



This Conveyance

is made the

Twenty ninth

day of *September* One thousand nine hundred and sixty-four

B E T W E E N AMY ELLEN REBECCA HINGE of Church End Farm Hendon in the County of Middlesex Spinster (hereinafter called "the Vendor") of the one part and THE COUNTY COUNCIL OF THE ADMINISTRATIVE COUNTY OF MIDDLESEX of Guildhall Westminster S.W.1. (hereinafter called "the Council") of the other part

W H E R E A S :-

- (1) The Vendor is seised of the property hereinafter described and intended to be hereby conveyed for an estate in fee simple free from land tax tithe redemption annuities rent charges and all incumbrances
- (2) The Vendor has agreed with the Council for the sale to it of the said property hereinafter described for a like estate for the purpose of its functions under the Education Acts 1944 to 1953 for the sum of One Hundred and fifty thousand Pounds
- (3) Upon the treaty for the said sale it was further agreed that this Conveyance should contain such provisions exceptions reservations rights easements and covenants as are hereinafter contained

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

1. IN consideration of the sum of ONE HUNDRED AND FIFTY THOUSAND POUNDS (£150,000) paid by the Council to the Vendor (the receipt whereof the Vendor hereby acknowledges) and of the covenants on the part of the Council hereinafter contained the Vendor as Beneficial Owner hereby conveys unto the Council ALL THAT piece or parcel of land at Greyhound Hill and Church End in the Borough of Hendon in the County of Middlesex comprising an area of land with a frontage to Greyhound Hill of four hundred and sixty feet or thereabouts and to Church End of two hundred and thirty-five feet or thereabouts and containing in all an area of eight and one half acres or thereabouts ALL which said land is for the purpose of identification only delineated on the plan hereto annexed (hereinafter referred to as "the said plan") and is thereon coloured pink TOGETHER with the Farm-house and outbuildings erected thereon or on some part thereof and



known as Church End Farm Hendon aforesaid TOGETHER ALSO with the right in fee simple for the Council and its successors in title (a) to construct use maintain renew and repair drains or sewers electric cables gas pipes or mains and other services under and through the strip of land twenty-five feet wide shown coloured blue cross hatched red on the said plan such drains or sewers electric cables gas pipes or mains and other services to be constructed not less than four feet below ground level with all ancillary easements rights and privileges proper for such construction maintenance renewal and repair (b) to pass and repass but on foot only over and along a strip of land five feet in width and along the whole length of the western side of the building marked "X" on the said plan for the purpose only of the repair maintenance and decoration of that building (including if necessary the excavation of the said five feet strip of land for the purpose of renewal or repair of the footings and foundations of such building so far as the same extend beneath the land coloured blue upon the said plan the right to support of which building by the blue land the Vendor acknowledges) the Council or its successors in title causing as little inconvenience as possible and making good any damage caused in the exercise of such rights and (c) to the passage of rain water from the roof and gutters of the said building marked "X" on the said plan (but not from any future building on the same site) out into the main sewers and drains lying in or under Greyhound Hill aforesaid in and through the blue land and in through and along the drains now lying in and under the blue land or in through and along such drains as may be laid in and under the blue land within the lives of the descendants of his late Majesty King George V now living and the survivor of them and twenty-one years from the death of the last survivor the Council or its successors in title paying a due proportion of the cost of repairing and maintaining such drains TOGETHER ALSO with the right to lay make and maintain in the blue land all pipes drains fittings and connections which may be necessary for the conveyance and passage of such rain water to such drains as aforesaid and for connecting thereto TO HOLD the same unto the Council in fee simple free from land tax tithe redemption annuities rent charges and all incumbrances.

