

THE HISTORY OF CLARENDON VILLAS

FOREWORD

Whilst researching the material for my first 'House History' project, 'Highfield House & Sowood House', (2010), I collected a great deal of information concerning other neighbouring land and buildings. After a great deal of thought I decided it was a shame not to make use of this material. The result of this decision was the production of two more Local/House History publications.

My second project 'The History of the South Ossett Triangle' is a potted history of the land shaped like a triangle, bordered by three roads, now called Horbury Road, Manor Road and Sowood Lane. On this land was built the Parish Church, the Vicarage and the two Schools.

This third project I have called 'The History of Clarendon Villas and Greystones House'.

These two new books (along with the Highfield and Sowood House one) complete a Trilogy of publications covering all the large houses as well as the Ecclesiastical Buildings on this area of land, built in the 19th Century.

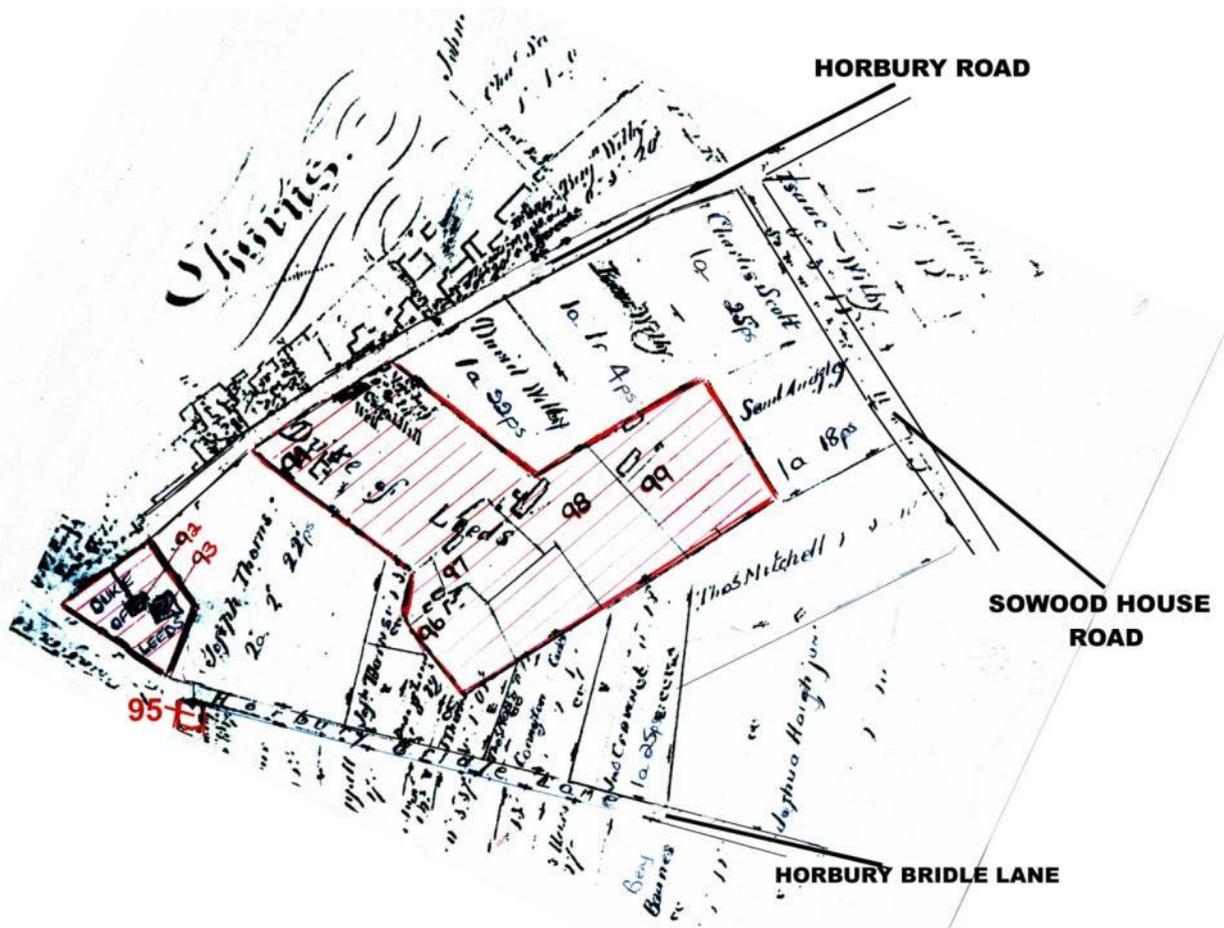
Clarendon Villas, is situated on Horbury Road, up the next driveway to Highfield House & Cottage. (Access is now from Vicar Lane)

The bottom of the garden of Greystones House backed onto the garden of Highfield Cottage. The daughter of the family who lived in part of Highfield House, Gwen Hopkins, married John Judge and they bought No 18b (which included the garden) of Greystones. My parents allowed Gwen to come into our garden and pass through our garage in order to visit her parents, thus saving about a half mile journey!

I have tried my best to verify all the information used in this publication but mistakes do happen and I crave your indulgence for any that may have been made. I would be grateful to any reader, if finding such errors, to please contact me, so that I can amend any future editions.

OSSETT INCLOSURE AWARD 1807 – 1813

Below is a portion of the original Commissioner's Map for Ossett which shows an area of Ossett Common often known as Giggal Hill.



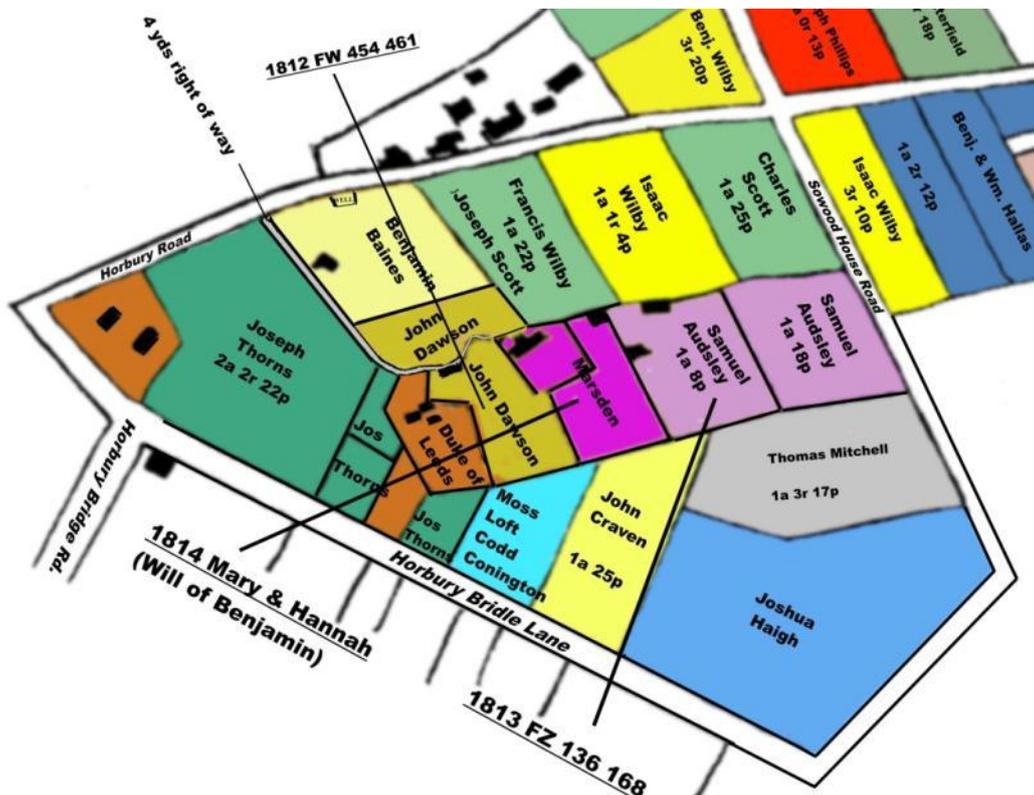
Horbury Road is now known as Manor Road; Horbury Bridle Lane as Horbury Road and Sowood House Road as Sowood Lane.

