

STP £10  
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THIS CONVEYANCE is made the 25th day of October 1948  
BETWEEN JOHN HOPKINS ESTATE LTD. whose registered office is The  
Estate Office Hughenden in the County of Buckingham (hereinafter called "the  
Vendor") of the one part and SIR HAROLD HARTLEY of Boss Lane Hughenden  
Valley in the County of Buckingham Knight THE REVD. SEYMOUR ALFRED CARLING  
DICKINS of The Vicarage Hughenden aforesaid Clerk in Holy Orders GOERGE  
EDWIN STEVENS of Upper Warren Farm Hughenden aforesaid Retired Corn Merchant  
NEIL GEORGE HOPKINS of "Longlea" Hughenden aforesaid Company Director ARTHUR  
FLEET of Frogmoor Coombe Lane Naphill High Wycombe aforesaid Dairyman and  
FREDERICK JAMES CARTER of "Forenville" Hughenden Valley aforesaid Road Sur-  
veyor (hereinafter called "the Trustees" which expression shall include the  
trustees for the time being hereof) of the other part WHEREAS :-

(1) The Vendor is seised in fee simple in possession of the property here-  
inafter described free from incumbrances and he has agreed to sell the same  
to the Trustees for the like estate at the price of £970.0.0 And upon the  
treaty for the said sale it was agreed that the Trustees should enter into the  
covenants on their part hereinafter contained

(2) The Trustees are desirous that the said property shall be held by them  
upon the trusts hereinafter declared concerning the same

NOW THIS DEED WITNESSETH as follows :-

1. IN pursuance of the said agreement and in consideration of the sum of £970  
now paid by the Trustees to the Vendor (the receipt whereof the Vendor hereby  
acknowledges) The Vendor as Beneficial Owner hereby conveys unto the Trustees  
ALL THAT piece or parcel of land situate on the south side of Coombes Lane  
(otherwise Coombe Hill) Hughenden Valley in the Parish of Hughenden in the  
County of Buckingham as the same is for the purpose of identification only  
with the measurements thereof be the same a little more or less more particu-  
larly delineated on Plan No. 1 drawn hereon and thereon edged red TOGETHER  
with the buildings erected thereon TOGETHER ALSO with the right for the  
Trustees and their successors in title owner or owners for the time being of  
the land hereby conveyed and all persons authorised by him or them at all  
times to pass and repass with or without motor cars or other vehicles or ani-  
mals over the triangular piece of land coloured yellow hatched green on Plan  
No. 2 for the purpose of obtaining access to and from the land hereby conveyed  
from and to Coombes Lane aforesaid BUT EXCEPT AND RESERVED unto the Vendor  
and the persons deriving title under it owner or owners for the time being  
of the land coloured yellow on the said plan No. 2 and all persons authorised  
by it or them similar rights over the piece of land coloured pink hatched red  
on the said plan for the purpose of obtaining access to and from the said piece  
of land coloured yellow from and to Coombes Lane aforesaid but subject to the



Trustees and such adjoining owner each paying one moiety of the expense of keeping the said pieces of land hatched red and green respectively on the said plan No. 2 in repair TO HOLD unto the Trustees in fee simple subject to the covenant on the part of Frank Adams contained in a Conveyance dated the 3rd day of July 1937 made between William Henry Abbey of the one part and the said Frank Adams of the other part so far as the same relates to the land hereby conveyed and is still subsisting and capable of being enforced UPON TRUST nevertheless for the charity hereby constituted and to be administered according to the rules and provisions hereinafter contained

2. THE TRUSTEES shall hold the property hereby conveyed upon trust to permit the same to be used in perpetuity as a non-sectarian and non-political place of recreation and social intercourse under the name of Hughenden Valley Village Hall (hereinafter called "the Village Hall") for the advantage or benefit of the inhabitants of Hughenden Valley either gratuitously or in consideration of any money payment or on such terms as the Trustees may think fit
3. *Power to mortgage /* ~~THE Trustees~~ <sup>until the expiration of 21 years from the death of the last survivor of the Trustees</sup> shall have full power/to mortgage or charge all or any part of the said property with all the powers in that behalf of an absolute owner
4. THE Trustees shall not permit the property hereby conveyed to be used for the purposes of any particular church denomination or sect or of any particular political party
5. THE Trustees may from time to time permit the buildings for the time being standing on the said property to be repaired altered enlarged or taken down and rebuilt if necessary so as to render the same better adapted for the purposes aforesaid and may permit the erection of additional buildings
6. THE Trustees shall not be responsible for the maintenance or repair or insurance of the said property or for the payment of any charges thereon
7. *Power of sale* IF the Village Hall cannot be maintained or if the same shall cease to be used or of use for the purposes aforesaid the Trustees shall have power with such consent (if any) as may be required by law to sell the said trust property or any part thereof and pay and apply the net proceeds of such sale after payment of all expenses incidental thereto for such charitable purposes for the benefit of the inhabitants of Hughenden Valley aforesaid and in such manner as the Trustees shall think fit
8. UPON any sale made in pursuance of the power of sale hereinbefore contained or of any statutory power any purchaser dealing bona fide with the Trustees shall not be concerned to inquire whether the occasion for exercising such power has arisen or whether the provisions as to the appointment and retirement of trustees hereinafter contained have been properly and regularly observed and performed nor shall such purchaser be concerned as to the



application of the purchase money

9. THE management and control of the said Village Hall shall be vested in a committee (hereinafter called "the committee") constituted as hereinafter directed
10. THE committee shall consist of the Trustees and of fourteen elected members nine of whom shall consist of a representative appointed by each of the following organisations or bodies namely The Parish Council Parochial Church Council Womens Institute Mens' Club Nursing Association Cricket Club Boy Scouts Girl Guides and Allotment and Garden Association and the remainder being executive members After the appointment of the first elected members such members shall be elected as hereinafter mentioned
11. THE first elected members shall be the following :-  
Arthur Fleet (Chairman) Charles Edward Cooper Eastman (Vice Chairman)  
Frederick James Carter (Treasurer) George Addison (Secretary) Francis  
Hugh Middleton (Assistant Secretary) Violet Emily Margarite Graves  
Kathleen Margerie Montague Elsie Moggie Wagstaff Percy Hubert Christmas  
Joseph Barlow John Frederick Stephen Graves Ernest Stacey George Atkins  
and Arthur Reginald Blaby
12. ALL of the said first elected members shall retire from office on the day of the annual meeting of the Village Hall in the year 1948 And members elected subsequently shall retire on the day of the annual meeting next after their appointment
13. ELECTED members to fill the places of those retiring under the last preceding clause hereof shall be elected at the General Meeting to be held in the year 1948 by the residents of Hughenden Valley and shall remain in Office until the next General Meeting when they shall retire and fresh members be elected The retiring elected members from time to time shall remain in office until their successors are appointed All retiring elected members shall be eligible for re-election
14. CASUAL vacancies among the elected members arising before any annual meeting may be filled up by the committee but so that any elected member elected to fill a casual vacancy shall hold office only for the period during which the elected member in whose place he was elected would have held office
15. NO person shall be eligible to hold office as an elected member unless he shall reside in Hughenden Valley aforesaid and any elected member ceasing so to reside for three months shall thereupon cease to be a member of the committee
16. THE committee may from time to time delegate any of their powers or duties to sub-committees consisting of such members thereof as the committee may think fit



