

THE CONVEYANCE IN 1943 FROM McCREAGH & THE PUBLIC TRUSTEE TO THE WAR DEPARTMENT OF FREEHOLD LAND IN BARTON STACEY PARISH.

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BACKGROUND

This extensive tract of land, covering about two-thirds of the parish of Barton Stacey, descended to the McCreagh family from the Wright Wilsons and before them the Wright family who owned the land back to the 17th century. Details of the transfers of this land can be found in a piece on the Drayton Lodge Estate elsewhere on this website.

By the time of the second World War the land was much neglected and was requisitioned by the army. Then in 1943 it was sold by McCreagh to the War Department.

THE DETAILS OF LAND ACQUIRED

This is laid out farm by farm and includes acreages of all fields and properties. For convenience here, the plan has been enlarged in sections.

Drayton Lodge	86.946
Drayton Water Meadows	40.459
Drayton Pump Farm	262.564
Manor Farm	391.897
Street Farm	193.516
Cocum Farm	529.404
Moody's Down Farm	411.155
Rangebourn Farm	138.980
Barton Stacey Belt	14.976
Meadows late Read	10.329
Meadow late Mrs Hoare	4.056
Allotment Field	1.662
Block of Three Cottages	<u>0.612</u>
Total acres	<u>2106.556 acres</u>

There follows a full transcription of the conveyance. The plan of the Ordnance Survey numbers conveyed, for each farm or other area, and the detailed breakdown of fields and properties are shown.

this symbol next to a plan number indicates that this plot, or part of it, was subsequently sold on by the MOD. Details of these subsequent sales, shown as **Memoranda to the 1943 sale, have also been transcribed and included below (*pp.13-15*). This includes land designated in 1962 to Hampshire County Council for the use of the public.

16 June 1943

THIS CONVEYANCE made this 16th day of June 1943

BETWEEN MICHAEL CHRISTOPHER WRIGHT MCCREAGH of No 32 Victoria Street in the County of London, barrister at law (hereinafter called "the vendor") of the first part

THE PUBLIC TRUSTEE of the Public Trustee Office, Kingsway in the County of London (hereinafter called "the trustee") of the second part

and HIS MAJESTY'S PRINCIPAL SECRETARY OF STATE FOR THE WAR DEPARTMENT (hereinafter called "The Secretary of State") of the third part

WHEREAS:

- A. The property hereinafter described is settled land within the meaning of the Settled Land Act 1925 (hereinafter referred to as the said Act) and the legal estate in such property has by an appropriate vesting instrument been duly declared to be vested in the vendor or in fee simple upon the trusts of a settlement affecting the said property and therein referred to and accordingly the vendor has and can exercise over the said property the powers of a tenant for life under the said Act.
- B. The Trustee is trustee for **the purposes of the said Act** of the said Settlement as is stated by the said vesting instrument.
- C. By an order of the Chancery division of the High Court of Justice made on the 28th day of August 1940 by the Honourable Mr Justice Bennett, in the matter of the Drayton Lodge Estate situate in the parishes of Barton Stacey and Wonston in the County of Southhampton settled by an indenture dated the fifth day of February 1906 and made between Eva Helen Emma McCreagh Thornhill of the one part and Henry Bruce Armstrong and William Francis Farrer of the other part and, in the manner of the said act (1940 T. No. 637) it was (amongst other things) ordered that the Trustee as trustee of the said settlement was at liberty during the remainder of the life of the vendor or until further order in his name and on his behalf to exercise the power of sale conferred by the said act in relation to all or any part of the land comprised in the settlement created by the said indenture, the possession or acquisition of which had been or might be required by any authority (being a competent authority within the meaning of the Defence (General) Regulations 1939), and that the vendor should forthwith deliver up to the trustee all documents of title in his possession relating to the said land.
- D. The Secretary of State being the competent authority within the meaning of the Defence (General) Regulations 1939 requires to take and has taken possession of the property hereinafter described for the purposes of the defence of the realm.
- E. The Trustee acting on behalf of the vendor under the said order has agreed to sell and the Secretary of State in exercise of his statutory and other powers has agreed to purchase the said property and the fee simple thereof in possession free from encumbrances at the price of £24,000.

NOW THIS DEED WITNESSETH AS FOLLOWS:

1. In pursuance of the said agreement and in consideration of the sum of £24,000 on or before the execution of this deed paid by the Secretary of State to the trustee as such trustee as aforesaid (the receipt of which sums **the** trustee hereby acknowledges) the vendor acting by the trustee in his name and on his behalf in exercise of the power for that purpose, deferred on him by the said order and the said act and of all other powers and as trustee
HEREBY CONVEYS unto the Secretary of State
ALL THOSE pieces of land containing 2106.556 acres or thereabouts situate in the Parish of Barton Stacey in the County of Southampton delineated (for limitation) on the plan hereto annexed and thereon coloured pink and are more particularly described in **the First Schedule** hereto
Together with all timber thereon and the buildings erected thereon or on some part thereof
TO HOLD unto the Secretary of State and his successors for ever for a legal estate in fee simple absolute in possession on behalf of His Majesty
SUBJECT to and with the benefit of such of the leases and tenancies affecting the said property as still subsist and DISCHARGED as provided by Section 72 of the Settled Land Act 1925.
2. THE Vendor acting as aforesaid hereby acknowledges the right of the Secretary of State to production of the documents mentioned in **the Second Schedule** [*p.13 of this transcription*] hereto and to delivery of copies thereof.

