

ABSTRACT OF THE TITLE

of

ROMFORD FINANCE AND DEVELOPMENT COMPANY LIMITED to freehold land situate at Chichester in the County of Sussex

16th November 1888

BY INDENTURE of this date made between Maria Henty of Northlands in the Parish of Funtington in the County of Sussex Widow Douglas Henty of Westgate in the City of Chichester Esquire Walter Henty of Ecclestone Square in the County of Middlesex Esquire and Charles Percival Henty of Hambrook in the Parish of Funtington in the said County of Sussex Esquire of the first part the said Walter Henty of the second part and the said Charles Percival Henty of the third part and the said Douglas Henty of the fourth part

RECITING George Henty late of the City of Chichester Esq. made his last Will dated the 8th Feby 1873 whereby after making certain specific and pecuniary bequests except as therein after mentd the said Testator gave all the residue of his real and personal estate and effects whatsoever whether present or future and all such as over which he had any disposing power and which thereafter in that his Will would be termed his private property with their respective appurtenances unto his said wife Maria Henty and his said sons D. Henty W. Henty and C.P. Henty there as Executors Administrators and Assigns according to the different natures thereof in trust and for the purposes thereafter mentioned that was to say

As to the part of his private property called the West Broyle Farm purchased by him of the Trustees and Executors of the late Mr. William Newland and the appurtenances thereto belonging to offer the same to his said two sons D. Henty and C.P. Henty as therein mentd and to that part of his private property not comprised in the aforegoing Gift and directions he directed his said Trustees or Trustee for the time being to offer to his son W. Henty the option of choosing what portions of the said private property of whatever description they might be which he might desire to take so that the same did not exceed in value the amount therein mentioned and to convey or otherwise assure the said property to the said Walter Henty as specific portion of the said Testator's estate and effects and the Testator gave to his said Trustees or Trustee for the time being power to sell and to postpone the sale of any part or parts of his said estate and the Testator appointed the said M. Henty D. Henty W. Henty and C.P. Henty Executrix and Executors of his said Will

AND RECITING death of Testator on the 26th February 1888 without having altered or revoked his said Will which was duly proved in the Principal Registry on the 17th day following by the said D. Henty W. Henty and C.P. Henty 3 of the Executors therein named power being reserved for the said Maria Henty to afterwards prove the same

AND RECITING said W. Henty had declined to take any portions of the lands and hereditaments forming the private property of the said Testator under the direction in the said Will contained reserving to him the option of choosing such portion thereof which he might desire as he did thereby declare

AND RECITING said Maria Henty D. Henty W. Henty and C.P, Henty had agreed to sell the said D. Henty the freehold copyhold and leasehold

hereditaments and premises thereafter more particularly described subject as to the said copyhold hereditaments to the customary rents suits and services and as to the said leasehold premises to the rents reserved by the leases under which the same were respectively holden and to the covenants and conditions therein reserved respectively at the prices of £15,090.

RECITAL not the subject of this Abstract

IT WAS WITNESSED in consideration of £15,090, paid to the sd Maria Henty D. Henty W. Henty and C.P. Henty by the sd D. Henty on or before the execution of abstracting presents the receipt whereof the said Maria Henty D. Henty W. Henty and C.P. Henty thereby acknowledged they the said Maria Henty D. Henty W. Henty and C.P. Henty as Trustees thereby conveyed unto the said D. Henty

INTER ALIA FIRST ALL THAT farm with the messuage or tenement or farmhouse cottages barns stables outhouses closes pieces or parcels of land belonging thereto called East Broyle Farm situate in the Parishes of St. Peter the Great otherwise Sundeaneay and East Lavant in the Coy of Sussex containing together by admeasurement 170 acres more or less or which premises are more particularly described in the First Schedule to abstracting presents except as in the said Schedule is excepted

SECONDLY AND THIRDLY property not the subject of this Abstract

TO HAVE AND TO HOLD the said farmlands hereditaments and premises thereinbefore conveyed or expressed so to be unto and to the use of the said Douglas Henty his heirs and assigns for ever in fee simple

AND IT WAS ALSO WITNESSED not the subject of this Abstract

DECLARATION that for the purpose of the Stamp Act the sum of £13,890. part of the said purchase money should be considered the price of the said freehold and leasehold premises and the sum of £1,200. the remainder of the said purchase money the price of the said copyhold premises

DECLARATION enlarging long leaseholds into freeholds

DECLARATION barring dower

The said Maria Henty D. Henty W, Henty and C, P. Henty acknowledged the right of the said D. Henty to production of an Indenture dated 19th January 1869 made between the Rt. Rev. Ashurst Turner Lord Bishop of Chichester of the first part the Rt. Hon. Henry Thomas Earl of Chichester and Edward Howes Esq. M.P. two of the Church Estates Commissioners of the second part the said George Henty of the third part and Robert George Raper of the fourth part and to delivery of copies thereof

