

Mrs G A K G M Somerset & others
to
The Rev'd P L Hunt M.A. & others

Conveyance
of
Freehold lands in the Parish of Clapham for the purposes of
pleasure grounds

This Conveyance is made the thirteenth day of August one thousand nine hundred and thirty **between Gwendoline Adelaide Katherine Georgina Matilda Somerset** the Wife of Arthur William FitzRoy Somerset of Castle Goring in the County of Sussex Esquire J.P. (hereinafter called "The Tenant for Life") of the first part **Sir Henry Ferryman Bowles** of Forty Hall Enfield in the County of Middlesex Baronet a Colonel in his Majesty's Army and **Bruce Canning Vernon Wentworth** of Wentworth Castle Barnsley in the County of York a Captain in his Majesty's Army (hereinafter called "The Trustees") of the second part and **The Reverend Percy Lancelot Hunt M.A.** Clerk in Holy Orders **Arthur Cecil Plantagenet Somerset Ronald Jack Jordan Frank Latter** and **Percy Richard White** all of Clapham in the County of Sussex (hereinafter called "The Grantees"[]) of the Third Part

Whereas by a settlement dated the tenth day of September one Thousand eight hundred and eighty six made between Adelaide Harriet Somerset and Alfred Plantagenet Frederick Charles Somerset and the said Gwendoline Adelaide Katherine Georgina Matilda Somerset of the one part [and] The Right Honourable Henry John Reuben Earl of Portarlington and Charles Lennox Tredcroft (hereinafter called "The Trustees") of the other part the property hereby assured was limited and settled (with other property) to uses under which the said Gwendoline Adelaide Katherine Georgina Matilda Somerset was at the commencement of the Settled Land Act 1925 beneficially entitled to the possession or receipt of the rents and profits thereof during her life and the said Henry Ferryman Bowles and Bruce Canning Vernon Wentworth were prior to the first day of January one thousand nine hundred and twenty six the Trustees thereof for the purposes of the Settled Land Act 1882 and for the purposes of Section 112 of the Conveyancing and Law of Property Act 1881 **and whereas** by virtue of the Law of Property Act 1925 and the Settled Land Act 1925 the hereditaments hereby conveyed became on the first day of January one thousand nine hundred and twenty six vested in the Tenant for Life in fee simple at law **and whereas** by a Principal Vesting Deed dated

the twenty fourth day of March one thousand nine hundred and twenty eight and made pursuant to Section 37 of the Settled Land Act 1925 between the said Henry Ferryman Bowles and the said Bruce Canning Vernon Wentworth of the one part and the said Gwendoline Adelaide Katherine Georgina Matilda Somerset of the other part it was declared that all and singular the hereditaments and premises respectively described or mentioned in the first and second Schedules thereto and all other (if any) the premises capable of being vested by that declaration which were thereby any means subject to the limitations of the Settlement were vested in the Tenant for Life as to the Freeholds mentioned in the first Schedule thereto and all other (if any) the freehold hereditaments then subject to the limitations of the settlement in fee simple and as to the leasehold hereditaments mentioned in the second Schedule thereto and all other (if any) the leasehold hereditaments then subject to the limitations of the settlement for all the respective residues of all the respective terms of years for which the same were respectively held upon the Trusts and subject to the powers and provisions upon and subject to which under ~~[under]~~ the said Settlement or otherwise the same ought from time to time thenceforward to be held and it was also declared that the Trustees (the said Henry Ferryman Bowles and Bruce Canning Vernon Wentworth) were the Trustees of the said Settlement for all the purposes of the said Act and that the power to appoint new Trustee or Trustees of the said Settlement was vested in the Tenant for Life during her life **and** whereas in pursuance of the provisions of the Settled Land Act 1925 and in connection with the diversion and stopping up of a certain highway or footpath over the settled land near to Clapham Farm House the Tenant for Life with the consent of the Trustees has agreed to convey to the Grantees the hereditaments premises and and heditamentspreimiseshereditaments and premises hereinafter described hereditaments and premises hereinafter described to be held by the Grantees and their successors in title for such purposes for the benefit of the Parishioners of Clapham Parish as the Grantees may from time to time determine and the Grantees have agreed to hold the said lands and hereditaments for the purpose aforesaid

Now this Deed Witnesseth that in pursuance of the said agreement for the purposes aforesaid or some or one of them the Owner as Settlor with the consent of the Trustees testified by their execution of these presents hereby conveys unto the Grantees **all** that piece or parcel of land situate on the south side of and having a frontage of ninetythree feet to Clapham Street Clapham in the County of Sussex and a depth of one hundred and eightv four feet be the same dimensions little more or less which said piece or parcel of land comprises of twenty perches and is more particularly delineated on the plan drawn hereon and thereon coloured pink **to hold** unto the Grantees in fee simple

for such purposes for the benefit of the parishioners of Clapham Parish, as the Grantees may from time to time determine **and** the Grantees hereby for themselves and their successors in title covenant with the Tenant for Life and also with the Trustees that the Grantees or their successors in title will for ever hereafter hold and use the lands and hereditament hereby conveyed as and for the purpose aforesaid and also will erect a fence on the Eastern side thereof and will for ever maintain such fence in good order and condition at the expense of the Grantees And the Tenant for Life hereby acknowledges the right of the Grantees to the production of the documents of title specified in the Schedule hereto which are retained by her and to delivery of copies thereof And the parties hereto hereby certify that the transaction hereby effected does not form part of a larger transaction or of a series of transactions in respect of which the amount or value or the aggregate amount or value of the property conveyed or transferred exceeds five hundred pounds

In witness whereof the parties hereto have hereunto set their hands and seals the day and year first written

The Schedule *above referred to*

1886 Sept. 10th The hereinbefore recited settlement of this date

1894 Aug 10th Deed of Appointment of New Trustees
Adelaide Harriet Somerset and Gwendoline Adelaide Katherine
Georgina Matilda Somerset (1) Charles Lennox Tredcroft (2) Henry
Ferryman Bowles (3) Charles Lennox Tredcroft (4)

1908 Sept 30th Deed of Appointment of New Trustees
Adelaide Harriet Somerset and Gwendoline Adelaide Katherine
Georgina Matilda Somerset (1) Henry Ferryman Bowles (2) Charles
Lennox Tredcroft (3) Bruce Canning Vernon Wentworth and
Edward Aurelian Ridsdale (4)

1924 Nov. 13th Conveyance
The Right Honourable Edmund Bernard Viscount Fitzalan of
Derwent The most Noble Gwendoline Mary Duchess of Norfolk
and Baroness Herries and The Public Trustee (1) The Tenant for
Life (2) and the Trustees (3)

1928 March 24th The hereinbefore recited Vesting Deed.

Signed Sealed and Delivered by
the above named:

in the presence of:

G.A.K.G.M.Somerset

Henry F. Bowles

Bruce V.Wentworth

Percy L. Hunt

Arthur P. Cecil Somerset

Ronald J. Jordan

Frank Latter

Percy White

L.H.E.G.Durant,Champions Storrington Sussex

H.V.Scott, Coniston Lodge, Forty Hill Enfield

John J Petch, Barnsley

N.M.Barron, Clapham Farm

B.M.Drake, Copyhold Cuckfield

N.M.Barron, Clapham Farm

N.M.Barron, Clapham Farm

N.M.Barron, Clapham Farm

The map referred to in the Conveyance above.