IN WITNESS whereof the Trustee has caused his Official Seal to be hereto affixed and the other parties hereto have hereunto set their hand and seals the day and year first above written.

THE FIRST SCHEDULE above referred to [*the next 9 pages of this transcription*]

DRAYTON LODGE AND DRAYTON WATER MEADOWS

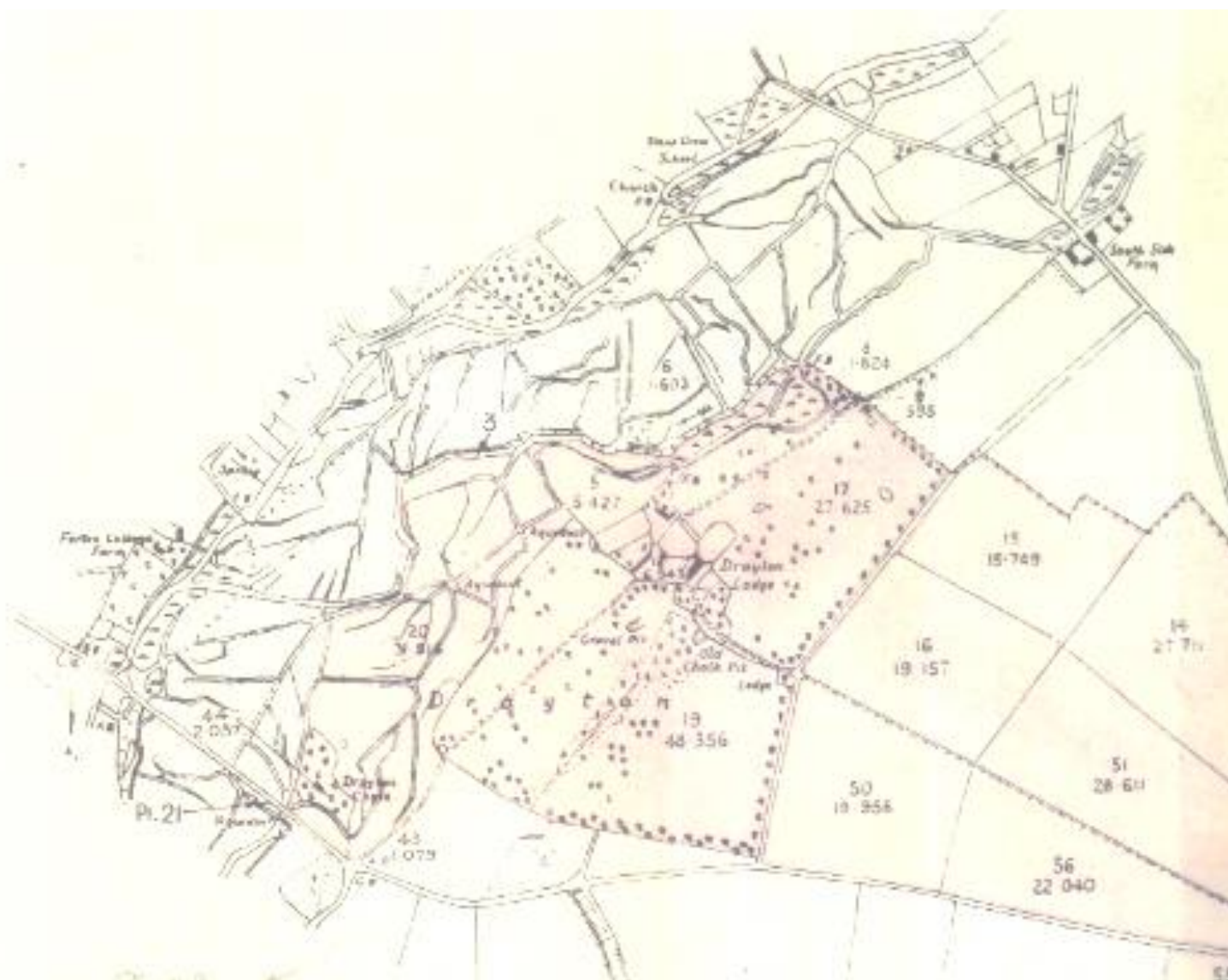
DRAYTON LODGE

Parish of Barton Stacey

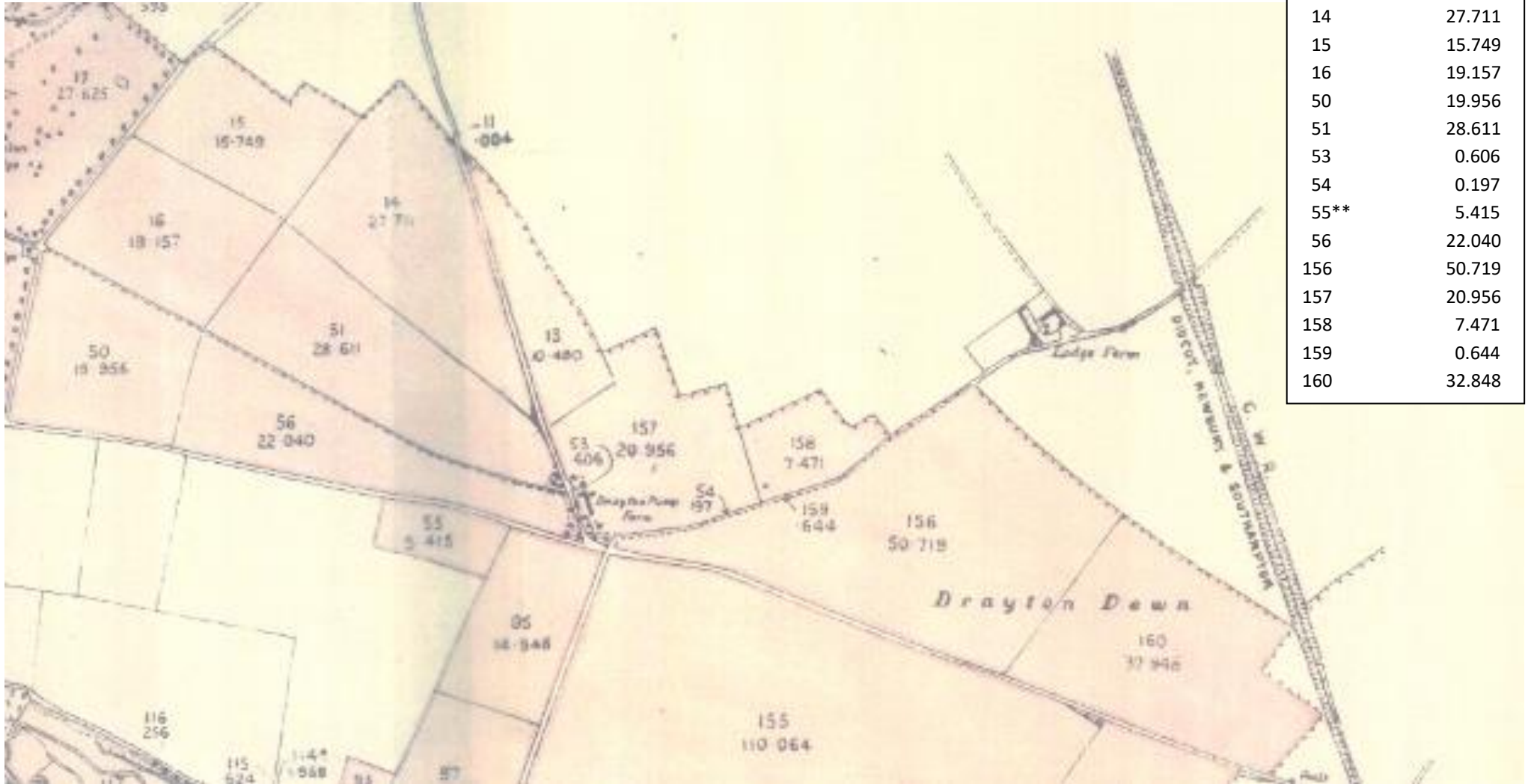
6	1.603
8	1.824
9	0.595
17	27.625
18	6.943
19	48.356

