

ABSTRACT OF THE TITLE of The Wetherby Rural District Council
to property situate at BRAMHAM in the County of York

y 1918 BY CONVEYANCE of this date made between THE REV. JOHN PRIDEAUX METCALFE of Newbottle Vicarage
12.10.0. Banbury in the County of Oxford Clerk in Holy Orders and THE REV. HUMPHREY GOSTWYCK METCALFE
Stamp. of Kirkby Wharfe Vicarage Tadcaster in the County of York Clerk in Holy Orders (thereinafter
called "the Vendors") of the one part and GEORGE JENKINSON of Hill Drop Farm Bramham aforesaid
Farmer (thereinafter called "the Purchaser") of the other part

1911 Geo. Jenkinson Joint w/ Miss Dower

*dated &
the office
at 1/0/04*

*1947
at 1/0/04*

RECITING that Joseph Powell Metcalfe late of Bilbrough in the sd County of York
Clerk in Holy Orders being at his death seised of the hereditis thrnfr descdbd for an
estate in fee simple in posson free from incumbs duly made his Will dated the 22nd day
of November 1897 and thrby after appntg his sons the Vendors and his daughter
Lucretia Elizabeth Eamonson Metcalfe to be the Trustees and Executors of his said Will
devised all his property situate at Bramham aforesaid (including the hereditis thrnfr
descdbd and thrby assured) to his sd sons the Vendors as tenants in common in equal shares
AND RECITING that the sd Testator died on the 7th day of January 1900 with out having
revoked or altered his sd Will which was on the 5th day of March 1900 duly proved at the
Wakefield District Probate Registry by the Vendors and the sd Lucretia Elizabeth Eamonson
Metcalfe the Executors thrin named
AND RECITING that the Vendors had agreed for the sale to the Purchaser of the hereditis
thrnfr descdbd and thrby assured and the fee simple throf in posson free from incumbs
at the price of £1238. 10. 0.

IT WAS WITNESSED that in pursuance of the sd agmt and in conson of the sums of £619.5.0.

at the price of £1250. 10. 0.

IT WAS WITNESSED that in pursuance of the sd agmt and in conson of the sums of £619.5.0. and £619.. 5. 0. pd by the Pchsr to the Vendors (the receipt acknowledged) each of the Vendors as to his undivided moiety and as beneficial owner thereby conveyed unto the Purchaser

ALL THOSE closes pieces or pcls of arable meadow or pasture land known as the two Birkhead Closes the Middle and Far Gallow Hill Closes and Gallow Hill Close situate at Bramham afsd contg in the whole 29 acres be the same more or less

AND ALSO ALL THOSE closes pieces or parcels of land known as Bur Tree Close and Little Fields situate at Bramham afsd and contg 10 acres be the same more or less All which sd closes pieces or pcls of land were then in the occupation of the Pchsr and were by way of identification and not of limitation delineated on the map or plan attached to now abtsg presents and

thron colrd green which sd plan was intended and should be taken merely as assisting and explaining the description thrnbfere contd and not as in any way governing controlling restricting or enlarging the same

TO HOLD the same UNTO and

TO THE USE of the Purchaser in fee simple

EXECUTED by all parties and attested

REGISTERED at Wakefield 29th May 1918 in Vol 20

Page 686 No. 235.

January 1936.
£17
. Prod. Stamp.

BY CONVEYANCE of this date made between GEORGE JENKINSON of Hill Drop Farm Bramham in the County of York Farmer (thereinafter called "the Vendor") of the one part and PERCY PEMBERTON of Clifford near Boston Spa in the sd County of York Incorporated Accountant (thrnftr called "the Purchaser") of the other part

produced as before p

RECITING the Vendor was seised in fee simple in posson free from incumbs of the ppty thrnftr descdbd and intended to be thrby convd and agreed to sell the same to the Pchsr for a like estate in posson free from incumbs at the price of £1655.

