

SUMMARY OF DOCUMENTS ABOUT 29 BREAKSPEAR ROAD

ABBOTS LANGLEY

Introduction

This document summarises the documents given to the Society in 2020 relating to the transfer of ownership of the land and later the house at 29 Breakspeare Road, Abbots Langley. This record covers from 1797 to 1985. Scans of the original documents listed here are available, their names start with day, month and year e.g. 24081872. In this document I have tried to capture the important names, dates etc so that the reader can understand the timeline of each individual document and what role it plays. The document is also searchable so, by including names of people and places I hope it will help people find the appropriate documents whilst undertaking their research. The documents use old English legal terms, abbreviations and have amendments in pencil. The text in this document is my best view of what each documents says. To avoid repetition, I have only written out sections when they first occur and said "See above" in the subsequent texts where they have been repeated.

Trevor Foulkes 30/6/20 amended on 10/10/20

1. 1867: Abstract of the Title of The British Land Company Limited to Freehold Land situate at Abbots Langley in the Country of Herts

1.1 Abstract of the Title of The British Land Company Limited to Freehold Land in Abbots Langley in the County of Hertford

Manor of Abbots Langley alias Lees Langley in the county of Hertford 1797 November 6	<p>List of land and property held by John Smith of AL, Maltster as a tenant: Two parcels of pasture at Kitters Green (3 acres), estate of William Young The above with barn, garden orchard and two closes of arable and pasture (3 acres), estate of Thomas Budd A farm with several parcels of arable meadow pasture and wood ground (90 acres) at Kitters Green, estate of Alice Wells Adjoining land part of waste of said Manor All of which premises were then late the estate of Thomas Hadland afterwards of Thomas Gibbard and John Taylor who were admitted tenants under will of Thomas Hadland at a court held for said manor on 28th April 1794</p> <p>Thomas Smith of AL, mealman, produced a will of John Smith dated 17th May 1797, which said: "I give unto my nephew Thomas Smith of Strafford Mill in the parish of St Michael in county of Hertford, all my freehold and copyhold estates, all my chattels and money in public funds, the stock of the South Sea Company, subject to payment of debts, funeral charges, etc..</p> <p>Thomas Smith prayed to be admitted tenant to the premises. Agreed by deputy steward of the Lord & Lady of the Manor.</p>
1797 November 13	<p>Memorandum that Thomas Smith did out of Court surrender to the Lord of the Manor: Two parcels of pasture at Kitters Green (3 acres), estate of William Young The above with barn, garden orchard and two closes of arable and pasture (3 acres), estate of Thomas Budd A farm with several parcels of arable meadow pasture and wood ground (90 acres) at</p>

	<p>Kitters Green, estate of Alice Wells As admitted under the will of John Smith of 6th November To the use of Jeremiah Pope. Proviso that if said Thomas Smith should pay unto Jeremiah Pope £1,000 with interest at £5 per cent per annum on 13th May . Signed by Thomas Smith and receipt for £1000 signed by Thomas Smith and witnessed</p>
Same Date	Bond as a collateral security
1798 April 16	<p>John Smith held by copy of Court Roll dated 12th April 1790 yearly quit rent of 1s 10d: A close of land divided by a ditch and hedge then formerly part of a close of arable land called Great Magdalens otherwise Martins or Maudlins (7 acres) John Smith will dated 17th May 1797. Thomas Smith prayed to be admitted tenant of the several estates and premises. Agreed by Steward on behalf of Lord & Lady of the Manor.</p>
1798 April 16	<p>Memorandum that Thomas Smith surrendered the following: Tenement at Kitters Green in occupation of Elizabeth Smith widow A close of land divided by a ditch and hedge then formerly part of a close of arable land called Great Magdalens otherwise Martins or Maudlins (7 acres) in occupation of Thomas Smith then formerly estate of Barnard Tukey afterwards of The Reverend Cleave Greenhill Clerk deceased and then late of John Smith mealman To the use of Daniel Puddiphatt. Proviso for making void if Thomas Smith should pay to Daniel Puddiphatt £130 on 14th November with interest at £5 per cent per annum</p>
1799 March 20	<p>Relating to Land Tax Certificate for the redemption of land tax of contract with Thomas Smith by £1: Two closes of meadow land (3 acres) in occupation of Luke Lewin and then Thomas Smith And of £5 land tax charged upon a farm house with 80 acres of land in occupation of Thomas Smith And of 16s land tax charged upon a public house called "The Unicorn" with about 1½ acres in occupation of Francis Knowles And of £1 2s land tax charged upon a dwelling house and about 3 acres in occupation of Mrs Smith And of 8d land tax charged upon tithe of last mentioned premises in occupation of Mrs Smith And of 16s land tax charged upon a dwelling house in occupation of Edmund Broone but then empty Making in whole £8 14s 8d all which said premises are in Parish of Abbots Langley and the property of Thomas Smith. The consideration for redemption being declared to be £320 4s 5½d in £3 per centum Consolidated Bank Annuities to be transferred to Commissioners for reduction of National Debt. Registered 26th June 1799 No 27297</p>
1789 December 10 & 11	<p>Relating to Tithes Lease and release between Richard Clitherow of Horncastle County of Lincoln Esquire of first part Thomas Coltman of Hagnaby in said County Esquire of second part and said John Smith of third part Reciting that by indentures of lease and release and settlement of 9th and 10th January 1789 between Mary Burton, Thomas Coltman and Richard Clitherow & Timothy Overton (since deceased). Thomas Coltman and Mary Burton married. Mary Burton with consent of Thomas Coltman did grant bargain sell release unto Richard Clitherow & Timothy Overton all those freehold tithes which arose from certain lands tenements or hereditaments in Abbots Langley which were purchased by Cleave Greenhill of Richard Turney and Mary Halsey.</p>