DRAYTON WATER MEADOWS

5	5.427
20	31.916
43**	1.079
44	2.037



DRAYTON PUMP FARM



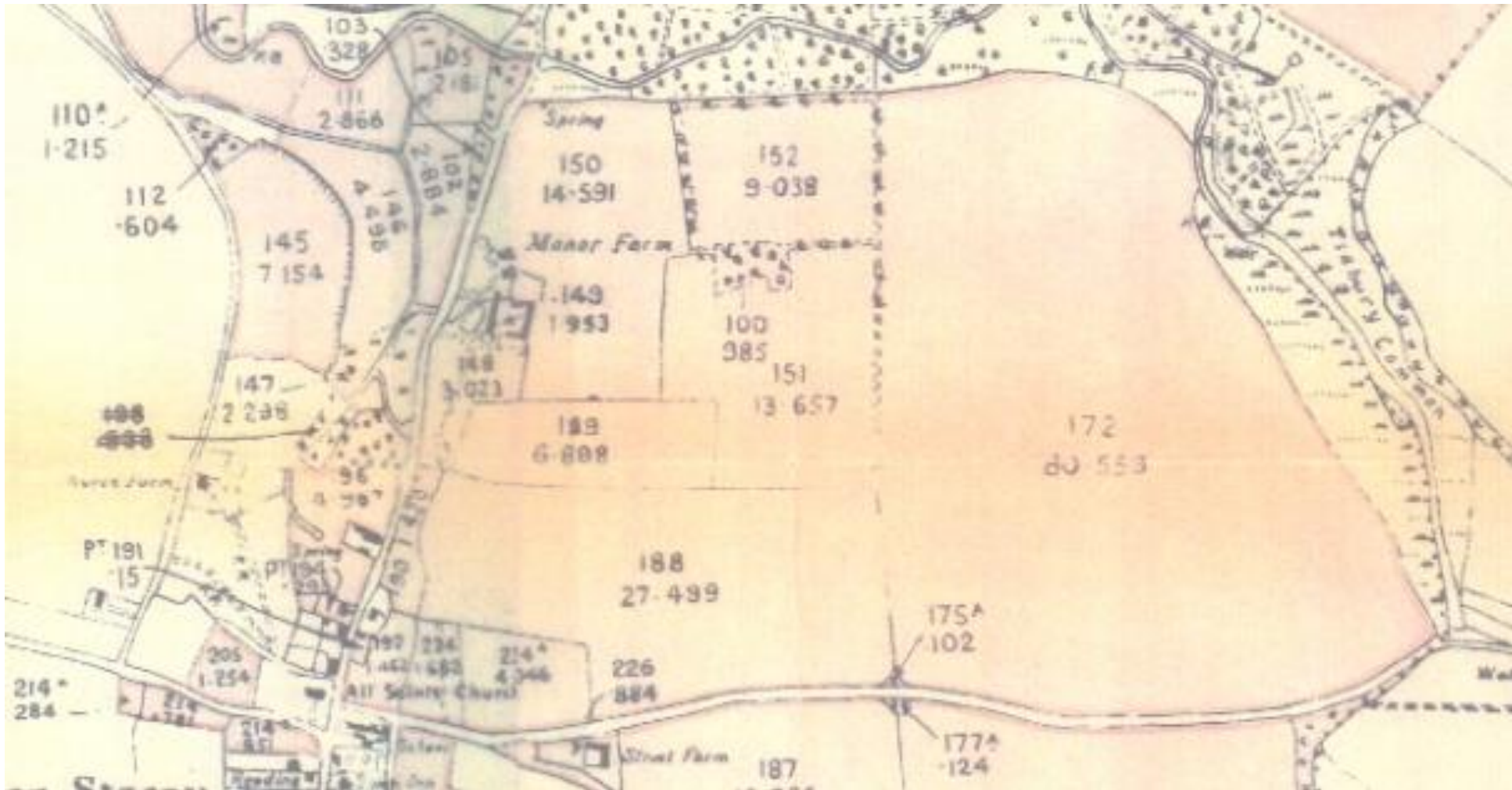
DRAYTON PUMP FARM	
11	0.004
13	10.480
14	27.711
15	15.749
16	19.157
50	19.956
51	28.611
53	0.606
54	0.197
55**	5.415
56	22.040
156	50.719
157	20.956
158	7.471
159	0.644
160	32.848

MANOR FARM, northern part



MANOR FARM		
93**	1.986	111 2.866
95	14.848	112 0.604
97**	14.000	113 11.484
98**	0.433	114a 1.968
102	2.884	115 0.624
103	0.328	116 0.256
104	0.602	117 16.093
105	2.181	120 0.837
110a	1.215	155 110.064
		162 [Pt] say 25.200

MANOR FARM, southern part



100	0.385
145	7.154
146	4.498
147	2.298
148	3.023
149	1.953
150**	14.591

151	13.657
152**	9.038
172**	80.559
175a**	0.102
188**	27.499
189	6.898
190	1.420

191 [Pt] say	0.150
192**	1.462
196**	4.957
205	1.254
214	0.781
214a	0.284
214b	0.851