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16. THE committee may from time to time delegate any of their powers or duties to sub-committees consisting of such members thereof as the committee may think fit



17. THE said annual meeting of the Village Hall shall be fixed for and held in the third week in the month of November in each year and notice of such meeting shall be posted upon the principal outer door of the Village Hall at least 14 clear days before such meeting The chairman of the committee for the time being shall preside at such meeting or in his absence some member of the committee to be chosen by a majority of the persons present and voting at such meeting
18. ANY resident of Hughenden Valley aforesaid who has attained the age of 18 years shall be entitled to attend and vote at such annual meeting
19. ORDINARY meetings of the committee shall be held at such times (not being less than once in every three months) as the committee shall determine and 7 days notice of every meeting shall be sent to the members of the committee either through the post or by such officer as the committee shall appoint for that purpose
20. AT the meeting of the committee next after the annual meeting of the Village Hall or next after any vacancy shall have occurred in the chairmanship the members of the committee present shall appoint one of the committee to be chairman of the committee until the end of the next annual meeting If at any meeting of the committee the chairman is not present or if there is any vacancy in the chairmanship the members of the committee present at such meeting shall appoint a chairman for that meeting Seven persons present shall be a quorum at any meeting of the committee and every question shall be determined by the majority of the members present and voting thereon and in cases of equality of votes the chairman shall have a second or casting vote
21. AT the said annual meeting in each year the accounts of the Village Hall for the past year shall be submitted
22. A minute book shall be kept by the Committee and all proceedings and resolutions of the committee shall be entered therein
23. ANY notice to be given to any member of the committee under this deed shall be sufficiently given if sent through the post to his usual or last known place of residence in Hughenden Valley aforesaid
24. THE committee shall have power at any time or times to close the Village Hall for the purpose of carrying out repairs alterations or other similar work for such period as may be necessary
25. THE committee shall permit the Village Hall to be opened during such times and upon such terms and subject to such bye-laws and rules as the committee shall from time to time determine and to be used by any person of the age of 21 years and upwards at the discretion of the committee
26. THE committee may require such subscriptions from all or any persons using the Village Hall as they may from time to time think desirable and proper
27. ALL moneys received by the committee under or for the purposes of this deed



shall be applied in repairing and improving the trust property and keeping the same and the furniture and effects from time to time therein insured against fire and otherwise as the committee shall deem necessary and in paying all rates taxes and other outgoings from time to time becoming payable in respect thereof and in paying all expenses incidental to carrying on the Village Hall and providing and repairing furniture books newspapers periodicals and such other things as may be required for the purposes of the Village Hall and paying the wages of all officers and servants whom the committee may think proper to employ for the purposes of this deed or otherwise in executing the trusts and powers herein contained

28. THE committee shall have full power at any time to make alter or rescind any bye-laws and rules with regard to the carrying on and the managing of the Village Hall and to all or any of the matters in respect of which any power or duty is hereby vested in them as they may think proper
29. THE following provisions as to the appointment of new trustees and the discharge and retirement of the Trustees shall apply to this deed by way of extension and variation of the statutory powers:-
- (a) The Trustees of this deed shall not exceed six nor be less than two in number all of whom shall be nominated by the committee and the continuing Trustees shall appoint the person or persons so nominated by the said committee
- (b) Any Trustee who becomes bankrupt or remains out of the United Kingdom or out of the County of Buckingham for more than two years shall thereupon cease to be a Trustee of this deed
- (c) Any one of the Trustees may when there are more than two Trustees retire from the trusts of this deed on giving two months' notice in writing of his intention so to do to each of the other Trustees for the time being and upon the termination of such two months the Trustee giving the notice shall cease to be a Trustee of this deed and any notice sent by post to the usual or last known place of abode in the United Kingdom of any Trustee shall be sufficient notice to him hereunder
30. WITH the object of affording to the Vendor a good and sufficient indemnity but not further or otherwise the Trustees hereby covenant with the Vendor that the Trustees and the persons deriving title under them will at all times hereafter observe and perform the said covenant on the part of the said F. Adams contained in the said Conveyance of the 3rd day of July 1937 so far as aforesaid and will keep indemnified the Vendor and it's assigns from and against all claims and demands on account of the future breach non-observance or non-performance of the said covenant
31. IT IS HEREBY AGREED AND DECLARED that the Trustees shall not be entitled to any right of light or air over the adjoining or neighbouring property now or



formerly belonging to or retained by the Vendor which would or might restrict affect or interfere with the free user of such adjoining or neighbouring property or any part thereof for building or other purposes and the grant of any such right is hereby expressly excluded

32. FOR the benefit of the adjoining or neighbouring property of the Vendor or the part thereof for the time being remaining unsold and so as to bind the property hereby conveyed the Trustees hereby covenant with the Vendor that the Trustees and the persons deriving title under them will henceforth and at all times hereafter observe and perform all and singular the restrictions and stipulations contained in the First Schedule hereto PROVIDED ALWAYS that as to the adjoining or neighbouring property of the Vendor at present unsold the Vendor and it's assigns shall not be bound to observe perform or abide by the said covenants and restrictions unless it or they shall think fit and that nothing shall operate to impose any restrictions in the manner in which the Vendor or it's assigns may deal with the whole or any part of such adjoining or neighbouring property for the time being remaining unsold or be otherwise deemed to create a building scheme for the said adjoining or neighbouring property or any part thereof and PROVIDED ALSO that the Trustees or other the owner or owners for the time being of the property hereby conveyed shall as regards any of the aforesaid covenants which are restrictive of the user of the land be liable only in respect of breaches which occur while he or they shall respectively be owner or owners of the land or the part thereof in respect of which any breach occurs
33. THE Vendor hereby acknowledges the right of the Trustees to production of the documents specified in the Second Schedule hereto and to delivery of copies thereof and hereby undertakes for the safe custody thereof
34. IT IS HEREBY CERTIFIED that the transaction hereby effected does not form part of a larger transaction or of a series of transactions in respect of which the amount or value or the aggregate amount or value of the consideration exceeds £1,500

