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Abstract OF THE Title

- of -

THE REVD. H.H.L. LONGUET-HIGGINS
to FREEHOLD PROPERTIES known as
THE TURVEY ABBEY ESTATE, TURVEY,
BEDFORDSHIRE.

BEACHCROFT & CO.,
29, Bedford Square,
London, W.C.1.

Abstract of the Title

- of -

THE REV'D. H.H.L. LONGUET-HIGGINS to FREEHOLD
PROPERTIES known as the TURVEY ABBEY ESTATE,
TURVEY, BEDS.

31st December 1928

Stamp 10/-

BY VESTING DEED of this date and btwn GERTRUDE MARY LONGUET-HIGGINS of Vine Cottage, Turvey, Beds
Widow The Rev. HENRY HUGH LONGUET-HIGGINS of The Vicarage Lenham Kent Clerk in Holy Orders and
JOHN ESMOND LONGUET-HIGGINS of Hollydale Keston Kent Esq. (thrinar called "the Trees") (1) and
sd G.M. Longuet-Higgins (2)

RECTG

- (a) By Will dd 13 May 1889 Revd. Henry Hugh Higgins who died 2 July 1893 apptd his
three sons Henry Longuet Longuet-Higgins (thrin called Henry Longuet-Higgins)
Charles Longuet-Higgins and Francis Horace Longuet-Higgins and daughter Helen Maude
Longuet-Higgins to be Exors and Trees throf and devised (inter alia) ppty descrd in
1st Sched thrtto to sd H.L.L. Higgins absolutely subjt to life intt of Helen Eliza
Higgins (who died on 26 December 1902) and subjt to certain annuities and other
payments all of which had ceased to be payable other than and except annuity and
other payments parlars whrof set out in 2nd Sched thrtto
- (b) Probate of sd Will gtd out of Ppal Regy on 29 July 1893 by sd H.L.L. Higgins C.L.
Higgins and H.M.L. Higgins power being reserved (never exercised) to sd F.H.L.
Higgins
- (c) By Will dd 10 December 1924 sd H.L.L. Higgins (who died 5 September 1927) apptd
Trees Exors and Trees throf and gave life intt in all real and personal este to
his wife sd G.M.L. Higgins
- (d) At date of death of sd H.L.L. Higgins sd C.L. Higgins was surviving psnl rep of
sd H.H. Higgins decd and as such and by virtue of S.L.A. 1925 special psnl rep of
sd H.H. Higgins in respect of settled land comprised on sd 1st Sched thrtto and all
other (if any) settled ppty subjt to Will of sd H.H. Higgins
- (e) By renunciation dd 4 April 1928 sd C.L. Higgins renounced all his rt of title to
Pbte and exor of sd Will of sd H.L.L. Higgins in regard to such settled land and
Trees as psnl reps of sd H.L.L. Higgins thrupon became by virtue of s.31(1) of
S.L.A. 1925 as amended by L.P.A. 1926 Trees for ppses of S.L.A. 1925 of Compound
Settlement (thrinar called 'the Settlement') created by sd Wills of sd H.H. Higgins
and H.L.L. Higgins
- (f) Letters of Admon with Will annexed of este of sd H.L.L. Higgins limited to settled
land granted by Ppal Regy on 3 July 1928 to Trees
- (g) Sd G.M.L. Higgins beneficially entitled under settlement to posson or rect of rents
and profits of ppty descrd in 1st Schedule thrtto during her life on trusts and subjt

*Examined account
Abstract marked
"End. apt original in
our possession -
29.7.71*

*Recherched by
29 Bedford Square
London WC1.*

*as agents for Lord Bunsby
Redf*

*Lord Bunsby
30.7.71*

- to powers and provons upon which and subjt to which under settmt or orwise same ought to be held in parlars sd annuity and other payments in 2nd Sched
- (h) Sd G.M.L. Higgins had requested Trees to execute abstg Deed
- IT WAS WITNESSED that:
1. Trees as Trees decl'd that
ALL AND SINGULAR heredit's and prems desc'd in First Sched th'rto and all other (if any) prems capable of being vested by abstg decl'n which were then by any means subj't to limitations of settmt were vested in said G.M.L. Higgins in fee simple subject to sd annuity and or payments referred to in 2nd Sched.
 2. Sd G.M.L. Higgins sh'd stand poss'd of prems on trusts and subj't to powers and provons upon and subj't to which under Settmt or orwise same ought to be held from time to time
 3. Trees were Trees of Settmt for purposes of S.L.A. 1925

F I R S T S C H E D U L E

PARTICULARS of the Estate in the Parish of Turvey in the Cty of Bedford and in Parish of Cold Brayfield in Coy of Buckingham known as Turvey Abbey Estate deltd on plan No. 1 th'rto annexed and thron colrd pink

<u>Ordinance Number</u>	<u>Description</u>	<u>Acreage</u>	<u>Remarks</u>
<u>Little Gains</u>	<u>Cholsoe Farm</u>		
127	Buildings	.520	
123	Buildings	.301	
125	Middle Pitt, Cottage and Garden	5.511	
126		1.124	
128		2.129	
91	Old Allotments	22.084	
90		9.262	This Farm is subject to Land Tax of £4.0.4.
92	Buildings	5.828	
227	Part House and Premises in Village	23.649	
271	Bakers Close	20.643	Land tax £2. 3. 7.
272	Spinney	.551	
		<u>A. 67.953</u>	
	<u>Little Pasture</u>	5.702	subject to annual charges of £11.2.4d.
<u>Priory Farm</u>		8.708	
142	House and Premises	1,386	This farm is subject to a
144	Stackyard	.538	fee farm rent of £1.7.4. and to Land Tax of £16.6.4d.
237	Paddy's Close	A. 3.030	
<u>Windstone Hill</u>		A. 3.008	

