



THIS CONVEYANCE is made the Second
day of December One
thousand nine hundred and fifty five BETWEEN WILMA MARGARET
WALKER and her husband COMMANDER CHARLES FREDERICK WALKER L.R.
(Retired) both of Tillington Old Rectory Petworth in the County of
Sussex (hereinafter called "the Vendors", of the one part and
MARCONI'S WIRELESS TELEGRAPH COMPANY LIMITED whose registered office
is situate at Marconi House Strand, London, W.C.2.
~~Chelmsford in the County of Essex~~
(hereinafter called "the Purchasers") of the other part

WHEREAS :-

- (1) Annora Margaret Watson-Smyth late of Tillington Old Rectory Petworth aforesaid (hereinafter called "the Testatrix") died on the Twenty first day of December One thousand nine hundred and fifty four having by her Will dated the Tenth day of November One thousand nine hundred and fifty one appointed the Vendors to be the Executors thereof who proved the same on the Twenty third day of May One thousand nine hundred and fifty five at the Principal Probate Registry
- (2) The Testatrix was at the date of her death seised of the property hereinafter described and intended to be hereby conveyed for an estate in fee simple in possession subject as hereinafter mentioned but otherwise free from incumbrances
- (3) The Vendors have 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 Vendors have agreed with the Purchasers for the sale to them of the fee simple in possession of the said property subject as hereinafter mentioned but otherwise free from incumbrances at the price of Two thousand six hundred and fifty pounds

NOW THIS DEED WITNESSETH as follows :-

1. IN consideration of the sum of TWO THOUSAND SIX HUNDRED AND FIFTY POUNDS paid by the Purchasers to the Vendors (the receipt whereof the Vendors hereby acknowledge) the Vendors as Personal Representatives of the Testatrix and in exercise of their statutory

powers hereby convey unto the Purchasers ALL THAT piece or parcel of land in the Parish of Woodham Ferrers in the County of Essex part of Edwins (otherwise Edwards) Hall Farm comprising Ordnance Survey Enclosures 521 and 521A on the Ordnance Survey Map of the said Parish and containing an area of 31.287 acres or thereabouts as the same is delineated on the plan attached hereto and thereon edged with a red verge line TOGETHER with a right of way for the Purchasers and their successors in title in common with the Vendors and their tenants and all other persons authorised by them for all purposes connected with the use of the property hereby conveyed and at all times with or without vehicles over and along the road or way twelve feet in width shown on the said plan between the points "A" and "G" indicated thereon and thereon coloured brown and TOGETHER ALSO with the right at all times and from time to time to enter upon the Vendors adjoining property where necessary for the purpose of laying and maintaining a concrete surface to such road or way and to construct a concrete "lay-by" approximately on the site shown coloured blue on the said plan the Purchasers making good all damage done to any adjoining property and indemnifying the Vendors in respect of any claim made by any tenant of such adjoining property for disturbance or otherwise as a result of the exercise of the said right of entry EXCEPT AND RESERVING unto the Vendors in fee simple a right of way at all times and for all agricultural purposes with or without vehicles and animals for the purpose of access between the parts of the adjoining property of the Vendors being Enclosures Nos. 521b and 537 shown on the said plan over and along the strip of land Twelve feet wide and coloured green on the said plan TO HOLD the same unto the Purchasers in fee simple SUBJECT to

- (a) Two Deeds of Grant dated respectively the Twenty seventh day of January One thousand nine hundred and twenty six and the Eighteenth May One thousand nine hundred and thirty seven and made between the Testatrix of the one part and the Southend Water Works Company of the other part whereby two easements in perpetuity were granted to such Company and its assigns as

therein mentioned to lay relay substitute remove inspect maintain cleanse repair conduct and manage a water main or mains in under over and across the property hereby conveyed

- (b) The right of Her Majesty's Ordnance Survey Office to maintain a trigonometrical point at the point indicated by a small triangle on the said plan and of access by Her Majesty's Ordnance Survey Office to the land hereby conveyed for such purpose

