

IM.13

DATED

21st March

1967

J. F. RATTEN, ESQ.,

to

BRITISH TRANSPORT DOCKS BOARD

C O N V E Y A N C E

of

Freehold Land at
Killingholme in the
County of Lincoln

Solicitor/666/ISPT.

Please stamp on contract

28/3/67

(Re: 13: - IM.130/HL/MEW)

See MS360474
Edition Dated 20.1.2011

P.D.S.



Sub
#10



124



THIS CONVEYANCE is made the Twenty first day of March one thousand nine hundred and sixty-SIX BETWEEN JOHN FLETCHER RATTEN of Mill Lane Broughton Brigg in the County of Lincoln Garage Proprietor (hereinafter called "the Vendor") of the one part and BRITISH TRANSPORT DOCKS BOARD (hereinafter called "the Board") of the other part

WHEREAS :-

- (i) William Ratten (hereinafter called "the Testator") late of 7 Brocklesby Place in the County Borough of Grimsby died there on the 20th day of October 1960 having by his Will dated the 31st day of May 1949 appointed Susan Ratten the Vendor and Eleanor Ratten to be the Executors thereof and his said Will was proved on the 6th day of December 1960 in the District Probate Registry at Lincoln by the said Susan Ratten and the Vendor power being reserved to the said Eleanor Ratten to prove which she has not yet done
- (ii) The Testator was at his death seised of the property hereby conveyed for an estate in fee simple in possession subject to the Tenancy hereinafter mentioned but otherwise free from incumbrances
- (iii) The said Susan Ratten died on the 17th day of February 1967
- (iv) The Vendor as the surviving personal representative of the Testator has agreed to sell and the Board in exercise of the powers conferred upon them by the Transport Act 1962 and the Acts incorporated therewith or some or one of them have agreed to purchase the said property for an estate in fee simple subject as hereinafter mentioned but otherwise free from incumbrances at the price of TEN THOUSAND AND FIVE HUNDRED POUNDS
- (v) The Vendor has not given or made any assent or conveyance in respect of a legal estate in or affecting the said property or any part thereof save with respect to the Deed of Grant hereinafter mentioned

NOW THIS DEED WITNESSETH as follows :-

1. IN pursuance of the said agreement and in consideration of the sum of TEN THOUSAND AND FIVE HUNDRED POUNDS paid by the Board to the Vendor (the receipt of which sum the Vendor hereby acknowledges) the Vendor as the personal representative of the Testator hereby conveys unto the Board FIRST ALL THAT close of arable land situate in Killingholme in the County of Lincoln and adjoining Killingholme Station containing altogether 12 acres 3 roods 7 perches or thereabouts and being (as to the major part) part of Ordnance Survey Number 6 on the Ordnance Survey Plan X111-3. 1931 Edition amounting to 12.641 acres or thereabouts and (as to the other part) part of Ordnance Survey Number 6a on the same Plan amounting to .153 acres or thereabouts as such close of land hereby conveyed is more particularly delineated on the Plan annexed hereto and thereon coloured pink (to the intent that the ditch indicated on the said Plan along

the south eastern boundary is not included in the property hereby conveyed but the ditch along the north eastern boundary is so included) AND SECONDLY any such estate or interest (whether in fee simple or otherwise) as the Vendor may have in so much of the adjoining Humber Floodbank as is shewn hatched in red on the said Plan AND TOGETHER WITH a right of way (so far as the Vendor has the power to grant the same and in common with all other persons now or hereafter entitled to use the same) for the Board and all persons authorised by them with or without vehicles and animals to and from the property hereby conveyed from and to Rosper Road over and along the roadway shewn coloured green on the said Plan TO HOLD unto the Purchaser the land first before described in fee simple and the land secondly described either in fee simple or for any such other estate or interest as the Vendor may have therein SUBJECT TO :-

- (i) and with the benefit of a Deed of Grant of a right of way dated the 6th day of April 1964 and made between the said Susan Ratten and the Vendor of the one part and the Minister of Power of the other part
- (ii) such right of way (if any) as may exist from the said roadway to the foreshore of the River Humber
- (iii) and with the benefit of the existing Tenancy affecting the same

2. THE Vendor hereby acknowledges the right of the Board to the production of the before recited Probate of the Will of the Testator and to delivery of copies thereof

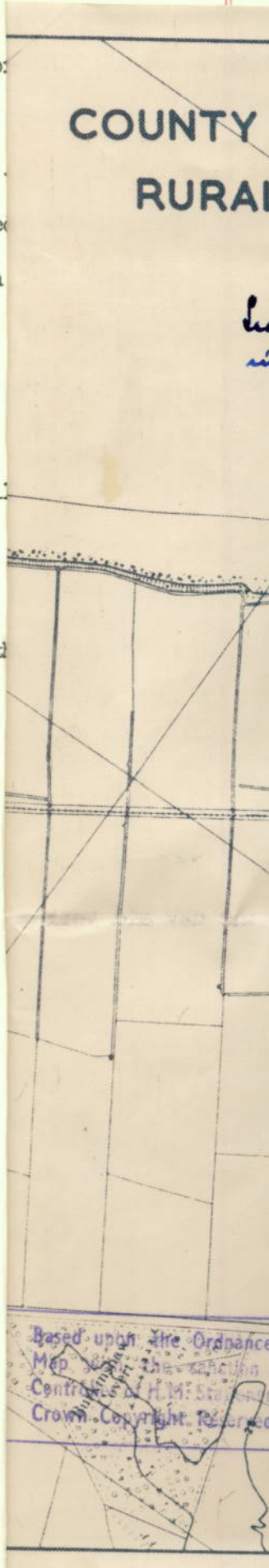
IN WITNESS whereof the Vendor has hereunto set his hand and seal the day and year first above written