The occupants of the cottages awarded to the Duke of Leeds were as follows:

92 Joseph MITCHELL; **93** Elizabeth RAYNER; **94** Benjamin BAINES; **95** John WILBY **96** Benjamin GIGGAL; **97** James DEWS; **98 Benjamin MARSDEN**; and **99** Samuel AUDSLEY.

Benjamin Marsden was the ancestor of the Marsden family who were to eventually own **Clarendon Villas**, built on part of the plot below cottage No 97.

By 1811 Benjamin had acquired the plot containing cottage No 97 (Ref: 1811 FQ 75 93)



1813

Part of the WILL OF BENJAMIN MARSDEN the elder

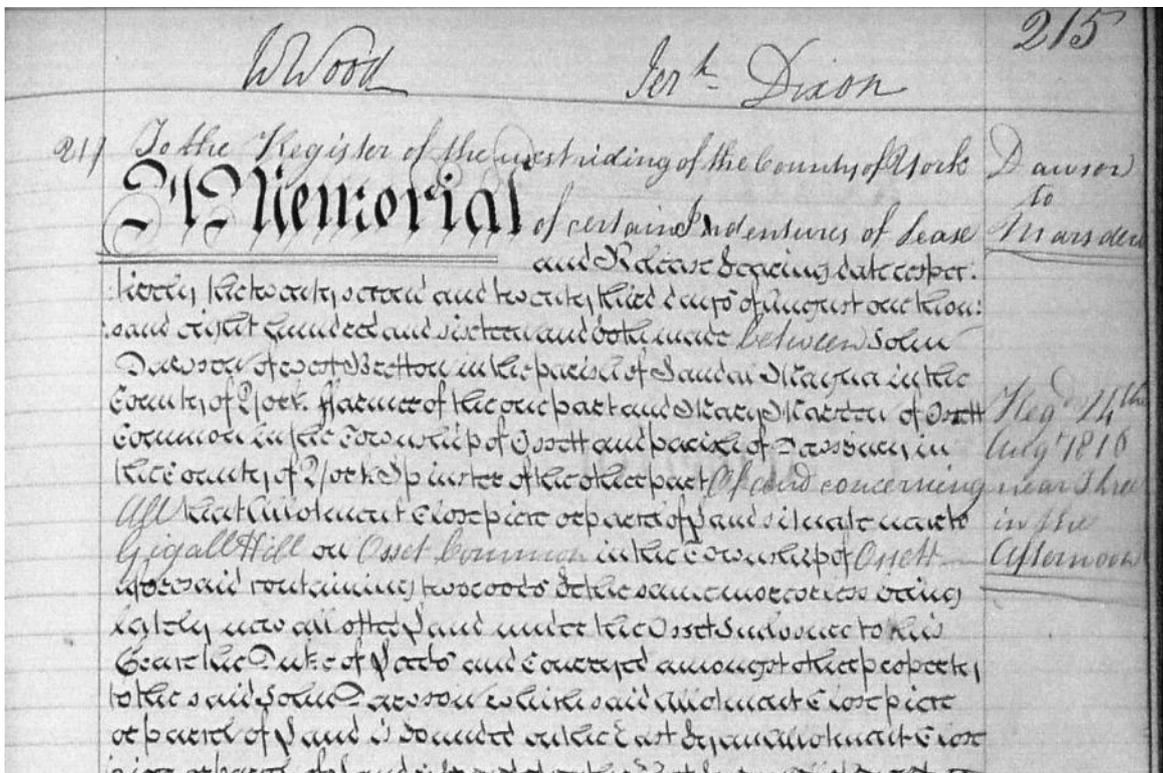
.....I devise to my daughter **Mary** the messuage/dwellinghouse & parlour etc., where I now live & chambers over the same with milk house garden belonging being situate on Ossett Common & I order that the road now leading to the dwelling shall be divided and opened into the Occupation Rd., on the north side of the same dwelling and that a partition wall shall be built & maintained by the said daughter Mary to divide & separate the dwelling from the adjoining shop barn, mistal or cowhouse which same with their appurtenances and also that allotment of land adjoining thereto its appurtenances which I purchased from the Lord of the Manor of Wakefield I give & bequeath unto my daughter **Hannah**. But I charge & make chargeable the property so divided to my said daughters **Mary & Hannah** with the payment of £70 (£35 each) which I bequeath/devise etc to my youngest daughter **Elizabeth** at the age of 21. (Benjamin's Will was signed 2nd Jan 1812).