<u>Ordinance Number</u>	<u>Description</u>	<u>Acreage</u>	<u>Remarks</u>
<u>Priory Farm (Ctd.)</u>			
141	Orchard	.479	
148	Meadow	7.487	
116	Home Close	18.700	
114	Four Acres	4.372	
112	Great Casters	22.167	
111	Windmill Hill	29.159	
110	Long Ferry	22.790	
68	Gobbins Hole	20.928	
113	11 Acres	13.212	
96	Britten Close	6.898	
95	Middle Hill	16.891	
115	6 Acres	6.461	
119	Middle Pit	20.932	
120	Pot Hooks Piece	7.204	
121	do. do.	18.550	
89	Turvey Piece	10.272	
93	do. do.	8.579	
94	do. do.	8.429	
145	London Orchard	5.817	
143	Buildings	1.045	
118	Middle Pit, Cottage and Garden	.150	
117		.225	
250		<u>A. 251.671</u>	
<u>Baden Farm</u>			
40	Buildings	.602	
41	Bayden Field	23.609	
52	" "	7.218	
35	" Common	12.203	
53	" Close	23.324	
55	" "	12.428	
39	Balls Pasture	5.702	
38	" "	8.708	
56	Spinney	.536	
		<u>A. 94.330</u>	
257	Tandy's Close	<u>A. 3.038</u>	
<u>Grindstone Hill</u>			
342		<u>A. 3.266</u>	

This Farm is subject to
Land Tax of £4.6.4.

Subject to annual charge
of £11.2.4d.

<u>Ordinance Number</u>	<u>Description</u>	<u>Acreage</u>	<u>Remarks</u>
<u>River, etc. in Turvey Parish</u>			
207	Denar)	.196	Remarks
205	Denar)	.297	
No. 5)	Near Cemetery) Islands	.531	
No. 3)	Snelson Cobs)	1.174	
No. 2)	Islands)	.903	
206	River Ouse	11.600	
4	Ditto	9.945	
248	Ditto	.582	
250	Ditto	1.815	
294	Ditto	.444	
293	Ditto	7.947	
247	Island	.238	
	Stables, Outbuildings, Kitchen Garden	A. 35.672	
188	Sharpes Close	14.795	Land Tax 11/9d.
240	Laws Field	5.425	Remarks
		A. 20.220	
<u>Mill</u>			
252	Mill & Orchard	1.448	Land Tax £1.17.2.
251		.696	
249	Mill Meadow	1.212	
273		1.668	
250		1.815	
	Meadow in Bucks	4.818	Del. Land Tax 10/-
		A. 11.657	pink on Plan No. 2
80	Two Acres	2.028	thereby annexed
Pt.101	Dovehouse Close	3.905	
Part Baden Farm			
54		16.992	
79		9.531	
		A. 32.456	
<u>Abbey Farm</u>			
338	Buildings	.442	
339		17.758	
180		25.500	
179		91.385	
138		10.564	
		A. 145.649	

<u>Ordinance Number</u>	<u>Description</u>	<u>Tenant</u>	<u>Acreage</u>	<u>Remarks</u>
<u>Abbey Farm (Ctd)</u>				
Pt.193	Near Cemetery		A. 2.000	
63	Boons Barn		13.545	
64			3.385	
105			7.213	
74			10.032	
			A. 34.175	
Pt.254	House and Shop			
137	Abbey and Grounds			
131	Stables, Outbuildings, Kitchen Garden		3.628	
			A. 7.290	

<u>Estate Rental Number</u>	<u>Ordinance Number</u>	<u>Tenant</u>	<u>Remarks</u>
<u>Turvey Abbey Cottages</u>			
4 & 5	124	Gardner, Harry	
(6	187	Parker, J.	
(7	"	Sinfield, H.	
(8	"	Gore, W.	
(9	"	Brown, R.	
Abbey Square (10 & 11	"	Rubythorne, A.	
(12 & 13	"	Osborne, R.	
(14	"	Flute, O.C.	
(15	"	Wooding, Geo;	
(16	"	King, G.H.	
(17	"	Cockings, W.H.	
(18	Part 186	Hill, Albert	
(19 & 20	"	Sargent, J.	
(21	Part 186	Goldsmith, H.	
(22 & 23	"	Weed, Thomas	
(25	"	Lee, H.A.	
(26	"	Hillson, S. Junr.	
Covington's Yard (27	"	French, Edward	
(28	"	Sargent, Widow	
(29	"	Watts	
(30	"	French, C.	
(31	"	Wesley, Charles	
(32	"	Stapleton, Harry	

<u>Estate Rental Number</u>	<u>Ordinance Number</u>	<u>Tenant</u>	<u>Remarks</u>
<u>Turvey Abbey Cottages (Ctd)</u>			
(33	186	Chown	
(34	"	Mrs. Sargent	
(35	"	Tite	
(45	Pt 227	White, Arthur	
(46	"	Cotton, Miss E.	
(47	"	Miss E. Bailey	
(47a	"	Miss Mash	
(53	Pt 241	Wooding, late West	
(54	"	Savage, Charles	
(55	"	Edwards, Mrs. A.M.	
(56	"	Wooding, Charles	
(57	"	Harley, Alice	
(58	"	Hartwell, Herbert	
(60	261	Tolley, George	
(61 & 62	"	Tysoe, G.	
(63	"	Sargent, J.	
(64	"	Wadsworth, C.	Delineated and coloured pink on Plan No. 2 annexed thereto
(65	259	Gent, Mrs. Junr.	
(66	"	Grocott	
(67	"	Northwood, W.	
(68	"	Gough, B.	
(69	"	Wooding, Edwin	
(70	"	Wooding, Henry	
(71	"	Keech, Friscilla	
(72	"	Miss Wooding	
(72a	"	Sharp, Miss M.	
(73	"	Do.	
(74	"	Gough, Mrs. J.	
(75	"	Skevington, E.	
(78	Pt 258	Collins, I.	
(79	" "	Dent, Miss E.	
(80	254	Allen, George	
(81	"	Bailey, C.F.	
82 & 83	Pt 256	Clifton, W. Garden	
Part Turvey Mill	254 Pt	Estate Shop	

<u>Estate Rental</u> <u>Number</u>	<u>Ordnance</u> <u>Number</u>	<u>Tenant</u>	<u>Remarks</u>
88	260 Part	Gough, B.	
Part Turvey Mill 90	254 Part	Stevens, Thomas	Delineated and coloured pink on Plan No. 2 thereto annexed
91	Reading Room, Manor Room and Cottage		
92	Part 241	Beech, Rev. Guy	
		Do. School Garden	
	270	Allotments A.12.658	Land Tax 17/7d.