STREET FARM



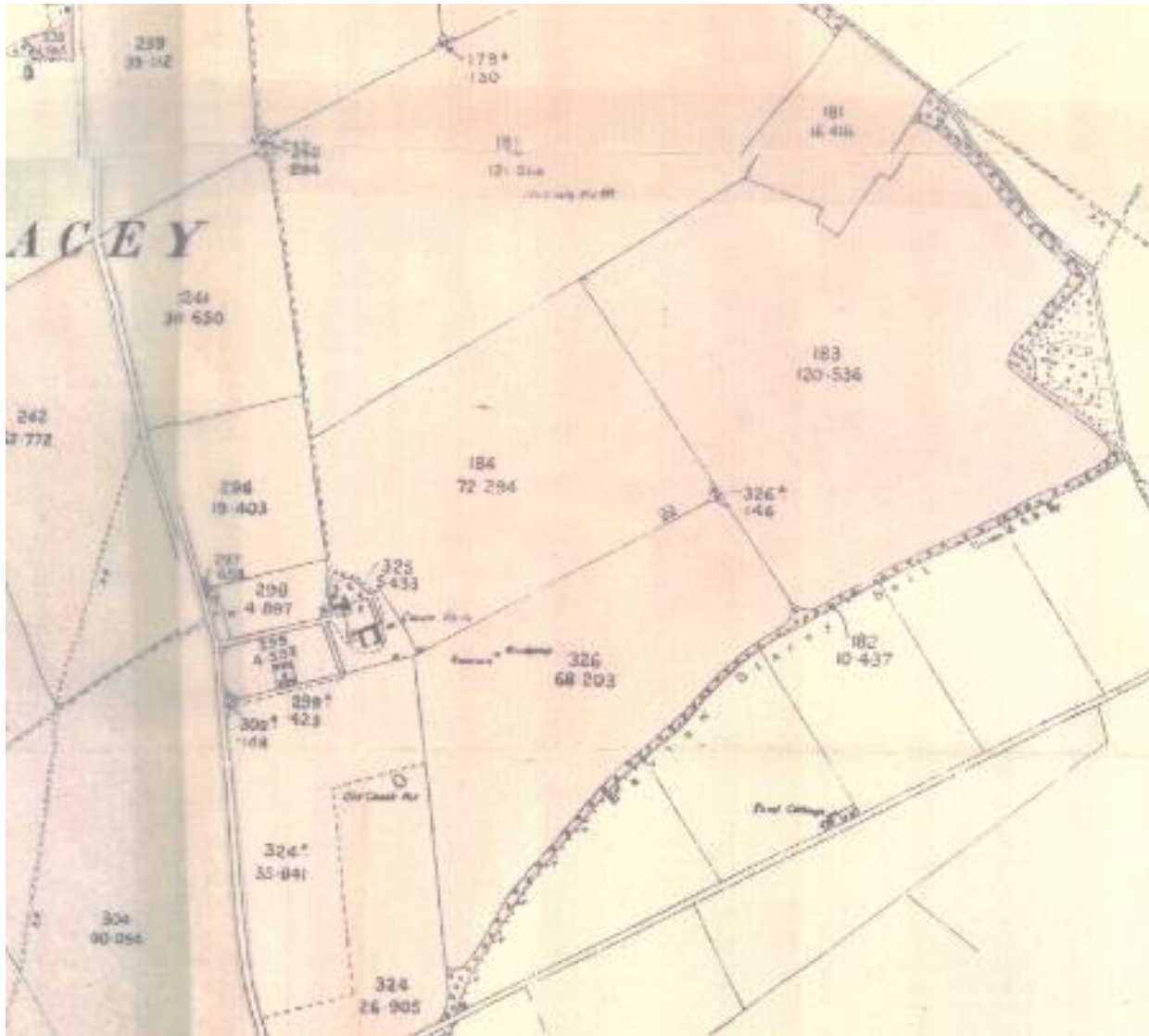
STREET FARM	
177	36.900
177a	0.124
177b	0.124
178	1.979
179	25.517
179a	0.089
179b	0.130
186	49.168
187**	16.085
194 [Pt]	say 0.286
[194 on previous map]	
223 [Pt]	say 5.755
224a**	4.046
226	0.884
227	1.520
228	11.797
239	39.112
BARTON STACEY BELT	
176	2.505
180	2.034
182	10.437
[182 begins on next map].	