Also from and after the Death or second Marriage of my said Wife, I give and devise, unto my Daughter Mary, her Heirs and Assigns forever, The Messuage or Dwellinghouse and Parlour wherein I now dwell, and the Chambers over the same, together with the Milkhouse and Garden thereto belonging, standing and being on Ossett Common in Ossett aforesaid, And I order and direct, that the Road now leading to the said Dwellinghouse shall be diverted and opened into the Occupation Road on the north Side of the same Dwellinghouse, and that a Partition Wall shall be built and maintained by my said Daughter Mary, to divide and separate the same Dwellinghouse from the adjoining Shop, Barn, and Mistall, or Cowhouse, which Shop, Barn, Mistall or Cowhouse, with their Appurtenances, And also all that Allotment of Land adjoining thereto with its Appurtenances which I purchased of the Lord of the Manor of Wakefield, I give and devise unto my Daughter Hannah Marsden her Heirs and Assigns forever; But I charge and make chargeable

Benjamin was buried on 18th February 1813 at Horbury St. Peter's, aged 47

1816

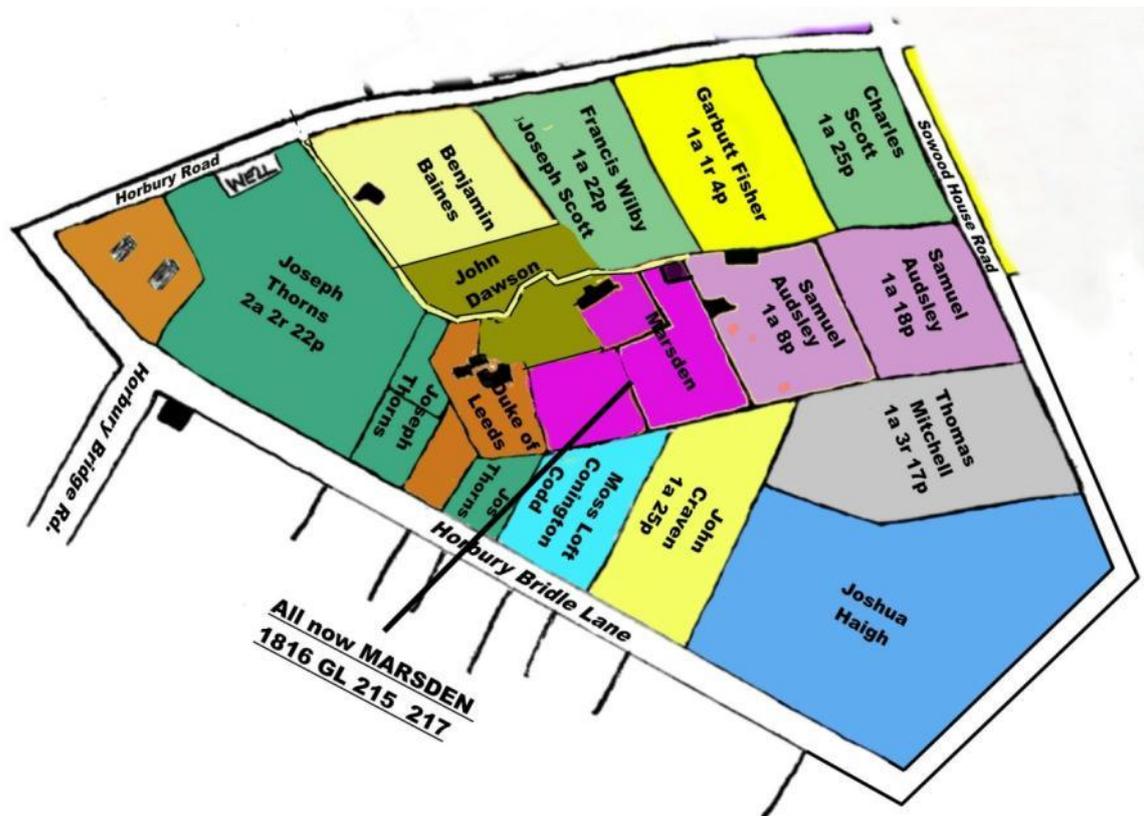
Memorial of certain Indentures of Lease & Release... between **John DAWSON** of West Bretton, Parish of Sandal Magna the 1st part and **Mary MARSDEN** (Daughter of Benjamin & Sarah, older sister of John & Hannah) spinster of Ossett Common, Ossett of the other part. Of and concerning all that allotment, close, piece, parcel of land, situate near to Giggall Hill on Ossett Common in the township of Ossett aforesaid being 2 roods, more or less, being lately now allotted land under the Ossett Inclosure Act 1813 to the Duke of Leeds and conveyed amongst other property to the said **John DAWSON** which said allotment, close, parcel of land is bounded on the east by an allotment now belonging to **Hannah MARSDEN**, on the west by an allotment or garden now belonging to or in the occupation of **Martha GIGALL**, north by land & belonging to the said **Mary MARSDEN** and south by an allotment and premises now or lately belonging to Messrs **CONINGTON, LOFT and Widow MOSS** together with all singular rights, members & appurtenances to the said premises belonging and appertaining which said Indenture of lease and release as to the execution thereof by the said **John DAWSON** and to the said Indenture of release by the said **Mary MARSDEN** was witnessed by **William DAWSON** of Lofthouse, and **Thomas LEE** of Wakefield. (Ref: 1816 GL 215 217)



Sample of Deed showing the sale of land between **John DAWSON** and **Mary MARSDEN**

(The Deed 1816 FQ 75 93 showed **Benjamin Marsden** the elder (born 10th Mar 1765) acquiring the Plot containing **Cottage No 98** on the map. In 1812 the next Plot containing cottage 97 was conveyed to John DAWSON, as part of a larger transaction (Ref. FW 454 461) However, **Benjamin** was buried 18th February 1813, in Horbury Cemetery, and in his Will, signed Jan 2nd 1812, devised the Cottage No 98 and land to be divided between his two oldest daughters **Mary and Hannah MARSDEN**. Also in 1813 the plot containing cottage 99 was conveyed to Samuel AUDSLEY (bounded by Benj. Marsden, David & John WILBY and another plot already in his possession. (Ref: 1816 FZ 136 168).

((In 1816 John DAWSON sold the lower part of his Plot to **Mary MARSDEN** (Ref. 1816 GL 215 217))



Mary MARSDEN was buried on 21st March 1822 and her share in Plot 98 then passed to **Hannah**.

On the 1841 Census **Benjamin Marsden**, (born 1800, eldest son of Benjamin, born 1765), widower, and his daughter **Sarah Ann** were living on Denton Lane, Storrs Hill. Benjamin's (1765) younger children **John, Joseph and Hannah** and their nephews Jno. and Albert Laycock were living on Giggal Hill in the cottage that previously belonged to their father.

Benjamin **MARSDEN** Junr. (Born 1800) died in 1844 aged 43, and was buried at Horbury St. Peter's on 7th April 1844 (Jane his wife died prior to him on 5th April 1840, aged 28), leaving a daughter **Sarah Ann Marsden** (born 1833).

John MARSDEN (son of Benjamin Jr) Died 11th December 1849 and was buried on 16th December at Horbury.

THE WILL OF JOHN MARSDEN of Storrs Hill, Ossett, skinner. 30th day of January 1850

Joseph MARSDEN of Storrs Hill Ossett, Fellmonger, the brother of the Testator **John MARSDEN** was sworn in as Executor.