<u>Ordnance</u> <u>Number</u>	<u>Description</u>	<u>Acres</u>	<u>Remarks</u>
<u>Spinneys on the Estate</u>			
122	Spinneys on Priory Farm	.930	
78	Martin's Spinney	1.953	
104	On Turney's land	.425	
107, 125, 126, 128, 91, 90, " 92, 227 " 1.	271 Pt and 272 ac	.392	
106	ays Farm and Bakers Close comprising acreage of 66.499	.554	
129	Near Holmwood House	3.180	
139	Abbey Park	1.385	
178	" " " "	.852	
136	" " " "	.862	
133	West side of Park	1.212	
134	" " " "	.103	
135	" " " "	.509	
177	Grotto	8.658	
341		.622	
340		1.731	
337	Mossy Bank	6.523	
275	Newton Blossomville Road	1.710	
295	Newton Blossomville Road	2.054	
263	(1) Will of ad H.L.L. Higgins	.795	
	(2) Death of ad H.L.L. Higgins		
	(3) Part of estate of ad H.L.L. Higgins	A 34.450	

The property is subject to the following outgoings:-

Turvey Tithe £125.2.2d., Carlton Tithe £6.14.4d., Queen Anne's Bounty Tithe £58.11.0.,
Land Tax £26.12.9d.

SECOND SCHEDULE

Particulars of Encumbrances affecting the Settled Land created by the Will of
the Revd. Henry Hugh Higgins, decd.

1. An Annuity of £50 payable to the Testator's Daughter Mildred (now Mildred Alice Longuet Sampson) during her life.
2. The undermentioned sums being the balances of the sums named charged by the Testator's Will upon the settled land in favour of the persons named:-

<u>Beneficiary</u>	<u>Amount originally charged</u>	<u>Amount outstanding</u>
Testator's daughter Edith (now Edith Anne Longuet Wigelsworth)	£1,500	£112.10. 0.
Testator's son Charles Longuet Higgins	£2,000	£200. 0. 0.
Testator's son Francis Horace Longuet Higgins	£1,000	£100. 0. 0.

EXECUTED by Trees and duly attested

MEMORANDUM endd on above Deed of Convce dd 15th May 1946 whrby a pce or pcl of land contng 1,086 acres or thrabts site in Parish of Turvey being pt of No. 188 on O.S. Map for sd Parish was convyd to Stanley George Warren Leslie Lawton Costin Warren and Frank Browning Whitlock and the right to prodon of abstg Deed acknd

MEMORANDUM endd on above abstd Deed of Convce dd 13th May 1953 whrby lands and premes nod. 127, 123, 125, 126, 128, 91, 90, 92, 227 Pt. 271 Pt and 272 in 1st Sched to abstg Deed then known as Baileys Farm and Bakers Close comprising acreage of 66.499 were convyd to Frank George Bailey and Charles Fredk Bailey and the right to prodon of abstg Deed acknd

28th Jany 1929

BY HER WILL of this date sd G.M.L. Higgins apptd Revd. HENRY HUGH LONGUET LONGUET-HIGGINS of Braasted Rectory Sevenoaks Kent Clerk in Holy Orders and sd J.E. Longuet-Higgins of Bramble Rough Hartfield Tunbridge Wells Kent Major (Retd) to be Exors throf

25th May 1939

DEATH of sd G.M.L. Higgins on this date

26th July 1939

PROBATE of Will of sd G.M.L. Higgins granted out of Ppal Regy on this date to Exors thrin named

13th March 1941

BY ASSENT of this date and made btwn sd H.H.L. Longuet-Higgins and sd J.E. Longuet-Higgins (Exors)

Stamp 10/-

(1) and sd H.H.L. Longuet-Higgins and sd J.E. Longuet-Higgins (Trees) (2)

Adjudicated

RECITING

- (1) Will of sd H.L.L. Higgins
- (2) Death of sd H.L.L. Higgins
- (3) Part of estate of sd H.L.L. Higgins consisted of Turvey Abbey estate which at date of death was charged with certain annuities and terminable charges (all of which had then ceased) which constituted the property settled land at date of death of sd H.L.L. Higgins and befe recited grant of Letters of Admon limited to settled land
- (4) Befe abstd Vesting Deed of 31st December 1928
- (5) Death Will and Probate of G.M.L. Higgins
- (6) Two daughters only of sd H.L.L. Higgins namely Kathleen Longuet-Higgins and Gertrude Maude Longuet-Higgins both of whom then still living
- (7) Trees had requested Exors to vest ppty thrinar descrd in them upon trust for sale upon trusts declrd concerning same in Will of sd H.L.L. Higgins

IT WAS WITNESSED that

1. Exors as persnl reps of sd G.M. Longuet-Higgins decd ~~THRY~~ ^{THRY} ASSENTED to vestg of all real estate then remaining subjt to trusts of Will of sd H.L.L. Higgins (subjt nevertheless to two annuities of 100 guineas each payable under sd Will to sd two daughters) in Trees in fee simple upon trust to sell same with power to postpone
2. Trees thrby decld that they would hold proceeds of sale of sd ppty upon trust to pay out of net income from investments throf and net rents and profits of sd ppty until sale sd two annuities and subjt thrt to pay same to sd H.H.L. Longuet-Higgins and J.E. Longuet-Higgins in equal shares and after death of survivor of sd two daughters sd ppty or net proceeds of sale shld be held for sd H.H.L. Longuet-Higgins and J.E. Longuet-Higgins absolutely in equal shares as tenants in common
3. Exors acknd right of Trees to prodon of Probate of Will of sd G.M.L. Higgins and to dely of copies thereof

EXECUTED by Trees and duly attested

MEMO endd on above abstd Assent that by Convce dd 15th Apl 1946 a pce or pcl of land contg 4.065 acres or thrabts being portions of Nos. 257 & 271 on O.S. Map for Parish of Turvey was convydt to Bedford R.D.C. and its right to prodon and dely of copies of abstd Assent thrin contd