IT WAS WITNESSED As follows:-

1. IN pursuance of the sd agmt and in conson of the sum of £1655 on or before the execution of now abstrg presents paid by the Pchsr to the Vendor (the receipt acknd) the Vendor as

1. IN pursuance of the sd agmt and in COMBINATION OF THE SUM OF £2500 OR OF £2500
of now abstrg presents paid by the Pchsr to the Vendor (the receipt acknd) the Vendor as
beneficial owner thrby convd unto the Pchsr (inter alia)

ALL THOSE closes pieces or parcels of arable meadow or
pasture land known as the two Birkhead closes the Middle
and Far Gallow Hill Closes and Gallow Hill Close situate
at Bramham afsd contg in the whole 29 acres be the same
more or less

AND ALSO ALL THOSE closes pieces or parcels of land
known as Bur Tree Close and Little Fields situate at
Bramham afsd and contg 10 acres be the same more or less
ALL which sd closes pces or pcls of land were by way
of identification and not of limitation delineated on
the map or plan attached to a Conveyance dated the
24th May 1918 and md betwn The Rev. John Prideaux Metcalfe
and the Rev. Humphrey Gostwyck Metcalfe of the one part
and the Vendor of the othr pt and thron colrd green which
sd plan was intdd and should be taken merely as asstg and
explng the descpn thrbfre contd and not as in any way
governing controlling restricting or enlarging the same
AND ALL THAT close of grass land (not the subject
of this abstract)

TO HOLD the same UNTO the Purchaser in fee simple
EXECUTED by both parties and attested
REGISTERED at Wakefield 16th January 1936 in
Vol.9. Page 38. No. 14.

ay 1939. BY WILL of this date PERCY PEMBERTON of Springfield House Clifford in the County of York Incorporated Accountant appointed Thomas Pemberton of 10 Clarendon Place in the City of Leeds Bertram Mortimer of 32/34 Cookridge Street Leeds a/sd John Revis of Bridge House Scarcroft in the sd County of York and John Harry Bromley of 33 Park Square Leeds a/sd to be the Executors throf

EXECUTED and attested.

pril 1940. CODICIL of this date of the sd Percy Pemberton which did not affect the appointment of Executors of his sd Will

pt. 1941. THE sd Percy Pemberton died on this date at Springfield House Clifford in the County of York

rch 1942. PROBATE of the Will of the sd Percy Pemberton was granted out of the Principal Probate Registry on this date to the sd Thomas Pemberton Bertram Mortimer John Revis and John Harry Bromley the Executors named in the above mentioned Will.

REGISTERED at Wakefield 28th March 1942 in

Vol. 18. Page 501. No. 225.

Copy Memo. endorsed on before mentioned Probate.

Dated 12th August 1943.

*before with
produced & examined
9/10/42
6*

p "

EFH v S "

Copy Memo. endorsed on before mentioned Probate.

Dated 12th August 1943.

By an Assent of this date the within-named Thomas Pemberton Bertram Mortimer John Revis and John Harry Bromley assented to the vesting in themselves of sundry closes of land situate at Bramham in the County of York in fee simple upon trust for sale.

12th August 1943.

31 oct no before
EFH & Son "

THEY THOMAS PEMBERTON of 10 Clarendon Place in the City of Leeds Company Director BERTRAM MORTIMER of 32/34 Cookridge Street Leeds a/sd Incorporated Accountant JOHN REVIS of Bridge House Scarcroft in the County of York Corn Merchant and JOHN HARRY BROMLEY of 33 Park Square Leeds a/sd Solicitor the Executors of Percy Pemberton late of Springfield House Clifford in the County of York decd who died on the 9th September 1941 and whose Will dated the 27th May 1939 with a Codicil thereto dated the 4th April 1940 they the Exors named in the sd Will duly proved on the 6th March 1942 in the Principal Probate Registry of His Majesty's High Court of Justice as personal representatives of the sd Percy Pemberton decd did thereby:-

1. DECLARE that they had not nor had any of them given or made any previous conveyance or assent in respect of the legal estate in the ppty thrnfttr descdbd and intended to be thrby vested.
2. ASSENTED to the vesting in themselves the sd Thos Pemberton Bertram Mortimer John Revis and John Harry Bromley of the ppty descdbd in the Schedule thrtto for an estate in fee simple Upon Trust to sell the same or any part throf with power to postpone any such sale and to

hold the net proceeds of sale and other money applicable as capital and the net rents and profits until sale upon the trusts respectively declared concerning the same in the sd Will and Codicil of thesd Percy Pemberton deceased;

3. DECLARED that the statutory power to appoint new Trustees of that Assent applied.
(interalia)

THE SCHEDULE above referred to.