*"I devise all real estates vested in me as mortgagee or trustee with my Brother **Joseph MARSDEN** and my sister **Hannah MARSDEN** upon such trusts and subject to such equities as shall at my decease be subsisting concerning the same respectively. I give and devise the Dwellinghouse, Parlour, Shop and Croft of land situate on Giggal Hill in Ossett aforesaid now or late in the several occupations of myself, my brother **Joseph MARSDEN** and **Philip BRIGGS** with rights members and appurtenances **unto my sister Hannah MARSDEN** for and during the term of her natural life and upon her decease I give and devise the same Dwellinghouse, Parlour Shop & Croft of land **unto my niece Sarah Ann MARSDEN**, her heirs and assigns forever. I give and devise my two fifths shares in Breary Mapplewell Close in Ossett aforesaid unto my sister **Hannah MARSDEN** for and during the term of her natural life and after her decease I give and devise the same 2/5ths shares in Breary Mapplewell Close unto my nephews **John Marsden LAYCOCK** and **Alfred LAYCOCK**: To hold to them their heirs and assigns forever as Tenants in Common and not as Joint Tenants. I give and bequeath unto my niece **Sarah Ann LAYCOCK** the legacy of £50 to be paid to her when she attains the age of 22 yrs by my Executor and Executrix hereinafter named. I give devise & bequeath all the residue and remainder of my real and personal*

estate not hereinbefore disposed of (but subject to the payment of my just debts funeral and testamentary expenses and the expenses of proving and registering this, my Will), unto my said Brother **Joseph MARSDEN**, his heirs executors administrators and assigns. I appoint my said Brother **Joseph MARSDEN** and my sister **Hannah MARSDEN** Executor and Executrix of this my Will and I hereby revoke all former and other Wills by me heretofore made."

Witnessed & signed 12th December 1848.

Sworn Under £200 1850 Prerogative 5th March 1850.

This is the last Will and Testament
of me

John Marsden of Stow Hill in Osselt in the parish of Quilbury in the County of York
Shrimmer I devise all real estates vested in me as mortgage or Justice unto my Brother Joseph Marsden and my Sister Hannah Marsden upon such trusts and subject to such equities as shall at my decease be subsisting concerning the same respectively I give and devise the Dwellinghouse Parlour Shop and croft of land situate on Giggie Hill in Osselt of which now or late in the several occupations of myself my Brother Joseph Marsden and Philip Briggs with their rights members and appurtenances unto my Sister Hannah Marsden for and during the term of her natural life and upon her decease I give and devise the same Dwellinghouse Parlour Shop and croft of land unto my Niece Sarah Ann Marsden her heirs and assigns for ever I give and devise my two fifth shares in Bessy Mapplewell Close in Osselt aforesaid unto my Sister Hannah Marsden for and during the term of her natural life and after her decease I give and devise the same two fifth shares in Bessy Mapplewell Close unto my nephews John Marsden Sayercock and Alfred Sayercock So hold to them their heirs and assigns for ever as tenants in common

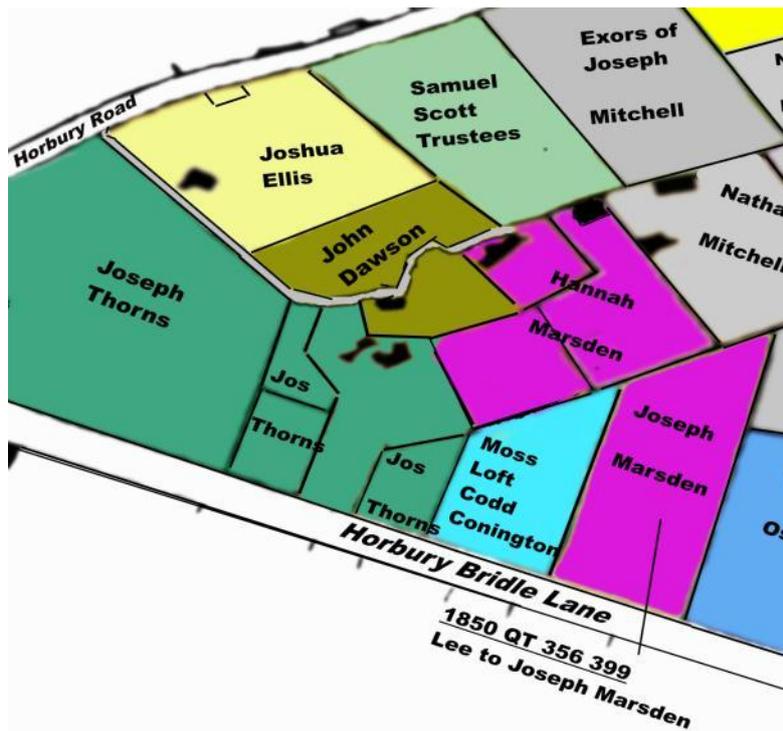
and not as joint Tenants I give and bequeath unto my niece Sarah Ann Sawyer the Legacy of Fifty pounds to be paid to her when she attains the age of twenty two years by my Executor and Executive hereinafter named I give devise and bequeath all the rest residue and remainder of my real and personal estate not herebefore disposed of (but subject to the payment of my just debts funeral and testamentary expences and the expences of proving and registering this my Will) unto my said Brother Joseph Marsden his heirs Executors administrators and assigns. I appoint my said Brother Joseph Marsden and my Sister Hannah Marsden Executor and Executrix of this my Will And I hereby revoke all former and other Wills by me heretofore made. In Witness whereof I the said John Marsden the Testator have hereunto set my hand this twelfth day of December one thousand eight hundred and forty eight

Signed by the said Testator John Marsden as and for his last will

John Marsden

After the Death of John in 1849 his land passed to **Hannah MARSDEN**. **Joseph MARSDEN** bought the plot awarded to **John Craven** (Inclosure Award) and inherited by Wm LEE. (Ref: 1850 QT 356 399)