	<p>Purchase of tithes for £15</p> <p>All manner of tithes from seven acres of arable land in a part of a field called Martins lately divided with a hedge and ditch formerly belonging to the farm house of Thomas Swannell called The Great House.</p> <p>To hold said tithes unto John Smith.</p> <p>Covenant by Thomas Coltman with John Smith that TC would at request cost ad charges of JS produce unto JS several deeds listed in Schedule:</p> <p>Lease & Release of 24th & 25th March 1769 between Mary Walker, Langhouse Burton and Roger Pocklington Esquire & James Harryman;</p> <p>Lease & Release of 9th & 10th January 1789 between Mary Walker, Thomas Coltman and Richard Clitherow & Timothy Overton.</p>
1802 May 17	<p>Indenture between Charles Hadland of Mixbury County of Oxford Gentleman (only son and heir-at-law of Thomas Hadland of Dean Hill in parish of North Aston County of Oxford Gentleman deceased who was the only child and heir-at-law of Charles Hadland of Dean Hill Graizer deceased who was eldest son of Mary Hadland formerly of Bloxham County of Oxford deceased and name in the will of John Newbury then late of Abbots Langley otherwise Lees Langley Citizen and Cook of London and in said will by mistake called John Hadland) and Thomas Smith.</p> <p>Reciting that Charles Hadland had contracted with Thomas Smith for sale of tithes and hereditaments thereafter for £619 10s.</p> <p>All manner of tithes of Charles Hadland from the fields, woods and springs belonging to the farm house of Thomas Smith called The Great House. One orchard adjoining to the farm house 2½acres. One pasture formerly called Little Cogdell Field or Church Cogdell Field 7acres. Two pastures formerly called Roundabouts or Home Mead and Roundabout 8acres. One pasture formerly called Long Slipe or Rick Meadow 2acres. One pasture called Little Marlings or Marlings Mead 4acres. One close of arable land formerly called Great Cogdell Field 15acres. One field formerly called Great Wood Field. One field formerly called Little Wood Field. Great Woodfield and Little Woodfield used as one close and called Field below Cogdell 6acres. One field called Great Gallows Hill Field 9acres. One close called Little Gallows Hill Field 2acres. Several parcels of wood ground and springs. Those four closes of arable pasture belonging to two tenements at Kitters Green formerly purchased by John Newbery and them in occupation by Bernard Turney. Which were then used and occupied by Thomas Smith 6acres.</p>
1805 June 17	<p>As to the whole</p> <p>By his will, Thomas Smith, left to his daughters Sophia Ann and Sarah Allen Smith all his farm lands in Bovingdon in occupation of Edward Wood. All the rest of his estate he gave to his wife Sarah Smith. He appointed his wife and his father-in-law Francis Warren and his son Francis Warren as joint executors of his will. It was duly executed and proved in Prerogative Court of Canterbury 19th November 1805.</p>
1806 April 14	<p>At a court land listed as Admission of 6th November 1797 & parcel of land formerly part of the waste of said Manor. And Thomas Smith's will was presented. Sarah Smith was admitted tenant of these lands by the Steward of the Lord and Lady of the Manor.</p>
1806 April 14	<p>At a court land a close of land divided by a ditch and hedge formerly part of arable land called Great Magdalens or Martins or Maudlins 7acres was admitted to Sarah Smith by the Steward.</p>
1812 March 31	<p>Receipt under hand of Humphry Puddiphatt for £130 secured by before abstracted bond of 14th November 1797</p>
1844 August 23	<p>The Instrument of Apportionment of rent charges in lieu of tithes in Parish of Abbots Langley in County of Hertford under the Tithe Commutation Acts, recites than an agreement for commutation of tithes of Parish of Abbots Langley was on 29th July 1841</p>

confirmed by Tithe Commissioners for England and Wales as follows: The whole Parish is 2511a 3r 30p the whole of which lands (excepting the woodland) was subject to the payment of tithes; The woodland 364acres 10 perches; That several persons named in schedule thereunder were owners of great tithes of all tithed lands of said Parish in which schedule were specified names of owners, occupiers and description of lands titheable to each of said several persons; and that it was thereby agreed that following annual sums by way of rent charges should be paid to the following persons instead of Great tithes of lands in said schedule; To Mrs Sarah Smith instead of Great Tithes belonging to her arising from lands called Turners Farm property of Frederick Greenhill Esquire and Trinity College Oxford and Sydney College Cambridge specified as 43a 3r 24p annual sum £12; To Mrs Smith for great tithes of several other lands specified in said schedule (of which she was the owner of lands as well as of tithes) the annual sum of £21 12s.

The schedule:

Titheowner	Landowner	Occupier	Description of Property	Quantities in statute measure
Sarah Smith Widow	F Greenhill Esq and others	William Bunker & James Leach	Tanner's Farm	43a 3r 24p & 96a 0r 0p
Ditto	Herself	Benjamin Toovey	Land	96a 0r 7p
Ditto	Ditto	Herself	House and Garden	0s 2r 9p

And by such appointment William Roberts of Hemel Hempsted and Henry Sedgwick of Rickmansworth Valuers appointed to apportion total sum to be paid as rent charge in lieu of tithes amongst several lands of Parish of Abbots Langley did thereby apportion the rent charges as follows: (Note in all cases Sarah Smith is the Impropiator)

Landowners	Occupiers	Nos Referring to the plan	Name and description of Lands and Premises	State of Cultivation	Quantities in Statute Measure	Payable to Vicar	Payable to Impropiator
Sarah Smith	Benjamin Toovey	328	Meadow	Meadow	3a 1r 3p		
		329	Ditto	Ditto	2a 2r 33p		
		330	Ditto	Ditto	1a 2r 33p		
		331	Little Meadow	Ditto	0a 1r 27p		
		345	Marlin's Field	Ditton	14a 1r 3p		
		442	Bottom Field	Arable	2a 2r 8p		
		443	Eight Acres	Ditto	8a 2r 23p		
		444	Seven Acres	Ditto	7a 0r 23p		
		445	Twelve Acres	Ditto	12a 3r 24p		
		446	Six Acres	Ditto	7a 2r 20p		
		447	Dell	Wood	0a 2r 25p		
		448	Church Cog Dell	Arable	20a 3r 4p		
		449	Dell	Wood	0a 2r 13p		
		450	Meadow	Meadow	3a 0r 33p		
		463	Malting & Homestead	-	0a 1r 17p		
		464	Meadow	Meadow	7a 2r 27p		
		465	House and premises	-	0a 2r 9p		
					95a 0r 5p	£6 1s 4d	£21 12s 0d

Landowners	Occupiers	Nos Referring to the plan	Name and description of Lands and Premises	State of Cultivation	Quantities in Statute Measure	Payable to Vicar	Payable to Impropiator
Sarah Smith	Herself	460	Garden	-	0a 0r 17p		
		461	House garden &c	-	0a 2r 14p		
					0a 2r 31p	£0 10s 0d	

Landowners	Occupiers	Nos Referring to the plan	Name and description of Lands and Premises	State of Cultivation	Quantities in Statute Measure	Payable to Vicar	Payable to Impropiator
Sarah Smith	Joseph Wilkinson, John Stephens, Benjamin Batten & Joseph Morris	325	Four Cottages & Gardens	-	0a 0r 37p		
	Jeremiah Chandler & James Cooper	334	Two Cottages & Gardens	-	0a 0r 39p		
	Hannah Kentish	335	Cottage & Garden	-	0a 1r 23p	£0 2s 0d	
	Edward Catlin & Susannah Manning	462	Two Cottages & Gardens		0a 0r 13p		

