

Dated 6 September 1870

Sir Henry Oglander Bart

10

The Bailiffs of the Town
of Brading Isle of Wight

*Conveyance of a
Freehold ground rents at
Brading and Covenants
and Charge to secure an
annual payment to the
Bailiffs*

XII
Witness:
Royal Leamington
June 30 1870

*Deed Registered as a conveyance deed
15 Sept 1870*

This Indenture made the sixth day of September one
thousand eight hundred and seventy Between Sir Henry Ogleader
of Nunwell in the Isle of Wight Baronet of the one part and William
Butt Market Gardner and William Seymour Baster Baileys
and inhabitants of the Town of Brading in the said Isle of the other part
Whereas it was sometime since agreed between the said Sir Henry
Ogleader and the Baileys and inhabitants of Brading that the Baileys
and inhabitants should convey to the said Sir Henry Ogleader all the
messuages and lands belonging to them adjoining to the estate of the
said Sir Henry Ogleader and lying within that part of the said
Town which is situate north of a boundary line commencing at the
end of the south wall of Brading Harbor nearest the Quay thence up
Nall Lane to the West side of the Isle of Wight Railway and down the
line of Railway to the Water course on the Southside of Kearage Lane
then proceeding up the Southside of this Watercourse to Broadstone and
from thence in a straight line to the junction of Doctors Lane and Baileys
Lane down back lane to the Watercourse running from Little Park and
up this Watercourse in a line to the footpath on the North side of Brading
Down and along this Footpath to the Town boundary near Nunwell
House (except any land taken by the Isle of Wight Railway Company and
not conveyed to that Company) and subject to certain leases and as
presently mentioned) and that the said Baileys and inhabitants should
release all claims so far as they were concerned to any contribution from
the owner or occupier of any lands of the said Sir Henry Ogleader
towards the payment of an annual sum of Two pounds thirteen
shillings and four pence being a fee farm rent charged on the said
Town and payable by the Baileys and inhabitants And that the said
Sir Henry Ogleader should convey to the said Baileys and inhabitants
certain messuages and lands within the said Town devised by him
to James Jacobs and William Pain respectively for terms of One thousand
years severally at rentals amounting together to Ten pounds fourteen
shillings annually (and when said hereditaments are intended to be
hereby conveyed) And that the said Sir Henry Ogleader and other
the owners for the time being of the lands hereinafter charged and
described as Numbers 351. 352. 375. 378 and 379 on the Ordnance
map of the said Parish of Brading should for ever thereafter pay to the



said Baileys and Inhabitants of the said Town the annual sum of Twenty Pounds six shillings (such ground rents and annual sum making a yearly income of Thirty one pounds) and in part payment of such agreement the said Baileys and Inhabitants by Deed bearing even date herewith have according to their Estates and Interests in the premises before referred to as to be conveyed by them granted and enfeoffed the same unto the said Sir Henry Eglander his heirs and assigns subject to all rights of way and water and other rights and easements if any and contracts and conditions affecting the same but free and absolutely discharged from the payment to the said Baileys and Inhabitants or their successors of any part of the said annuall fee farm rent of Two pounds Thirteen shillings and four pence and all arrears thereof and subject to the leases to George Kemp and Walter John Deloyne mentioned or referred to in the Schedule to the said Deed, And the said Sir Henry Eglander thereby covenanted with the said William Burst and William Seymour and other the Baileys for the time being of the said Town of Brading and their assigns that he the said Sir Henry Eglander his heirs and assigns and other the owners for the time being of the said lands numbered 351. 352. 373. 378 and 379 on the Ordnance Map of the said parish of Brading should and would at all times for ever thereafter well and truly pay unto the persons for the time being Baileys of Brading or their assigns or to the Steward or Receiver of the said Town duly appointed one annuity or clear yearly sum of Twenty pounds six shillings by equal half yearly payments on the twenty fifth day of March and twenty ninth day of September in every year (the first payment to be made on the twenty ninth day of September instant) such annuall sum to be charged on and payable out of the several closes of arable and pasture land lastly above referred to and that he would hereafter convey to the said Baileys and Inhabitants the said Messuages and lands so denised to the said James Jacobs and William Tain as aforesaid And whereas the said Sir Harry Eglander is seized in fee simple of all the lands and premises intended to be hereby conveyed or charged (subject to the said leases to the said James Jacobs and William Tain) free from any manner of charge or incumbrance except the fee tail

