

Dated 8 May 1930.

58

(11)

Mr E. Picks

to

Mr J. H. O'Connor.

HERITAGE WALKS ARCHIVE DOCUMENT

Conveyance

Land at Westfield,
Woking, Surrey.

11

A. J. Atkins,
Solicitor

HERITAGE WALKS ARCHIVE DOCUMENT



WATERLOW & SON LIMITED
LONDON WALL
LONDON



Handwritten note: 8-5-39

This Conveyance

made the eighth day of May One thousand nine

hundred and thirty — Between Evelyn Riches of The Lyck Wyck Hill Lane Woking in the County of Surrey Builder (hereinafter called 'the Vendor') of the one part and John Hector O'Connor of 69 Canterbury Road Woking aforesaid Assistant Steward (hereinafter called 'the Purchaser') of the other part Whereas the Vendor is seized in fee simple in possession free from incumbrances of the land hereinafter described and has agreed to sell the same to the Purchaser for the like estate in possession free from incumbrances at the price of One hundred pounds

Now this Deed witnesseth as follows:-

1. In pursuance of the said agreement and in consideration of the sum of One hundred pounds on or before the execution of these presents paid by the Purchaser to the Vendor (the receipt of which sum the Vendor hereby acknowledges) the Vendor as Beneficial Owner hereby conveys unto the Purchaser ~~All~~ that piece or parcel of land situate at Westfield Woking in the County of Surrey and abutting on the East side thereof upon a new road known as Westfield Avenue and having a frontage thereof of forty five feet — a depth on the North side of One hundred and twenty eight feet and on the South side of One hundred and twenty five feet ^{and by reason of} and a width in the rear of forty five feet — (be the said admeasurements more or less) which said piece or parcel of land is with the dimensions (be the same more or less) and abutals thereof more particularly delineated and described on the Plan drawn hereon and is thereon coloured pink ^{and by reason of} together with full right and liberty for the Purchaser or other the Owner or Owners for the time being of the land hereby conveyed in common with the Vendor and all persons having the like right) at all times hereafter by day or by night and for all purposes with or without motor cars or other vehicles laden or unladen to go pass and repass along over and upon Westfield Avenue aforesaid together also with the free and uninterrupted passage and running of water and soil gas and electricity from and to the land hereby conveyed through the water mains sewers drains gas pipes electric wires or cables which are now or may at any time hereafter be in or under Westfield Avenue aforesaid and in or under any adjoining or neighbouring land of the Vendor or any land which he may hereafter acquire so far as is necessary to maintain water drainage gas and electricity services with full right and liberty to enter thereon with workmen and others from time to time to construct and lay water mains sewers drains gas pipes electric wires or cables and to execute effect and do all necessary cleanings and repairs thereto or renewals thereof giving to the Vendor or other the owner or owners for the time being of Westfield Avenue or such adjoining or neighbouring land or land already or hereafter to be acquired as aforesaid reasonable notice previous to such entry of the object and purpose of the same and re-instituting and making good forthwith all damage done by reason of the exercise of any of the rights and liberties hereinbefore contained Except and reserving unto the Vendor or other the owner or owners for the time being of Westfield Avenue and such adjoining or neighbouring land or land already or hereafter to be

Handwritten initials: J.H. and J.H.C.

acquired as aforesaid similar rights in all respects of passage and running of water and soil gas and electricity in or under the land hereby conveyed with similar rights in all respects of entry thereon making good all damage done thereby as aforesaid. To hold the same except and reserved as aforesaid) unto the Purchaser in fee simple.

2. The Purchaser hereby covenants with the Vendor and his successors in title that he the Purchaser and his successors in title will at all times hereafter perform and observe the stipulations set out in the Schedule hereof.

3. The Vendor hereby acknowledges the right of the Purchaser to production and to delivery of copies of a Conveyance dated the Thirtieth day of July One thousand nine hundred and twenty nine and made between Humphrey George Smallpiece of the one part and the Vendor of the other part and hereby undertakes for the safe custody thereof.

In witness whereof the said parties to these presents have hereunto set their hands and seals the day and year first above written.

The Schedule

1. The Purchaser shall forthwith make and for ever after maintain proper and sufficient boundary walls fences or hedges not exceeding five feet nor less than four feet in height on the sides of the land hereby conveyed marked T within the boundary on the plan drawn hereon.

2. No building other than a private dwellinghouse or professional residence with or without stabling garage and outbuildings suitable thereto shall be erected on the said land and not more than one such dwellinghouse or residence shall be erected thereon.

3. No building or structure shall at any time be erected over or upon any of the sewers drains gas pipes electric wires or cables which are now or may at any time hereafter be in or under the said land.

4. No building on the said land shall be used for the purpose of carrying on any manufacture and no shed hut caravan booth or other chattel used or intended to be used as a dwelling or sleeping apartment and no show swing roundabout or anything of a like nature shall be made placed used or allowed to remain on any part of such land and upon any breach of this covenant the Vendor or his Agent may enter upon such land and remove or dispose of any such erection or thing and for this purpose may break fences and forcibly enter and shall not be responsible for the safe-keeping of anything so removed or for any loss or damage happening thereto.

5. No gravel clay sand or earth on the said land shall be so excavated or dug as to let down or interfere with the due support of the adjoining land. No clay or bricks shall be burnt on any part of such land nor shall

any sale of building materials be held thereon.

6. No hoarding or similar structure shall at any time be erected or placed on the land hereby conveyed so as in any manner to obstruct or interfere with the access of light and air to any windows or openings belonging to the buildings erected or to be erected on the adjoining land.

7. The Purchaser shall pay to the Vendor upon demand in writing from time to time such a proportion as the Vendor's Surveyor for the time being shall assess of the expense which the Vendor may incur in repairing and maintaining Westfield Avenue aforesaid until the same shall be taken over by the Local Authority. Such assessment will be made with due regard to the relative frontage (excluding return frontages) of the said land to Westfield Avenue aforesaid as compared with the other land having main frontage to Westfield Avenue aforesaid and such assessment shall be final and binding on all parties. JB

Signed Sealed and Delivered
by the said Evelyn Riebs in the
presence of

SLW Wnott

Evelyn Riebs

Atk to Messrs Robert Morrison &
Solicitors, Woking

Signed Sealed and Delivered
by the said John Hector O'Connor
in the presence of

SLW Wnott

J. H. O'Connor

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