1863 December 8	By will of Sarah Smith appointed John Edward Groome of Kings Langley Brewer and Benjamin Toovey executors and trustees. She directed to dispose of all her general real estate either together or in lots. And give the funds raised to her two daughters Sophia Ann Sherwood Widow and Sarah Allen Ralph Widow. She died 6 th August 1866																								
1867 April 12	<p>Indenture between John Edward Groome & Benjamin Toovey, Sophia Ann Sherwood, Sarah Allen Ralph and John Francis Bontems of No 14 Moorgate Street in the City of London Gentleman and The British Land Company Limited. All the land, etc bought by the British Land Company for £8,106 9s. Note: There should be a plan on page 14 but page 14 is missing.¹ With one exception which is shown as Lot 5. The owners of which have a right of way over a strip of land 14 feet wide marked as "intended road". This road to be made and maintained by the owner of Lot 5.</p> <p>The deeds evidences and writings specified in the Schedule hereunder related to the titles of premises etc. belonging to John Edward Groome and Benjamin Toovey are were to be retained by them. And they agreed to produce and provide copies of the deeds evidence and writings.</p> <p>The first schedule:</p> <table border="1"> <thead> <tr> <th>No on plan</th> <th>Color on Plan</th> <th>Names & descriptions of Lands and Premises</th> <th>State of cultivation</th> <th>Quantities in Statute Measure</th> <th>Names of Tenants</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Pink</td> <td>Residence Gardens and Buildings</td> <td>-</td> <td>0a 2r 14p</td> <td>Unoccupied</td> </tr> <tr> <td>2</td> <td>Pink</td> <td>Two Cottages and Gardens</td> <td>-</td> <td>0a 0r 13p</td> <td>John George Chalk & Mrs Brandom</td> </tr> <tr> <td>3</td> <td>Pink</td> <td>Farmstead Buildings</td> <td>-</td> <td>0a 1r 3p</td> <td>Benjamin</td> </tr> </tbody> </table>	No on plan	Color on Plan	Names & descriptions of Lands and Premises	State of cultivation	Quantities in Statute Measure	Names of Tenants	1	Pink	Residence Gardens and Buildings	-	0a 2r 14p	Unoccupied	2	Pink	Two Cottages and Gardens	-	0a 0r 13p	John George Chalk & Mrs Brandom	3	Pink	Farmstead Buildings	-	0a 1r 3p	Benjamin
No on plan	Color on Plan	Names & descriptions of Lands and Premises	State of cultivation	Quantities in Statute Measure	Names of Tenants																				
1	Pink	Residence Gardens and Buildings	-	0a 2r 14p	Unoccupied																				
2	Pink	Two Cottages and Gardens	-	0a 0r 13p	John George Chalk & Mrs Brandom																				
3	Pink	Farmstead Buildings	-	0a 1r 3p	Benjamin																				

¹ It is believed that the plan referred to can be found on pages 268&9 of "Annie's Letters" edited by Roger B Flint and David A Flint (See section 1.3 below)

		and Malting			Toovey
4	Pink	The Paddock	Meadow	11a 2r 30p	Ditto
5	Light Green	Church Dog Dell	Arable	17a 0r 23p	Ditto
6	Yellow	Six Acres	Arable	7a 2r 20p	Ditto
7	Dark Purple	Dell	Wood	0a 2r 25p	Ditto
8	Light Purple	Twelve Acres	Arable	12a 3r 24p	Ditto
9	Light Brown	Seven Acres	Arable	7a 0r 23p	Ditto
10	Dark Green	Eight Acres and Bottom Fields	Arable	11a 0r 31p	Ditto
11	Light Blue	Maudlins or Marlins	Meadow	8a 3r 33p	Ditto
12	Dark Blue	Two Cottages and Gardens	-	0a 0r 19p	Isaac Collins & Mrs Chandler
13	Brown	Land	Meadow	2a 1r 38p	Benjamin Toovey
14	Red	Wood Barn and Garden Ground	-	0a 0r 28p	Isaac Collins & Mrs Chandler
15	Olive	Land	Meadow	2a 1r 29p	Benjamin Toovey
16	Crimson	Land	Meadow	2a 3r 3p	Ditto
				<u>86a 1r 10p</u>	

The Second schedule

6 th November 1797	Admission of Thomas Smith to part of described premises and other premises
13 th November 1797	Duplicate Memorandum of conditional surrender to the use of Jeremiah Pope to secure payment of £1000
Same date	A cancelled bond given to Jeremiah Pope as collateral security
16 th April 1798	Admission of Thomas Smith to remainder of described premises and other premises
Same date	Memorandum of conditional surrender to use of Daniel Puddiphatt to secure £130
14 th November 1797	A cancelled bond given to Daniel Puddiphatt as security for same sum
20 th March 1799	Certificate of redemption of land tax
10 th & 11 th December 1789	Indentures of lease and release. Release between Richard Clitherow of first part Thomas Coltman of second part and John Smith of third part relating to tithes
17 th May 1802	Indenture between Charles Hadland of one part and Thomas Smith of other part relating to tithes
17 th June 1805	Copy of surrender by said Thomas Smith to use of his will
14 th April 1806	Admission of Sarah Smith to part f described premises and other premises not comprised in the indenture and surrender to use of her will
Same date	Admission of Sarah Smith to remainder of described premises and

