

LAND AT MAENTWROG FFEISTINIOG MERIONETH

THE HONOURABLE JOHN E.S. RUSSELL

- to -

THE MINISTER OF TRANSPORT

REPLIES

REQUISITIONS ON TITLE

1. Can you confirm that:-

(a) there is no land tax or tithe annuity or other outgoing

(b) there is no lease tenancy or licence affecting the

property except as disclosed

2. Please specify:-

(a) Any adverse right of way, water, light, drainage or other easement or rights affecting the

property.

(b) Any cables, wires or pipes in, under or over the property.

(c) Any notice served upon the owner or occupier of the property which has not been complied with.

(d) Any land improvement or drainage charge or any statutory charge affecting the property.

(e) If any of the drains on the property are used by the adjoining owners.

3.

(a) Please specify what documents (if any) will be handed over on completion besides the Conveyance to the Purchaser.

(b) On completion a memorandum should be endorsed on the Assent dated 1st March 1960 please. See form on back of draft Conveyance.

4.

(a) Schedule A tax and land tax (if any) should be discharged by the Vendor up to the dates of possession. These items should not be included in the completion statement. The Ministry being a Department of the Crown is not liable therefor.

4. (a) We will hand over our undertaking.

(b) Noted

2. (A) Only the Conveyance will be handed



(d) Drain Rates - Gwynedd River Board on Land to South of road. The Agents state no apportionments have been made.

The Agents state there are none except those (if any) already disclosed or apparent on inspection.

2. (a), (b) and (c).

(b) We confirm.

(c) There is no land tax payable but as to Tithe Redemption Annuity the Vendor's Agents state the land is sold subject to Tithe which will be apportioned by the Tithe Redemption Commission after completion. The amount payable in respect of the whole estate is £258.0d.

/ The Agents state that

(b) The demand notes and last receipts for all outgoings should be produced.

(c) Is the Vendor liable to contribute to the repair of the chancel of the parish church? If so, please give full particulars.

5. With regard to the Conveyance of 25th August 1924:-

5. This Conveyance ought not to have been abstracted as it relates to other land. We regret any inconvenience caused.

(a) Why did the Vendor convey as beneficial owner since she acquired the property as personal representative of M.E. Inge under whose will it was left to H.M. Inge?

(b) The consideration of £5050 when compared with £25,000 in the 1915 Conveyance suggests that it might not have been a sale at arms length; was the stamp duty adjudicated please?

(c) Was the Purchaser's right to production of Probate of the Will of M.E. Inge acknowledged by this Conveyance please?

6. Has a Memorandum of the Assent of 1st March 1960 been endorsed on Probate of the Will of H.M. Inge?

7. With regard to the Assent of 1st March 1960

(a) Please supply a copy of or extract from the plan (It cannot be the same as the 1915 Conveyance plan in view of the sale of it)

(b) Has a Memorandum of the Appointment of New Trustee referred to in the Declaration of 10th October 1960 been endorsed in accordance with Section 35 Trustee Act 1925?

8. Has the Declaration of 10th October 1960 been stamped please?

9. Do Messrs. Stow & Co. hold the deeds on behalf of the Tenant for life please?

10. The usual searches will be made 10. Noted
and requisitions arising thereout are reserved.

DATED the

25th August
Frederick

1961 • DATED this 26th day of October 1961.

Frederick

Frederick Cholmeley & Nicholson,
28, Lincoln's Inn Fields,
London, W.C.2-Solicitors.

For the TREASURY SOLICITOR,
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