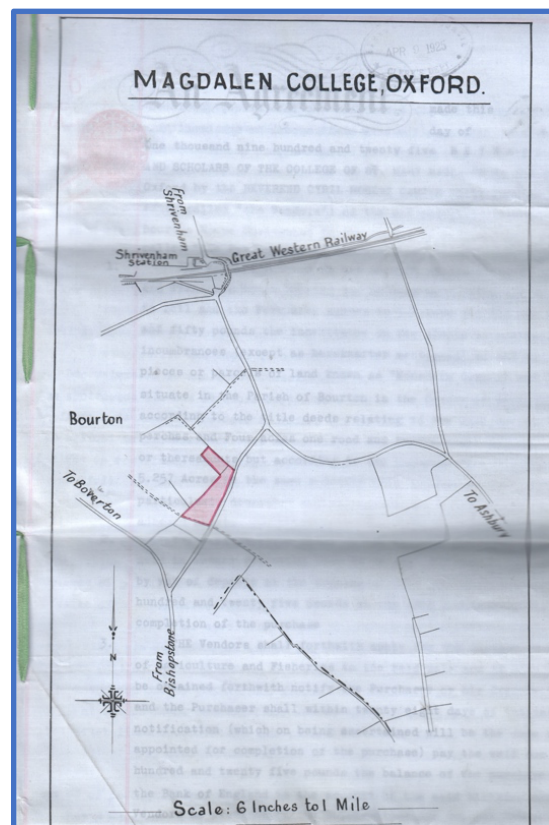


Precis of documents in N3587 - Land sold to Sir Cyril Butler in 1925

By Neil B. Maw

There are numerous documents within this file, some of them drafts of Indentures, including the official agreement for the sale of the two fields to Sir Cyril Butler (Recently knighted). The Agreement is dated 23rd May 1925 between Magdalen College, represented by the Bursar the Rev. Cyril Robert Carter on the one part and Sir Cyril Kendall-Butler of Bourton House, Gent, on the other. It's to purchase two small meadows for £250.



The Abstract of Title provides more information and informs that the two fields were part of the farm called Ragnall Farm. Today this farm is called Fern Farm. We don't know when the change of name occurred.

In the Abstract two previous conveyances are mentioned. One was between William Heath of Wotton-under-Edge, Glos, Gent, and Annie Rosa Heath his wife, and John

Griffiths of Kingswood near Wotton-under-Edge, Gent, on the first part; and the President & Scholars of the College of St Mary Magdalen, University of Oxford, on the other part.

It also recites another previous Indenture dated 9th February 1877 between James Johnson on the first part; Rufus Long on the other part, that refers to the messuage or farmhouse lands conveyed by mortgage. This is about money that was not paid back on the mortgage of £5000 presumably to purchase the whole of Ragnall Farm. It cites that Rufus Long died on 13th March 1894 and his Will that was dated 17th October 1892 was proved on the 19th April 1894.

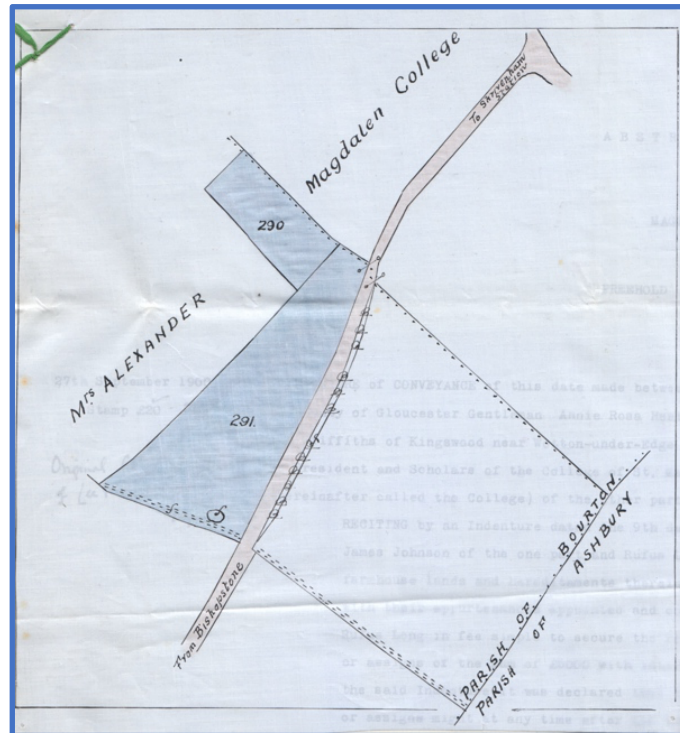
The messuage and premises were sold by auction on the 20th June 1900 in one Lot together with timber then standing and growing thereon and the College were the highest bidders for the same and were duly declared to be the purchasers thereof at the price of £4000.

The description in the Abstract, *'All that messuage or farmhouse with the two cottages, barns, stables ... etc ... containing 111 acres 5 perches known by the name of Ragnall Farm, situate in the parish of Ashbury and Bourton, Berks, now in the possession of James Johnson.'*

The fields are No 290 = Moncher's Corner 1.0.17

291 - The Meadow 4.1.28

The Farm was let by the College to Walter George Thomas by a tenancy agreement dated 4th June 1923 at a rent of £275 per annum



An Agreement

made this *Twenty three*
day of *May*

One thousand nine hundred and twenty five B E T W E E N THE PRESIDENT AND SCHOLARS OF THE COLLEGE OF ST. MARY MAGDALEN in the University of Oxford by the REVEREND CYRIL ROBERT CARTER their Estates Bursar (hereinafter called "the Vendors") of the one part, ^{and} SIR CYRIL KENDALL BUTLER of Bourton House Shrivenham in the County of Berks K.B.E. (hereinafter called "the Purchaser") of the other part

THE Vendors subject to the consent of the Minister of Agriculture and Fisheries to be applied for by them as hereinafter mentioned agree to sell and the Purchaser agrees to purchase for the sum of Two hundred and fifty pounds the inheritance in fee simple in possession free from incumbrances (except as hereinafter mentioned) of and in ALL THOSE two pieces or parcels of land known as "Monchers Corner" and "The Meadow" situate in the Parish of Bourton in the County of Berks and containing according to the title deeds relating to the same One acre and Seventeen perches and Four acres one rood and twenty eight perches respectively or thereabouts but according to the Ordnance Survey containing together 5.257 Acres be the same a little more or less as the same are more particularly described and delineated and coloured pink on the plan annexed hereto

THE said purchase money of Two hundred and fifty pounds shall be paid in manner following that is to say The sum of Twenty five pounds by way of deposit on the signing of this agreement ^{and} the balance of Two hundred and twenty five pounds on the date hereinafter appointed for completion of the purchase

THE Vendors shall forthwith apply for the consent of the Minister of Agriculture and Fisheries to the said sale and if such consent shall be obtained forthwith notify the Purchaser or his Solicitors thereof and the Purchaser shall within twenty eight days of the date of such notification (which on being ascertained will be the date hereby appointed for completion of the purchase) pay the said sum of Two hundred and twenty five pounds the balance of the purchase money into

