Pasture	16.977	
70	Bower Plantation	Wood	1.817	
71	New Broke	Pasture	15.713	
72	" "	Pasture	15.032	
68	Little Wellington Wood	Wood	12.054	
Part 87	Two cottages and Gardens		.227	
73	Part Road		.796	
Part 87	Two cottages and allotment ground		1.050	
<u>LONGCOT PARISH</u>				
178	Above Sheep Mead	Arable (formerly Pasture)	<u>10.398</u>	280.826
<u>THE PROPERTY FOURTHLY DESCRIBED IN THE ABOVE WRITTEN DEED AGREED TO BE SOLD.</u>				
<u>SHRIVENHAM PARISH</u>				
Part 274	Medlar Cottage		<u>.280</u>	S. Nash
			<u>A 495.631</u>	



FOURTH SCHEDULE

Date	Parties	Property and term	Rent
1927 November 2nd	The Testatrix (1) James Albert Fereman (2)	Lease of Cottage in Beckett Park from 29th September 1927 for life of tenant	£15 per annum
- -	The Testatrix (1) H. G. Knapp (2)	Parol Agreement in respect of Horse Close Ordnance No. 269. Yearly tenancy to Lady Day 1937.	£16. 5. per annum
- -	The Testatrix (1) W. Brogden (2)	Parol Agreement in respect of Beckett Cottage for the life of the tenant	- - -
1933 November 1st.	The Testatrix (1) W.J. Jefferies (2)	Lease of Home Leaze Farm. A 322.925 (The original Farm consisted of 280a.3r.12p. but its acreage was increased by the inclusion of certain of the Park Lands) for 7 years from the 29th September 1933.	£395
- -	The Testatrix (1) John West (2)	Parol Agreement in respect of land in Parishes of Shrivenham and Watchfield contain- ing 36.156 acres or thereabouts Ordnance Nos. 220, 223, 134, pt. 219 and 74. Yearly tenancy to 24th March 1937	£60 per annum
1933 August 2nd.	The Right Honour- able W.B. Viscount Barrington and The Testatrix (1) The Wessex Electricity Company (2)	Wayleave Agreement determinable on 6 months notice for Poles Nos.10,11,13 and 15 shown in blue on the plan annexed hereto.	7/- per annum



Date	Parties	Property and term	Rent
1906 October 9th	The Right Honourable W.B. Viscount Barrington (1) The Faringdon R.D.C. (2)	Agreement as to the construction and maintenance of a Filter Bed situate at the North East Corner of Ordnance Survey 269 Shrivenham Parish, in perpetuity	- - -
1936 August 25th and September 5th.	G. Langley Taylor and G. Nash as agents for the Vendors.	Agreement re No. 1 Medlar Cottages Shrivenham	10/- per week and rates.

FIFTH SCHEDULE

Date	Instrument	Parties
1933 January 20th.	Conveyance	The Right Honourable W.B. Viscount Barrington (1)  F. J. Wrottesley ) The Honourable W.B.L. ) Barrington ) (2) G. U. L. Sartoris )  The Testatrix (3)
1935 December 21st.	Probate of Will of the Testatrix.	

SIGNED SEALED AND DELIVERED )  
by the said Frederic John )  
Wrottesley in the presence )  
of - )

*Frederic John Wrottesley*

a. b.  
Address  
Description

*Frank Abearne  
4, New Court, Carey St. London W.C.  
Barister's Clerk.*



SIGNED SEALED AND DELIVERED )  
by the said The Right )  
Honourable Cicely Mary )  
Countess of Courtown in the )  
presence of :

*Cicely Mary Courtown.*

*as*

*Thomas H Jenks.*

*Address*

*Kingsclere Mandeville RP Aylesbury.*

*Description*

*Chief Inspector Bucks. C. C.*

SIGNED SEALED AND DELIVERED )  
by His Majesty's Principal )  
Secretary of State for the )  
War Department in the )  
presence of :