

EPITOME OF TITLE

2022

Relating to freehold/leasehold property known as

Lots 1 and 2 - Cottages and Land at Kingsfield Farm Marden Hereford HR1 3EU

Date	Document Number	Document Details	Parties	Photocopy or Abstract	Is original document to be handed over
25/09/1975	1	Conveyance	<p>As to the first part</p> David Gwyn Jones (1) Brian Roy Michael Pritchett (2)	copy	yes
17/05/1979	2	Examined copy Grant of Probate	<p>As to the second part</p> Alice Edith Turner deceased	copy	no - examined copy
31/10/1979	3	Conveyance	Lloyds Bank Limited (1) Brian Roy Michael Pritchett (2)	copy	yes
25/11/2021	4	Grant of Probate	<p>As to both parts</p> Brian Roy Michael Pritchett deceased	copy	no - examined copy
30/06/2022	5	Land Charges Act Search	No. 04756182D	copy	yes
	6	Index Map Searches		copy	yes

INLAND REVENUE
STAMP
D.D.

17.OCT.1975

STAMPS ACT 1931

SHAW & SONS LTD.,
SHAWAY HOUSE,
LONDON, S.E.26.

This Embellishment



is made the 25th day of September

thousand nine hundred and seventy five B E T W E E N DAVID GWYN JONES of The Spinneys Oakes Drive in the City of Hereford Farmer (hereinafter called "the Vendor") of the one and BRIAN ROY MICHAEL PRITCHETT of The Hermitage Farm Canon Pyon in the County of Hereford and Worcester Farmer (hereinafter called "the Purchaser") of the other part

W H E R E A S:-

The Vendor is seized of the property hereinafter described together with other property for an estate in fee simple in possession free from incumbrances and has agreed with the Purchaser for the sale to him of the said property for a like estate but subject as hereinafter mentioned at the price of Twenty five thousand pounds

N O W THIS DEED W I T N E S S E T H as follows:-

1. I N pursuance of the said agreement and in consideration of the sum of TWENTY FIVE THOUSAND POUNDS 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 THOSE pieces or parcels of land situate in the Parish of Marden in the County of Hereford and Worcester containing 41.053 acres or thereabouts ALL WHICH said pieces or parcels of land are more particularly described by reference to the Ordnance Survey map in the First Schedule hereto and for the purpose of identification only delineated on the plan annexed hereto and thereon edged red EXCEPT AND RESERVING as is mentioned in clause 2 hereof TO HOLD the same unto the Purchaser in fee simple

2. THERE is excepted and reserved in fee simple:-

(i) Unto the Vendor and his successors in title owner or owners for the time being of the property known as Little Berrington Farm Marden aforesaid or any part or parts thereof and his and their tenants and licensees and all other persons authorised by him or them:-

(a) The water pump house and the site thereof as at present fenced and the water pump electric motor and other private water supply pipe lines and apparatus including the electricity supply lines thereto as exist at the date hereof situate in that part of the property hereby conveyed comprising Ordnance Survey number 760 and the sole and exclusive right to take all the water from the said private water supply system and

(b) full right and liberty at all times hereafter to enter upon Ordnance Survey number 760 aforesaid with or without workmen and all necessary equipment and to disturb the surfaces thereof for the purposes only of maintaining repairing and renewing and replacing the aforesaid private water supply system doing as little damage as possible in the exercise of the aforesaid rights and forthwith making good all damage caused

(ii) Unto the Vendor and his successors in title owner or owners for the time being of the cottage and land known as Gratton Lane Cottage Marden aforesaid comprising Ordnance Survey numbers 706 and part 705 or any part or parts thereof and his and their tenants and licensees and all other persons authorised by him or them

(a) the right at any time within a period of **eighty years** from the date hereof to lay water supply pipe line across Ordnance Survey numbers part 705 hereby conveyed for the purpose of taking a mains supply of water to the Vendor's said retained property and the right at all times after the said pipe line has been laid to maintain/renew and replace the same and to enter upon the said property hereby conveyed with or without workmen and all necessary equipment and disturb the surface thereof doing as little damage as possible in the exercise of the aforesaid rights and making good all damage caused-

