

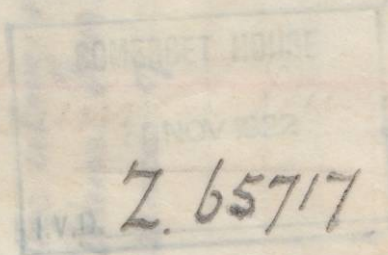
Dated 28th November 1922

Berkley W. Fairthorne
Esquire

to

Colin William Smith
Esquire

Conveyance of The
Manor House Cottages and
Land at Shrivensham Berks
(including Assignment of
Leaseholds)





£40



This Indenture

made the twenty eighth day of November One

thousand nine hundred and twenty two **Between** **Berkeley William Fairfax** formerly of 'Lindfield' and now of North Court Abingdon in the County of Berks but temporarily employed at Port Said in the Kingdom of 'Egypt' Engineer (hereinafter called 'the Vendor') of the one part and **John William Smith** of Gloucester House Highworth in the County of Wilts Gentleman (hereinafter called 'the Purchaser') of the other part **Whereas** the Vendor is seized in fee simple in possession free from incumbrances of the freehold hereditaments intended to be hereby conveyed and is possessed of such parts of the hereditaments hereinafter described as are of Leasehold tenure for the residue as well of a term of One thousand years created by an Indenture of the twenty fifth day of April in the thirtieth year of the reign of Queen Elizabeth as of a term of Five hundred years granted by an Indenture dated the fifteenth day of December One thousand eight hundred and twenty four

And whereas the Vendor has agreed with the Purchaser for the sale to him of the hereditaments hereinafter described as to such of the same hereditaments as are of freehold tenure in unincumbered fee simple in possession and as to such of the said hereditaments as are of Leasehold tenure for the residue of the said terms now subsisting therein free from incumbrances at the price of Four thousand pounds

Now this Indenture witnesseth as follows:

1. **In** consideration of the sum of Four thousand pounds now paid by the Purchaser to the Vendor (the receipt whereof the Vendor hereby acknowledges) the Vendor as beneficial Owner hereby conveys unto the Purchaser and his heirs **First** **All** that Mansion or dwellinghouse known as 'The Manor House' formerly in the occupation of Frederick Shelley then of George James Hedges Wilson situate in the village of Shrivinkham in the County of Berks with the pleasure grounds kitchen garden orchard stabling coach house garage shed and other buildings thereto adjoining and belonging together with two Cottages and garden ground now in the respective occupations of an undertenant of the said George James Hedges Wilson and Miss Haynes the whole containing an area of Three acres and twelve poles (more or less) And also All that small pasture Tann adjoining

the above described hereditaments and containing by
a former admeasurement Twenty seven acres one rood
and five poles or thereabouts with the yard thereto
belonging and the Cattle shed erected or standing
upon part thereof Secondly All those two closes of
pasture land situate close to the Parish Church of
Shrewinham aforesaid containing together by an old
measurement Four acres three roods and nineteen poles
(more or less) with the stable and coach house thereon
erected which said closes were formerly in the occupation
of Thomas Stevens and then of the said George James
Hedges Wilson Thirdly All that Cottage or tenement
now in the occupation of George Jovey with the yard
or garden thereto belonging situate in Shrewinham
aforesaid bounded on the North and West by property
of the Vendor hereby conveyed and assigned on the
East by the Churchyard and on the South by a
building used as a Church room Together with any
footpath or right of way to the said Cottage and
premises at present existing in through or over the
western portion of the said Churchyard **To hold**
the said hereditaments first secondly and thirdly described
unto and to the use of the Purchaser in fee simple
2. **So** the consideration aforesaid the Vendor as
beneficial Owner hereby assigns unto the Purchaser
Fourthly All that piece of garden ground (formerly
the site of seven cottages or tenements long since pulled
down) adjoining the hereditaments first heretofore con-
veyed and formerly in the occupation of Frederick
Shelley and then of the said George James Hedges
Wilson which said hereditaments fourthly described
were formerly known and described as "All those two
messuages or tenements with the outbuildings and garden
ground thereto belonging situate in the Parish of Shrewinham
aforesaid And also All those four tenements or dwelling
houses adjoining with the gardens and appurtenances
to the same respectively belonging And also All that
land those other messuage or tenement and buildings
adjoining the aforesaid messuages or tenements All
which said premises were situate near the Church
in Shrewinham aforesaid which said leasehold
hereditaments are now used and occupied as garden
ground with the said Mansion House heretofore
first described and are together with the Freehold
hereditaments first secondly and thirdly heretofore
conveyed more particularly set forth in the first
Schedule hereunder written and for the better identification

thereof but not by way of limitation thereof are delineated on the plan annexed to these presents and thereon coloured red **To hold** the said lease hold hereditaments with the appurtenances unto the Purchaser his executors administrators and assigns henceforth for all the residues now unexpired of the said term of One thousand years and Two hundred years respectively therein.

3. **One** Vendor hereby acknowledges the right of the purchaser to production of the documents of title particulars whereof are set forth in the Second Schedule hereunder written and to delivery of copies thereof and hereby undertakes for the safe custody thereof. **In witness** whereof the said parties hereto have hereunto set their hands and seals the day and year first above written.

The first Schedule above referred to

Nos on Plan (taken from Ordnance Survey Map 1912 Edition)	Description	Quantity		
		a	r	p
part 143	Manor House, two Cottages and Stables, Orchard and Garden	3	0	12
116	Elm Ground	8	2	34
129	The Hill	10	1	7
130	The Glade	5	1	1
part 151	Cowsteds and Yards	.	1	3
131	Upper Close	2	1	26
132	The Close	2	2	30
133	Lower Close and Sheds	2	0	37
part 143	Cottage and garden and garden ground adjoining (but not occupied therewith) estimated	0	0	25
	A	35	0	15

The second Schedule above referred to

Date	Parties	Description
6 th August 1907		Estate Duty Account on death of Amariah William Swithorne

14 June 1920	A Underwood and Berkley William Fairthorne	Statutory Declaration
11 November 1920	Berkley William Fairthorne Edward Spruell — 2	Mortgage
1 st May 1922	Berkley William Fairthorne William Clarke Jocham } Berkley William Fairthorne 2	Instrument of Deed
27 th November 1922	Edward Spruell — 1 Berkley William Fairthorne 2	Reconveyance

Signed Sealed and Delivered
by the above named Berkley }
William Fairthorne in the }
presence of -

W. Fairthorne



A. Mondkassa
H.B.M. Vice-Consul.
Suez, 11th November 1922.