MEMO endd on above abstd Assent that by Convce dd 22nd Jany 1947 a pce or pcl of land contg 0.675 acres or thrabts being pts of Nos. 257 and 258 on O.S. Map for Parish of Turvey was convydt to Frank Jonathan Collins and his right to prodon & dely of copies of abstd Assent thrin contd

MEMO endd on above abstd Assent

BY Convce of 17th Octr 1952 land and premes nod. 240 pt and 263 pt of ppty comprised in sd Assent known as The Laws Field comprising a total area of 4.970 acres were convydt to Raymond Cecil Garlick and Hillia Maud Garlick in fee simple and their right to prodon and dely of copies of sd Assent thrby acknd

MEMO endd on above abstd Assent

By Convce of 13th May 1953 lands and premes nod. 127, 123, 125, 126, 128, 91, 90, 92, 227 Pt. 271 Pt and 272 known as Baileys Farm and Bakers Close were convydt to Frank George Bailey and Charles Fredk Bailey in fee simple and their right to prodon and dely of copies of sd Assent of thrby acknd

MEMO endd on above abstd Assent

By Convce of 30th June 1953 ppty known as Turvey Mill being Ord. Nos. pt 254, 249, 251, 252 and 273 with the meadow contg 4.818 acres was convydt to Germinated Grain Products Ltd. in fee simple and its right to prodon and dely of copies of sd Assent thrby acknd

MEMO endd on above abstracted Assent

By Convce dd 3rd Aug. 1954 cottages Nod. 33, 34 and 35 on Plan No.2 attached to abstd Deed of 31st Dec. 1928 were convydt to George Thomas Fensom

MEMO endd on above abstd Assent

By Convce dd 8th January 1952 lands and premes Nod. 54, 63, 64, 74, 78, 79, 80, 104, 105, 106 and 107 known as Martins Spinney, Lady Grove and Boon's Barn lands were convyd to Thomas Charles Reginald Higgins in fee simple and his right to prodon and dely of copies of sd Assent thrby acknd

MEMO endd on above abstd Assent of Apptmt of Additional Tree on 27th Decr 1941

27th Decr 1941

Stamp 10/-

as before

1 to 2

BY APPOINTMENT of this date made btwn sd H.H.L. LONGUET-HIGGINS and sd J.E. LONGUET-HIGGINS (Appointors) (1) and THOMAS LONGUET-HIGGINS of Bramble Rough Hartfield Tunbridge Wells Kent 2nd Lieut in H.M. Army (New Tree) (2)

RECITING

- (1) Will of H.L. Longuet-Higgins dd 10th Decr 1924
- (2) Death of sd H.L. Longuet-Higgins
- (3) Pt of Estate of sd H.L. Longuet-Higgins consisted of Turvey Abbey Estate charged at date of death with certain annuities and terminable charges of all which had then ceased and grant of Ltres of Admon with Will annexed limited to settled land to Gertrude Mary Longuet-Higgins and Appointors
- (4) Befe abstd Vesting Deed of 31st Decr 1928
- (5) Death of sd G.M. Longuet-Higgins whereupon sd annuities (daughters' annuities) became payable
- (6) Will of sd G.M. Longuet-Higgins
- (7) Probate of sd Will
- (8) Befe abstd Vesting Assent of 13th March 1941
- (9) Not relating to ppty subjt of this Abstract
- (10) Heredits then subjt to trust for sale consisted of heredits descrd in Schedule
- (11) Appointors desired to appoint New Tree to be addtnl tree of trust for sale
- (12) New Tree had been appointed Additional Tree of the Will (inter alia) so far as related to trusts of proceeds of any sales of sd heredits

IT WAS WITNESSED that in exercise of power conferred on them by Tree Act 1925 and every other power them enabling Appointors thrby apptd New Tree to be addtnl Trustee of befe-abstd Assent of 13th March 1941 and of heredits subjt thrt to togr with Appointors and to act jointly with them

THE SCHEDULE above referred to

<u>Ord. No.</u>	<u>Description</u>	<u>Acres</u>
<u>Little Gains</u>		
<u>Cholsoe Farm</u>		
127	Buildings	5.20
123	"	.301
125	"	5.511
126	"	1.124
128	"	2.129
91	Old Allotments	22.084
90	"	9.262

<u>Ord. No.</u>	<u>Description</u>	<u>Arable</u>	<u>Acres</u>
<u>Baden Farm (Ctd.)</u>			
<u>Little Gains (Ctd.)</u>	<u>Cholsee Farm (Ctd)</u>		
92	Arable	5.828	
227	Part House and Premises in Village	Buildings	.250
271	Bakers Close	Pasture	20.643
272	Spinney		.551
257	Tandy's Close	Pasture	A 68.203
<u>Priory Farm</u>			
142	House and premises	Pasture	1.386
144	Stackyard		.538
141	Orchard	Pasture	.479
148	Meadow	"	7.487
116	Home Close	"	18.700
114	Four Acres	Arable	4.372
112	Great Casters	"	22.167
111	Windmill Hill	"	29.159
110	Long Perry	Pasture	22.790
68	Gobbins Hole	"	20.928
113	11 Acres	Arable	13.212
96	Brittens Close	Pasture	6.898
95	Middle Hill	"	16.891
115	6 Acres	Arable	6.461
119	Middle Pit	Pasture	20.932
120	Pot Hooks Piece	"	7.204
121	do. do.	"	18.550
89	Turvey Piece	Arable	10.272
93	do. do.	"	8.759
94	do. do.	"	8.429
145	London Orchard	Pasture	5.817
143	Buildings		.045
118	Middle Pit, Cottage and Garden		.150
117	do.		.225
Pt 101	Dovecote Close		3.905
274	do.		A 255.576
213	do.		
<u>Island Baden Farm</u>			
40	Buildings		.602
41	Bayden Field	Pasture	23.609
52	" "	"	7.218
35	" Common	"	12.203