2. THE Council for itself and its successors in title hereby covenants with the Vendor and her successors in title the owner or owners for the time being of the land coloured blue and coloured blue

cross hatched red on the said plan or any part thereof and for the benefit of such land and every part thereof that:-

- (a) if at any time hereafter the Council shall dispose of the building marked "X" on the said plan and/or any future building or buildings erected on the site or on any part of the site of the said building the same shall not be used otherwise than for domestic purposes.
- (b) the Council will not later than the first day of April One thousand nine hundred and sixty-seven block up in a good and substantial and suitable manner with matching bricks all openings in the western wall of the said building marked "X" on the said plan (immediately adjoining the eastern boundary of the said land coloured blue retained by the Vendor) and will for ever thereafter maintain the said wall in good repair and not reduce or increase the height thereof (the present height thereof being feet) nor make any openings therein.

3. THE Council for itself and its successors in title hereby further covenants with the Vendor and her successors in title that the Council will pay to the Minister of Housing and Local Government a sum of Twenty-four thousand eight hundred and thirty-three Pounds six shillings and elevenpence (£24,833.6s.11d.) or such sum as may be agreed by and between the said Minister and the said Council in repayment or part repayment of whatever sum has prior to the Thirteenth day of August One thousand nine hundred and sixty-four been paid to the Vendor by way of compensation for refusal of planning permission under the Town and Country Planning Act 1954 in respect of the property hereby conveyed with any interest due and payable thereon and the Council will at all times hereafter indemnify and keep indemnified the Vendor and her successors in title from and against all claims by the said Minister or otherwise for repayment of the said sum of Twenty four thousand eight hundred and thirty-three Pounds six shillings eleven pence (£24,833.6s.11d.).

4. THE Vendor for herself and her successors in title hereby covenants with the Council and its successors in title that she the Vendor will not later than the first day of April One thousand nine hundred and sixty-seven at her own expense erect and thereafter maintain good and sufficient fences six feet in height along the western and southern boundaries of the said land coloured blue and coloured blue cross hatched red between the points marked C - D - E on the said

plan and upon the completion of the erection of such fences to the satisfaction of the County Valuer the Council will pay to the Vendor a sum not exceeding the then cost of constructing good and substantial chain link fencing six feet in height between concrete posts set in concrete along such boundaries and of constructing any retaining walls which in the opinion of the County Valuer may be found to be necessary or advisable having regard to the configuration of the ground and not in any event exceeding the cost incurred by the Vendor in erecting the good sufficient fences aforesaid Any dispute as to such cost to be referred to the arbitration of a single arbitrator to be appointed in default of agreement by the President for the time being of the Royal Institution of Chartered Surveyors

5. IT IS MUTUALLY AGREED AND DECLARED by and between the parties hereto that:-

- (a) the western wall (and the right to maintain and repair the existing footings thereof) of the building marked "X" on the said plan (immediately adjoining the eastern boundary of the said land coloured blue retained by the Vendor) is included in the property hereby conveyed
- (b) the Vendor has the right within two years of the date hereof to demolish that part of the building marked "Y" on the said plan as lies on the property hereby conveyed and shall have the right to remove for her own use such of its materials as she may choose and the Council will give the Vendor all reasonable right of access for such purposes Failing the Vendor so doing the Council shall at any time thereafter be at liberty to demolish that part of the said building on the property hereby conveyed without being liable for any damage that may be caused in consequence thereof to the remainder of the said building
- (c) this Conveyance is made subject to the exception and reservation of mines and minerals out of such part of the property hereby conveyed as formerly formed part of the Lords Waste of the Manor of Hendon lying at Church End within the said Manor fronting the Almshouses and adjoining the estate of James Rankin and containing eleven poles as more particularly mentioned in a certain conveyance dated the fourteenth day of October One thousand nine hundred and twenty-seven made between Walter Lyulph Johnson of the one part and James Henry Hinge and William Hinge of the other part so far as such exception and reservation now relates

to the property hereby conveyed

6. THE Vendor hereby acknowledges the right of the Council to production and delivery of copies of the Deeds and Documents mentioned in the Schedule hereto and hereby undertakes for the safe custody thereof