(b) the right at all times hereafter to enter upon the property hereby conveyed with or without workmen and all necessary equipment for the purposes only of-

(i) erecting and maintaining boundary fences and hedges between the points marked "A" "B" "C" "D" and "E" on the said plan and

(ii) constructing and maintaining thereafter a road over that part of Ordnance Survey inclosure number 705 retained by the Vendor-

doing as little damage as possible in the exercise of the aforesaid rights and making good all damage caused-

3. THE Purchaser hereby covenants with the Vendor to maintain in perpetuity the existing boundary fences or hedges situate between the points marked "F" and "G" on the plan annexed hereto in good and sufficient stock proof repair and condition-

4. THE Vendor hereby covenants with the Purchaser:-

(i) To maintain in perpetuity the boundary fences or hedges between the parts "A" "B" "C" and "D" on the plan annexed hereto in good and sufficient stock proof repair and condition-

(ii) Within a period of three months from the date hereof to erect a good and sufficient stock proof boundary fence between the points marked "D" and "E" on the said plan and thereafter to maintain the same in such repair and condition in perpetuity-

5. THE Vendor hereby acknowledges the right of the Purchaser to production and delivery of copies of the documents specified in the Second Schedule hereto and undertakes with the Purchaser for the safe custody thereof-

6. 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 aggregate amount or value of the consideration exceeds Twenty five thousand pounds-

IN WITNESS whereof the parties hereto have hereunto set their hands and seals the day and year first before written-

THE FIRST SCHEDULE before referred to

<u>Ordnance Survey Number</u>	<u>Acreage</u>
760	7.833
Part 705	7.843 Est
712	.102
Part 746	.401 Est
726	9.962
731	14.912
	<u>41.053</u>



Water Pump House

A
B
C

731

737

732

734

734

731

732

THE SECOND SCHEDULE before referred to

<u>Date</u>	<u>Document</u>	<u>Parties</u>
1st August 1973	Deed of Release	Forward Trust Limited (1) Ivan Edward Randall (2)
1st August 1973	Acknowledgment for Production by Forward Trust Limited	Ivan Edward Randall (1) Midland Bank Limited (2) The Vendor (3)
1st August 1973	Conveyance	The Vendor (1) Midland Bank Limited (2)
24th October 1973	Mortgage	

SIGNED SEALED and DELIVERED by the said)

David Gwyn Jones in the presence of:-)

W. R. T. Griffiths,
Solicitor
Brecon.

W. R. T. Griffiths

W. R. T. Griffiths

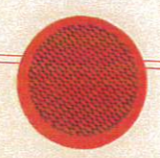
W. R. T. Griffiths

W. R. T. Griffiths

W. R. T. Griffiths

SIGNED SEALED and DELIVERED by the said)

Brian Roy Michael Pritchett in the presence of:-)



DATED 25th day of September 1975

NR 90

MR. D. G. JONES

- to -

MR. B. R. M. PRITCHETT

Conveyance

- of -

41.053 acres of land in the Parish of Marden
in the County of Hereford and Worcester

T. A. MATTHEWS & CO.,
HEREFORD.

COPIES OF THIS GRANT ARE NOT VALID UNLESS
THEY BEAR THE IMPRESSED SEAL OF THE COURT

In the High Court of Justice

The District Probate Registry at OXFORD

BE IT KNOWN that ALICE EDITH TURNER of Kingsfield Marden
Gloucestershire widow

died on the 9th day of February 1979
domiciled in England and Wales

AND BE IT FURTHER KNOWN that at the date hereunder written the last Will and Testament
(a copy whereof is hereunto annexed) of the said deceased was proved and registered in the said
Registry of the High Court of Justice