<u>Ord. No.</u>	<u>Description</u>	<u>Acres</u>
	<u>Baden Farm (Ctd.)</u>	
53	Baden Close	Arable 23.324
55	" "	" 12.428
39	Balls Pasture	Pasture 5.702
38	" "	" 8.708
56	Spinney	" .536
		<u>A 94.330</u>
257	Tandy's Close	Pasture 2.982 Acres
	<u>Grindstone Hill</u>	
342		Pasture 3.266
188	Sharpes Close	" 14.208
240	Laws Field	" 4.355
		<u>A 18.563</u>
	<u>Mill</u>	
252	Mill and Orchard	Pasture 1.448
251		" .696
249	Mill Meadow	" 1.212
273		" 1.668
250		" 1.815
	Meadow in Bucks	" 4.818
248		" .582
		<u>A 12.239</u>
	<u>RIVER, etc. in Turvey Parish</u>	
207		.196
205		.297
No. 5 }		Islands .531
" 3 }	Snelson Cobs	1.174
" 2 }		.903
206	River Ouse	11.600
4	do.	9.945
248	do.	.582
250	do.	1.815
274	do.	.444
293	do.	7.947
247	Island	.238
		<u>A 35.672</u>

<u>Ord No.</u>	<u>Description</u>		<u>Acres</u>
80	Two acres	Pasture	A 2.028
	<u>Part Baden Farm</u>		
34		"	16.992
79		"	9.531
			A 28.551
	<u>Abbey Farm</u>		
338	Buildings		.442
339		Pasture	17.758
180		Arable	25.500
179		Pasture	90.448
138		"	10.133
			A 144.281
Part 193	Near Cemetery	"	A 2.000
63	Boons Farm	Pasture	13.545
64		"	3.385
105		"	7.213
74		"	10.032
			A 34.175
Part 254	House and Shop		
137	Abbey and Grounds		3.662
131	Stables, Outbuildings, Kitchen Garden		3.628
			A 7.290

TURVEY ABBEY COTTAGES

<u>Number</u>	<u>Ord. No.</u>	<u>Number</u>	<u>Ord. No.</u>
4 and 5	124	45	Pt. 227
6	187	46	"
7	" Near Holwood House	47	"
8	" Abbey Park	47a	"
9	"	53	Pt. 241
10 and 11	"	54	"
12 and 13	" West side of park	55	"
Abbey			
14	"	56	"
Square			
15	"	57	"
16	"	58	"
17	"	60	261

TURVEY ABBEY COTTAGES (Ctd.)

<u>Number</u>	<u>Ord. No.</u>	<u>Number</u>	<u>Ord. No.</u>
19	Pt. 186	61 & 62	261
19 and 20	186	63	"
21	Pt. 186	64	"
22 and 23	"	65	259
25	"	66	"
26	"	67	"
27	"	68	"
Covington's	"	Lady-Bridge	"
Yard	"	Cotts.	"
28	"	69	"
29	"	70	"
30	"	71	"
31	"	72	"
32	"	72a	"
33	"	73	"
34	"	74	"
35	"	75	"
78	Pt 258	88	260 Pt
79	"	90	254 Pt
80	254	91	Reading Room, Manor Room and Cottage
81	"	92	Pt 241 Beech, Rev. Guy
82 and 83	Pt. 256	92	Do. School Garden
	254 Pt.		270 Allotments A.12.658

SPINNEYS ON THE ESTATE

<u>Ordinance No.</u>	<u>Description</u>	<u>Acres</u>
122	Spinney on Prior Farm	.930
78	Martin's Spinney	1.953
104	On Turney's Land	.425
107	" " "	.392
106		.554
129	Near Holmwood House	3.180
139	Abbey Park	1.385
178	" "	.852
136	" "	.862
133	West side of Park	1.212
134	" " " "	.103
135	" " " "	.509
177	Grotto	8.658
341		.622
340		1.731

<u>Ordinance No.</u>	<u>Description</u>	<u>Acres</u>
337	Mossy Bank	6.523
275	Newton Blossomville Road	1.710
295	" " "	1.992
263		.795
247	River Island	.207
260		.424
		<u>A 35.019</u>

DULY EXECUTED by all parties and attested.

24th August 1951
Stamp 10/-

Filed in Supreme
Court
31st Aug. 1951

as before
P.B.C.

BY POWER OF ATTORNEY of this date sd T. Longuet-Higgins then residing at Leigh North Auckland New Zealand APPOINTED sd J.E. Longuet-Higgins to be his Attorney in his name and on his behalf to execute and exercise during his absence from the United Kingdom all or any trusts powers and directions vested in him as Tree (a) of sd Will of H. Longuet-Higgins dd 10th Decr. 1924 and (b) of befe abstd Assent of 13th March 1941 AND he agreed to ratify and confirm whatsoever his sd Attorney shld lawfully do or cause to be done in or about premes
DECLARATION that abstg Power not an instrument to which Sec. 3 of Evidence and Powers of Attorney Act 1940 applies

DULY EXECUTED by sd T. Longuet-Higgins and attested

1st July 1955

as before
P.B.C.

BY STATUTORY DECLARATION of this date sd J.E. Longuet-Higgins declared as follows:-
1. Before abstd Power of Attorney dd 24th August 1951
2. He had not received any notice or information of revocation of sd Power by death or orwse and to best of his knowledge and belief Donor had not done or executed any thing act or deed whrby sd Power had been revoked

DECLARED by Deponent befe G.A. Jones, East Grinstead, Commissioner for Oaths.

1st July 1955

Stamp 10/-

as before
P.B.C.