2. THE Purchasers HEREBY COVENANT with the Vendors in manner following namely :-

- (a) Forthwith to construct a concrete roadway suitable for vehicular traffic along the route between the points "A" and "G" indicated on the said plan and thereon coloured brown and to maintain the same in good repair during such period as the property hereby conveyed shall be the subject of its present intended use namely as an experimental station the surface of such roadway to be level with the surface of the adjoining land where possible and not to be enclosed by a boundary fence or railing
- (b) After the property ceases to be used as aforesaid to keep and maintain such roadway in a fit condition for agricultural use
- (c) To provide and erect (i) a new gate of a width of nine feet at least at the point "B" indicated on the said plan and (ii) patent cattle grid crossings at the points "C" and "G" indicated on the said plan and to maintain such gate and grid crossings in good and proper condition for the period during which the property is used as an experimental station as aforesaid After the cessation of such use the Purchasers shall be at liberty to remove the ^{said} grid crossing at the said point G and restore the site thereof and shall (if the Vendors so require) remove the grid crossing at the said point C and replace the same with a gate. The Purchasers shall maintain such gates and the said grid crossings or the sites thereof as the case may be in accordance with agricultural usage
- (d) To erect and for ever after maintain good and sufficient stock

proof boundary fences or hedges along the boundaries between the points "H" and "I" on the western boundary and "J" and "K" on the eastern boundary shown on the said plan indicated with a "T" mark within the boundary of the said land if called upon to do so by the Vendors or their successors in title

3. IT IS HEREBY AGREED AND DECLARED as follows :-

- (1) the part of the eastern boundary between the points K and J and the part of the western boundary between the points I and L on the said plan and the northern boundary of the property hereby conveyed (shown by "T" marks outside the red verge on the said plan) shall remain the property and be the responsibility of the Vendors and that the Vendors and their successors in title will for ever hereafter maintain the existing fencing or hedging along the said northern boundary in good and proper condition
- (2) That the said sum of Two thousand six hundred and fifty pounds hereinbefore referred to includes compensation for all injurious affection suffered by the land retained by the Vendors for all loss of grazing or pasturing facilities suffered by the Vendors or their tenants licensees or other occupiers of the land which is subject to the right of way hereinbefore granted to the Purchasers and for all loss and disturbance caused to the Vendors by reason of the sale or by the severance of the land hereby conveyed from such remaining land

4. THE Vendors HEREBY COVENANT with the Purchasers that as and when the Purchasers require to arrange for the supply of main water gas electricity and telephone services to the property hereby conveyed or any part thereof they the Vendors and their successors in title to the land of the Vendors now adjoining the land hereby conveyed will not unwarrantably withhold the grant of any necessary wayleaves or easements in respect thereof over and under the said adjoining land that may be affected thereby

5. THE Vendors HEREBY ACKNOWLEDGE the right of the Purchasers to the production of the documents specified in the Schedule hereto

and to delivery of copies 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 the aggregate amount or value of the consideration exceeds Three thousand pounds

I N W I T N E S S whereof the Vendors have hereunto set their hands and seals and the Purchasers have caused their Common Seal to be hereunto affixed the day and year first before written

THE SCHEDULE above referred to

2nd November 1891	CONVEYANCE	William Douglas Watson Smyth (1) Ethel Jeffray Renton (2) John Aird Henry Robson and Francis Williamson Bourdillon (3)
22nd July 1918	CONVEYANCE (endorsed on last)	John Aird and Francis William Bourdillon (1) George Robert Watson Smyth (2) Edward Jeffray Watson Smyth (3)
27th January 1926	DUPLICATE DEED OF GRANT	The Testatrix (1) Southend Waterworks (2)
23rd May 1955	PROBATE of the WILL of the Testatrix	

SIGNED SEALED AND DELIVERED by)
the above named WILMA KATHLEEN)
WALKER and CHARLES FREDERICK)
WALKER in the presence of:-)

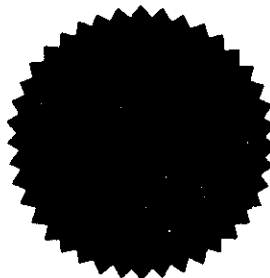
Wilma K. Walker.
C. Walker.