I N W I T N E S S whereof the said parties to these presents have hereunto set their hands and seals the day and year first before written

THE FIRST SCHEDULE before referred to

1. The Trustees shall forthwith erect and forever after maintain in good repair good and sufficient fences to the approval of the Vendor on the south and west sides of the property hereby conveyed
2. No buildings of any kind other than private dwellinghouses and/or a Village Hall for the use of the community of Hughenden Valley with appropriate offices and outbuildings to be appurtenant thereto and occupied for the purposes thereof shall be erected on the said property and no trade or business of any kind shall



shall be carried on upon any part thereof

3. The erection shall not be commenced of any house or other building or outbuilding on the said land until drawings showing the intended elevations thereof have been submitted to and approved by the Vendor All buildings shall be sited to the approval of the Local Authority

4. Except as aforesaid detached dwellinghouses only shall be erected on the property and the cost thereof reckoned at the lowest price in labour and materials of the said houses ruling as on the 1st day of September 1939 shall not be less than £500

THE SECOND SCHEDULE before referred to

3rd July 1939	Conveyance of this date made between Frank Adams (1) and John Lewis Hopkins (2)
30th June 1942	Conveyance of this date made between the said John Lewis Hopkins (1) and John Hopkins Estate Ltd. (2)
21st August 1942	Mortgage of this date made between John Hopkins Estate Ltd (1) and Midland Bank Ltd. (2) with reConveyance endorsed dated 2nd February 1947

THE COMMON SEAL of John Hopkins Estate Limited was hereunto affixed in the presence of :-

SEAL

John Hopkins )  
Neil Hopkins ) Directors

John Hopkins ) Secretary

SIGNED SEALED and DELIVERED by the said )  
Harold Hartley in the presence of :-

HAROLD HARTLY (L.S.)

J. Lee,  
41, Windsor St.,  
Downham Mkt.

SIGNED SEALED and DELIVERED by the said )  
Alfred Carling Dickins in the presence of :-

S.A.C. DICKINS (L.S.)

Cordelia Snell,  
School House, Gt. Kingshill,  
High Wycombe.

SIGNED SEALED and DELIVERED by the said )  
George Edwin Stevens in the presence of :-

G.E. STEVENS (L.S.)

W.J. Fox,  
Braeside, Bryants Bottom Road.

SIGNED SEALED and DELIVERED by the said )  
Neil George Hopkins in the presence of :-

NEIL G. HOPKINS (L.S.)

P. Piercy,  
"Ashfield" Naphill,  
High Wycombe.

SIGNED SEALED and DELIVERED by the said )  
Arthur Fleet in the presence of :-

A. FLEET (L.S.)

R. Hester,  
"Cluniac" Fiar Gardens,  
Hughenden, Bucks.

SIGNED SEALED and DELIVERED by the said )  
Frederick J. Carter in the presence of :-

F.J. CARTER (L.S.)

E.A. Stuart,  
15 Green Road, High Wycombe.



DATED 25th October, 1948

JOHN HOPKINS ESTATE LTD.,

- to -

HUGHENDEN VALLEY VILLAGE HALL  
TRUSTEES

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Copy Draft/

C O N V E Y A N C E

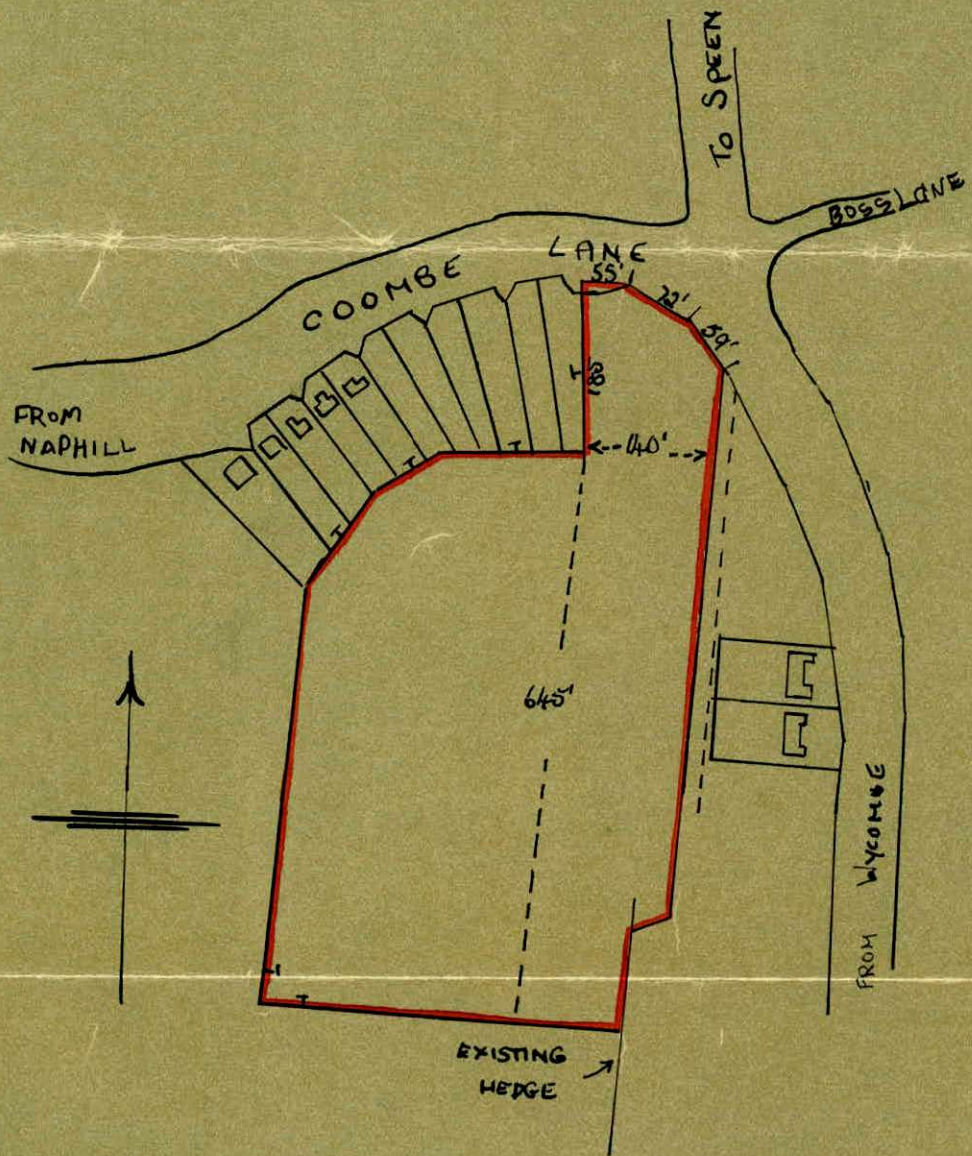
of a piece of land and premises sit-  
uate at Hughenden in the County of  
Buckingham.