BY CONVEYANCE of this date made betwn sd H.H.L. LONGUET-HIGGINS of 417 Banbury Road Oxford Clerk in Holy Orders sd J.E. LONGUET-HIGGINS and sd T. LONGUET-HIGGINS of Phillbrook Estate Pakiri No. 2 R.D. Wellsford North Auckland New Zealand (Trees) (1) and sd H.H.L. LONGUET-HIGGINS (Owner) (2)

RECITING

- (1) By virtue of deeds and documents in First Schedule and in events which had happened property thrby assigned was vested for estate in fee simple subjt as thrinar mentd but orwse free from incumbs in Trees upon trust for sale and to hold net proceeds of sale and net rents and profits of sd sale upon trust for Owner absolutely
- (2) Owner had requested Trees to make such Conveyance as was thrinar contained

IT WAS WITNESSED that Trees thrby convyd unto Owner

ALL THAT ppty parlars whrof were contd in 2nd Schedule and all other ppty (if any) then vested in Trees upon trust for sale as afcd

TO HOLD same unto Owner in fee simple for his own use and benefit subjt to all subsisting tenancies easements and tithe redemption annuities but freed and discharged from sd trust for sale

THE FIRST SCHEDULE above referred to

13th May 1889	WILL of The Revd Henry Hugh Higgins
2nd July 1893	DEATH of the said Testator
29th July 1893	PROBATE of his sd Will granted out of the Ppal Probate Regy to Henry Longuet-Higgins Charles Longuet-Higgins and Francis Horace Longuet-Higgins
10th Aug. 1914	TRANSFER of Mtge made betwn Elizabeth Crossley Julia Crossley and George Mason (1) Henry Longuet-Higgins (2) and John Hamilton Lambert and Gerald William Partridge (3)
8th Octr. 1919	RECONVEYANCE made betwn John Hamilton Lambert and Gerald William Partridge (1) and Henry Longuet Longuet-Higgins (2)
10th Decr. 1924	WILL of Henry Longuet Longuet-Higgins
5th Sept. 1927	DEATH of the sd Testator
3rd July 1928	LETTERS OF ADMON limited to settled land granted out of the Ppal Probate Regy to Gertrude Mary Longuet-Higgins (Widow of the sd Testator) the Owner and John Esmond Longuet-Higgins
31st Decr 1928	VESTING DEED made betwn Gertrude Mary Longuet-Higgins the Owner and John Esmond Longuet-Higgins (1) and Gertrude Mary Longuet-Higgins (2)
28th Decr. 1928	RECEIPT of Charles Longuet Higgins of the balance of the sum of £2,000 charged under the Will of Henry Hugh Higgins
30th Decr. 1928	RECEIPT of Edith Anne Longuet Wigelsworth of the balance of the sum of £1,500 charged under the Will of Henry Hugh Higgins
25th Jany. 1929	RECEIPT of Francis Horace Longuet Higgins of the balance of the sum of £1,000 charged under the Will of Henry Hugh Higgins
28th Jany. 1929	WILL of Gertrude Mary Longuet-Higgins
2nd March 1933	DEATH of Mildred Alice Longuet Sampson (surviving annuitant under the Will of Henry Hugh Higgins)
25th May 1939	DEATH of Gertrude Mary Longuet-Higgins
26th July 1939	PROBATE of the Will of Gertrude Mary Longuet-Higgins granted out of the Ppal Probate Regy to the Owner and John Esmond Longuet-Higgins
13th March 1941	ASSENT made betwn the Owner and John Esmond Longuet-Higgins (1) the Owner and John Esmond Longuet-Higgins (2)

14th March 1941 ASSIGNMENT AND RELEASE made betwn John Esmond Longuet-Higgins (1) the Owner and John Esmond Longuet-Higgins (2) the Owner and John Esmond Longuet-Higgins (3) Kathleen Longuet-Higgins (4) Gertrude Maude Longuet-Higgins (5) and the Owner (6)

27th Decr.1941 APPOINTMENT OF NEW TREES made betwn the Owner and John Esmond Longuet-Higgins (1) and Thomas Longuet-Higgins (2)

31st Decr.1951 RELEASE made betwn Kathleen Longuet-Higgins (1) Gertrude Maude Longuet-Higgins (2) the Owner (3) and the Trustees (4)

16th March 1952 DEATH of Gertrude Maude Longuet-Higgins

22nd Decr. 1953 DEATH of Kathleen Longuet-Higgins

THE SECOND SCHEDULE above referred to

<u>Ord. No.</u>	<u>Description</u>	<u>Acreage</u>	<u>Remarks</u>
	<u>Priory Farm</u>		
142	House and premises	1.386	This farm is subject to (a) Fee Farm Rent of
144	Stackyard	.538	£1.7.4. (b) Land Tax
141	Orchard	.479	of £ and (c) to
148	Meadow	7.487	Tithe Redemption Annuity
116	Home Close	18.700	of £
114	Four Acres	4.372	
112	Great Casters	22.167	
111	Windmill Hill	29.159	
110	Long Perry	22.790	
68	Gobbins Hole	20.928	
113	11 Acres	13.212	
96	Britten Close	6.898	
95	Middle Hill	16.891	
115	6 Acres	6.461	
119	Middle Pit	20.932	
120	Pot Hooks Piece	7.204	
121	Ditto	18.550	
89	Turvey Piece	10.272	
93	Do.	8.579	
94	Do.	8.429	
145	London Orchard	5.817	
143	Buildings	1.045	
118	Middle Pit, Cottage and Garden	.150	
101	Dovehouse Close	3.905	
		<u>A 256.351</u>	
		<u>125</u>	
		<u>180</u>	
		<u>120</u>	

<u>Ord. No.</u>	<u>Description</u>	<u>Acreage</u>	<u>Remarks</u>
	<u>Plantations (in hand)</u>		
117		.225	
122		.930	
275		1.710	
295		2.054	
Pt 193	Land let to P.W. Tongue	2.000	
270	Allotments	12.658	Subject to Land Tax of £1. 3. 0.

River, etc. in Turvey Parish

4	River Ouse	9.945	
206	do.	11.600	
248	do.	.582	
250	do.	1.815	
274	do.	.444	
293	do.	7.947	
207	Island	.196	
205	do.	.297	
247	do.	.238	

Together with the following:-

Fishing rights over such parts of the Bank of the River Ouse as are delineated on Plan No. 1 by a red line. Subject nevertheless to the rights of fishing from the West Bank of the River between the points marked A and B on the said plan conveyed to William Richard Nethercote Sanders by a Conveyance dd 2nd May 1946 and made betwn the Trees of the one pt and the sd William Richard Nethercote Sanders of the or pt but with the benefit of the covenant by the sd William Richard Nethercote Sanders contd thrin

Sporting rights let to R.S. Allen over Priory Farm and the Plantations above mentioned (Ord. Nos. 117 and 122) at a rent of £7.10.0. p.a.