THE FIRST SCHEDULE

In the Parish of St. Peter the Great otherwise Subdeanery in the County of Sussex

Numbers on the Subdeanery Tithe Commutation Map	Name and Description of lands and premises	Cultivation	Contents in Statute Measure		
			A.	R.	P.
79	The Homestead		1	35	
80	The Croft	Pasture	3	10	
81	Old Broyle Meadow	ditto	13	1	18
82	Old Broyle Field	Arable	18	2	9
83	Gravel Pit Field	Arable	18	3	20

84	The Slab	Pasture	8	0	35
85	The Barrack Field	Arable	18	0	6
87	House Field	ditto	15	1	12
88	The Wellington Meadow	Pasture	5	3	15
89	The Occupation Road			1	28
			100	0	28

Save and except out of the above mentioned lands such portions thereof as were sold to the London Brighton and South Coast Railway Company for the construction of the Branch Line from Chichester to Midhurst

part of 91	The Fourteen Acres	Pasture	8	2	11
92	The Back Seven Acres	ditto	5	3	14
93	The Front Seven Acres	Meadow	6	2	19
96	Seymours Meadow	ditto	3	2	21
94	Barn Yard and Hovel				25
95	The Lane				36
100	Garden			1	1
101	House and Garden				13
			25	2	20

In the Parish of East Lavant in the said County of Sussex

Numbers on East Lavant Inclosure Award and plan	Description	Extent A . R. P.
1	Allotment on Old Broyle Common	15 0 8
2	ditto	12 1 2
4	ditto	1 3 34
5	ditto	1 21
10	ditto	8 2 8
		38 0 33

ALL THOSE cottages adjoining situate in the said Parish of St. Peter the Great otherwise Subdeanery on the North side of a Public House called or known by the name or sign of "The Old House at Home" and then in the occupation of and with the outbuildings and appurtenances thereto belonging ALL which said hereditaments were situate on the west side of the Turnpike Road leading from the City of Chichester to Lavant in the said County of Sussex all that close of land formerly pasture afterwards a gravel pit and at date of abstracting deed gardens called the West Field bounded on the north and west by the glebe lands of St. Peter the Less on the east by the Turnpike

Road and on the south by freehold land formerly of the Rev. Charles Webber containing 3 roods and 2 perches or thereabouts all which said premises

are situate lying and being in the Parish of St. Peter the Great otherwise Subdeanery near the City of Chichester and Noc. 116 on the Tithes Commutation Award and Map for the said Parish

ALL THAT piece or parcel of ground and site of a tenement shop and other buildings situate lying and being in the Parish of St. Peter the Great otherwise Subdeanery in the County of Sussex and measuring or containing in width from North to South at the East side or front thereof 69-ft 6-ins or thereabouts and at the west side or back thereof 96-ft 4-ins or thereabouts and in depth at the south end thereof 48-ft or thereabouts at its junction with "The Old House at Home" Beer House 58-ft 9-ins or thereabouts and at the extreme North end thereof 16-ft 10-ins or thereabouts and bounded by the high road leading from the City of Chichester to East Lavant in the said County on the East formerly coppice but at date of abstracting deed arable land belonging to and afterwards in the occupation of the said George Henty on the west by premises lately belonging to Humphrey William Freeland Esq. and afterwards to the said George Henty being a Beer Shop called "The Old House at Home" on the north and by premises then lately belonging to Mrs. Habin and Mrs. Tuffin and being a Public House called "The Inkerman Tavern" on the south and which said piece or parcel of ground and premises intended to be thereby granted and conveyed were formerly in the tenure or occupation of Richard Pay Sait late of William Arthur Elstone and afterwards of the said George Henty all that piece or parcel of ground situate and being on the west side of the Turnpike Road leading from the City of Chichester to East Lavant in the County of Sussex and in the Parish of St. Peter the Great otherwise Subdeanery in the same County containing in front next the said road 50-ft of assize or thereabouts on the back side thereof 57-ft of assize or thereabouts and in depth from East to West 65-ft 10-ins of assize or thereabouts together with the messuage or tenement shop or other buildings erected and standing on the said piece or parcel of ground and which said hereditaments were formerly in the

occupation of Messrs. Stovel and Storfield all that piece or parcel of ground situate near to the public house called or known by the sign of "The Inkeman" and in the Parish of St. Peter the Great otherwise Subdeanery in the said County of Sussex containing in front from North to South 28-ft of assize or thereabouts and in width at the north end thereof 78-ft of assize or thereabouts and at the south end thereof 65-ft of assize or thereabouts together with the two tenement shops and other buildings erected and then standing and being thereon and which said piece or parcel of ground tenement buildings and premises were formerly in the several occupations of Aaron Black and Gregory Widow and afterwards in the occupation of James Botts and Samuel Langrish