OTHER 'PLOTS' IN THE VILLAGE



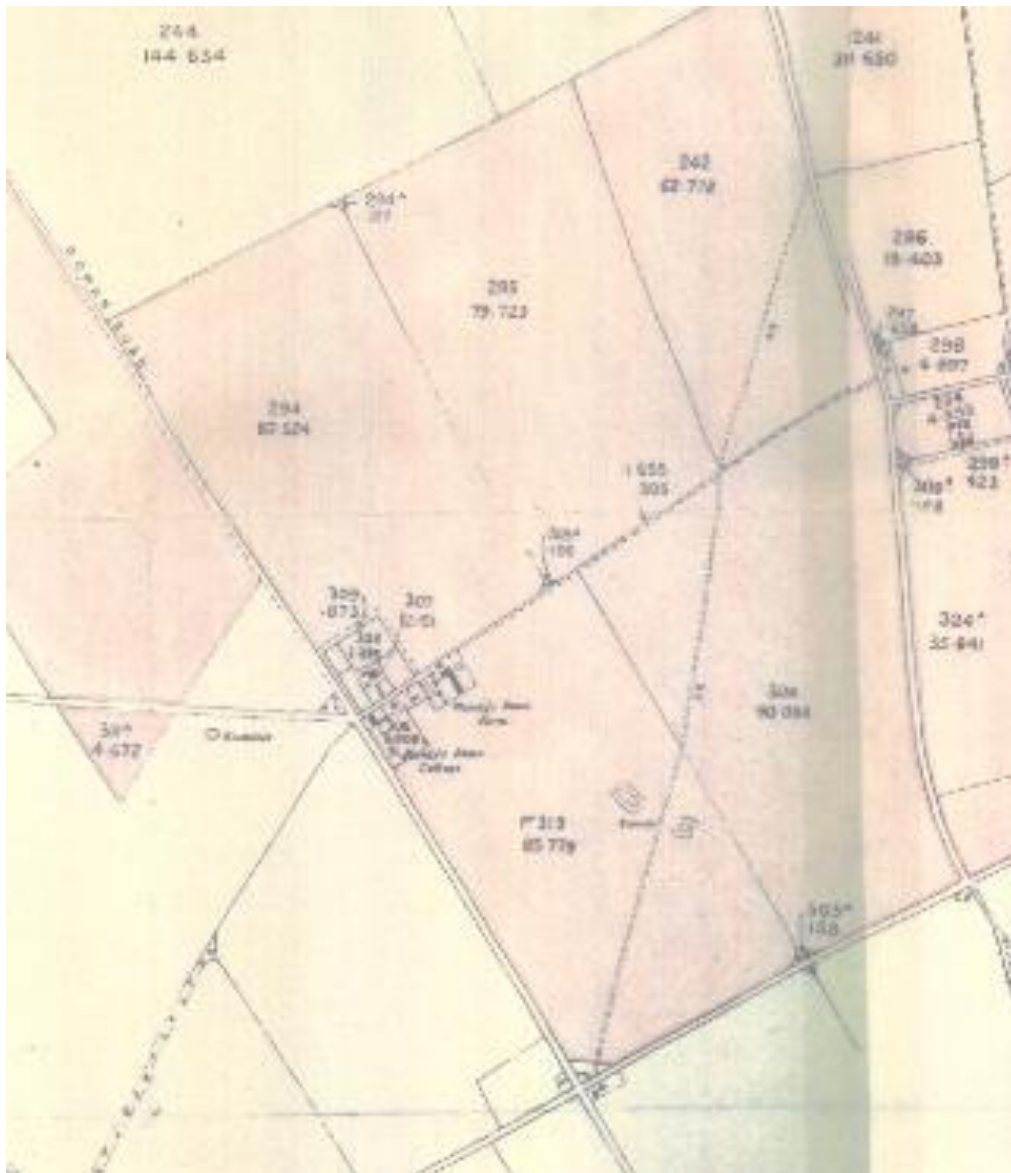
MEADOWS late Read	
216 [Pt] say	2.060
216a	1.007
218 [Pt] say	0.216
218a [Pt] say	0.450
220a	0.903
230**	1.678
232**	2.950
238	1.065
MEADOW late Mrs Hoare	
222	4.056
ALLOTMENT FIELD	
224**	1.662
BLOCK OF 3 COTTAGES	
220 [Pt] say	0.612