ALL THOSE closes pieces or parcels of arable meadow or pasture land known as the two Birkhead closes the middle and far Gallow Hill closes and Gallow Hill Close situate at Bramham in the County of York contg in the whole 29 acres were the same more or less AND ALSO ALL THOSE closes pieces or parcels of land known as Bar Tree Close and Little Fields situate at Bramham afd and contg 10 acres were the same more or less all which sd closes pces or pcls of land were by way of identification and not of limitation delineated on the map or plan attached to a Convee dated the 24th May 1918 and md betwn The Rev. John Prideaux Metcalfe and the Rev. Humphrey Gostwyck Metcalfe of the one pt and George Jenkinson of the othr pt and thron colrd green which said plan was intdd and shd be taken merely asasstg and explng the descpn thrbfrc contd and not as in any way governing controlling restricting or enlarging the same

AND SECONDLY AND THIRDLY ALL THAT close of grass land (not the subject of this abstract)

SIGNED by all parties and attested

REGISTERED at Wakefield 13th August 1943

rd June 1945

THE Sd THOMAS PEMBERTON died on this date and was buried at Lawnswood, Leeds.

st March 1946.

tamps £28.10.0.

P.D.S.

and as before
F.H. & S."

BY CONVEYANCE of this dt md between BERTRAM MORTIMER of 32-34 Cookridge St in the City of Leeds Incorporated Accountant JOHN REVIS of Bridge House Scarcroft in the County of York Corn Merchant and JOHN HARRY BROMLEY of 33 Park Square in the sd City of Leeds Solicitor (thrnftr called "the Vendors") of the one pt and THE RIGHT REVD HENRY JOHN POSKITT Bishop of Leeds, of Bishop's House Weetwood Lane in the sd City of Leeds THE RIGHT REVD WILLIAM HAWKSWELL of The English Martyr's Church Dalton Terrace in the City of York, THE VERY REVD KEVIN HENEGEN of St. Patrick's Church New York Rd in the sd City of Leeds THE VERY REVD JOHN DINN of St. Anne's Cathedral Cookridge St in the sd City of Leeds and THE REVD JOSEPH McSHANE of The Grange Harrogate Road in the sd City of Leeds (thereinafter called "the Purchasers") of the other part

RECTG:-

(1) BY two Assents each dated the 12th August 1943 and md by Thomas Pemberton and the Vendors as Personal Reps of Percy Pemberton who died on the 9th day of September 1941 (bng at his death seised of the ppty thrnftr descdb for an estate in fee simple in posson free from incumbs) and whose Will and Codicil were proved on the 6th day of March 1942 in the Ppl Probate Registry the sd Thos Pemberton and the Vendors assented to the vesting in themselves in fee simple of the ppty thrnftr descdb (with othr ppty)

Upon trust to sell the same or any pt throf with full power to postpone sale and to stand possessed of the net proceeds of sale and the rents and profits until sale Upon the trusts respvly declared concerning the same by the sd Will

(2) THE sd Thos Pemberton died the 3rd day of June 1945

(3) THE Vendors as such Trustees as afsd hd agreed to sell to the Pchsr the ppty thrnfr descdb and the fee simple throf in posson free from incumbrs at the price of £2850.

IT WAS WITNESSED :-

1. IN psnce of the sd agmt and in conson of the sum of £2850 then pd by the Pchsr to the Vendors AS SUCH TRUSTEES as afsd (the receipt etc) the Vendors AS TRUSTEES thrby conveyed unto the Pchsr (inter alia) FIRSTLY (not the Subject of this Abstract)

SECONDLY ALL THOSE closes pces or pcls of arable meadow or pasture land site and fronting to both the Great North Road and Clifford Road at Bramham afsd contg inthe whole 33.797 acres or thrbts ALL which sd closes pces or pcls of land formerly in the occpn of George Jenkinson and then of J. Dawson and Cawood Wharton & Co. Ltd., and were more parly descdb in the Schedule thrt to and for the pces of

and were more parly descd in the Schedule thrtto and
for the ppses of identification only more parrly delntd
on the Plan attached thrtto and thron colrd green

TO HOLD unto the Pchsr in fee simple as joint tenants discharged
from all the trusts powers and provisions affctg the proceeds of sale

2. The Pchsr shd hold the sd ppty upon trust to sell the same.
3. DECLARATION that the Pchsr or the trustees for the time bng of the rectd deed shd have full power until the expiration of 21 years from the death of the last survivor of the Pchsr to mortgage lease or othwise dispose of all or any pt of the sd ppty with all the powers in that behalf of an absolute owner.
4. ACKNOWLEDGEMENT by the Vendors of the right of the Pchsr to production and delivery of copies of the Probate of the Will and Codicil of the sd Percy Pemberton decd.