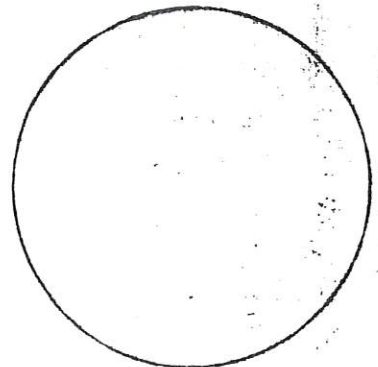
and Administration of all the estate which by law devolves to and vests in the personal representatives
of the said deceased was granted by the aforesaid Court to LLOYDS BANK LIMITED
Worcester Court Branch (Account No. 178211) The Avenue, Worcester
Worcester WR1 3PX in the events which have happened the sole
executor named in the said Will

And it is hereby certified that an Inland Revenue account has been delivered wherein it is shown that the net
value of the said estate in the United Kingdom so far as can at present be ascertained
(exclusive of what the said deceased may have been possessed of or entitled
to as a trustee and not beneficially) amounts to £ 20601.00
and that the net value of the estate amounts to £ 20333.00

Dated the 17th day of May 1979

M. J. ...

District Registrar.



Vertical handwritten notes on the left margin, including dates like '31st October 1979' and other illegible text.

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 Ex 11 - 2 Before
 31.10.1979.

I ALICE EDITH TURNER of Kingsfield Marden in the County of Hereford HEREBY REVOKE
 all former Wills and testamentary dispositions heretofore made by me and DECLARE
 this to be my last Will which I make this *Third* day of *March* One thousand
 nine hundred and seventy

1. IF my Husband William George Turner shall survive me for the period of 21 days
 then subject to the payment of my funeral and testamentary expenses and debts
 which with all duties shall be paid primarily out of my personal estate I GIVE
DEVISE BEQUEATH AND APPOINT all my real and personal estate whatsoever and
 wheresoever situate unto my said Husband William George Turner absolutely and
I APPOINT him to be the sole Executor of this my Will

2. IF my said Husband shall not survive me for the said period of 21 days then
I DIRECT that the following Clauses of this my Will shall take effect

3. I APPOINT Lloyds Bank Ltd (hereinafter called "the Bank") to be the sole
 Executor and Trustee of this my Will and I Declare that the Bank's terms and
 conditions for acting as Executor and Trustee (including the scale of remuneration)
 last published before the date of my death shall apply with power to charge
 remuneration in accordance with any later published terms of the Bank for the time
 being in force

4. I GIVE DEVISE BEQUEATH AND APPOINT all my real and personal estate whatsoever
 and wheresoever situate unto the Bank upon trust to sell call in and convert the
 same into money with power to postpone such sale calling in and conversion for so
 long as the Bank shall in its absolute discretion think fit without being liable
 for loss

5. THE BANK shall hold the net proceeds of such sale calling in and conversion
 and my ready money upon trust

- (1) to pay thereout all my just debts funeral and testamentary expenses and
- (2) to hold the remainder and all parts of my Estate for the time being
 unsold (hereinafter called my Residuary Estate) upon trust to divide
 the same as to both capital and income between my Son William George
 Turner and my Daughter Constance Margaret Moran in equal shares
 absolutely or for the survivor of them living at my death absolutely

6. IF either or both of them my said Son or Daughter shall predecease me leaving
 issue living at my death who shall attain or shall have attained the age of
 majority then and in such case such issue shall take and if more than one equally
 between them the share in my Residuary Estate which his her or their parent would
 have taken had he or she survived me and attained a vested interest therein

7. I DECLARE that the powers of maintenance and advancement given to Trustees
 under Sections 31 and 32 of the Trustee Act 1925 shall apply to this my Will

8. I DECLARE that all moneys in the nature of income received after my death or
 after the death of any tenant for life shall be treated and applied as income

Ex'd before S.P.