		other premises not comprised in that indenture and surrender to use of her will
	31 st March 1812	Receipt under the hand of Humphrey Puddiphtt for £130. Duly executed and attested. Receipt for consideration endorsed signed and witnessed
1867 March 14	<p>Declaration of William Easy of Hemel Hempsted County of Hertford Tailor as follows: "I am seventy-two years of age and was born in Abbots Langley Herts and resided there till I was twenty-two years of age. My father was a Baker there and I assisted him in his trade and used to go out with the cart and deliver the bread to his customers. After I left Abbots Langley I went to reside in the adjoining Parish of Hemel Hempsted where I lived for about ten years and then went to live at Leverstock Green which is about two miles from Abbots Langley where I resided about six years and then returned to Hemel Hempsted where I have resided ever since. I have never lived more than five miles from Abbots Langley and I have always kept up my acquaintance with Abbots Langley and its inhabitants by going there at different times every year and for two years during my residence at Leverstock Green I used to go to Abbots Langley every Sunday to conduct the Sunday School there under the vicar. From my earliest days down to the time of her death I knew and was acquainted with Mrs Sarah Smith late of Abbots Langley aforesaid Widow who died there on the 6th day of August last. I was in the habit of calling upon her at different times when I went to Abbots Langley and she occasionally used to make me stop and dine with her. I also recollect her husband Mr Thomas Smith who died when I was about ten years old. From the time of his death Sarah Smith resided in the house near the Church at Abbots Langley where she died and which house is part of Lot 1 mentioned in the Particulars of Sale now produced to and marked by me and is numbered 1 in the Sale Plan annexed to said Particulars and she was always reputed and known to be the owner of said house and of all the farm and lands held therewith and of other cottages and premises at Kitters Green which farm and lands cottages and premises are particularly described in said Plan and Particulars under which said estate and properties were sold by auction at the Auction Mart London on the 19th day of November last in several lots. I knew said farm and lands cottages and premises well. Sarah Smith occupied and cultivated said farm and all the lands thereto belonging which are numbered 3 4 5 6 7 8 9 10 13 part of 15 and 16 and 17 from her husband's death until she let them to Mr Benjamin Toovey the present occupier of the farm who has occupied the same for about 35 years now last past as tenant to Sarah Smith. Sarah Smith from the time of her husband's death was also always reputed and known to be the owner of the two cottages now in the respective occupations of John George Chalk and Mrs Brandon which formed part of her homestead and are numbered 2 on said Plan and of the two cottages and gardens in the respective occupations of Isaac Collins and Mrs Chandler which form part of number 15 on said Plan"</p>	
1867 May 31	<p>By copy of court roll it is stated that John Francis Bontems by Frederick Joseph Morrell produced copy of Will of Sarah Smith and Indenture of 12th April 1867 and prayed to be admitted to whom the Lords of said Manor by their Steward granted seizing by the rod to hold unto and to the use of said John Francis Bontems his heirs and assigns for ever of Lords of said Manor by Copy of Court Roll at will of Lord according to custom of said Manor by apportioned rent of £1 2s 0³/₄d heriots suit of court customs and other service &c.</p>	
1867	<p>By an award of enfranchisement reciting the lands described in the schedule thereto were held by Copy of Court Roll of said Manor and said John Francis Bontems was tenant thereof and reciting that enfranchisement of same lands had been registered and reciting that amount to be paid had been ascertained to be £1,040 19s 9d and said</p>	

sum had been paid under direction of said Copyhold Commissioners and a receipt had been produced to said Copyhold Commissioners and reciting that all other acts and matters required by The Copyhold Acts previously to a confirmation of that Award had been duly done and performed. The Copyhold Commissioners in pursuance of powers vested in them by the Copyhold Acts did by that enfranchisement enfranchise all said copyhold lands described in schedule thereto with their appurtenances save and except the rights reserved by "The Copyhold Act 1852" section 48 to be holden as freehold thenceforth and for ever discharged from all fines heriots reliefs quit rents and all other incidents whatsoever of copyhold or customary tenure save and except as aforesaid Signed by Copyhold Commissioners and sealed with their official seal.

The Schedule: Numbers on Plan on Indenture of 12th April 1867 between John Edward Groome and Benjamin Toovey of the first part Sophia Sherwood of the second part Sarah Allen Ralph of the third part John Francis Bontems of the fourth part and The British Land Company Limited of the fifth part.

No.	Names & descriptions of land & premises	State of Cultivation	Quantities in Statute Measure	Names of Tenants
1	Residence gardens and buildings	-	0a 2r 14p	Unoccupied
2	Two cottages and gardens	-	0a 0r 13p	John George Chalk & Mrs Brandon
3	Farmstead buildings and malting	-	0a 1r 17p	Benjamin Toovey
4	The Paddock	Meadow	11a 2r 30p	Ditto
5	Church Cog Dell	Arable	17a 0r 23p	Ditto
6	Six Acres	Ditto	7a 2r 20p	Ditto
7	Dell	Wood	0a 2r 25p	Ditto
8	Twelve Acres	Arable	12a 3r 24p	Ditto
9	Seven Acres	Ditto	7a 0r 23p	Ditto
10	Eight Acres and bottom fields	Ditto	11a 0r 31p	Ditto
11	Maudlens or Marlins	Meadow	8a 3r 33p	Ditto
12	Two cottages and gardens	-	0a 0r 19p	Isaac Collins & Mrs Chandler
13	Land	Meadow	2a 1r 38p	Benjamin Toovey
14	Woodbarn and garden ground	-	0a 0r 28p	Isaac Collins & Mrs Chandler
15	Land	Meadow	2a 1r 29p	Benjamin Toovey
16	Land	Ditto	2a 3r 3p	Ditto
			<u>86a 1r 10p</u>	

All which copyhold messuages tenements and hereditaments are situate in the Parish of Abbots Langley in said County of Hertford and together with other hereditaments not intended to be hereby enfranchised were in the Admittance thereto of Sarah Smith deceased described as follows (that is to say) All those two parcels of pightles of pasture situate lying and being at Kitters Green containing by estimation 3 acres more

	<p>or less with a messuage thereon erected theretofore the estate of William Young And also all that messuage or tenement situate and being at Kitters Green aforesaid with the barn garden orchard and appurtenances and two closes of arable and pasture land thereunto belonging containing by estimation 3 acres more or less theretofore the estate of Thomas Budd</p> <p>And also all that messuage or tenement and farm with the several closes pieces and parcels of arable meadow pasture and wood ground thereunto belonging containing by estimation 90 acres more or less with the appurtenances situate and being at Kitters Green aforesaid formerly the estate of Alice Wells</p> <p>And also all that piece of parcel of land adjoining to said messuage and farm formerly part of the waste of said Manor All which said premises were formerly the estate of Thomas Headland afterwards Thomas Gibbard and John Taylor and then late of John Smith to which Thomas Smith was admitted tenant at a Court held for said Manor on 6th day of November 1797</p> <p>And also all that close of land divided by a ditch and hedge then formerly part of a close of arable land called Great Magdalens otherwise Martins or Maudlins containing by estimation 7 acres more or less. To which premises hereby intended to be enfranchised said John Francis Bontems was admitted tenant on the 31st day of May 1867 on the surrender of Sarah Smith.</p>
1867	<p>Indenture (endorsed on Abstracted Award) made between said John Francis Bontems of one part and The British Land Company Limited of other part Reciting that said John Francis Bontems was admitted tenant of and said premises were enfranchised to him as trustee for the said Company</p> <p>It is witnessed that at request of said British Land Company Limited said John Francis Bontems did thereby grant and convey unto said British Land Company Limited and their assigns All before abstracted premises, And the appurtenances And all the estate &c. To be held by said British Land Company Limited and their assigns. To the use of said British Land Company Limited and their assigns for ever. Covenant by said John Francis Bontems that he had not encumbered. Executed and attested</p>