COCUM FARM



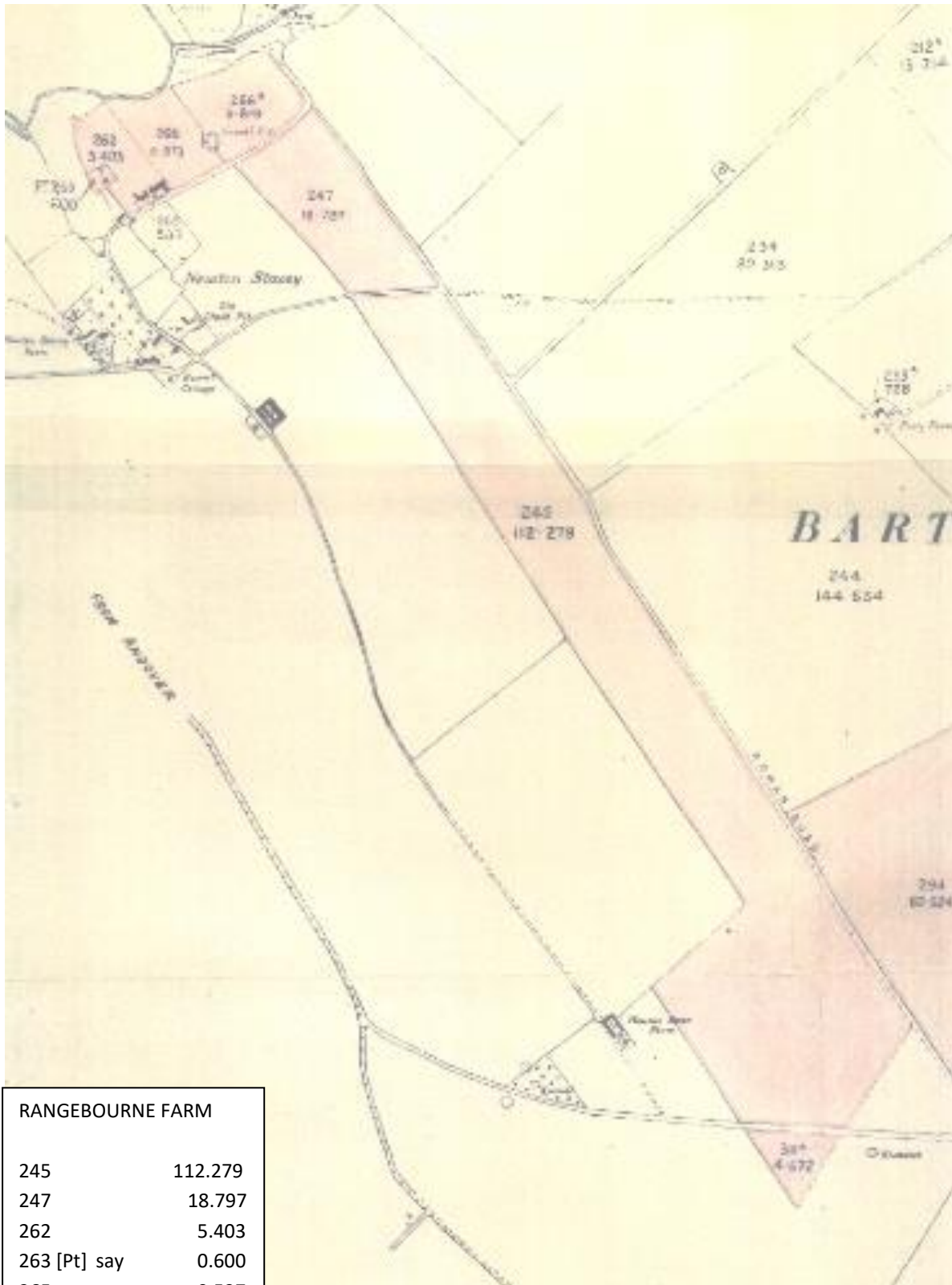
COCUM FARM	
181	16.416
183	120.536
184	72.294
185	121.564
240	0.294
241	31.650
296	19.403
297	0.658
298	4.897
299	4.593
299a	0.423
300a	0.148
324	26.905
324a	35.841
325	5.433
326	68.203
326a	0.146

MOODY'S DOWN FARM



MOODY'S DOWN FARM	
242	62.772
294	82.524
294a	0.127
295	79.723
303a	0.158
304	90.084
305	1.655
305a	0.106
306	3.808
307	2.151
308	1.395
309	0.873
319 [Pt] say	85.779

RANGEBOURNE FARM



RANGEBOURNE FARM	
245	112.279
247	18.797
262	5.403
263 [Pt] say	0.600
265	0.537
266	6.873
266a	9.819
311a	4.672

THE SECOND SCHEDULE above referred to

5 February 1906 INDENTURE OF SETTLEMENT of this date made between Eva Helen Emma McCreagh Thornhill of the one part and Henry Bruce Armstrong and William Francis Farrer of the other part mentioned in the Order recited in the above Deed.

29 June 1925 OFFICE COPY ORDER of this date made by Mr Justice Lawrence entitled In the Matter of The Trustee Act 1893 between Henry Bruce Armstrong (plaintiff) and Michael Christopher McCreagh, Flora Helen Frances Davis and the Trustee of the property of the Defendant the said Michael Christopher McCreagh a bankrupt Defendants.

20 December 1840 VESTING DEED of this date between the Public Trustee of the one part and Michael Christopher Wright McCreagh of the other part.

28 August 1940 OFFICE COPY ORDER of this date recited in the above deed.

SIGNED SEALED AND DELIVERED by the said MICHAEL CHRISTOPHER WRIGHT McCREAGH by SIR HERBERT FASS the Public Trustee in the presence of:

E.Williams, Public Trustee Office; Kingsway, W.C.2, Civil Servant

THE OFFICIAL SEAL OF THE PUBLIC TRUSTEE was hereunto affixed in the presence of:

E.L. Lovell, Civil Servant, Public Trustee Dept., Kingsway

[Where the Local History Group has been able to identify the property, this is highlighted in blue.]

MEMORANDUM

In 1950 an adverse claim to O.S. No. 43 in the Parish of Barton Stacey was put forward on behalf of Capt. A.S. Wills and considered under W.O. File No. LB/BM/196/50 and T.S. Reference W.O. 1/34858/RRC. From Corbould Rigby & Co's letter to the T.S. dated 16 Nov 1950 it appeared that Capt. Wills had a better title to the said O.S. No. than the War Dept. The said O.S. No. should therefore be deemed not to have passed to the War Dept. under the within Conveyance.