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accrued after such death from whatever source or class of investment or property the same shall arise and even if the property in respect of which the income arises is sold for the payment of my debts or for other purposes and whatever the period may be in respect of which the income shall have accrued and that no property not actually producing income shall be treated as producing income my desire being that apportionment under the Apportionment Act 1870 or any rule of law or equity shall be wholly excluded in the administration of my estate

9. THE BANK shall have power to pay or apply any money liable to be invested and forming part of the estate or trust fund in the purchase of or in lending upon the security of any form of property whatsoever or wheresoever as if the Bank were a single absolute owner thereof and whether or not the making of such payment or application amounts strictly to the investment of the money so paid or applied

SIGNED by the above named TESTATRIX
us and for her last will in the
presence of us both present at the
same time who in her presence at her
request and in the presence of each
other have hereunto subscribed our
names as witnesses:

A. E. Turner

G. A. Keal

W. F. Jordan

Assistant Solicitor at the

Magistrate James Keal
Hereford.

2

DATED

31st October

1979

THE PERSONAL REPRESENTATIVES of

ALICE EDITH TURNER

---- to ----

B. R. M. PRITCHETT, ESQ.,

Conveyance

---- of ----

Kingsfield Villa
Marden

in the County of :-
Hereford and Worcester .

---- 0 ----



SHAW & SONS LTD.,
SHAWAY HOUSE,
LONDON, S.E.26.

This Conveyance

is made

the 30th day of October One



thousand nine hundred and Seventy-nine B E T W E E N

LLOYDS BANK LIMITED whose registered office is at

71 Lombard Street London (hereinafter called "the Vendor")



of the one part and BRIAN ROY MICHAEL PRITCHETT of

Hermitage Farm Canon Pyon in the County of Hereford

and Worcester (hereinafter called "the Purchaser")

of the other part

W H E R E A S :-

(1) ALICE EDITH TURNER late of Kingsfield Marden in the said County of Hereford and Worcester widow (hereinafter called "the Testatrix") died on the ninth day of February One thousand nine hundred and Seventy-nine having by her Will dated third March One thousand nine hundred and Seventy appointed the Vendor to be the Executor thereof who proved the same on the Seventeenth day of May One thousand Nine hundred and Seventy-nine in the Oxford District Probate Registry

(2) THE TESTATRIX was at the date of her death seised of the property hereinafter described for an estate in fee simple in possession free from incumbrances

(3) THE VENDOR has not given or made any assent or conveyance in respect of a legal estate in or affecting the said property or any part thereof

(4) THE VENDOR has agreed with the Purchaser for the sale to him of the said property for an estate in fee simple in possession free from incumbrances at the price of FIFTY THREE THOUSAND POUNDS

NOW THIS DEED WITNESSETH as follows:-

1. IN consideration of the sum of FIFTY THREE THOUSAND POUNDS paid by the Purchaser to the Vendor (the receipt whereof the Vendor hereby acknowledges) the Vendor as Personal Representative of the Testatrix and in exercise of its statutory powers hereby conveys unto the Purchaser ALL THAT Messuage or Tenement with the garden homestead and land thereto belonging formerly called Tinker Tank but now known as Kingsfield Villa situate in the Parish of Marden in the County of Hereford and Worcester and formerly described as comprising O. S. numbers 756, 759, and 761 and containing 8.774 Acres or thereabouts but by more recent admeasurement found to contain 8.68 Acres or thereabouts all which said property is for the purpose of identification only more particularly shown on the plan annexed hereto and thereon coloured pink and is described in the Schedule hereto by reference to the National Grid Numbers TO HOLD unto the Purchaser in Fee Simple

2. THE VENDOR hereby acknowledges the right of the Purchaser to the production of the Probate of the Testatrix's said Will and to delivery of copies thereof IN WITNESS whereof the Vendor has hereunto caused its

