

These are the notes referred to on the following official copy

Title Number WSX263770

The electronic official copy of the document follows this message.

This copy may not be the same size as the original.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

26 OCT 1976

61

PD



THIS CONVEYANCE is made the Eighteen day of October
One thousand nine hundred and seventy-six B E T W E E N
GUISARD (PROPERTY DEVELOPMENTS) LIMITED whose registered
office is situate at 70 High Street Haslemere in the County
of Surrey (hereinafter called "the Vendor") of the one part
and PETER RICHARD SMITH of Field House Fernhurst Haslemere
in the County of Surrey (hereinafter called "the Purchaser")
of the other part

W H E R E A S :-

(1) By a Conveyance dated the first day of March One
thousand nine hundred and seventy-six made between The
British Council for Rehabilitation of the Disabled of the
one part and the Vendor of the other part the property
hereinafter assured was (inter alia) conveyed unto the
Vendor for an estate in fee simple in possession subject
as hereinafter mentioned but otherwise free from
incumbrances

(2) The Vendor has agreed with the Purchaser for the sale
thereof of the said property for a like estate at the price
of SEVEN THOUSAND POUNDS (£7,000)

NOW THIS DEED WITNESSETH as follows:-

1. IN consideration of the sum of SEVEN
THOUSAND POUNDS (£7,000) paid by the Purchaser to the Vendor
(the receipt whereof the Vendor hereby acknowledges) the
Vendor as Beneficial owner HEREBY CONVEYS unto the Purchaser
ALL THAT freehold land forming part of the Bridge Estate
Linchmere in the County of West Sussex as the same is for
the purposes of identification only shown on the plan

MA

2

annexed hereto and thereon edged red TOGETHER WITH:-

(a) a right of way (in common with all others having the like right) at all times and for all purposes over the road or driveway coloured yellow on the said plan TOGETHER ALSO WITH but except and reserved all rights and easements or quasi rights and quasi easements as the same are now existing and have hitherto been enjoyed TOGETHER WITH the adjoining land of the Vendor shown edged green on the said plan in one ownership_____

(b) the benefit of the exceptions reservations covenants and conditions contained in two Conveyances dated the eighth day of May One thousand nine hundred and sixty three

and made between (i) Denys Billingshurst-Johnson (1) Woolmer Hill Property Company Limited (2) and John Edward Flowers Dell (3) and (ii) the said Denys Billingshurst-Johnson (1) the said Woolmer Hill Property Company Limited (2) and Frank Eric Horton (3) _____

(c) the benefit of the covenant as to fencing contained in a Conveyance dated the third day of June One thousand nine hundred and seventy six made between The Vendor (1) and Gary Robert Prentice Alan Walter Lane Frederick Roy Strudwick and David Bateman (2) _____

(d) the benefit of a grant of easement to lay maintain inspect and repair the water pipe in the approximate position shown by a brown broken line on the plan annexed to a Conveyance dated the ninth day of September One thousand nine hundred and seventy six and made between the Vendor (1) and Michael Logan Wynne and Kathleen Angela

Wynne (2) the Vendor or the persons so entering or carrying out any such work at its own cost forthwith making good all damage occasioned thereby and restoring the surface of the land belonging to the said Michael Logan Wynne and Kathleen Angela Wynne to its former condition _____

(e) the right within six months from the date hereof to lay a water pipe as shown by a mauve dotted line on the said plan from the pit and meter supplying Bridge House on the Vendors land adjacent to Gillhams Lane the water supply to be separately metered and the purchaser at his own expense forthwith making good all damage occasioned thereby and restoring the surface of the land belonging to the

Vendor TO HOLD the same unto the Purchaser in fee simple subject to:- _____

(i) The rights granted to the said John Edward Flowers Dell and Frank Eric Horton in the said two Conveyances dated the eighth day of May One thousand nine hundred and sixty three _____

(ii) the public rights of way over the bridlepath and other parts of the property hereby conveyed _____

(iii) to the Wayleave Consent granted to the Southern Electricity Board dated the Thirtieth day of October One thousand nine hundred and fifty seven and any other wayleave consents licences or installations of the Electricity Board now in existence _____

(iv) the rights granted to the said Michael Logan Wynne and Kathleen Angela Wynne contained in a Conveyance dated the Twenty ninth day of March One thousand nine hundred and seventy six and made between the Vendor (1) and the

said Michael Logan Wynne and Kathleen Angela Wynne (2) and the rights granted by the said Conveyance dated the ninth day of September One thousand nine hundred and seventy six—

2. PROVIDED ALWAYS that the Purchaser and the persons deriving title under him shall not be entitled to any right or easement of light or air or otherwise which would restrict or in any way interfere with the free user for building or for any other purpose of the said adjoining land of the Vendor shown edged green on the said plan—

3. THE Vendor for the benefit of the said adjoining land edged green on the said plan remaining vested in it and for the benefit and protection of the property hereby conveyed and every part thereof and the Purchaser as to the property hereby conveyed and for the benefit and protection of the said adjoining land of the Vendor shown edged green on the said plan hereby mutually covenant for themselves and their successors in title that they the Vendor and the Purchaser will each contribute towards the cost of the maintenance and repair of the said road or driveway coloured yellow on the said plan in the proportion in which the rateable value of their respective properties bears to the total rateable values of all the properties entitled to use the said road or driveway—

4. THE Vendor hereby acknowledges the right of the Purchaser to production of the documents of title mentioned in the Schedule hereto (the possession of which documents is retained by the Vendor) and to delivery of copies

thereof and hereby undertakes with the Purchaser for the safe custody thereof _____

5. IT IS HEREBY CERTIFIED 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 consideration exceeds the sum of £15,000 _____

IN WITNESS whereof the Vendor has caused its common seal to be hereunto affixed and the Purchaser has hereunto set his hand and seal the day and year first before written

THE SCHEDULE before referred to

8th May	1963	DUPLICATE CONVEYANCES	Denys Billingshurst-Johnson (1) Woolmer Hill Property Co. Ltd. (2) John Edward Flowers Dell & Frank Eric Horton (3)
---------	------	-----------------------	---

25th October	1963	CONVEYANCE	Woolmer Hill Property Co. Ltd. (1) Rehabilitation Developments Ltd. (2)
--------------	------	------------	---

13th July	1970	CONVEYANCE	Rehabilitation Developments Ltd. (1) British Council for the Rehabilitation of the Disabled (2)
-----------	------	------------	---

1st March	1976	CONVEYANCE	British Council for Rehabilitation of the Disabled (1) the Vendor (2)
-----------	------	------------	---

29th March	1976	CONVEYANCE	The Vendor (1) Michael Logan Wynne Kathleen Angela Wynne (2)
3rd June	1976	CONVEYANCE	The Vendor (1) Gary Robert Prentice Alan Walter Lane Frederick Roy Strudwick David Bateman (2)
9th September	1976	CONVEYANCE	The Vendor (1) Michael Logan Wynne Kathleen Angela Wynne (2)



THE COMMON SEAL of GUIARD
(PROPERTY DEVELOPMENTS) LIMITED
was hereunto affixed in the
presence of:-

Director

Secretary

SIGNED SEALED AND DELIVERED
by the said PETER RICHARD SMITH
in the presence of:-



Marianne Smith

152 Mill Lane,

GUILFORD, Surrey

Articles Clerk.