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BLISS, SONS & COVELL,  
HIGH WYCOMBE.

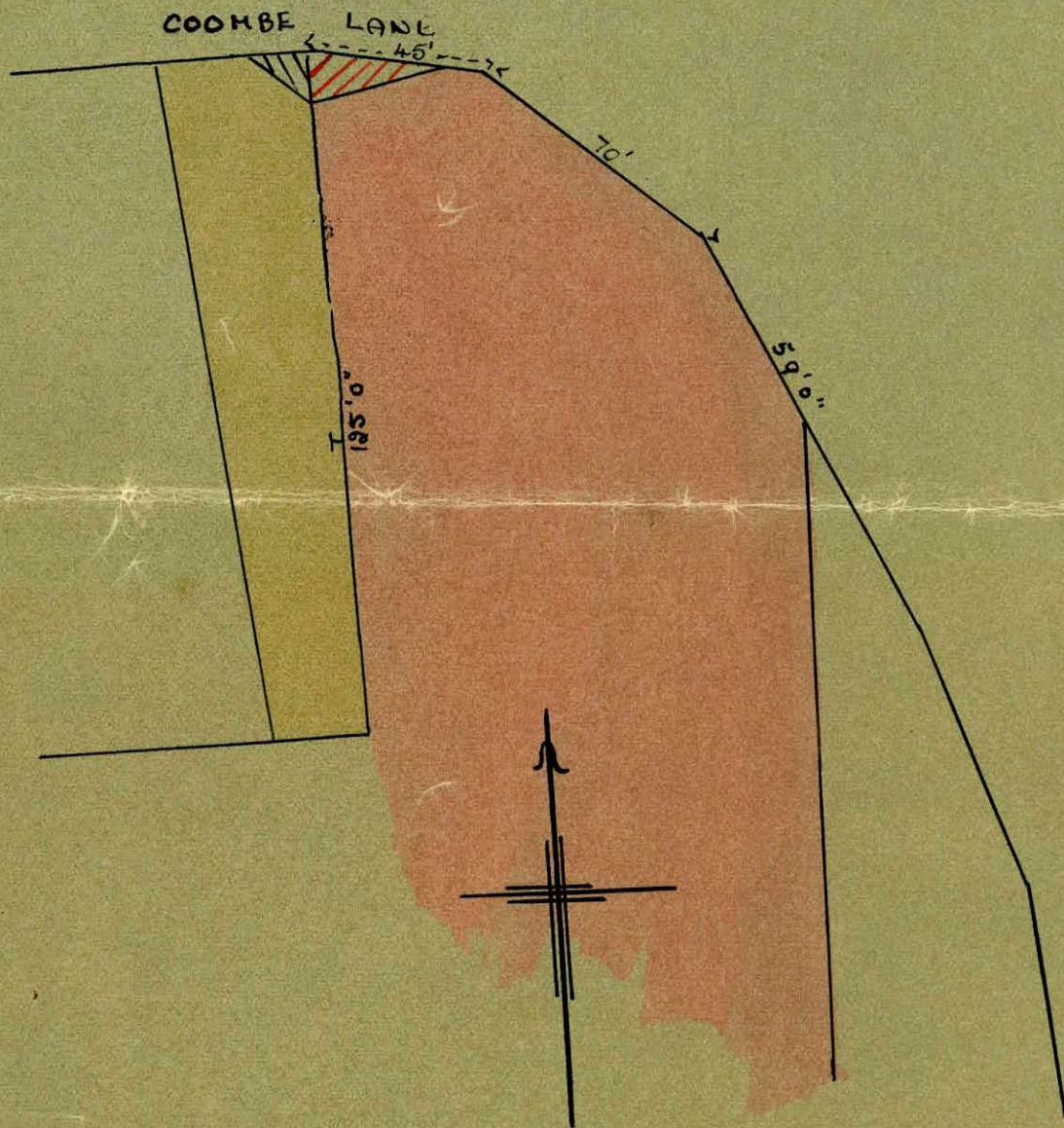


PLAN NO. 1





PLAN    No. 2





THIS CONVEYANCE is made the                      day of                      1950  
BETWEEN SIR HAROLD HARTLEY of Boss Lane Hughenden Valley in the County  
of Buckingham Knight THE REV. SEYMOUR ALFRED CARLING DICKINS of The  
Vicarage Hughenden aforesaid Clerk in Holy Orders GEORGE EDWIN STEVENS  
formerly of Upper Warren Farm Hughenden aforesaid but now of "Warren Acre"  
Prestwood in the said County of Buckingham Retired Corn Merchant NEIL GEORGE  
HOPKINS of "Longlea" Hughenden aforesaid Company Director and FREDERICK  
JAMES CARTER of "Forenville" Hughenden Valley aforesaid Road Surveyor  
(hereinafter called "the Vendors") of the one part and the said SIR HAROLD  
HARTLEY, THE REV. SEYMOUR ALFRED CARLING DICKINS, GEORGE EDWIN STEVENS,  
NEIL GEORGE HOPKINS and FREDERICK JAMES CARTER (hereinafter called "the  
Purchasers") of the other part WHEREAS:-

(1) By a Conveyance dated the 25th day of October 1948 made between  
John Hopkins Estate Limited of the one part and the Vendors and Arthur Fleet  
of the other part the land hereinafter described (with other property) was  
conveyed unto the Vendors and the said Arthur Fleet in fee simple upon trust  
to permit the same to be used in perpetuity as a place of recreation and  
social intercourse under the name of Hughenden Valley Village Hall as therein  
mentioned *and the said land is accordingly held on charitable trust*

(2) The said Arthur Fleet by notice given in accordance with Clause 29 (c)  
of the recited Conveyance resigned his trusteeship of the recited Conveyance  
and ceased to be a Trustee thereof on the                      day of May 1950.