1.2 Abstract of portions of the Deed of Settlement of The British Land Company Limited and of other Instruments in reference to their powers to purchase and sell Land

1856 March 14	<p>Deed of Settlement of The British Land Company. Reciting (amongst other things) that it had been determined to form a Joint Stock Company with Limited Liability to be called "The British Land Company Limited" for the purpose of purchasing with the Licence of the Board of Trade lands and hereditaments in Great Britain and Ireland and of improving the same by draining and by laying out and making thereon such roads and other ways and parks and gardens pleasure grounds play grounds and other places for recreation or promoting health or convenience as should be deemed expedient and by planting such portions as might be deemed suitable and otherwise and of erecting suitable buildings thereon and of selling or letting the same either before or after the erection of buildings or the execution of works thereon and for all other purposes incident to the purposes before mentioned.</p> <p>Any other descriptions of company is directed and the seal used.</p>
1856 March 24	<p>Registrar's Certificate of complete registration as follows: "No 19" Certificate of complete registration with limited liability of The British Land Company Limited "Pursuant to the Acts 7&8 Vict c 110 & 18 & 19 Vict c 133, I Francis Whitmarsh Esquire Registrar of Joint Stock Companies do hereby certify that The British Land Company</p>

	Limited is completely registered with limited liability according to law. Given under my hand and sealed with my seal of office this 24 th Day of March 1856 Frs. Whitmarsh, Registrar of Joint Stock Companies.
1856 April 29	<p>By license from the Lords of the Committee of Her Majesty's Privy Council appointed for the consideration of all matters relating to Trade and Foreign Plantations</p> <p>The Lords of said Committee in pursuance of the power or authority vested in them by the Joint Stock Companies Act of 7 & 8 Vict & 10 & 11 Vict Did grant a general license to said Company from time to time to acquire by lease purchase or mortgage and to hold and to sell and dispose of and again acquire by lease purchase or mortgage and hold such lands tenements or hereditaments as said Company might from time to time desire. Signed by James Booth one of the Joint Secretaries of said Committee.</p> <p>NOTE: The above Licence is here noticed on account of the reference to a Licence in the Deed of Settlement but it has become obsolete – the Company being now incorporated under the Joint Stock Companies Act 1856 and thereby empowered to hold lands independently of any licence</p>
1867 March 2	<p>Authority to Attorneys to give receipts for purchase moneys</p> <p>Deed Poll under the seal of the British Land Company Limited and under the hands and seals of John Francis Bontems Philip Crellin and John Poole Bowring three of the Directors of same Company</p> <p>Reciting that by the Regulations of said Company the Directors of said Company were empowered to sign or authorize any Director Manager Secretary Agent Solicitor or Attorney Clerk Officer or Servant of the Company to sign any receipt for any money property or effects of the Company which receipt the Articles of Association provided should discharge the person paying or delivering such money or effects from all responsibility in respect of the application thereof or of the propriety or regularity of any transaction or proceeding prior or leading to such payment or delivery</p> <p>And that at a Meeting of the Board of Directors of said Company held on the 9th February 1867 it was resolved that Walter Elliott Whittingham the Secretary of said Company and William George Aime William Riley and Edward John Holwell Cashiers of said Company and any two of them should be authorized to receive any money payable to said Company and that acknowledgment in writing of any two of said four persons should be an effectual discharge from the payment of the money therein expressed to have been received</p> <p>It is witnessed that in pursuance of said resolution said Company and the above named Directors of said Company did thereby nominate constitute and appoint said Walter Elliott Whittingham William George Aime William Riley and Edward John Howell and any two of them to be the Agents and Attorneys of said Company and of the Directors of said Company for the time being for the purpose of receiving any moneys payable to said Company and did thereby authorize and empower the above named Agents and Attorneys and any two of them from time to time and at any time or times thereafter until that power or authority should be revoked by writing under the seal of said Company endorsed on those presents or enrolled in Her Majesty's High Court of Chancery to receive any money payable to said Company and to give acknowledgements in writing under their hands of the receipt of any such money and by such acknowledgements respectively effectually to discharge the person or persons paying the money therein expressed to have been received from the same and from all responsibility in respect of the application thereof. Sealed with the seal of the Company and executed by the other parties and attested.</p>
1856 November 4	<p>Certificate of Incorporation under the Joint Stock Companies Act 1856 as follows: "No 274 Limited Company</p> <p>Certificate of Incorporation of The British Land Company Limited under the Joint Stock</p>

	Companies Act 1856 Previously completely Registered under the Act 8 th Vic c 110 I Francis Whitmarsh Esquire Registrar of Joint Stock Companies to hereby certify that The British Land Company Limited is Incorporated under the Joint Stock Companies Act 1856 and that it is a Limited Company. Given under my hand this fourth day of November eighteen hundred and fifty-six Frs. Whitmarsh, Registrar of Joint Stock Companies.
--	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

1.3 1867 Plan

Although the original plan is missing from the document. It is believed to be the same as this scan which is reproduced from Annie's Letters by kind permission of the Flint family.

2. 24/8/1872: Abbots Langley 82 & 83 (1/10/1867 & 14/5/1872) The British Land Company Ltd to Mr. Reuben Child Conveyance with stamps and map showing in pink 82 & 83 with frontage of 40feet, left hand depth 116 feet 9 inches and right hand depth 118 feet. Also shows strip reserved by the vendors.

This indenture made on the 24/8/1872 between The British Land Company (Vendors) and Reuben Child of Buck Hill Bricklayer who was married in 1863 (Purchaser) in consideration of £36 conveyed all that piece of land in Abbots Langley and on the south side of and adjoining a Road there called Brakespeare Road as shown in pink on the plan as lots 82 & 83.

First schedule:

16 th April 1798	Copy admission of Thomas Smith and memorandum of surrender by him to Daniel Puddephatt.
14 th November 1797	Bonds of Thomas Smith & Daniel Puddephatt
20 th March 1797	Certificate of redemption of land tax by Thomas Smith
11 th December 1789	Release between first Richard Clittheroe secondly Thomas Coltman and thirdly John Smith
17 th May 1802	Indenture between Charles Hadland and Thomas Smith
17 th June 1805	Copy surrender by Thomas Smith
14 th April 1806	Copies of admissions of Sarah Smith
14 th March 1867	Statutory declaration of William Easy
12 th April 1867	Indenture between first John Edward Groome and another secondly Sophia Ann Sherwood thirdly Sarah Allen Ralph fourthly John Francis Bontems and fifthly the vendors.
31 st May 1867	Admission of John Francis Bontems
5 th December 1867	Award of enfranchisement
6 th Dec. 1867	Indenture between John Francis Bontems and the Vendors
14 th March 1856	Deed of settlement of the said company
4 th November	Certificates of Incorporation of the said company

1856	
22 nd April 1872	Deed poll authorising said company to receive monies and give receipts

Second Schedule.