LAND CHANGES IN 1850

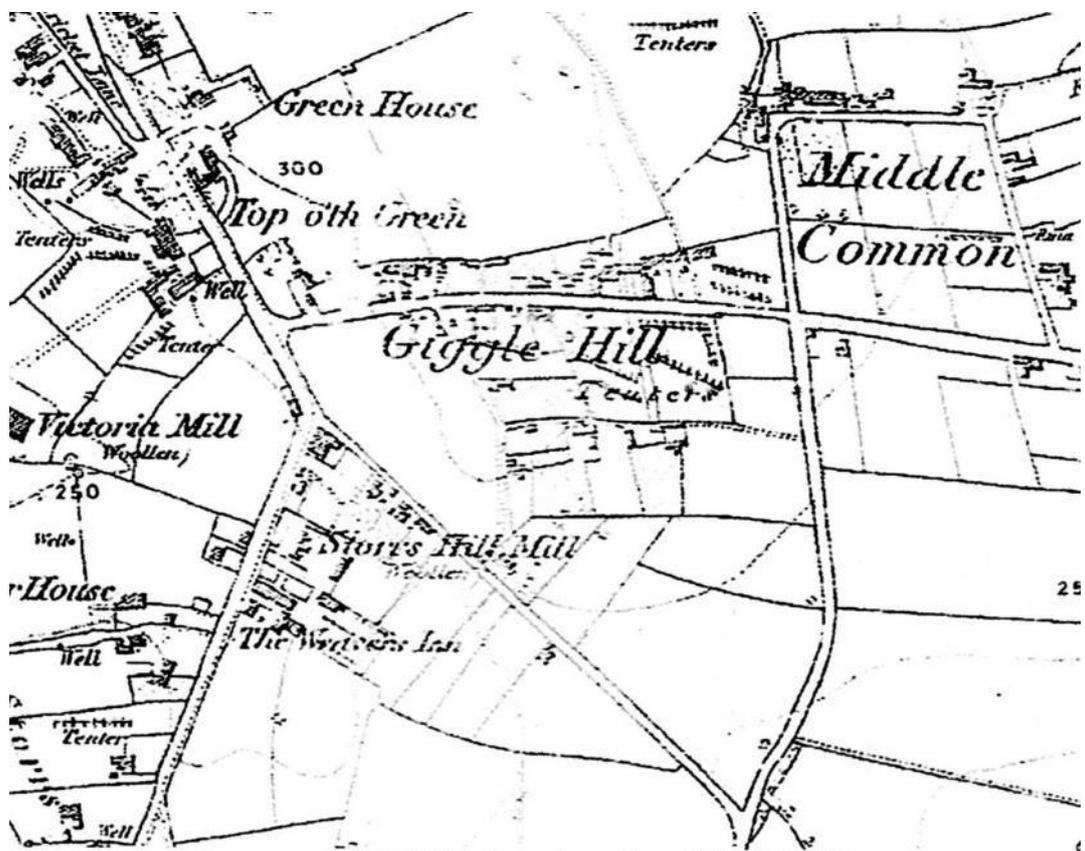


1851 Census Joseph Marsden with wife Ellen, son Benjamin, sister Hannah and niece Sarah Ann
 (Daughter of his elder brother Benjamin)

825 *Acclot Dist of* 21

Parish or Township of *South West* Ecclesiastical District of *South West* City or Borough of *South West* Town of *South West* Village of *South West*

House No.	Name of Street, Place, or Road, and Name or No. of House	Name and Surname of each Person who abode in the house on the Night of the 30th March, 1851	Relation to Head of Family	Condition	Age of		Rank, Profession, or Occupation	Where Born	Whether Blind, or Deaf and Dumb
					Male	Female			
110	<i>Storrs Hill</i>	<i>William Giggall</i>	<i>Head</i>	<i>Mar</i>	<i>48</i>		<i>Woolen Cloth Weaver</i>	<i>Hertsfordshire Eng</i>	
		<i>Henry Giggall</i>	<i>Wife</i>	<i>Mar</i>	<i>45</i>			<i>do</i>	
		<i>Thomas Giggall</i>	<i>Son</i>	<i>Un</i>	<i>20</i>			<i>do</i>	
		<i>John Giggall</i>	<i>Son</i>	<i>Un</i>	<i>17</i>			<i>do</i>	
		<i>Ann Giggall</i>	<i>Son</i>	<i>Un</i>	<i>14</i>			<i>do</i>	
		<i>Thomas Giggall</i>	<i>Son</i>	<i>Un</i>	<i>7</i>			<i>do</i>	
		<i>William Giggall</i>	<i>Daughter</i>	<i>Un</i>	<i>15</i>			<i>do</i>	
		<i>Sarah Giggall</i>	<i>Daughter</i>	<i>Un</i>	<i>12</i>		<i>Woolen Ray Sorter</i>	<i>do</i>	
		<i>Caroline Giggall</i>	<i>Daughter</i>	<i>Un</i>	<i>10</i>		<i>do</i>	<i>do</i>	
		<i>Eliza Giggall</i>	<i>Daughter</i>	<i>Un</i>	<i>7</i>		<i>Schooler</i>	<i>do</i>	
111	<i>do</i>	<i>Joseph Marsden</i>	<i>Head</i>	<i>Mar</i>	<i>40</i>		<i>Millwright</i>	<i>do</i>	
		<i>Ellen Marsden</i>	<i>Wife</i>	<i>Mar</i>	<i>23</i>			<i>Britain</i>	
		<i>Benjamin Marsden</i>	<i>Son</i>	<i>Un</i>	<i>5</i>			<i>do</i>	
		<i>Hannah Marsden</i>	<i>Daughter</i>	<i>Un</i>	<i>5</i>		<i>amusement</i>	<i>do</i>	
		<i>Sarah Ann Marsden</i>	<i>Niece</i>	<i>Un</i>	<i>17</i>			<i>do</i>	
		<i>Benjamin Marsden</i>	<i>Daughter</i>	<i>Un</i>	<i>12</i>			<i>do</i>	
112	<i>do</i>	<i>William Murgeworth</i>	<i>Head</i>	<i>Mar</i>	<i>40</i>		<i>Woolen Cloth Weaver</i>	<i>do</i>	
		<i>William Murgeworth</i>	<i>Wife</i>	<i>Mar</i>	<i>38</i>			<i>do</i>	
		<i>Joseph Murgeworth</i>	<i>Son</i>	<i>Un</i>	<i>21</i>		<i>do Spinner</i>	<i>do</i>	
		<i>Sarah Murgeworth</i>	<i>Daughter</i>	<i>Un</i>	<i>7</i>		<i>do Cloth Weaver</i>	<i>do</i>	
		<i>John Murgeworth</i>	<i>Son</i>	<i>Un</i>	<i>2</i>		<i>do</i>	<i>do</i>	
Total of Persons...					10	10			