(3) The land hereinafter described has ceased to be of use for the purposes  
aforesaid and by an Order made by the Minister of Education under the Charit-  
able Trusts Act 1853 to 1925 on the                      30                      day of                      Nov.                      1950  
it was ordered that the trustees of the said Foundation might within one  
year from the date of such Order sell the land hereinafter described at the  
price of £600

(4) The Vendors have agreed to sell to the Purchasers the land hereinafter  
described and the fee simple thereof in possession free from incumbrances at  
the price of £600

(5) The Purchasers desire to establish a public playing field which shall form  
part of the National Monument to His Late Majesty King George V under  
the provisions of the King George's Fields Foundation

NOW THIS DEED WITNESSETH as follows:-

1. IN pursuance of the said agreement and in consideration of the sum of  
£600 now paid by the Purchasers to the Vendors (the receipt of which sum the  
Vendors hereby acknowledge) the Vendors as trustees hereby convey  
unto the Purchasers ALL THAT piece or parcel of land situate at Hughenden  
Valley in the Parish of Hughenden in the County of Buckingham on the  
south side of and having a frontage of 16 feet or thereabouts to Coombes Lane



(otherwise Coombe Hill) and for the purposes of identification only with the measurements thereof (be the same a little more or less) more particularly delineated on the plan Nod. 1 annexed hereto and thereon coloured pink and brown TOGETHER ALSO with the right for the purchasers and their successors in title owner or owners for the time being of the land hereby conveyed and all persons authorised by them at all times to pass and repass with or without motor cars or other vehicles or animals over the triangular piece of land coloured yellow hatched green on Plan Nod. 2 annexed hereto for the purposes of access to and from the land hereby conveyed from and to Coombes Lane aforesaid BUT EXCEPT AND RESERVED unto John Hopkins Estate Limited and the persons deriving title under it owner or owners for the time being of the land coloured yellow on the said Plan Nod. 2 and all persons authorised by it or them similar rights over the piece of land coloured pink hatched red on the said Plan Nod. 2 for the purposes of obtaining access to and from the said piece of land coloured yellow from and to Coombes Lane aforesaid but subject to the Purchasers and such adjoining owner each paying one moiety of the expense of keeping the said pieces of land hatched red and green respectively on the said Plan Nod. 2 in repair EXCEPT AND RESERVED unto the Vendors and the persons deriving title under them owner or owners for the time being of the land coloured green on the said plan a right of way at all times withor without motor cars or other vehicles or animals over the strip of land coloured brown on the said plan Nod. 1 annexed hereto the Vendors paying and contributing an equitable proportion of the expense of keeping the said strip of land in repair TO HOLD the same (except and reserved as aforesaid) unto the Purchasers in fee simple subject to the covenant on the part of Frank Adams contained in a Conveyance dated the 3rd day of July 1937 made between William Henry Abbey of the one part and the said Frank Adams of the other part so far as the same relate to the land hereby conveyed and is still subsisting and capable of being enforced and subject also to the restrictions and stipulations contained in the first Schedule to the said Conveyance of the 25th day of October 1948 so far as the same relate to the land hereby conveyed

2.

NOT IT IS HEREBY DECLARED jointly and severally by the Purchasers to the intent that this covenant shall so far as possible be binding on the successors in title of the Purchasers that in consideration of the gift by King George's Fields Foundation of Heraldic Panels being the official emblem of a "King George's Field" the land hereinbefore conveyed to the Purchasers shall be preserved in perpetuity as a Memorial to His Late Majesty King George V under the provisions of the King George's Fields Foundation and shall henceforth be known as "King George's Field"



3. WITH the object of affording to the Vendors a good and sufficient indemnity but not further or otherwise the Purchasers hereby covenant with the Vendors that the Purchasers or the persons deriving title under them will at all times hereafter observe and perform the said covenant on the part of the said Frank Adams contained in the said Conveyance of the 3rd day of July 1937 so far as aforesaid and also the said covenants and restrictions contained in the said Conveyance of the 25th day of October 1948 so far as aforesaid and will keep indemnified the Vendors and their respective estates and effects from and against all claims and demands on account of the future breach non-observance or non-performance of the said covenants restrictions and stipulations or any of them

4. THE Vendors hereby acknowledge the right of the Purchasers to production of the said Conveyance of the 25th day of October 1948 and also a Legal Charge dated the 5th day of March 1949 made between the Vendors of the one part and the said G.E.Stevens of the other part and to delivery of copies thereof

5. IT IS HEREBY CERTIFIED that the transaction hereby effected does not form part of a larger transaction or series of transactions in respect of which the amount or value or the aggregate amount or value of the consideration exceeds £1,500

IN WITNESS whereof the said parties to these presents have hereunto set their hands and seals the day and year first before written

SIGNED SEALED AND DELIVERED by the said )  
Sir Harold Hartley in the presence of:- ) (LS)

SIGNED SEALED AND DELIVERED by the said )  
Revd. Seymour Alfred Carling Dickins in ) (LS)  
the presence of:- )

SIGNED SEALED AND DELIVERED by the said )  
George Edwin Stevens in the presence of:- ) (LS)

SIGNED SEALED AND DELIVERED by the said )  
Neil George Hopkins in the presence of:- ) (LS)

SIGNED SEALED AND DELIVERED by the said )  
Frederick James Carter in the presence ) (LS)  
of:- )

*As legal adviser to King George's Fields Foundation  
I have no objection to this draft conveyance  
of K.G.F. in the form  
6/12/50  
Deputy Secretary & Solicitor  
replied by King's Fields Trust*



DATED \_\_\_\_\_ 1950.