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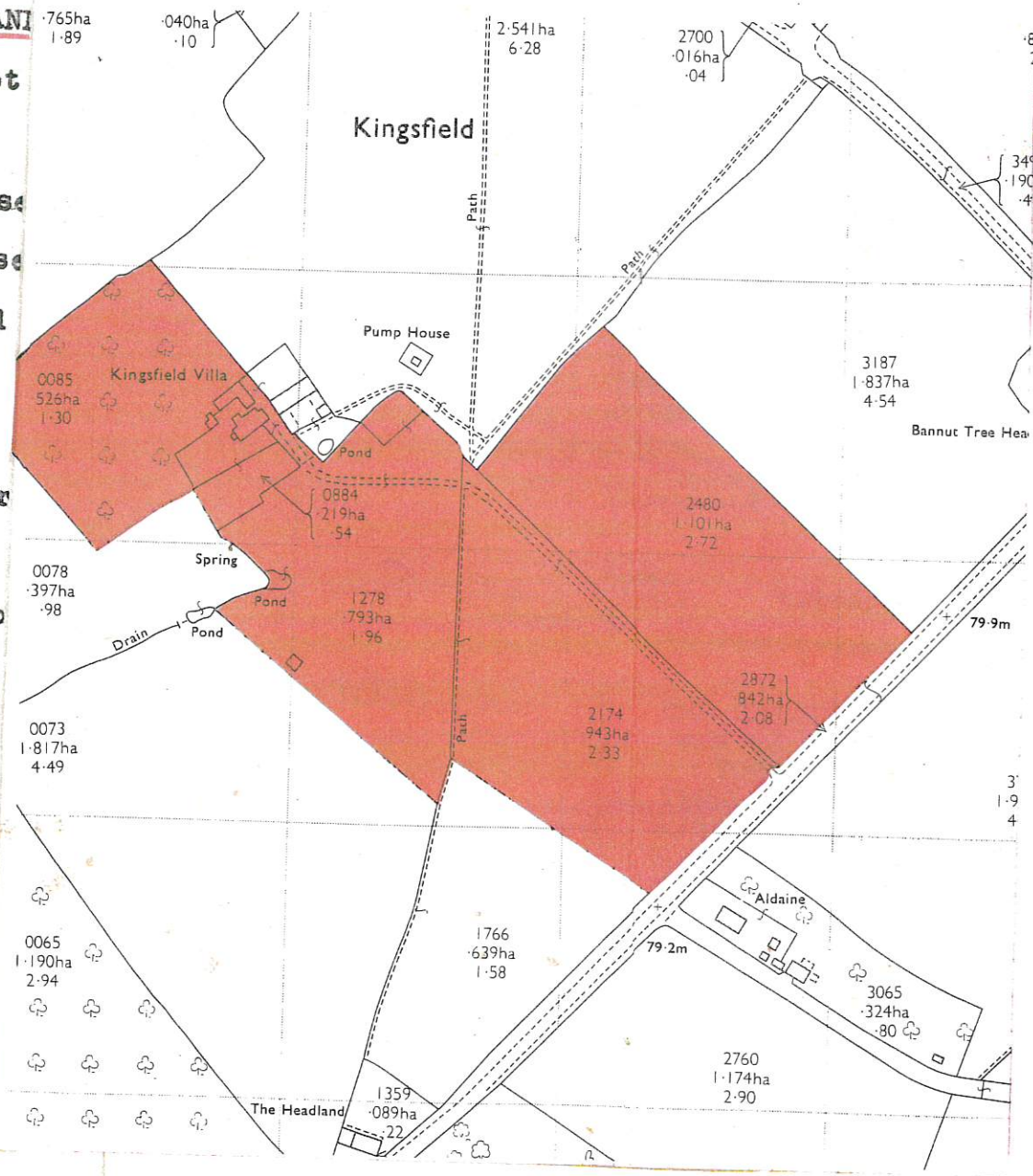
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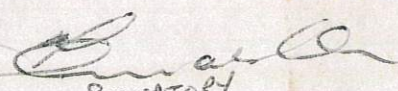
Common Seal to be affixed and the Purchaser has hereunto set his hand and seal the day and year first before written _____

