

Dated 24th October 1922

Miss M.Higginson & others

to

Messrs J.W.Daniels & J.J.Higginson

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CONVEYANCE of a freehold plot  
of land in Roscoe Road Irlam  
in the County of Lancaster

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March Pearson and Green,  
Solicitors,  
Manchester 2.

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P.D

*12/51-*

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of the  
of the*

*of the  
of the*

*Hannah*

*28/10/58*

THIS INDENTURE made the twenty fourth day of October one thousand nine hundred and twenty two BETWEEN MARY HIGGINSON formerly of 516 Liverpool Road but now of Greenfield Irlam in the County of Lancaster Spinster thereafter called the Vendor of the first part DANIEL HIGGINSON of Nash Farm Irlam aforesaid Farmer and ELLEN SHERLOCK Wife of Thomas Sherlock of 17 Cyprus Street Stretford in the said County of hereinafter called the Trustees of the second part and JOSIAH WILLIAM DANIELS and JOHN JOSEPH HIGGINSON both of Irlam aforesaid Contractors hereinafter called the Purchasers of the third part George Higginson deceased being at his death seised of the hereditaments hereinafter described for an estate in fee simple in possession free from incumbrances duly made his Will dated the seventh day of October one thousand eight hundred and eight five and thereby devised his real estate (including the hereditaments hereinafter described) to the said Daniel Higginson Thomas Gorst Brandreth (therein by mistake called Thomas Brandreth Gorst) the said Ellen Sherlock and Elizabeth Shaw whom he thereby appointed his Trustees and Executors of his Will upon trust to permit such of them the Vendor Hannah Higginson and the said Elizabeth Shaw as should remain unmarried to occupy during their lives and the lives and life of the survivors and survivor of them the dwellinghouse shop and outbuilding and fields lying together and then occupied by him in Irlam aforesaid (including the hereditaments hereinafter described) and subject thereto upon trust for sale as therein mentioned AND WHEREAS the said Testator died on the twenty eighth day of July one thousand eight hundred and ninety without having revoked or altered his said Will except by two Codicils thereto one dated the seventh day of October one thousand eight hundred and eighty five which did not affect the disposition hereinbefore recited and the other dated the twenty seventh day of June one thousand eight hundred and ninety whereby the said Testator appointed Thomas Peters to be a Trustee and Executor of his said Will in the place of the said Thomas Gorst Brandreth and the said Will and Codicils

were duly proved by Exors thrby appointed except sd Thomas Peters on 26th Novr 1890 in Manchester District Pbote Regy power being resvd to sd T.Peters to prove same AND WHEREAS sd Thomas Peters died on 23rd January 1895 without having proved sd Will & Codicils AND WHEREAS sd Elizabeth Shaw died on 9th October 1897 AND WHEREAS sd Hannah Higginson intermarried with Herbert Thompson on 20th March 1915 AND WHEREAS Vdor as person havg staty powers of a tenant for life under sd recited Will had agreed to sell to Pchsr as tenants in common heredit thrinar descdbd & the fee simple throf in possessn free from incumbs at price of £420 NOW THIS INDRE WITNESSETH that in prsnc of sd agrmt & inconson of sum of £420 by directn of Vdor pd by Pchsr to Trees as Trees of sd recited Will for ppss of Settled Land Acts 1882 to 1890 (rect etc) Vdor in exercise of power for that ppse conferred upon her by Settled Land Acts 1882 to 1890 & of all other powers & as B.O. thrby convd unto Pchsr ALL THAT plot of land site in Parish of Irlam in Coy of Lancs contd in whole 2 acres & 30 perches or thrabts frontg on north east on Roscoe Rd wch sd plot of land is delntd on plan drawn upon those presents & thron edged red TO HOLD same unto & to use of Pchsr in fee simple as tenants in common dischg'd from all limitatns trusts powers & provons of sd recited Will of sd G.Higginson & from all estates intts & charges subsistg or to arise thrunder PROVIDED ALWAYS that so far as regards reversn or remainder expectant upon life estate of Vdor in prems thrby convd & title throf & furr assurance throf after her death staty covenant by her implied in those presents shld not extend to acts or defaults of any person other than & besides herself & persons derivg title under her

Certificate of value not exceedg £500

Executed by all parties &  
attested