HUGHENDEN VALLEY VILLAGE  
HALL TRUSTEES

- to -

SIR HAROLD HARTLEY & OTHERS

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Draft/

C O N V E Y A N C E

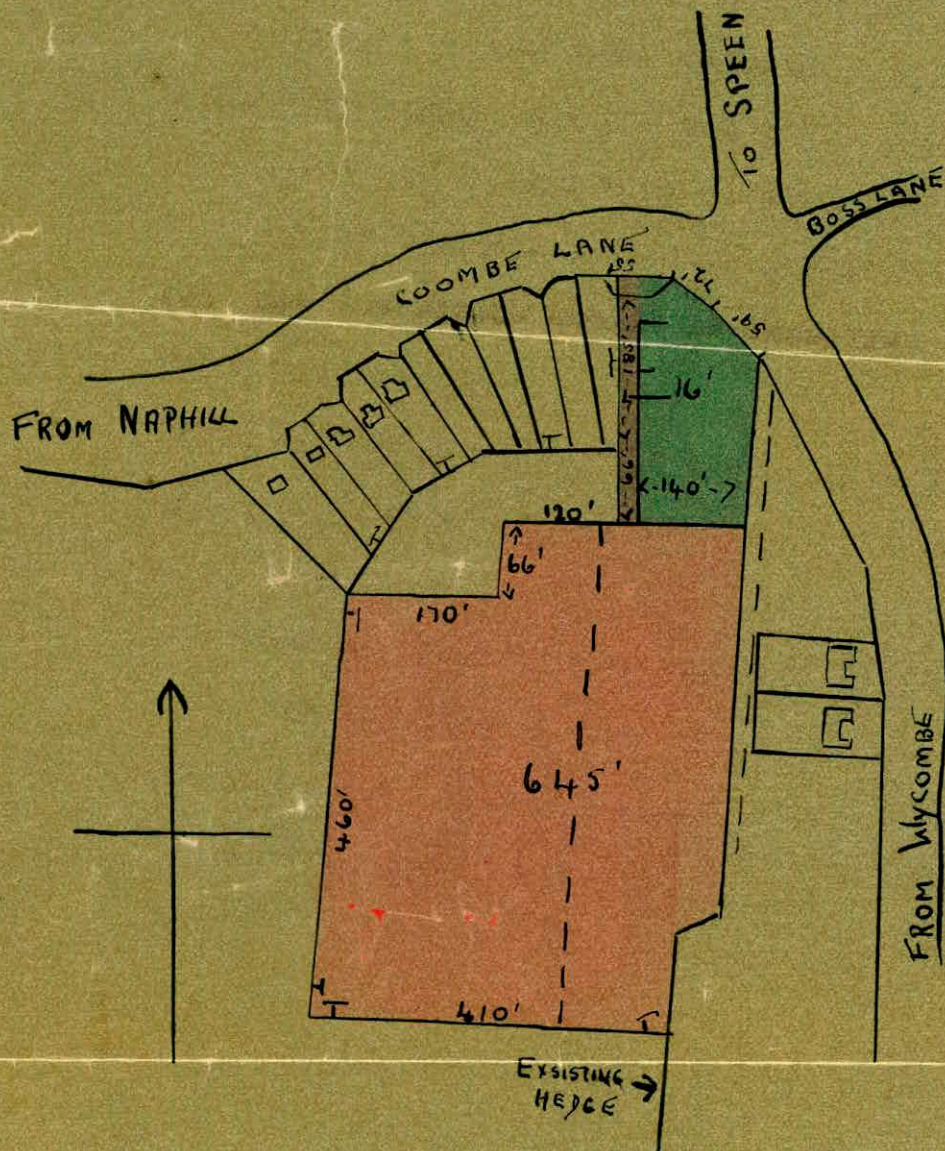
of a piece of land situate at  
Hughenden in the County of  
Buckingham.

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BLISS SONS & COVELL,  
HIGH WYCOMBE.



