

REDUCED
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This Indenture made the 12th day of _____ 1894

between ROBERT VARTY of 89 and 90 Leadenhall Street in the City of London Bank Manager hereinafter called the Vendor of the one part and *William Bonnick Davis of Gayford Cottage Salisbury in the County of Surrey of no occupation*

hereinafter called the Purchaser of the other part **Witnesseth** that the Vendor in consideration of the sum of *Twelve pounds* paid to him by the Purchaser on or before the execution hereof (the receipt whereof he hereby acknowledges) as beneficial owner hereby conveys to the Purchaser **All that** piece of land in the parish of *Salisbury* in the County of *Surrey* being part of the Manor Estate and being Plot No. *30a* on the plan drawn inside these presents being a plan of the Estate and thereon coloured pink **To hold** the same unto and to the use of the Purchaser in fee simple free from land tax but subject to the proportion of title Together with a right of way with or without horses and carriages over the land reserved for roads shown on the said plan of the said estate subject nevertheless to the restrictions mentioned in the first schedule hereto And the Vendor hereby acknowledges the right of the Purchaser to the production of the documents of title mentioned in the 2nd schedule hereto and to the delivery of copies thereof and hereby undertakes for the safe custody thereof **In witness** whereof the parties to these presents have hereunto set their hands and seals the day and year first above written.

THE FIRST SCHEDULE ABOVE REFERRED TO.

- 1.—The Purchaser is forthwith to make (if not already in existence) and afterwards to maintain a good and sufficient fence or hedge to the approval of the Vendor next the roads rights of way and on the sides of his plot marked T within the boundary.
- 2.—No building is to project beyond the building line on the plan.
- 3.—The trade of an Innkeeper Victualler or Retailer of Wines Spirits or Beer is not to be carried on upon any plot without the written consent of the Vendor.
- 4.—No building shall be erected or used as a shop except on plot.
- 5.—No house shop or part of a house or shop shall be erected of less value than £200 on the Main Road or less than £150 upon any other plot The value of a house is the amount of its net first cost in materials and labour of construction only estimated at the lowest current prices.
- 6.—No bricks shall be made or burnt and no noxious or offensive trade business or manufacture carried on upon any plot.
- 7.—No sand gravel clay or soil shall be removed from any plot except for the erection of buildings thereon or any right of way granted or permitted across any plot.
- 8.—No caravan house on wheels or other chattel adapted or intended for use as a dwelling or sleeping apartment or any booth swing or roundabout shall be erected made or used or be allowed to remain upon any plot and the Vendor may remove and dispose of any such erections or other thing and for that purpose may break fences and forcibly enter any land upon which a breach of this stipulation shall occur and shall not be responsible for the safe keeping of anything so removed or any damage thereto.

9.—Any new roads footpaths and rights of way to be made on the Estate as appearing upon the Plan will be made by the Vendor or such persons as he may employ in manner hereinafter mentioned and the Purchasers shall pay to the Vendor in respect of their Plots one shilling per foot frontage upon such roads and footpaths and threepence per foot frontage upon any right of way such amounts to be payable to the Vendor on demand and to be deemed and taken to be and form part of the purchase-money for such Plots. Such roads will be formed and covered with about four inches of ballast or burnt clay and the footpaths and rights of way with 2½ inches of gravel or burnt clay and the decision of the Vendor's Surveyor shall be final on all questions arising upon the formation or completion thereof.

10.—No timber or other trees in hedges or boundaries of the Plots are to be cut down or disfigured without the consent in writing of the Vendor.

THE SECOND SCHEDULE ABOVE REFERRED TO.

8th July, 1803.—Office copy certificate of contract for redemption of land tax.

25th August, 1803.—The like.

26th October, 1840.—Official extract from the Will of John Clark.

27th September, 1853.—Statutory declaration of Timothy Burgess.

28th September, 1853.—The like of Frederick George Perry.

19th August, 1856.—Copy receipt for succession duty of George Frederick Clark.

25th October, 1860.—Conveyance from the Rev. George Frederick Clark to Joseph Savory.

30th October, 1878.—Conveyance from the said Joseph Savory to Granville William Gresham Leveson-Gower.

9th June, 1890.—Statutory declaration of the said Granville William Gresham Leveson-Gower.

26th June, 1890.—Conveyance from the said Granville William Gresham Leveson-Gower to the said Robert Varty.

12th August 1890.—Statutory declaration of Mr. James Brand.