1854 OS Map showing Giggale Hill

1854 Oct 27th

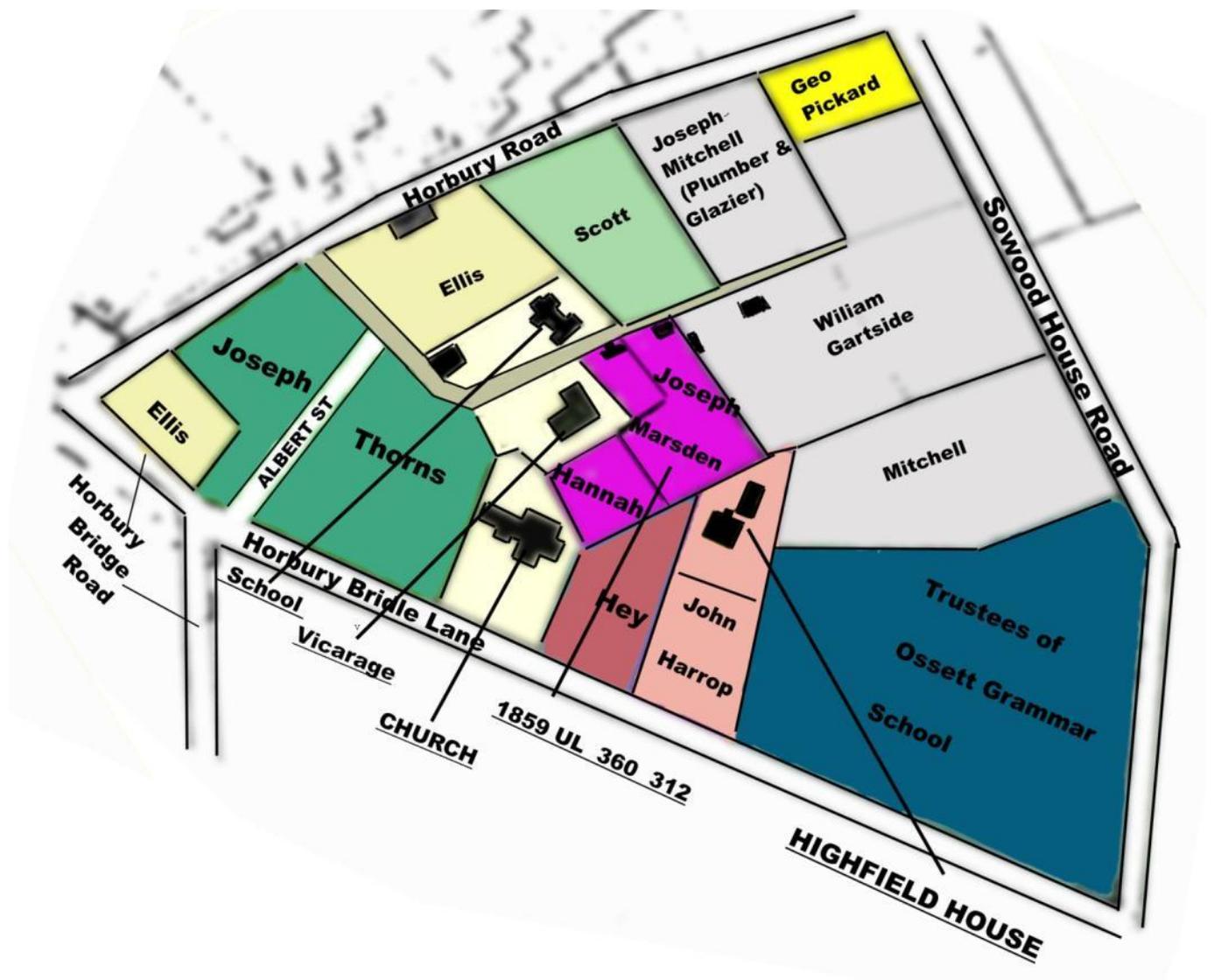
Joseph MARSDEN, Storrs Hill, Skinner & Ellen his wife sold the land to John HARROP of Ossett Common, Woollen Cloth Manufacturer (Ref: SR 234 251)

(John HARROP was to build 'Highfield House & Cottage' (the subject of the Author's first House History Publication) on this plot before 1861

18th Feb 1859 Hannah MARSDEN (sister of Joseph) of Storrs Hill, Spinster 1st Part; Joseph MARSDEN, Skinner 2nd part. Cottage, Dwellinghouse or Tenement, Cowhouse, outbuildings, formerly occupied by Benjamin MARSDEN (elder brother of Hannah, John & Joseph) (Ref 1859 UL 360 312)

This is the Plot containing Cottage No 98.

LAND CHANGES 1859



THE WILL OF JOSEPH MARSDEN signed 21^s June 1860

Marsden

This is the last Will and Testament of me ~~the~~ Joseph Marsden of Spring End commonly called Hall Cliffe in the Township of Horbury and Parish of Wakefield in the County of York late by trade a Fellmonger - first I direct that all my just debts funeral and testamentary expences and the charges of the probate and registering of this my Will shall be paid and discharged by my executrix herein after named and my will and mind is that is to say I appoint my dearly beloved wife Ellen Marsden as trustee and sole Executrix to this my Will. and I order and direct that my my said wife shall have the sole powers of disposing of all my real and personal estates whatsoever and whatsoever for the purposes of bringing up my family should she need money for the said purposes, my real estate consists of one fifth part of a field of land now in my own occupation called Breary Mapplewell in the Township of Ossett and my personal effects consists of my furniture and a small quantity of farming utensils a small quantity of Wool left on hand as the remanish of my stock as a Fellmonger, and two heifers, out at Jeist at Lubset pastures and my will and mind is that if my said wife shall have need of money for the bringing up of my family that she shall have powers after my decease to sell the same property the whole of which I have disposed to her for such purposes and her signature shall be a sufficient title for the sale thereof and lastly I revoke all former and other Wills heretofore made by me and I declare this writing alone to express the whole of my Will In witness whereof I the said Joseph Marsden the testator have to this and the other sheet of paper attached here to set my hand and on the sheet attached also my seal the first sheet I have subscribed my

hand and on this the last sheet my hand and seal to the
end of this my Will this twenty first day of June one thousand
eight hundred and sixty - Joseph Marsden JP - Signed
sealed published and declared by the said Joseph Marsden the
Testator as and for his last Will and Testament in the presence
of us and present at the same time who at his request in
the presence of each other subscribed our names as witnesses -
William Gunson - George Farrar -

Affidavit In Her Majesty's Court of Probate
The District Registry at Wakefield - In the
Goods of Joseph Marsden deceased - I William Gunson
of Ossett in the County of York Cordwainer make oath that I
am one of the subscribing witnesses to the last Will and
Testament of the said Joseph Marsden of Spring End commonly
called Hall Cliffe in the Township of Horbury and parish
of Wakefield in the County of York late by Trade a Fellow

Joseph died 17th Jul 1860 Probate granted in Wakefield to Ellen Marsden 30th Jan 1861 and the Will was proved on 18th February 1863 in Wakefield

On the 1861 Census Ellen & the Family (including sister-in-law Hannah) were living at Spring End (Hall Cliffe, near Horbury).