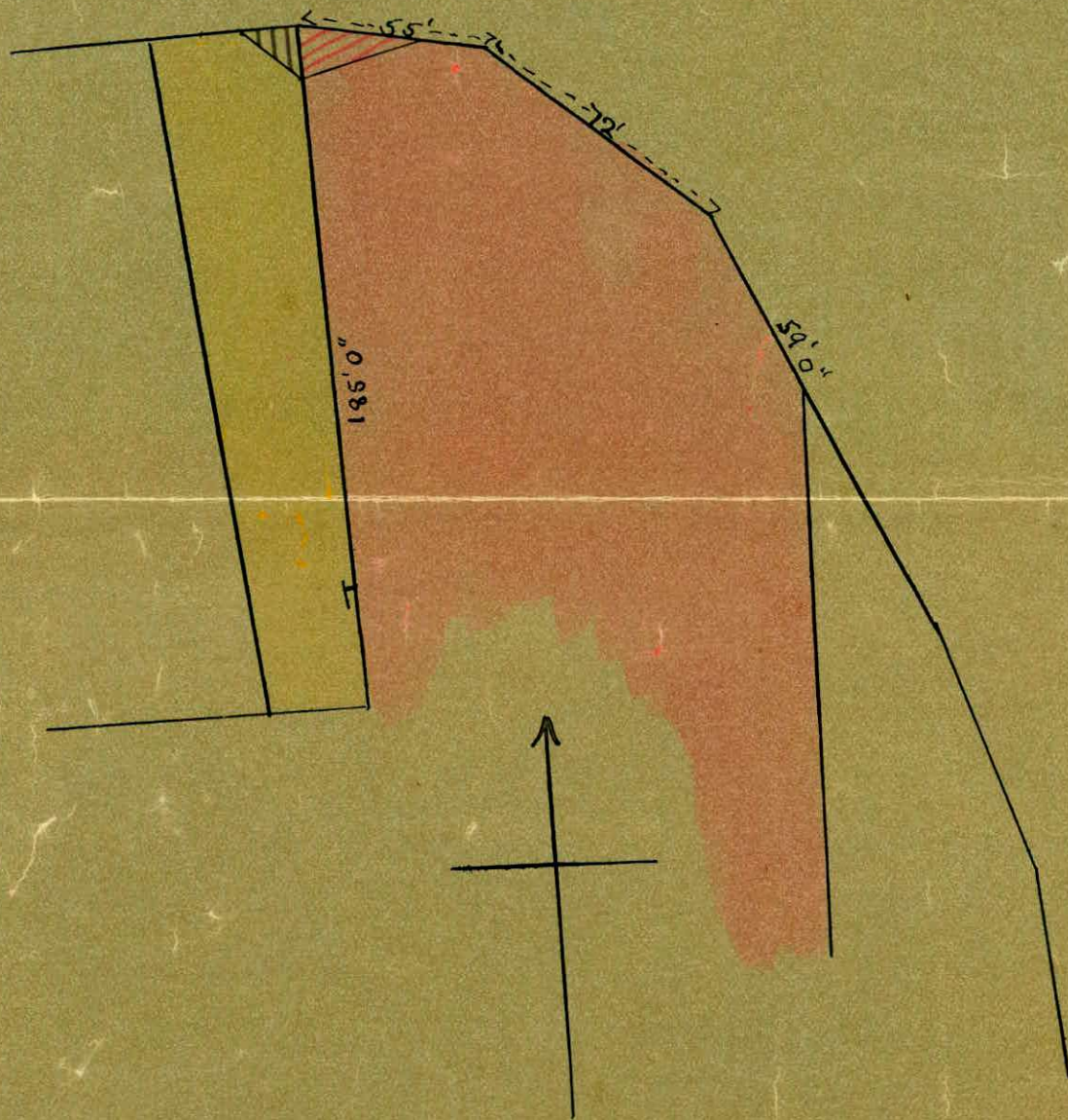
PLAN No 1





PLAN N° 2

COOMBE LANE





25  
amp 26  
Produced Stamp

THIS CONVEYANCE is made the thirty-third day of December One thousand nine hundred and fifty BETWEEN SIR HAROLD HARTLEY of Boss Lane Hughenden Valley in the County of Buckingham Knight THE REVEREND SEYMOUR ALFRED CARLING DICKINS of The Vicarage Hughenden aforesaid Clerk in Holy Orders GEORGE EDWIN STEVENS formerly of Upper Warren Farm Hughenden aforesaid but now of "Warren Acre" Prestwood in the said County of Buckingham Retired Corn Merchant NEIL GEORGE HOPKINS of "Longlea" Hughenden aforesaid Company Director and FREDERICK JAMES CARTER of "forenville" Hughenden Valley aforesaid Road Surveyor (hereinafter called "the Vendors") of the one part and the said SIR HAROLD HARTLEY, THE REVEREND SEYMOUR ALFRED CARLING DICKINS GEORGE EDWIN STEVENS NEIL GEORGE HOPKINS and FREDERICK JAMES CARTER (hereinafter called "the Purchasers") of the other part W H E R E A S :-

(1) By a Conveyance dated the twenty fifth day of October One thousand nine hundred and forty eight made between John Hopkins Estate Limited of the one part and the Vendors and Arthur Fleet of the other part and the land hereinafter described (with other property) was conveyed unto the Vendors and the said Arthur Fleet in fee simple upon trust to permit the same to be used in perpetuity as a place of recreation and social intercourse under the name of Hughenden Valley Village Hall as therein mentioned and the said land is accordingly held on charitable trusts

(2) The said Arthur Fleet by notice given in accordance with Clause 29 (c) of the recited Conveyance resigned his trusteeship of the recited Conveyance and ceased to be a trustee thereof on the *twentieth* day of May one thousand nine hundred and fifty

(3) The land hereby described has ceased to be of use for the purposes aforesaid and by an Order made by the Minister of Education under the charitable trusts Act 1853 to 1925 on the thirtieth day of November one thousand nine hundred and fifty it was ordered that the trustees of the said Foundation might within one year from the date of such Order sell the land hereby described at the price of Six hundred pounds

(4) The Vendors have agreed to sell to the Purchasers the land hereinafter described and the fee thereof in possession free from incumbrances at the price of Six hundred pounds

(5) The Purchasers desire to establish a public playing field which shall form part of the National Monument to His late Majesty King George V under the provisions of the King George's Fields Foundation

N O W T H I S D E E D W I T N E S E T H A S F O L L O W S :-

1. IN pursuance of the said Agreement and in consideration of the sum of SIX HUNDRED POUNDS now paid by the Purchasers to the Vendors (the receipt of which sum the Vendors hereby acknowledge) the Vendors as trustees hereby convey unto the Purchasers ALL THAT piece or parcel of land situate at Hughenden Valley in the Parish of Hughenden in the County of Buckingham on the south side of and having a frontage of sixteen feet at thereabouts to Coombe Lane (otherwise Coombe Hill) and for the purpose of identification only with the measurements thereof (be the



same a little more or less) more particularly delineated on the plan annexed hereto and numbered 1 and thereon coloured pink and brown TOGETHER ALSO with the right for the Purchasers and their successors in title or owner or owners for the time being of the land hereby conveyed and all persons authorised by them at all times to pass and repass with or without motor cars or other vehicles or animals over the triangular piece of land coloured yellow hatched green on plan numbered 2 annexed hereto for the purposes of access to and from the land hereby conveyed from and to Coombe Lane aforesaid BUT EXCEPT AND RESERVED unto John Hopkins Estate Limited and the persons deriving title under it owner or owners for the time being of the land coloured yellow on the said plan numbered 2 and all persons authorised by it or them similar rights over the piece of land coloured pink hatched red on the said plan numbered 2 for the purposes of obtaining access to and from the said piece of land coloured yellow from and to Coombe Lane aforesaid but subject to the Purchasers and such adjoining owner paying one moiety of the expense of keeping the said piece of land hatched green and red on the said plan number 2 in repair EXCEPT AND RESERVED unto the Vendors and the persons deriving title under them owner or owners for the time being of the land coloured green on the said plan a right of way at all times with or without motor cars or other vehicles or animals over the strip of land coloured brown on the said plan numbered 1 annexed hereto the Vendors paying and contributing and equitable proportion of the expense of keeping the said strip of land in repair to hold the same (except and reserved as aforesaid) unto the Purchasers in fee simple subject to the covenant on the part of Frank Adams contained in a conveyance dated the third day of July one thousand nine hundred and thirty seven made between William Henry Abbey of the one part and the said Frank Adams of the other part so far as the same relate to the land hereby conveyed and is still subsisting and capable of being enforced and subject also to the restrictions and stipulations contained in the first Schedule to the said Conveyance of the twenty fifth day of October one thousand nine hundred and forty eight so far as the same relate to the land hereby conveyed

2. NOW IT IS HEREBY DECLARED jointly and severally by the Purchasers to the intent that this covenant shall so far as possible be binding on the successors in title of the Purchasers that in consideration of the gift by King George's Fields Foundation of Heraldic Panels being the official emblem of a "King George's Field" the land hereinbefore conveyed to the Purchasers shall be preserved in perpetuity as a Memorial to His Late Majesty King George V. under the provisions of the King George's Fields Foundation and shall henceforth be known as "King George's Field"
3. WITH the object of affording to the Vendors a good sufficient indemnity but not further or otherwise the Purchasers covenant with the Vendors that the Purchasers or the persons deriving title under them will at all times hereafter observe and perform the said covenant on the part of the said Frank Adams contained in the said Conveyance of the third day of July one thousand nine hundred and thirty seven so far as aforesaid and also the said covenants and restrictions contained in the said conveyance of the twenty fifth day of October one thousand nine hundred and forty eight so far as aforesaid and shall keep indemnified the Vendors and their respective estate and effects from and against all claims and demands on account of the future breach non-observance or non-performance of the said covenants restrictions and stipulations or any of them