All that cottage situate in the said Parish of St. Peter the Great otherwise Subdeanery and on the west side of the Turnpike Road leading from the City of Chichester in the County of Sussex with the yard and outbuildings thereto belonging formerly in the occupation of Hugh Goldies Widower also all that piece of formerly waste but at date of abstracting deed meadow ground containing by statute measure 1 acre 2 roods and 17 perches lying and being at the north end of the said cottage and numbered 86 on the Tithe Commutation Map of the said Parish All those two pieces or parcels of land divided by the Chichester and Midhurst Railway situate in the Parish of St. Peter the Great otherwise Subdeanery near the City of Chichester afsd containing together by estimation 2 acres and 2 roods statute measure or thereabouts being parcel of an Indenture numbered 29 on the Tithe Commutation Map and and apportionment for the said Parish of Subdeanery and sometime since forming part of the hereditaments known as The Warren Farm

THE SECOND SCHEDULE
Not the subject of this Abstract
THE THIRD SCHEDULE
Not the subject of this Abstract

THE FOURTH SCHEDULE

Not the subject of this Abstract

THE FIFTH SCHEDULE

Not the subject of this Abstract

THE SIXTH SCHEDULE

Not the subject of this Abstract

THE SEVENTH SCHEDULE

Not the subject of this Abstract

EXECUTED by all parties and attested

19th January 1892

BY his Will of this date the sd Douglas Henty after directing payment of his just debts etc. gave devised and bequeathed all his real personal estate onto the use of his wife Julia Henty absolutely and appointed his said wife his brother the said C.P. Henty and his Brothers-in-law Richard Biddulph Martin and Joan Biddulph Martin Executrix and Executors thereof

25th February 1892

The said D. Henty died on this date

1st June 1892

PROBATE of the said Will was granted to the said C.P. Henty and R.B. Martin two of the Executors named therein power being reserved to the other Executors out of the District Probate Regy at Chichester

24th June 1920

BY INDENTURE of this date made between Julia Henty of 117 Eaton Square Westminster in the County of London (thereinafter called "the Grantor") of the one part and Maurice Walter Henty of 3 Stafford Mansions Buckingham Gate in the County of London Esquire (thereinafter called "the Grantee") of the other part

RECITING that Grantee was the son of the brother of the late husband of the Grantor

AND RECITING that Grantor was seized of the hereditaments thereinafter described for an estate in fee simple free from incumbrances and desired to assure the same in manner thereinafter appearing to the Grantee for the Grantee's own use and benefit absolutely

IT WAS WITNESSED that in consideration of the natural love and affection which the Grantor had for the Grantee the Grantor thereby granted unto the Grantee (inter alia)

ALL the hereditaments and premises in the Parish of Subdeanery St. Bartholomew Fishbourne and Lavant in the County of

Sussex which were set out and more particularly described in the Schedule thereto and for the purpose of identification but not so as to limit the description contd in the sd Schedule delineated on the plan drawn thereon

TO HOLD the same unto and to the use of the Grantee in fee simple subject nevertheless to the interest of St. Olive and Martin R. Chichester in 1 acre of the field No. 92 in Schedule "A" thereto (not the subject of this abstract)

THE SCHEDULE therein above referred to
(inter alia)

East Broyle Farm

No. on Ordnance Map

	A.	R.	P.
137	1	1	29
87	12	1	8
54			
53	9	1	36
31	4	3	4
85	1	0	9
32	6	0	31
89	9	2	28
84	16	0	6
13	1	3	16
11		1	12
92	3	3	19
90	8	3	35
91	8	3	24
107	10	0	32
106	12	3	18

Chichester

10.1.36, less 1 acre of Glebe
belonging to St. Olive and
Martin R. Chichester

Chichester

325		4	0	25
108		2	2	3
327	(North of Old Broyle Road)			32
328				16
88	Block of Farm buildings and dwellinghouse 1 tenement at East Broyle with the Farm		1	25
		126	1	22

Note: The field Nod. 53 above contains 10a. 1r. 36p. and is entirely coloured pink.