Stipulations for lots 45 to 99 inclusive. 1. Each purchaser is forthwith to make and afterwards to maintain the boundary fences next the road and on the sides of his lot marked T within the boundary. 2. Nothing is to be erected within 10 feet of any road except fences and those not more than 6 feet high. 3. No noxious or offensive trade business or manufacture shall be carried on upon any lot. 4. The trade of Innkeeper Victualler or Retailer of Wine Spirits or Beer is not to be carried on upon any lot. 5. The conveyance to each purchaser shall contain a mutual covenant by the vendors and purchaser with each other and with the owners of all the other lots 45 to 99 to observe the above stipulations with a proviso limiting the personal liability to the period of ownership.

3. 5/9/1872: Abbots Langley 82 & 83 (1/10/1867) Mr Reuben Child to The Trustees (?) of the National Freehold Land Company Mortgage dated 5th September 1872 & The trustees of the National Freehold land Society to Mr. Reuben Child reconveyance with stamps

Detail as above

4. 17/2/1873: Reuben Child to Mr Geo. David Gibbs conveyance of premises at Abbots Langley with seals and stamps

This indenture made 17/2/1872 between Reuben Child of Bucks Hill in the Parish of Watford Bricklayer (Vendor) and George David Gibbs of Abbots Langley Baker (Purchaser) in consideration of £285 for all that piece of land in Abbots Langley and on the south side and adjoining a road there called Brakspeare Road Lots 82 & 83 and three houses subject to restrictions.

5. 13/12/1892: Mr George D. Gibbs to Mr Harold Procter Mortgage with stamps and seals

By indenture of this date made between George David Gibbs (Mortgagor) of the one part and Harold Procter of Hunton Bridge Miller (Mortgagee). In consideration of £300 paid to the mortgagor by the mortgagee, the mortgagor thereby covenanted with the mortgagee to pay him the sum of £300 with interest for the same in the meantime at the rate of £5 per cent. Per annum on the 13th June then next and thereafter to pay interest half yearly.

6. 28/12/1893: Mr George David Gibbs to Mr Harold Procter conveyance of 3 messuges land and premises at Abbots Langley (with stamps and seals)

This document is marked up in pencil. I have followed the original words.

This indenture made the twenty-eighth day of December 1893 between George David Gibbs of Abbots Langley Baker of the one part and Harold Procter of Hunton Bridge Miller on the other part. Whereas by an indenture dated 13/12/1892 and expressed to be made between GD Gibbs and H Procter the hereditaments

hereinafter described were conveyed by GD Gibbs to H Procter in fee simple by way of Mortgage for securing the principal sum of £300 with interest thereon at the rate and time in the now recifing (?) Indenture mentioned and whereas the said principal sum of £300 still remains due to H Procter and whereas GD Gibbs has agreed to sell the hereditaments to H Procter for £400. GD Gibbs made owner of land adjoining Brakespeare Road and coloured pick ad numbered 82 & 83 together with the three houses thereon. And also plots 84 & 85.

Signed and sealed

7. 11/12/1902: Abstract of the title of Harold Procter Esq. to three freehold cottages and a plot of freehold land in the Brakespeare Road, Abbots Langley, Herts

Includes a map of part of Brakespeare Road showing an area in pink numbered 82 & 83 with dimensions of 40 feet frontage and depth 116 feet 9 inches on left and 118 feet on the right. Also a strip reserved by the vendors.

1872 Aug 24	See above
1872, Sept 5	See above
1873 Feb 15	By indenture of this date between the therein within named Charles Gilpin Mordaunt Martin Monro and Thomas Beggs who were then trustees of the Society recited that the mortgage had been repaid
1873 Feb 17	See above
1875 Feb 13	As to plot of freehold land (Lot 2). By indenture of this date made between the British Land Company Limited (vendors) and George David Gibbs of Abbots Langley Baker who was married in the year 1863 (purchaser). In consideration for £34 conveyed all that piece of land situate in Abbots Langley and on the south side of and adjoining a road there called Brakespeare Road and the position and extent whereof were indicted by the plan thereon wherein the site is coloured pink and which constituted lots 84 and 85 of the lands delineated in the lithographed plan published with particulars of Mr. Whittingham's Sale by Auction at Abbots Langley on 1/10/1867. Plan showing plot 84 & 85 attach with dimensions, strip reserved by the vendor of frontage 40 feet, on left hand side depth 118 feet and on the right 123 feet 9 inches. Sold subject to stipulations in the second schedule. First Schedule & Second Schedule: The same as listed above
1892, Dec 13	See above
1893, Dec 28	See above

8. 5/1/1903: Harold Procter Esq. to George Breed Esq. conveyance of three freehold cottages and a piece of land situate in Breakspeare Road with seal and stamps

This indenture made the 5th day of January 1903 between Harold Procter of Hunton Bridge Miller (Vendor) and George Breed of Castano House Gentleman (Purchaser). £475 paid for

that piece of land in Abbots Langley and on the south side and adjoining a road there called Brakespere Road the position and extent thereof are indicated in a plan drawn in the margin of an Indenture dated 24/8/1872 between the British Land Company Ltd and Reuben Child and the site thereof is therein colored pink and which piece of land was part of an estate which was offered for sale by auction by Mr. Whittingham at The Kings Head Abbots Langley on 1/10/1867 in 43 lots according to printed particulars and a lithographed plan published therewith in which the said piece of land constituted 82 & 83 together with three houses and other erections standing thereon and now in the respective occupations of S. Atkins, A. Norman, and C. Ridgeway. And secondly all that piece of land situate in Abbots Langley and on the south side and adjoining Brakespere Road and also adjoining the piece of land first here before described on its western side the position and extent of whereof were indicated in the plan drawn in the margin of an Indenture dated 13/2/1875 made between the British Land Company and George David Gibbs and the site whereof is therein coloured pink which piece of land conxxx lots 84 and 85 in the lithographed plan.

Signed sealed and delivered.