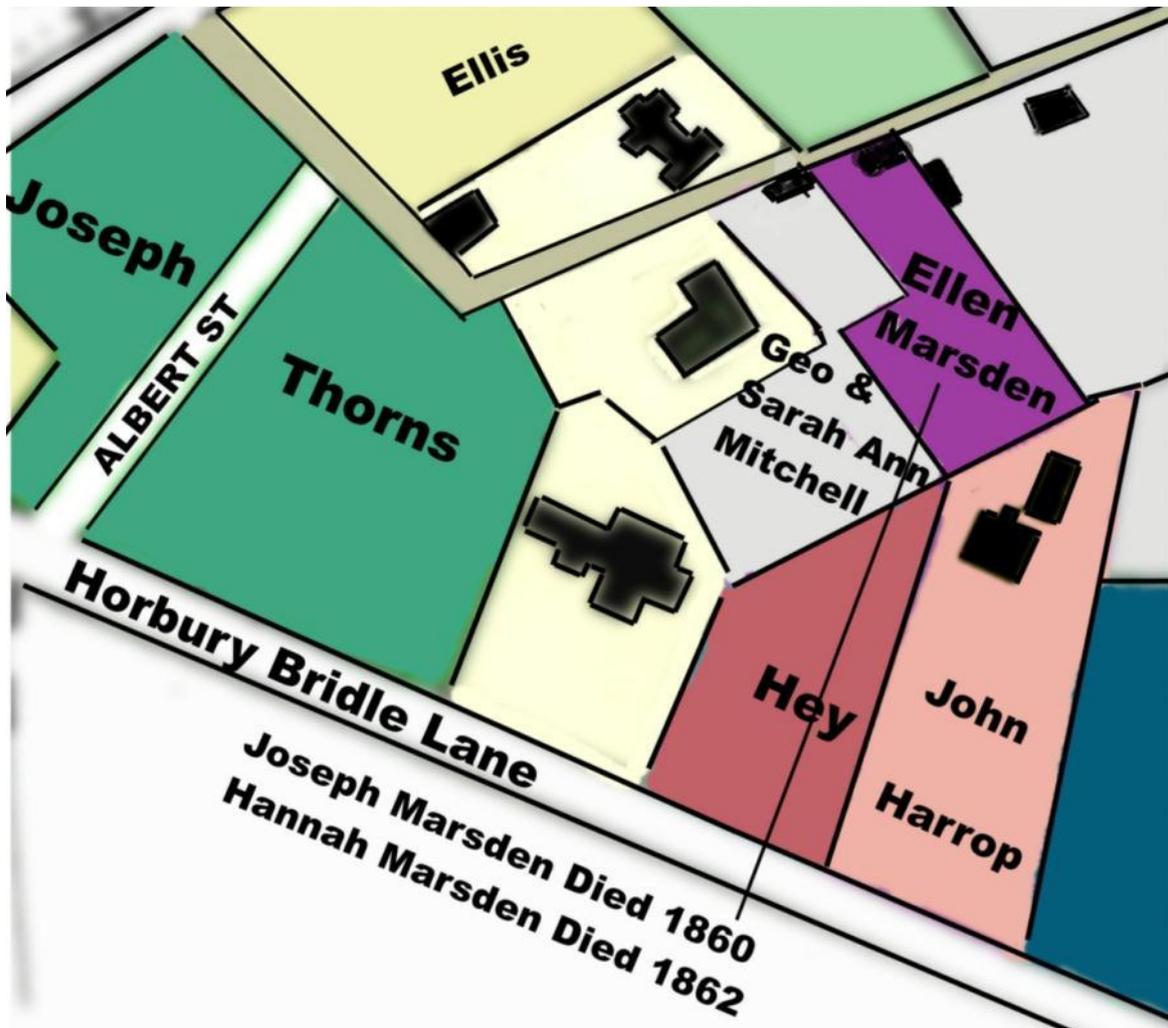
Hannah MARSDEN Died and was buried on 20th August 1862, aged 66, at South Ossett Church.

Marsden This is the last Will and Testament of me
Hannah Marsden late of Herro Hill in Ossett
but now of Spring End in Horbury in the County of
York Spinster I revoke my previous testamentary dispositions and declare my
27/4 Will to be as follows I appoint my sister in law Ellen the Widow of Joseph
Marsden and my friend John Hingworth of Herro Hill aforesaid Executors
to be my Executors and Trustees of my Will I devise and appoint all my
undivided share estate and interest in the close of land in Ossett called
Breary or Brierly Mappeswell And all that my messuage or dwellinghouse
and cottage situate at Gigham Hill in Ossett with the outbuildings
and appurtenances land and premises thereto adjoining and belonging
(but as to the last named premises subject to the mortgage affecting
the same) and all other my real estate to such uses as my said
trustees or the survivor of them or other my trustees or trustee for
the time being shall at any time before the expiration of twenty one
years from the death of the survivor of them the said Ellen Marsden
and John Hingworth by deed appoint And subject thereto to the use
of the same Ellen Marsden during her life as to her beneficial

interest therein for her sole separate and inalienable use and for the maintenance education and support of her children now living she keeping the premises in repair and the house and buildings insured against fire with power for my said trustees to repair and insure in case of her default And after her decease I give devise and appoint the same to the use of such of her said children as shall be living at my decease in equal shares as brothers and sisters to her and their heirs and assigns But in case any such children shall die under the age of twenty one years without leaving lawful issue then I give devise or appoint his her or their share as well under this substitutionary limitation as under the original one To the uses herein limited concerning the original share or shares And I authorise my said trustee or trustee during the minority or minorities of any such children or issue from time to time to lease my unsold real estate for twenty one years or less in proportion at the best rent and to sell all or any part of my said real estate when and as they shall deem it expedient and may for this and all necessary purposes of my Will (including the application of infants shares for maintenance or for advancement)

exercise all or any of the statutory powers and provisions now incident to the estate and office of Trustee And I direct that the money to arise from such sale or any other gross sums (not in the nature of permanent yearly income) shall be applied in paying the expenses of the trust and then in discharge of the Mortgage debt and interest that may be owing on my estate at Higham Hill (if not sold subject thereto) and the clear surplus money (including the surplus produce of any sale made by or at the instance of the Mortgagee of my property) shall be received by my trustee or trustee who shall invest the same upon Government or real security or at interest upon security of any Public Company incorporated by Act of Parliament paying a dividend and considered by my trustee or trustee well established and sound With power from time to time to vary such investments such investments and the income therefrom to be held upon trust corresponding as nearly as may be with the uses trusts and provisions herein limited and declared concerning the hereditaments which shall have been sold I give to the said Ellen Marsden absolutely whatever personally I may die possessed of In witness whereof I have hereunder set my hand the sixth day of November in the year One thousand eight hundred and sixty - Hannah Marsden - Signed by the Testatrix in the presence of us present at the same time who

In accordance with the Wills of her father Benjamin and brother John part of Hannah's property now passed to her niece Sarah Ann MITCHELL (Sarah Ann MARSDEN married George MITCHELL at South Ossett Church on 10th February 1859).