THE SCHEDULE referred to.

(inter alia) <u>Ord. No.</u>	<u>Description.</u>	<u>Area.</u>
118 & 119.	Grass.	4.932

DULY EXC'D & ATTESTED.

Regd. at Wakefield. 20th March 1946. in
Volume 36. Page 802. No. 377.

uly 1947.

mp
. 6.

Stamp.

CONVEYANCE of this date made between The Rt. Revd. Henry John Poskitt D.D. of Bishops House Weetwood Lane in the City of Leeds Bishop of Leeds The Rt. Revd. Monsignor Canon Hawkswell of the Presbytery attached to the English Martyrs Church in the City of York Clerk in Holy Orders The Very Revd. Canon Kevin Henegam B.A. of the Presbytery attached to St. Patrick's Church New York Road Leeds afsd Clerk in Holy Orders The Very Revd. Monsignor Canon John Dinn D.D. of St. Anne's Cathedral House Leeds afsd. Clerk in Holy Orders (together thrinafr called "the Vendors") of the one part and The Wetherby Rural District Council (thrinar called "the Council") of the other part

RECITING:-

(a) By a Conveyance dated the 1st day of March 1946 and made betn Bertram Mortimer John Revis and John Henry Bromley of the one part and the Vendors of the other part the ppty descdbd in the First Schedule thrto and intended to be thrby conveyed was (along with other ppty) conveyed unto the Vendors and the Revd. Joseph McShane in fee simple as joint tenants upon trust for sale and

(b) The Vendors in pursuance of such trust for sale had agreed with the Council for the sale to them of the sd ppty descdbd in the First Schedule thrto and the unincumbered fee simple throf in posson for the sum of £225 but subject as thrinar mentd

IT WAS WITNESSED as follows:-

1. In pursuance of the sd agmt and in conson of the sum of £225 on or before the execution of those presents paid tothe Vendors by the Council (receipt ackned) the Vendors as Trustees thrby conveyed unto the Council

presents paid to the Vendors by the Council (receipt acknowledged) the Vendors as Trustees thereby conveyed unto the Council

12

ALL the property described in the First Schedule thereto

TO HOLD the same unto the Council in fee simple.

2. DECLARATION that the Council and their successors in title should not be entitled to any right of light or air which would in any way diminish or interfere with the free and unrestricted user of any adjoining property then belonging to the Vendors either for building or for any other purpose and the assurance thereinbefore contained should not be deemed or construed to imply the grant of any such right.
3. ACKNOWLEDGMENT by the Vendors of the right of the Purchasers to production of the documents of title set out in the Second Schedule thereto (which related to other property retained by the Vendors) and to delivery of copies thereof.

USUAL CERTIFICATE as to transaction not exceeding £500.

THE FIRST SCHEDULE above referred to.

ALL THOSE two closes or parcels of land situate and fronting to the Clifford Road on the West side thereof at Bramham in the West Riding of the County of York containing together 4.932 acres or thereabouts being Ordnance Survey Nos. 118 and 119 on the Ordnance Survey Sheets CLXXXIX-7 and 11 (Edition of 1909) and which said closes or parcels of land were for the purpose of identification only more particularly delineated and described on the Plan annexed thereto and thereon edged red and were then in the occupation of Mr. Harry Freer as tenant thereof.

THE SECOND SCHEDULE above referred to.

24th May 1918. CONVEYANCE made between the Revd. John Prideaux Metcalfe and the Revd. Humphrey

Gostwyck Metcalfe of the one part and George Jenkinson of the other part.

14th January 1936. CONVEYANCE made betn the sd George Jenkinson of the one part and Percy Pemberton of the other part.

12th August, 1943. ASSENT under hand by Thomas Pemberton the sd Bertram Mortimer, John Revis and John Henry Bromley as Exors of the Will with one Codicil thrtto of the sd Percy Pemberton vesting (inter alia) the ppty thrbly conveyed in themselves for an estate in fee simple upon trust for sale.

1st March 1946. THE thrinbefore recited Conveyance of that date.

EXECUTED by the Vendors and attested and SEALED by the Council and witnessed by the Chairman and Clerk.

REGISTERED at Wakefield 30th August 1947 in Vol. 123 Page 1054 No. 466.