Memorandum: That by an Indenture dated 24/10/1916 and made between George Gilbert Breed of the one part and Elizabeth Florence Thomas of the other part, a piece of the land within firstly described with the messuages thereon situate No. 23, 25 & 27 Breakspere Road having a frontage of 42 feet 8 inches or thereabouts with a right of footway and drainage were conveyed unto and to the use of Elizabeth Florence Thomas in fee simple.

9. 29/7/1914: T.E. Nash to Messers G.G. Breed and C. Breed Deed of Partition of messuages, land and premises situate in Abbots Langley

This indenture made the 29th day of July 1914 between Thomas Edward Nash formerly of Ashdown Farm Buntingford, Herts but now of Home Farm Calthorpe County of Leicester Farmer of the first part George Gilbert Breed of "Esperanza" Queens Avenue Watford Gentleman of the second part and Clement Breed of Manor Farm Markyate Farmer of third part. Whereas George Breed late of Castano House Abbots Langley Gentleman was at the date of his death the owner of the land listed in the schedules and whereas George Breed made his will dated 16/4/1902 appointing Thomas Breed and William John Breed executors and trustees and bequeathed his estate to the executors upon trust for his wife Emma Jane Breed for life or widowhood and after her death or remarriage split equally between his children. George Breed died on 25/12/1907. On 7/5/1918 Thomas Breed disclaimed the estate and office of trustee. Indenture of 3/7/1908 William John Breed of the first part Emma Jane Beed of the second part and Emma Jane Breed and Thomas Edward Nash of the third part appointed Emma Breed and Thomas Nash as trustees. Emma Jane Breed died on 29/3/1912. George Breed and Emma Breed had two children: George Gilbert Breed and Clement Breed. The first schedule shows land taken by George Breed and second schedule those taken by Clement Breed. Clement Breed paid £110 to George Breed.

The first schedule (George Gilbert Breed):

1	Two messuags or tenements and premises situate in Abbots Road, Abbots Langley let to Messers. Oliver and Welland conveyed to George Breed by an Indenture
---	-----------------------------------------------------------------------------------------------------------------------------------------------------------

	30/3/1906
2	Two messuages or tenements and premises situate in and known as Numbers 46 and 48 Marlin Square let to Messers. Bourne and Townsend conveyed to George Breed by Indenture of 15/5/1902
3	Six messuages or tenements and premises situate in and known as Numbers 23, 25, 27, 29, 31 & 33 Breakspeare Road let to Messers. S. Atkins, Dowse, Ridgeway, C. Atkins, Newman and Ridgeway conveyed to George Breed by Indenture of 5/1/1903
4	One messuage or tenement and premises situate in and known as Number 60 Breakspeare Road let to Mrs. Clark conveyed to George Breed by Indenture of 19/12/1907

The second schedule (Clement Breed):

1	All that piece or parcel of land situate in Breakspeare Road having a frontage of 240 feet and a depth of 130 feet on the north-west side and 109 feet 6 inches on the south-west side formerly part of a building estate and being lots 64 to 75 inclusive
2	All that piece or parcel of land situate in Breakspeare Road having a frontage of 91 feet 10 inches formerly part of the building estate and being lots 102 to 105 inclusive and part of lot 100
3	All that piece of parcel of land situate in Adrian Road having a frontage of 100 feet and a depth of 217 feet formerly part of the building estate and being lots 18 to 22 inclusive. All of which pieces of land were conveyed to George Breed by an Indenture of 18/1/1897
4	A messuage and laundry known as "The Yews" situate in Garden Road (formerly two cottages) let to Mrs. Collins conveyed to George Breed by an Indenture of 29/9/1906

Signed sealed and delivered.

10. 1916: Abstract of the title of George Gilbert Breed Esquire to freehold messuages and premises Nos. 29, 31 & 33 Breakspeare Road, Abbots Langley. 1916

5 th Jany. 1903	See above
1902 April 16 th	By his will, G. Breed appointed his brother Thomas Breed and his nephew William John Breed Executors and bequeathed to them: All his estate upon trust to pay or permit his wife Emma Jane Breed to receive the net rent dividends. On death or second marriage of his wife bequeath the whole of his estate between all his children when they attain 21. Something about daughters....
1907 Dec. 25	G. Breed died
1908 Feb 19	Letters of administration of will granted to E.J.Breed
1908 May 7	By deed poll said Thomas Breed of No. 27 St John's Avenue Harlesden, Middlesex Gentleman declined to act as executor and trustee of the will. Three freehold cottages and being Nos. 29,31 & 33 Breakspeare Road, Abbots Langley let to Messrs. Mansfield Newman & Atkins
1912 Mar. 29	E.J. Breed died

11. 19/9/1916: Mr. G.G. Breed to Mrs C.E.J.Glenister conveyance of Numbers 29, 31 & 33 Breakspeare Road dated 19/9/1916 with seal in place and plan

By indre of this date made between George Gilbert Breed of 63, Durban Road, Watford Herts Gentleman (Vdr) (1) and Caroline Elizabeth Jessie Glenister (Pchsr) wife of Edwin Glenister of High Street Abbots Langley Herts Builder (2). Sold for £450.00 the following: All that piece of land situate in the Parish of Abbots Langley and on the South side of and adjoining Breakspeare Road the position and extent whereof was indicated in the plan drawn in the margin of an Indre dated 13/2/1875 and made between the British Land Company Limited and George David Gibbs and the site whereof was coloured pink which piece of land constituted Lots 84 and 85 in the lithographed plan published with certain particulars of sale by auction by Mr. Whittingham on 1/10/67 together with the three messuages or dwelling houses erected on the said piece of land or on some part thereof and then known as Nos. 29,31 & 33 Breakspeare Road, Abbots Langley which said premises were for the purpose of facilitating the identification therefore delineated in the plan drawn on abstg presents and thereon coloured pink together with a right of footway for the purchaser and jointly with all other persons having a like right thereto over and along the path coloured brown on the plan and leading to and from Breakspeare Road for all purposes for which the same could or should be reasonable used together also with and subject to the existing system of sewers or drains as then laid and running across the said hereditaments and thence down the side passage way into Breakspeare Road but subject to a similar right of footway and drainage for the owner or owners of the adjoining premises then known as Nos. 23, 25 & 27 Breakspeare Road. And it was thereby declared that the said right of way and the drainage thereunder should for ever be repaired at the expense of the parties having the use and benefit thereof and that such expenses shall be shared by the parties equally between them. To hold the same unto and to the use of the Purchaser in fee simple as her separate property subject to the restrictions and stipulations contained in the Indre of 13/2/1875 so far as the same then effected the hereditaments thereby conveyed. Acknowledge by vendor to right of purchaser to production of the documents set out in the schedule thereto and to delivery of copies thereof and undertaking for safe custody thereof. CERTE of value £500.0.0.