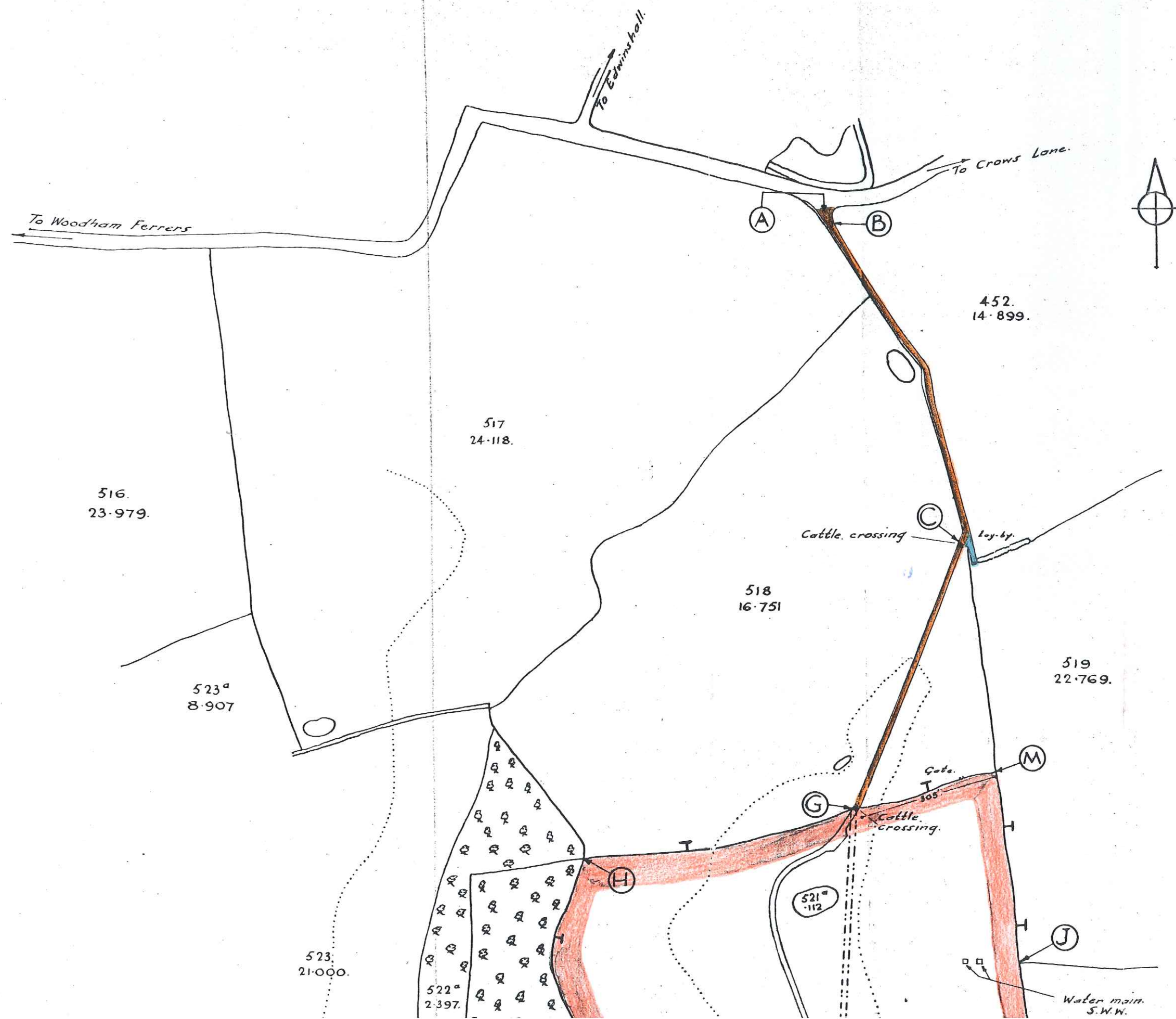
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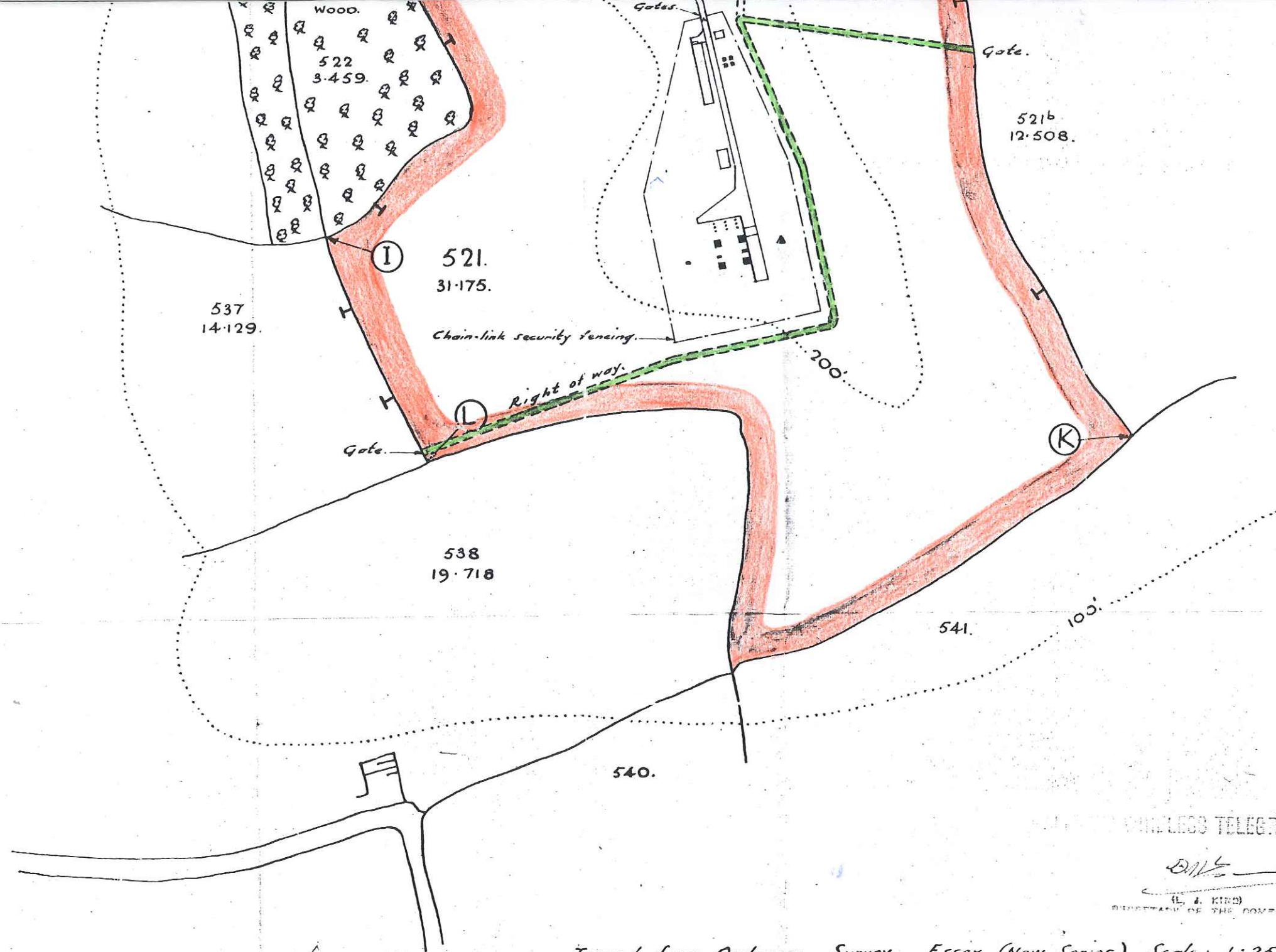
THE COMMON SEAL of MARCONI'S)
WIRELESS TELEGRAPH COMPANY)
LIMITED was hereunto affixed)
in the presence of :-)

[Signature]
Director

[Signature]
Secretary







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ORDNANCE SURVEY MAP WITH THE SANCTION
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LAND AT BUSHY HILL,
EDWINSHALL FARM, WOODHAM FERRERS, ESSEX.
PLAN FOR CONTRACT AND CONVEYANCE.

No. 2915/55.
N.D.&P. SURVEYORS.
MARCONI'S WIRELESS TELEGRAPH
MARCONI WORKS. CO. LTD.
NEW STREET, CHELMSFORD.

Nov. 1955.

SCALE : 1:2500.

W 13553

DATED 2nd December 1955

PERSONAL REPRESENTATIVES of the
LATE MRS. A.M. WATSON-SMITH

- to -

MARCONI'S WIRELESS TELEGRAPH
COMPANY LIMITED

C O M V E Y A N C E

- of -

land at Bushy Hill, Woodham
Terrers in the County of Essex

Land for

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