SIGNED SEALED And
DELIVERED By the above
named John Fletcher
Ratten in the presence
of:-



Witness Name
Address
Occupation

152 Clee Rd
Grimley
Representative.



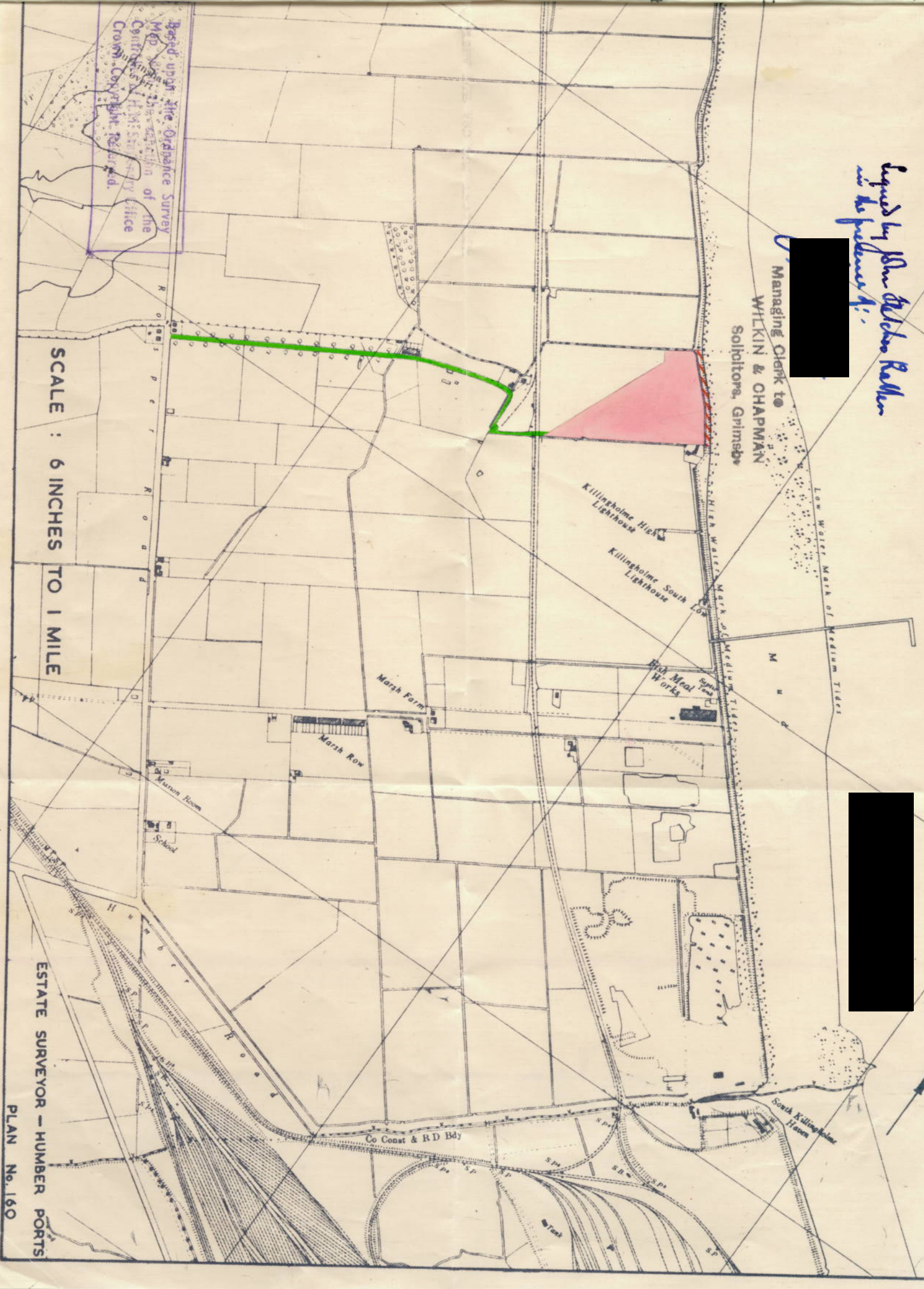
Based upon the Ordnance
Map
Controlled by H.M.S.O.
Crown Copyright Reserved

and in common with all other
the Board and all persons authori
from the property hereby conveye
coloured green on the said Plan
d in fee simple and the land
other estate or interest as the
Vendor of the one part and the
of way dated the 6th day of Apri
Vendor of the one part and the
d roadway to the foreshore of th
ng the same
rd to the production of the
delivery of copies thereof
and and seal the day and year

COUNTY OF LINCOLN [PARTS OF LINDSEY] RURAL DISTRICT OF GLANFORD BRIGG

*Signed by John Wilkin Rallin
in his professional capacity*

Managing Clerk to
WILKIN & CHAPMAN
Solicitors, Gpimsby



ESTATE SURVEYOR - HUNTER PORTS
PLAN No. 160