1908 May 7 th	Deed poll under the hand and seal of Thomas Breed
1908 July 3 rd	Indenture of Appointment made between William John Breed of the first part Emma Jane Breed of the second part and Emma Jane Breed and Thomas Edward Nash of the third part
1914 July 29 th	See above

Signed and sealed by George Gilbert Breed

12. 1/3/1947: The personal representatives of Caroline Elizabeth Jessie Glenister deceased to Isabel May Glenister Assent relating to property known as Nos. 29, 31 and 33 Breakspeare Road, Abbots Langley. Dated 1st March 1947

By assent of the date E. Glenister and I.M. Glenister as the personal representatives of C.E.J. Glenister thereby assented to the vesting in the said I.M. Glenister of all that the property specified in the schedule thereto for all the estate or intt of the said C.E.J. Glenister at the time of her death.

Acknowledgement by the said E. Glenister and I.M. Glenister to the right of said I.M. Glenister to production of the Letters of Administration of the estate of said C.EJ. Glenister deceased and to delivery of copies thereof.

The schedule therein referred to:

All that piece of land situate in the Parish of Abbots Langley and on the Southside of and adjoining Breakspeare Road as indicated in the plan drawn on an Indre dated 13th February 1875 and made between the British Land Company Ltd and George David Gibbs and thereon coloured pink together with the three messuages or dwelling houses erected on the said piece of land and known as Nos. 29, 31 & 33 Breakspeare Road. Signed by E. Glenister and I.M. Glenister and attested.

Memo ended on befe abstd Assent dated 1st March 1947 that by a conveyance made 6th January 1960 between the within named I.M. Glenister (1) Robert James Davis (2) the freehold property known as No. 31 Breakspere Road was conveyed to R.J. Davis for an este in fee simple subject to certain restrictions and stipulations contained in the Indre dated 13th February 1875 and hir rt to production of the therein written assent was therein acknowledged.

By a conveyance made the 1/1/1962, No 33 was conveyed to Colin John Roades

13. 6/1/1960: Draft Supplemental Abstract of title relating to grant of letters of administration granted to the estate of Caroline Elizabeth Jessie Glenister deceased. Dated circa 6/1/1960

Caroline Elizabeth Jessie Glenister the wife of Edwin Glenister late of 32 High Street, Abbots Langley died on this day.

Letters of Administration to the estate of the CEJ Glenister were on this day granted to Edwin Glenister of 32, High Street, Abbots Langley and Isabell May Glenister of the same address

Memo endorsed of the assenting in the said IM Glenister of premises situate at and known a No. 29, 31 & 33 Breakspeare Road, Abbots Langley

14. 1961: Abstract of the Title of Mrs I.M. Glenister relating to Freehold Properties known as Nos. 29, 31 and 33 Breakspeare Road, Abbots Langley, Herts

Includes a plan showing 23,25,27,29,31&33 Breakspeare Road, with the plot for Nos 29, 31&33 coloured in red and a passage next to No. 29 coloured yellow dated 19/9/16.

This document is full of abbreviated words and has some handwritten additions

19 th September	See above
----------------------------	-----------

1916 Stps £2.5.0 P.D.S	
<i>No date</i>	C.E.J. Glenister of 32 High Street, Abbots Langley died on this date
3 rd September 1940	Letters of administration to the estate of C.E.J. Glenister were on this date granted to Edwin Glenister of 32, High Street, Abbots Langley and Isabel May Glenister of the same address Spinster. Memo ended on before abstracted letters of administration of the assenting in the said I.M. Glenister of premises known as Nos. 29, 31 & 33 Breakspeare Road, Abbots Langley on 1/3/1947
1 st March 1947	See above

15. 1971: Anglia Building Society Schedule 1

Name of Mortgagor: Douglas Warwick Flowers and Mavis Ellen Flowers

Schedule of deeds relating to property situate: 29, Brakespeare Road, Abbots Langley

Number of Mortgage: 99/4/00145536

Date	Description of Document	Parties
1916	Abstract of Title	Of G.G. Breed
19 th Sept 1916	Conveyance	G.G. Breed (1), Mrs C.E.J. Glenister (2)
8 th March 1947	Assent	Personal Reps. Of Mrs C.E.J. Glenister (1), Isabel May Glenister (2)
8 th April 1971	Land Charges Search	
February 1971	Local & County Searches	
15 th Apr 1971	Conveyance	Miss I.M. Glenister (1) Mr. & Mrs. D.W. Flowers (2)
15 th Apr 1971	Mortgage	Mr. & Mrs. D.W. Flowers (1), Anglia Building Society (2)
	Bundle of old Title Deeds	

16. Feb & April 1971: Searches by Watford & Hertfordshire

Receipt for fees from Watford Rural District Council from Messers Overton & Blackburn on 16th Feb 1971 for £1.25 concerning 29, Breakspeare Road.

With Requestion for search and official certificate of search for 29, Brakespeare Road on 12th Feb 1971. No existing entries.

And replies to Enquiries Part 1: Road is a public highway, there is a sewer in the road. Mostly says answers need to come from Hertfordshire County Council. The list of Enquiries is attached.

Receipt from Hertfordshire County Council for £1.25. HCC search also found no existing entries. Questions and replies attached. Property in Metropolitan Green Belt.

Also requested search under the following names: Glenister, Isabel May; Flowers Douglas Warwick and Flowers Main Ellen. No entries were found.

17. 15/4/1971: Inland Revenue – Particulars of Instruments Transferring or Leasing Land Finance Act 1931 as amended by the Land Commission Act 1967

The Conveyance of 29 Brakespeare Road on 15/4/1971 from Isabel May Glenister of 25 Langley Road, Abbots Langley to Douglas Warwick Flowers & Mavis Ellen Flowers (his wife) of 29 Brakespeare Road, Abbots Langley. Rating Authority Watford RDC. Estate or Interest Transferred: Fee Simple. Consideration: Capital Payment £1990

18. 21/4/1971: Letter from Overton & Blackburn (Solicitors) to Anglia Building Society

Letter in connection with Mr & Mrs Flowers' mortgage sending Title Deeds to Anglia Building Society in Northampton. Also stats Planning Consents and bye-law approvals for the work to be carried out are with the branch office in Watford and they have been asked to add them to the deeds in due course. The solicitors will notify the branch office when the work is complete with a request for a final survey and subsequent release of the £800. Retained.

19. 19/11/1985: Letter from Anglia Building Society to Mrs M E Flowers of 19/11/85 concerning the return of the deeds