Wayleaves (1) To the Eastern Electricity Board @ 11/6d p.a.

(2) To the Postmaster General @ £1.12.6d. p.a.

Freehold pieces of land and cottages in the Parish of Turvey as follows as the same are delineated on the Plan No. 2 thrtto annexed and thron colrd pink

<u>Ordinance No.</u>	<u>Description</u>	<u>Acreage</u>
Pt 237	Reading Room, Manor Room and Cottage	.125
Pt 241	Rectory Garden	.180
Pt 237	Big School Garden	.120

CottagesEstate Rental
NumberTenantRent

In Abbey Square

1. Cockings, W.H. £6. 0. 0
2. Mrs. V. Rainbow 15.12. 0
3. Reid, S. 13. 0. 0
4. Flute, Mrs. E. 10. 0. 0
5. Morris, S. 13. 0. 0
6. Rubythorn, A. 8. 0. 0
7. Brown, R. 8. 0. 0
8. Vacant - late C.S. Jackson
9. do. - late H. Sinfield

10. Parker 8. 0. 0

In Jack's Lane

11. Knight, Mrs. 10. 0. 0
12. Newton, G.H. 10. 0. 0

In Covington's Yard

16. Cockings, W.E. 10. 0. 0
17. Hillson, J.E. 19.10. 0
20. Flemans, Mrs. R. 13. 0. 0
21. Finch, Mrs. 7.16. 0

In Carlton Road

25. Wadsworth, C.A. 10. 0. 0

In Cross Cottages

26. Vacant - late Mrs. Cole
31. Vacant - late W. Goodman
32. Tongue, P.W. 15.12. 0
33. Flute, F.H. 12. 0. 0
34. Wesley, Miss E.E. 5.10. 0
35. Hartwell, C. 10. 0. 0
36. Hartwell, H. 5. 6. 0
37. Tysoe, George 8. 0. 0
38. Sargeant, J. 4.10. 0
39. Tolley, Mrs. G. 5. 0. 0

In Newton Lane

37. Tysoe, George 8. 0. 0
38. Sargeant, J. 4.10. 0
39. Tolley, Mrs. G. 5. 0. 0

In Ladybridge
Terrace

41. Dent, Mrs. 5.10. 0
42. Cockings, A. 13. 0. 0
43. Everett, G. 20. 0. 0
44. Payne, W. Incl. in Farm Rent
(occupier Jennings)

45. Goldsmith, T.O. 15.12. 0

46. Wooding, Mrs. H. 10.10. 0

48. Harley, Miss A.J. 7.16. 0

49. Sharp, Miss M. 6.10. 0

50. Stevens, Miss F.L. 6.10. 0

51. Skevington, E. 12. 0. 0

CottagesEstate Rental
NumberTenantRent

In Abbey Square

1. Cockings, W.H.	£6. 0. 0
2. Mrs. V. Rainbow	15.12. 0
3. Reid, S.	13. 0. 0
4. Flute, Mrs. E.	10. 0. 0
5. Morris, S.	13. 0. 0
6. Rubythorn, A.	8. 0. 0
7. Brown, R.	8. 0. 0
8. Vacant - late C.S. Jackson	
9. do. - late H. Sinfield	

8. 0. 0

In Jack's Lane

11. Knight, Mrs.	10. 0. 0
12. Newton, G.H.	10. 0. 0

In Covington's Yard

16. Cockings, W.E.	10. 0. 0
17. Hillson, J.E.	19.10. 0
20. Flemans, Mrs. R.	13. 0. 0
21. Finch, Mrs.	7.16. 0

In Carlton Road

25. Wadsworth, C.A.	10. 0. 0
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In Cross Cottages

31. Vacant - late W. Goodman	
32. Tongue, P.W.	15.12. 0
33. Flute, F.H.	12. 0. 0
34. Wesley, Miss E.E.	5.10. 0
35. Hartwell, C.	10. 0. 0
36. Hartwell, H.	5. 6. 0

In Newton Lane

37. Tysoe, George	8. 0. 0
38. Sargeant, J.	4.10. 0
39. Tolley, Mrs. G.	5. 0. 0

In Ladybridge
Terrace

41. Dent, Mrs.	5.10. 0
42. Cockings, A.	13. 0. 0
43. Everett, G.	20. 0. 0
44. Payne, W. Incl. in Farm Rent (occupier Jennings)	

45. Goldsmith, T.O.	15.12. 0
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46. Wooding, Mrs. H.	10.10. 0
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48. Harley, Miss A.J.	7.16. 0
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49. Sharp, Miss M.	6.10. 0
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50. Stevens, Miss F.L.	6.10. 0
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51. Skevington, E.	12. 0. 0
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Cottages

Estate Rental
Number

Tenant

Rent

Mill Lane Cottage

55. Wright, F.

£17.10. 0.

DULY EXECUTED by sd H.H.L. Longuet-Higgins and J.E. Longuet-Higgins and attested and executed by T. Longuet-Higgins by his Attorney and attested

MEMO endd on above abstdd Convces

BY CONVEYANCE dd 9th February 1962 the full and free right in common with all other persons entitled thrtto of fishing in River Ouse on and from such pt of the East bank of the sd river as formed Western boundary of O.S. No. 1 in Parish of Turvey as the same was delineated on the plan annexed thrtto and thron colrd red was convy'd unto William Richard Nethercote Sanders

MEMO endd on above abstdd Convce

BY CONVEYANCE dd 20th December 1962 land colrd pink on plan annexed to abstdg deed marked "A" was convy'd to Bedford R.D.C. and customary acknowledgment and undertaking given

12th Decr. 1956

Stamp 6d

BY ACKNOWLEDGMENT of this date sd H.H.L. Longuet-Higgins sd J.E. Longuet-Higgins and sd T. Longuet-Higgins who retained possession of docts of title specified in Schedule thrtto which related (inter alia) to Turvey Abbey Estate Bedfordshire belongg to sd H.H.L. Longuet-Higgins acknowledged his right to prodon of same docts and to dely of copies thrtto