4. THE Vendors hereby acknowledge the right of the Purchasers to production of the said Conveyance of the twenty fifth day of October one thousand nine hundred and forty eight and also a Legal Charge dated the fifth day of March one thousand nine hundred and forty nine made between the Vendors of the one part and the said George Edwin Stevens of the other part and to delivery and copies thereof

5. IT IS HEREBY CERTIFIED that the transaction hereby effected does not form part of a larger transaction or of a series of transactions in respect of which the amount or value of the aggregate amount or value of the consideration exceeds One thousand five hundred pounds  
IN WITNESS whereof the said parties to these presents have hereunto fixed their hands and seals the day and year first before written

SIGNED SEALED AND DELIVERED by the said )  
Sir Harold Hartley in the presence of:- )  
G. Addison,  
"Red Gates"  
Hughenden Valley.  
Retired.

HAROLD HARTLEY. (L)

SIGNED SEALED AND DELIVERED by the said )  
Reverend Seymour Alfred Carling Dickins }  
in the presence of:-  
E.M. Wagstaff,  
"Sunnyside"  
Trees Road,  
Hughenden Valley.  
House wife.

SEYMOUR ALFRED CARLING DICKINS. (L)

SIGNED SEALED AND DELIVERED by the said )  
George Edwin Stevens in the presence of )  
F.H. Middleton,  
"The Nest"  
Hughenden Valley.  
Retired Railway Agent.

GEORGE EDWIN STEVENS. (L)

SIGNED SEALED AND DELIVERED by the said )  
Neil George Hopkins in the presence of:- )  
P. Piercy,  
"Ashfield"  
Naphill, High Wycombe.  
Clerk.

NEIL GEORGE HOPKINS. (L)

SIGNED SEALED AND DELIVERED by the said )  
Frederick James Carter in the presence of )  
E

FREDERICK JAMES CARTER. (L)

E.A.C. Tanant,  
15, Green Road  
High Wycombe.  
Local Government Officer.

*We have examined the foregoing copy deed  
with the original, and certify it to be a true copy  
- Harrison & Co.*

*26 High St.  
14/3/51 High Wycombe*



DATED 31st December 1950.

R 545

HUGHENDEN VALLEY VILLAGE

HALL TRUSTEES

to

SIR HAROLD HARTLEY & OTHERS

Copy/Conveyance

-of-

a piece of land situate at  
Hughenden in the County of  
Buckingham.

/

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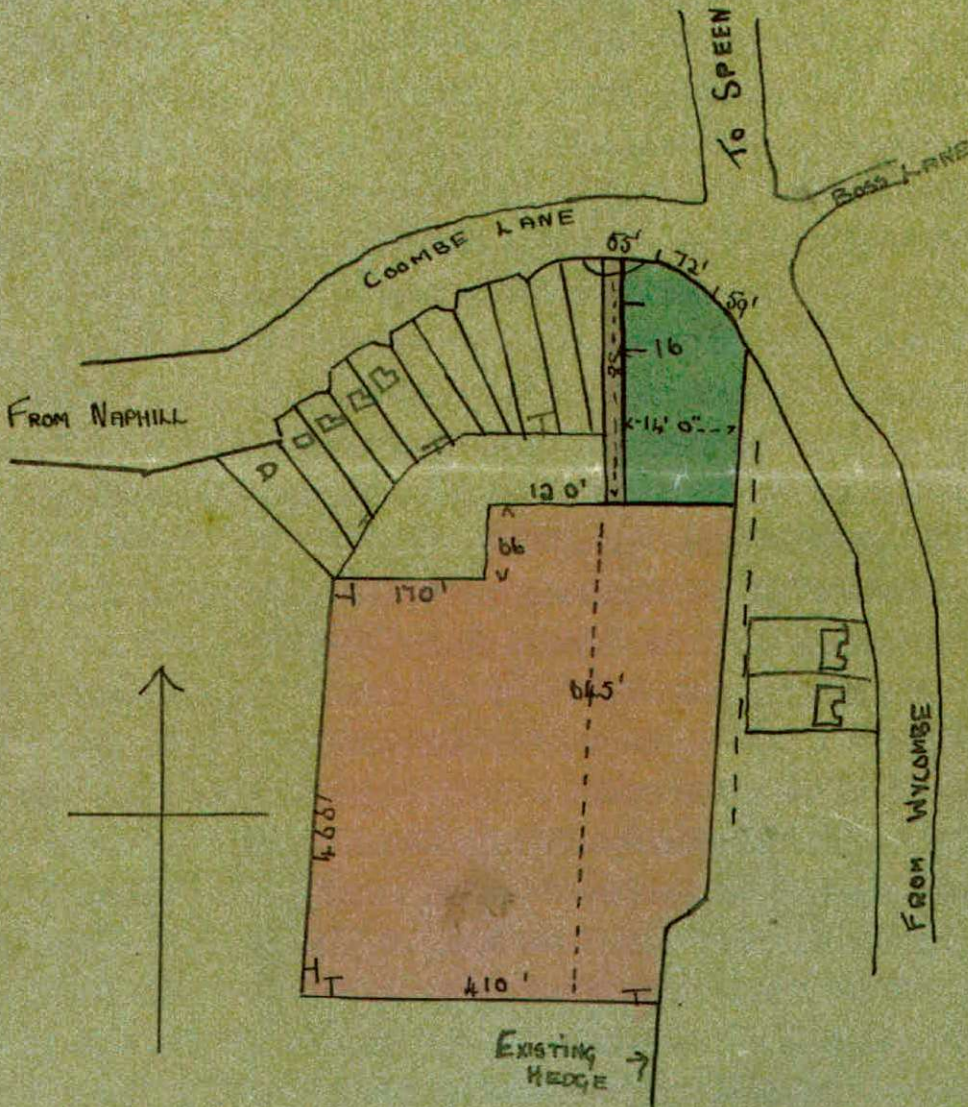
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BLISS SONS & COVELL

HIGH WYCOMBE.



PLAN No 1



PLAN 2