One acre of this belongs to St. Olive and Martin R. Chichester

EXECUTED by said Julia Henty and attested

MEMO endorsed not the subject of this Abstract

22nd May 1925

BY HIS WILL of this date the said Maurice Walter Henty of 28 Cadogan Gardens London S.W. Gentleman appointed Lloyds Bank Ltd, to be

the Executor and Trustee of his Will and after certain specific and pecuniary bequests

DEVISED to the use of his son Richard lltid Henty in fee simple free of all death duties

ALL his freehold lands and hereditaments (including any to which he might be or become entitled under the Will of his late aunt Mrs. Julia Henty whether legally vested in him or not) except the house near Chichester with land adjoining known as Boxgrove

DULY EXECUTED and attested

17th June 1925

THE said Maurice Walter Henty died

19th August 1925

LETTERS OF ADMINISTRATION with the Will annexed were granted by the Principal Probate Registry to Ernest Frank Horley and Leslie Charles Gwyn Dewing ooth of 39 Threadneedle Street London Bank officials the duly appointed Syndics of the said Bank for the use and benefit of the said Bank and until further representation be granted

10th November 1926

BY ASSENT of this date

AND RECITING that all parties interested under the sd Will had agreed that the words "except the house near Chichester with land adjoining known as Boxgrove" used by Testator in his sd Will were intended by him to refer to all the Testator's freehold property in the Parish of Boxgrove near Chichester

AND RECITING that all the sd Testator's freehold property was then vested in Lloyds Bank Ltd. by virtue of the provisions of Section 161 (4) of the Supreme Court of Judicature (Consolidation) Act 1925

THE said Lloyds Bank Limited thereby assented to the said devise to the said Richard Iltid Henty of

THE said Testator's freehold lands and hereditaments except property in the Parish of Boxgrove aforesaid _

SEALED by the Bank and attested

9th December 1938

BY ACKNOWLEDGMENT of this date Lloyds Bank Ltd. acknowledged the right of R.I. Henty to production of the Letters of Administration dated 19th August 1925 to the estate of M.W. Henty deceased and to luced delivery of copies thereof -fore SIGNED by L.C.G. Dewing on behalf of Lloyds Bank Ltd.

12th January 1954

WILL of R.I. Henty of this date appointing Lloyds Bank Limited the Executors and Trustees thereof

18th February 1954

THE said Richard Iltid Henty died on this date

24th June 1954

PROBATE of the Will of the sd R.I. Henty was granted on this date out of the Principal Probate Regy to Lloyds Bank Limited the Executor named therein

2nd March 1960

COPY MEMORANDUM endorsed on last abstracted Grant

By a Convece made the 2nd day of March 1960 between the within-named Executor of the one part and Romford Finance and Development Company Limited of the other part the property known as East Broyle Farm Chichester comprising Ord. Nos. Pt. 31 Pt. 32 33 54 Pt. 84 86 87 88 Pt. 89 90 91 Pt. 92 and 137 were conveyed to the sd Romford Finance and Development Company Ltd. in fee simple and its right to production and delivery of copies of the within written Probate was acknowledged

2nd March 1960

BY OFFICIAL SEARCH of this date against the sd Lloyds Bank Ltd. Ernest Frank Horley Leslie Charles Gwyn Dewing Maurice Walter Henty Richard Itlid Henty Edward Holland-Martin and Cyril George Hr-land-Martin revealing no subsisting entries

BY CONVEYANCE of this date and made between Lloyds Bank Limited of 71 Lombard Street in the City of London (the Vendor) of one pt and The Romford Finance and Development Company Limited whose regd office was at 49 Leadenhall Street in the City of London (the Purchaser) of the other part

RECITING:

- (1) Seisin of the sd R.I. Henty (the Testator)
- (2) Death and Probate of the sd R.I. Henty as before abstracted
- (3) Not affecting subject of this Abstract
- (4) Declaration that no previous assent or conveyance had been made
- (5) Agreement for sale for £201,500.

IT WAS WITNESSED as follows:

1. In pursuance of sd agreement and in consideration of the sum of £201,500. paid etc. (rect etc.)

the Vendor as Representative of the Testator thereby conveyed unto the Purchaser (inter alia)

FIRST ALL THOSE pieces or parcels of land in the City of Chichester in the County of Sussex more particularly delineated on the plan annexed thereto and thereon respectively edged red and coloured yellow

TOGETHER with the cottage and farm buildings erected thereon or on some part thereof .

AND SECONDLY not affecting property subject of this Abstract

TO HOLD the same unto the Purchaser in fee simple subject nevertheless as to the said land coloured yellow to a right of way thereover for the owner of the land edged blue on the said plan at all times and for all purposes in common with the Purchaser the said owner of the land edged blue on the said plan paying a fair proportion according to user of repairing and maintaining the same

2. Acknowledgment for production and delivery of copies of documents in Schedule thereto

THE SCHEDULE

16 th November	1888)	The before abstracted documents of these dates
24 th June	1920)	Letters of Administration of M.W. Henty decd
19 th August	1925	The before abstracted Assent of this date
10 th November	1926	The before abstracted Probate of Testator
24 th June	1954	

SEALED by both parties each with the necessary signatories