I N W I T N E S S whereof the Vendor has hereunto set her hand and seal and the Council has caused its Common Seal to be hereunto affixed the day and year first before written

THE SCHEDULE before referred to

<u>DATE</u>	<u>DEED</u>	<u>PARTIES</u>
31st January 1921	<u>Conveyance</u>	Fane Fleming Baxter and Violet Fleming Nelson and May Fleming Fawcett (1) James Henry Hinge and William Hinge (2)
4th February 1921	<u>Memorandum of Deposit</u>	James Henry Hinge and William Hinge (1) Barclays Bank Ltd. (2)
(with statutory receipt endorsed dated 23rd March 1931)		
28th November 1921	<u>Merger of Rectorial Tithe</u>	James Henry Hinge and William Hinge (1)
14th October 1927	<u>Conveyance</u>	Walter Lyulph Johnson (1) James Henry Hinge and William Hinge (2)
14th October 1927	<u>Legal Charge</u>	James Henry Hinge and William Hinge (1) Walter Lyulph Johnson (2)
(with statutory receipt endorsed dated 23rd April 1931)		
4th February 1930	<u>Duplicate Agreement</u>	James Henry Hinge and William Hinge (1) The Urban District Council of Hendon (2)
22nd March 1934	<u>Deed of Appointment of New Trustee</u>	James Henry Hinge (1) Fanny Julia Hinge (2)
30th April 1934	<u>Probate of the Will of William Hinge</u>	
1st December 1937	<u>Legal Charge</u>	The Vendor (1) James Henry Hinge and Fanny Julia Hinge (2) Barclays Bank Limited (3)
(with statutory receipt endorsed dated 19th June 1947)		
21st August 1945	<u>Probate of the Will of Fanny Julia Hinge</u>	
15th March 1947	<u>Probate of the Will of James Henry Hinge</u>	
1st May 1947	<u>Deed of Appointment of New Trustee</u>	The Vendor (1) Henry John Edwin Stinson (2)
25th October 1961	<u>Conveyance</u>	The Vendor and Henry John Edwin Stinson (1) The Vendor (2)

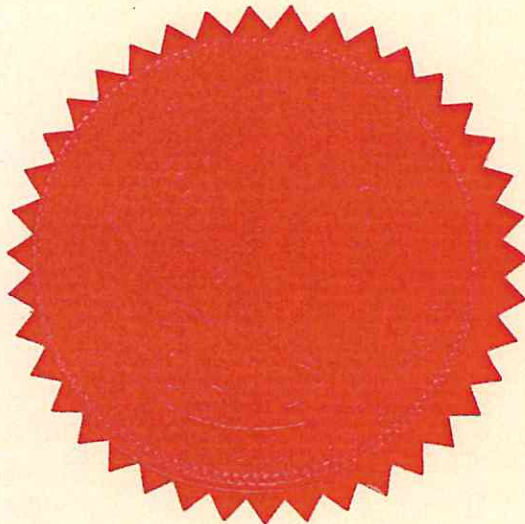
SIGNED SEALED and DELIVERED)
by the said AMY ELLEN REBECCA)
HINGE in the presence of:-)

A E Hinge



J. J. Hume
117, Station Road,
Egmore, Middlesex
Chartered Surveyor

THE COMMON SEAL of THE COUNTY)
COUNCIL OF THE ADMINISTRATIVE)
COUNTY OF MIDDLESEX was here-)
unto affixed in the presence of:-)



Margaret B. Hume

Chairman of the County Council

WICH

J. H. Hume

Deputy Clerk of the County Council

1585

Dated 20 September 1904

MISS A.E.R. HINGE

- to -

THE MIDDLESEX COUNTY COUNCIL

Notice

- of -

Freehold land and premises known
as Church End Farm Greyhound
Hill Hendon in the County of
Middlesex.

E R
H.M. LAND REGISTRY
LONDON, W.C.2.
FREEHOLD TITLE REGISTERED
TITLE NUMBER **MX.475064**

C.C. OF M.
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