RRC

Memorandum

By Conveyance dated 31 October 1951 and made between (1) the within named H.M.'s Principal Secretary of State for the War Department and (2) The Rural District Council of Andover part of the within described property namely 0.2 of an acre or thereabouts forming part of Inclosure number 187 was conveyed to the said Rural District Council in fee simple and an easement for a water main was granted to the said Rural District Council over another part of the said Enclosure number 187 [Duplicate Conveyance retained].

RWC

Perhaps in preparation for the building of Kings Elms?

Memorandum

23 April 1952 Conveyance of this date to the Hampshire Police Authority of 0.304 acres of the within described property, forming part of Inclosure No. 196 [Duplicate Conveyance retained].

1 & 2 Police Houses, The Street

Memorandum

26 June 1952 Conveyance of this date to the Rural District Council of Andover of 17 poles or thereabouts forming part of the Inclosure No. 232 [Duplicate Conveyance retained].

RC

Memorandum

By Conveyance dated 25 April 1956 0.136 acres of land in the Parish of Barton Stacey part of O.S. No. 196 (1941 Revision) being land adjoining and to the north and west of the Old Malt House was conveyed to Mrs Yvonne Grace Thorogood in fee simple [Duplicate Conveyance retained - WOC/2709].

BGB

Memorandum

By Conveyance dated 12 September 1958 made between H.M. Principal Secretary of State for the WD (1) and Mylen Motors Limited (2) being O.S. pt 55 was conveyed for an estate in fee simple subject as therein mentioned - Duplicate Conveyance retained WOC/3211/JCL.

Site of the present service station on the A303 westbound.

Memorandum

By Conveyance dated 15 September 1958 made between H.M. Principal Secretary of State for the WD (1) and Wing Commander Allen Montaine Clifford Lywood (2) part of the within described property namely 4.5 acres in Parish of Barton Stacey being O.S. pt 196 was conveyed for an estate in fee simple subject as therein mentioned - Duplicate Conveyance retained WOC/32/2/JCL.

Site of Wheat Cottage, Granary House, The Old Malthouse and Yellow Lodge.

Memorandum

By Conveyance dated 26 March 1959 made between H.M. Principal Secretary of State for the WD (1) and the County Council of the County of Southampton (2) part of the within described property namely 0.27 acres in parish of Barton Stacey being OS Pt 55 was conveyed for an estate in fee simple - Duplicate Conveyance retained WOC/3758/JCL.

Memorandum

8 September 18[?5]8: By a Conveyance of this date 3.8 acres of land to west of Roberts Road Barton Stacey together with rights of way were conveyed to the Hampshire County Council [Duplicate Conveyance retained - WOC/3157/BJB].

Memorandum

By a Licence dated 5 February 1960 Arnold Stancomb Wills was granted a licence in perpetuity for a water pipe across O.S. 230 [See WOC/3719/BJB].

Memorandum

By an Instrument of Dedication dated 13 February 1962 made between the Secretary of State for War and Hampshire County Council 5.37 acres of land forming part of Inclosure Nos. 150, 152, 172, 175a and 188 were dedicated to the use of the public. (WOC/4428/MF --?)

Memorandum

By an Agreement dated 18 June 1962 and made between Her Majesty's Principal Secretary of State for the War Department of the one part and Hampshire County Council of the other part it was agreed to dedicate to the use of the public 0.260 of an acre of land comprising parts of O.S. Enclosures Nos. 192, 224 and 224a. (T.S. ref. WOC.4536/LHP).

Memorandum

By a Deed of Exchange dated 20 November 1963 and made between Westminster Bank Limited and Stella Cecilia Mary Kidd of the one part and Her Majesty's Principal Secretary of State for the War Department of the other part a portion of the land comprised in the within written Conveyance being land and the bed of a stream in the Parish of Barton Stacey adjoining or near the Bransbury Mill Estate was conveyed to the said Westminster Bank Limited and Stella Cecilia Mary Kidd together with certain fishing rights and their right to production and delivery of copies of the within written Deed was acknowledged. W.O.170/E/SP File 119/Southern/401[?1].

Memorandum

By a conveyance dated 3 March 1965 between the Barton Stacey Sewage Disposal Works comprising O.S. Field number 93 and parts O.S. Fields numbers 97, 98, 150 on the O.S. map Edition of 1910 together with the sewers and certain rights and easements in respect whereof were conveyed to the Andover Rural District Council and an Acknowledgment given for production and delivery of copies of the within written Deed. WOC 5339/L?RT.

Memorandum

By a Deed of Grant dated 29 July 1971 the Secretary of State for Defence granted to the Andover District Council easements in fee simple for a 6 inch foul sewer across parts of O.S. numbers 220a and 222 (1911 Edition) - duplicate deed retained - DC.3/01/BJB.