THE SCHEDULE BEFORE REFERRED TO

<u>N. G. No.</u>	<u>Description</u>	<u>Acres</u>
0085	Orchard	1.30
0884 (Part)	House and Gardens	0.37 (estimated)
1278	Pasture	1.96
2174	Pasture	2.33
2480	Pasture	2.72
	TOTAL	8.68

GIVEN UNDER
THE COMMON SEAL of
LLOYDS BANK LIMITED
was hereunto affixed
in the presence of:-

Director:- 
AUTHORISED SIGNATORY

Secretary:- 
AUTHORISED COUNTER SIGNATORY

SIGNED SEALED AND
DELIVERED by the
said BRIAN ROY
MICHAEL PRITCHETT in
the presence of:-

is M. P. L. L.

Susan Powell
B.A. Esq. & Solicitor
Ross-on-Wye,
Herefordshire.



High Court of Justice England and Wales
Principal Registry of the Family Division
HMCTS Probate
PO Box 12625
Harlow
CM20 9QE
0300 303 0648

Grant of Probate

Case Reference: 1624979350336482
Date of Issue: 25th November 2021

BRIAN ROY MICHAEL PRITCHETT of 2 Oulton Avenue Belmont Hereford HR2 7YX United Kingdom

Died on 19th July 2020 domiciled in England and Wales

The Last Will and Testament of **BRIAN ROY MICHAEL PRITCHETT** (An official copy of which is available from the Court) was proved and registered before the High Court of Justice. The Administration of **BRIAN ROY MICHAEL PRITCHETT**'s estate is granted by this court to the following Executors

JEREMY JOHN EDWIN WILDING of 14 Broad Street Hereford HR4 9AP United Kingdom
and **MELANIE ANN TREE** of 1-2 Chancery Lane Hay-on-wye Hereford HR3 5DJ United Kingdom

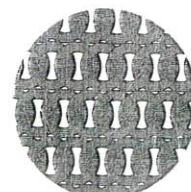
Power reserved to another Executor

The application has stated that the gross value of the estate in England and Wales amounts to £2,971,059.00 and the net value amounts to £2,966,195.00



DISTRICT REGISTRAR

Extracted by Gabbs Solicitors (Ref: REV/6424472/1) Gabbs Solicitors, 14 Broad Street,
Hereford, HR4 9AP, United Kingdom
If you wish to validate the information contained within this document please call 0300 303
0648



LAND CHARGES ACT, 1972.
CERTIFICATE OF THE RESULT OF SEARCH

Form **K17**

CERTIFICATE No.
04756182D

CERTIFICATE DATE
30 JUN 2022

PROTECTION ENDS ON
21 JUL 2022

It is hereby certified that an official search in respect of the undermentioned particulars has been made in the index to the registers which are kept pursuant to the Land Charges Act 1972. The result of the search is that there are **NO SUBSISTING ENTRIES.**

PARTICULARS SEARCHED		
COUNTY OR COUNTIES	HEREFORD AND WORCESTER, HEREFORDSHIRE.	
NAME(S)	PERIOD	Fees £
BRIAN ROY MICHAEL*PRITCHETT*	1975-2020	
MELANIE ANN*TREE*	2020-2022	
JEREMY JOHN EDWIN*WILDING*	2020-2022	

APPLICANT'S REFERENCE REH/642472/6 Wilding	KEY NUMBER 8470040	AMOUNT DEBITED £ 6.00
Gabbs Solicitors Limited 17205 Hereford	Please address any enquiries to:- HM Land Registry Land Charges Department PO Box 292, Plymouth, PL5 9BY DX No. 8249 Plymouth 3 TEL : (0300) 006 6616 FAX : (0300) 006 6699 IMPORTANT PLEASE READ THE NOTES IN THE LEAD PAGE.	