Signed, sealed and delivered by the above-named Vendor in the presence of

*Samuel Tubber
Go...
...*

Robt. Varty



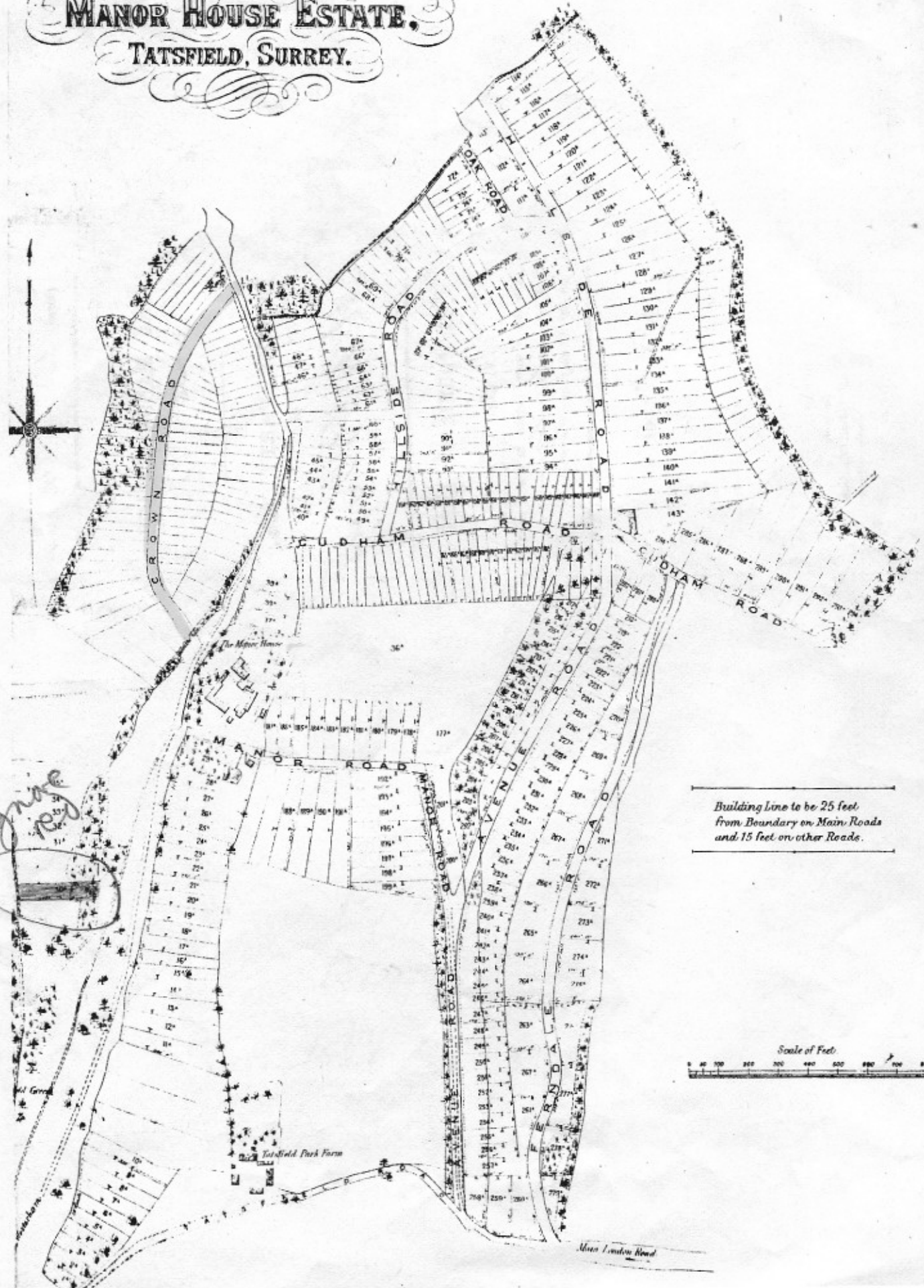
Signed, sealed and delivered by the above-named Purchaser in the presence of

*Morland Lempers
79 Grosvenor Road
Battersea
London*

William Bonnick Lewis



Plan of MANOR HOUSE ESTATE, TATSFIELD, SURREY.



Building Line to be 25 feet
from Boundary on Main Roads
and 15 feet on other Roads.

Scale of Feet
0 100 200 300 400 500 600 700 800 Feet