THE SCHEDULE above referred to

3rd July, 1928

Letters of Admon of the Estate of Henry Longuet Longuet-Higgins with his Will annexed (limited to settled land) granted to Gertrude Mary Longuet-Higgins the sd Henry Hugh Longuet-Higgins and the sd John Esmond Longuet-Higgins out of the Ppal Probate Regy

26th July, 1939

Probate of the Will of the sd Gertrude Mary Longuet Higgins granted to the sd Henry Hugh Longuet Longuet-Higgins and the sd John Esmond Longuet-Higgins out of the Ppal Probate Regy

28th Decr. 1928

Receipt under the hand of Charles Longuet-Higgins

30th Decr. 1928

Receipt under the hand of Edith Anne Longuet-Wigelsworth

25th Jan. 1929

Receipt under the hand of Francis Horace Longuet-Higgins

12th December 1956

Stamp 10/-

BY DEED OF CONFIRMATION of this date made btwn sd H.H.L. Longuet-Higgins sd J.E. Longuet-Higgins and sd T. Longuet-Higgins (Trees) (1) sd H.H.L. Longuet-Higgins and sd J.E. Longuet-Higgins (Exors) (2) and sd H.H.L. Longuet-Higgins (Owner) (3) Supplemental to befe abstd Convce of 1st July 1955 (Ppal Deed)

RECITING

(1) By virtue of sevl deeds instruments acts matters and things specified in Schedule thrunder written or some of them

27th Decr. 1941

31st Decr. 1951

(a) Trees were at date of Ppal Deed este owners in fee simple absolute in posson free from incumbs of ppty desc'd in 2nd Schedule in Ppal Deed on trust for sale and to hold net proceeds of sale and net rents and profits until sale on trust

for Owner absolutely or

- (b) in alternative Exors as personl reps of H.L.Longuet-Higgins (Testator) and of G.M. Longuet-Higgins (Testatrix) were at date afsd such este owners of sd ppty and Trees were entitled to have ppty convyd to them upon trust for sale and likewise as afsd

- (2) Ppal Deed was executed by sd J.E.Longuet-Higgins (Atty) as atty for sd T. Longuet-Higgins under befe abstd Power of Atty of 24th Aug 1951
- (3) Doubts had arisen as to whether sd Power was valid authority for exon of Ppal Deed by Atty and agmt to execute abstg Convce in confirmation of Owner's title
- (4) Exors (who had not previously as psonl reps either of Testator or Testatrix given or made or concurred in giving or making any assent or convce of or relating to any legal este in sd ppty save in respect of certain parts of sd ppty disposed of since exon of Ppal Deed) had agreed to join therein in manner thrinafter appearing

IT WAS WITNESSED that in conson of premes Trees and Exors ratified and confirmed Ppal Deed and by way of furr assurance Trees thrby convyd and confirmed and Exors as psonl reps of Testator and Testatrix in exercise of every and any other power in that behalf thrby enabling them thrby convyd and confirmed unto Owner

ALL THAT ppty descrd in 2nd Schedule to Ppal Deed except such pts throf as had since execution throf been disposed of

TO HOLD unto Owner in fee simple

THE SCHEDULE above referred to

10th December 1924	WILL of the Testator
5th Sept. 1927	DEATH of the Testator
20th Jany. 1928	PROBATE of the Will of the Testator (save and except settled land) granted to the Testatrix and the Exors out of the Ppal Probate Regy
3rd July 1928	LETTERS OF ADMON of the Estate of the Testator with his sd Will annexed (limited to settled land) granted to the Testatrix and the Exors out of the Ppal Probate Regy
31st Decr. 1928	VESTING DEED the Testatrix and the Exors (1) the Testatrix (2)
28th Jany. 1929	WILL of the Testatrix
25th May 1939	DEATH of the Testatrix
26th July 1939	PROBATE of the Will of the Testatrix granted to the Exors out of the Ppal Probate Registry
13th March 1941	ASSENT the Exors (1) the Exors (2)
14th " "	ASSIGNMENT and RELEASE the Atty (1) the Exors (2) the Exors (3) Kathleen Longuet-Higgins (4) Gertrude Maude Longuet-Higgins (5) and the Owner (6)
27th Decr. 1941	APPOINTMENT OF NEW TREE - The Exors (1) the sd Thomas Longuet-Higgins (2)
31st Decr. 1951	RELEASE - the sd Kathleen Longuet-Higgins (1) the sd Gertrude Maude Longuet-Higgins (2) the Owner (3) and the Trees (4)

16th March 1952

DEATH of the sd Gertrude Maude Longuet-Higgins

22nd Decr. 1953

DEATH of the sd Kathleen Longuet-Higgins

DULY EXECUTED by Trees and Exors and attested

MEMORANDUM endd on Convce of 1st July 1955 to Revd. H.H.L. Longuet-Higgins: By a Convce dd 9th day of Feby 1962 made btwn the thrin named H.H.L. Longuet-Higgins of the one pt and Wm Richard Nethercote Sanders of the other pt the full and free right in common with all other persons entitled thrt to of fishing in the River Ouse on and from such part of the East bank of the sd River as formed the Western boundary of Ord. Survey No. 1 in the Parish of Turvey as the same was delineated on the plan annexed thrt to and thron colrd red was convyd unto the sd W.R.N. Sanders

MEMORANDUM endd on sd Convce of 1st July 1955: By Convce made the 20th Decr 1962 btwn the thrin named Revd H.H.L. Longuet-Higgins of the one pt and The Bedford R.D.C. (thrin called "the Council") of the other pt the land colrd pink on the plan annexed thrt to marked A, being part of the land to which the thrin written Deed related was convyd to the Council in fee simple and the customary acknowledgment and undertaking was given to the Council in respect of the thrin written Deed

MEMORANDUM endd on sd Convce of 1st July 1955: By Convce dd 21st Octr 1964 made btwn H.H.L. Longuet-Higgins one pt and Peter Christopher Machen other pt the two Cottages situate in Covington's Yard in the Parish of Turvey being Cottages having the Estate Rental Nos. 20 and 21 referred to in 2nd Schedule to thrin written Convce were convyd to the sd P.C. Machen for an este in fee simple and his right to prodon and dely of copies of (inter alia) the thrin written deed was thrin acknd