charges theron Now this Indenture witnesseth that in pursuance of the said Agreement and in consideration of the premises and of the assurance and Release so made to the said Sir Harry Ogleander by the Baileys and Inhabitants of Brading as aforesaid He the said Sir Harry Ogleander Doth hereby grant and convey unto the said William Burd and William Seymour Baileys and Inhabitants of Brading as aforesaid their Successors and assigns All those two pieces or parcels of land heretofore parts of a close called Furlongs situate at Brading in the parish of Brading in the Isle of Wight containing the several admeasurments and bounded in the manner shewn on the plan numbered 1 drawn hereupon and colored Red and Green Together with the messuages and Buildings theron And all the Estate claim and interest of the said Sir Harry Ogleander in and to the said land and premises And also the Counterparts of the leases to the said William Burd dated the sixth day of April one thousand eight hundred and sixty two and to the said James Jacobs dated the thirteenth day of July one thousand eight hundred and sixty two and the full benefit and advantage derivable thereunder respectively To have and to hold the said land and premises unto the said William Burd and William Seymour Baileys and Inhabitants of Brading as aforesaid their Successors and assigns To the use of the said Baileys and Inhabitants of the Town of Brading and their successors and assigns for ever subject nevertheless to the said leases before referred to And this Indenture further witnesseth that in further pursuance of the aforesaid Agreement and for the considerations aforesaid the said Sir Harry Ogleander Doth hereby grant unto the said Baileys and Inhabitants and their successors and assigns a clear yearly rent charge of Twenty pounds six shillings charged upon all and every the lands situate at Brading aforesaid and numbered 351. 352. 375. 378 and 379 on the Brancome Map of the said Parish of Brading and shewn on the plan numbered 2 hereon by a yellow color and payable at all times for ever hereafter unto the persons for the time being Baileys of Brading or their assigns or to the Steward or Receiver of the said Town duly appointed by equal half yearly payments on the twenty fifth day of March and the

Twenty ninth day of September in every year (the first payment to
be made on the twenty ninth day of September instant) And
further that the said Baileys for the time being and their assigns
may recover all arrears of such annual sum or rent charge
and all expenses of recovery by entry and possession or receipt of
the rents and profits of the premises or by distress or otherwise
And this Indenture lastly witnesseth that in further
pursuance of the said agreement and for the considerations aforesaid
the said Sir Harry Eglander for himself his heirs and assigns doth
hereby covenant with the said William Burd and William Seymour
and other the Baileys for the time being of the said Town of Brading
and their assigns that he the said Sir Harry Eglander his heirs and
assigns and other the owners for the time being of the lands lastly
hereinbefore described shall and will at all times for ever hereafter
well and truly pay unto the person and persons for the time being
Baileys of Bradning or their assigns or to the Steward or Receiver of
the said Town duly appointed one annuity or clear yearly sum of
Twenty pounds six shillings by equal half yearly payments on
the days and to the persons hereinbefore referred to. And also
that notwithstanding anything by the said Sir Harry Eglander (or
his ancestors) done or knowingly suffered he is entitled to execute
this grant of the rent charge and premises free from incumbrances
And that he and every person claiming under or in trust for him
(or his ancestors) shall at the costs of the said Baileys their successors
and assigns do all acts required for further assurance In witness
whereof the said parties to these presents have hereunto set their hands
and seals the day and year first before written

Henry *L.S.* Eglander

William Burd
William Seymour *L.S.*
Town seal