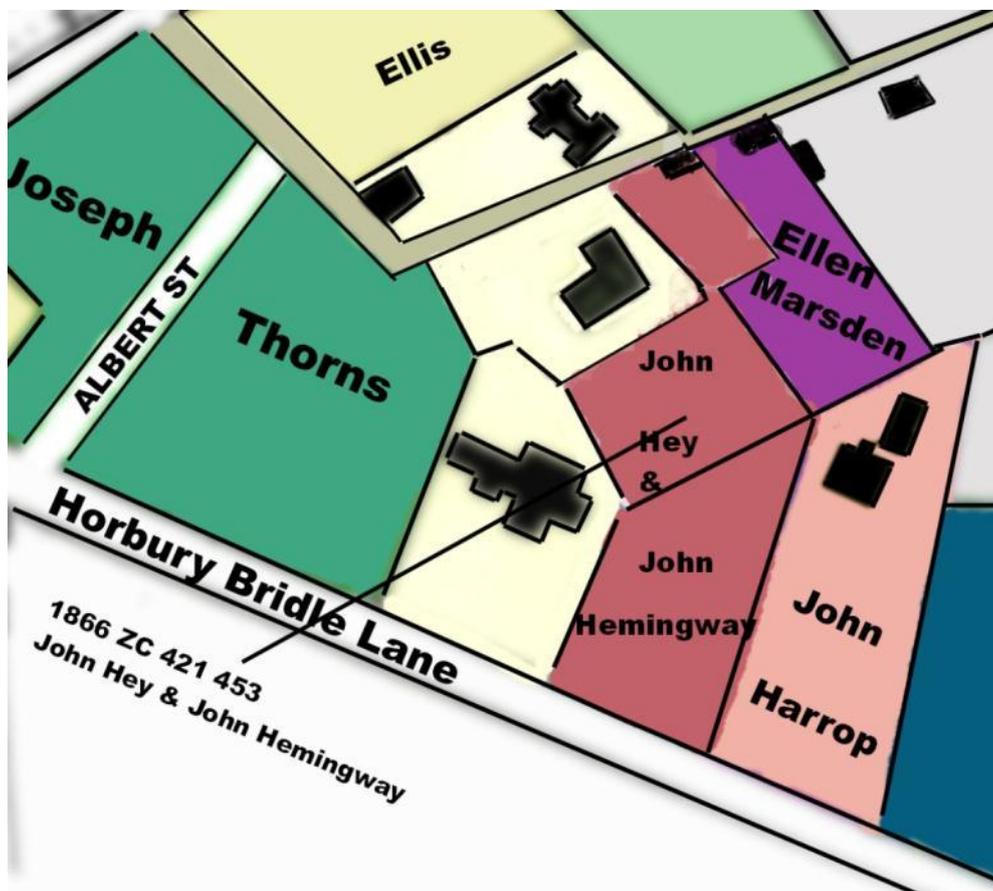
1865 Nov 13th

George MITCHELL of Storrs Hill, Ossett, Farmer and Manufacturer & Sarah Ann his wife (formerly Marsden (daughter of Benjamin dec'd (born 1800)) the 1st Part and Ellen MARSDEN, of Giggal Hill, (widow of Joseph), the other part. Of and concerning all that plot, piece, parcel of land situated at Giggal hill aforesaid (with the shop & all other erections thereon, containing by admeasurements 195 superficial sq yds more or less and bounded South & North ends & East side by property belonging to the said Ellen MARSDEN and West side by other property of the said George MITCHELL & Sarah Ann his wife, from which it is separated by a line drawn in continuation of and for the most part parallel with the fence belonging to the said George MITCHELL & Sarah Ann MITCHELL, on the South end of the said plot of land & is more particularly delineated & described in the plan thereof drawn on the back of the now memorializing Indenture & thereon coloured Pink; together with the appurtenances same nevertheless & excepted out of the now memorializing Indenture, the Well delineated in the said plan and all rights of way over or along the present road into the said plot of land, shop, hereditaments, through & over the adjoining land belonging to the said George & Sarah Ann MITCHELL from the Occupation Rd., (School Lane, then Church Lane & eventually Vicar Lane) at the North end or side thereof and the said Indenture as to the execution thereof by the said George Mitchell ..witnessed etc.... (Ref: 1865 YQ 495 539)

1866 April 30th

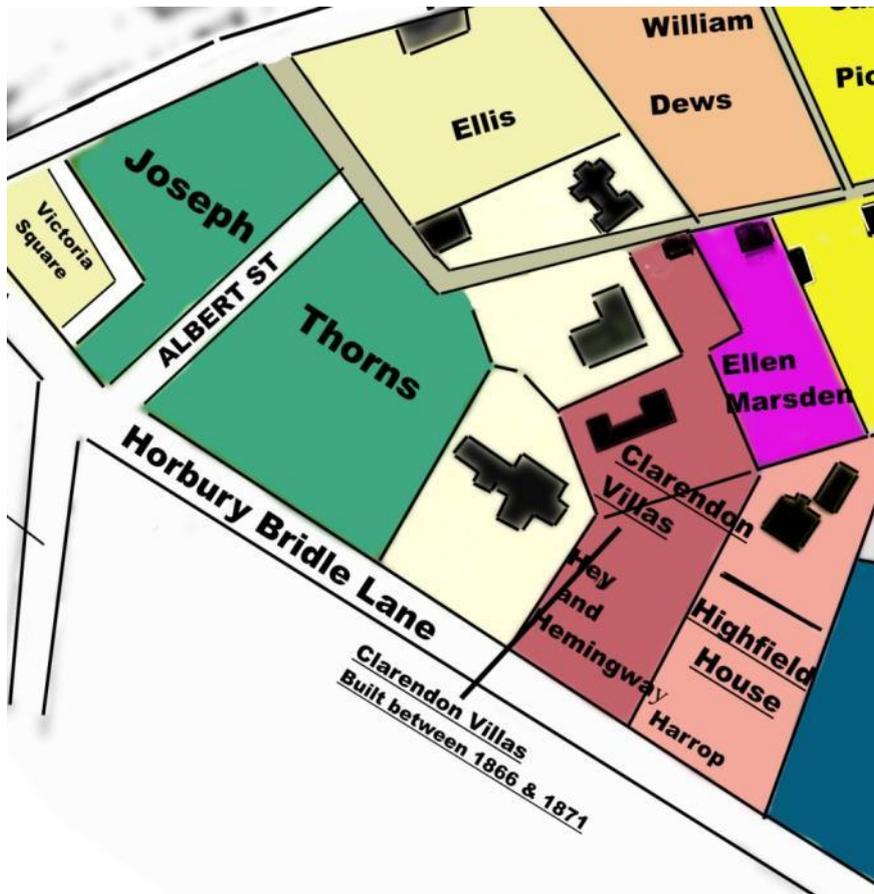
George MITCHELL of Ossett, Manufacturer & Sarah Ann, his wife (who before she was married was called Sarah Ann MARSDEN) 1st Part. John HEY & John HEMINGWAY, Ossett both Manufacturers 2nd Part. Of & concerning all that freehold allotment, close, piece of land etc. situate near Giggal Hill on Ossett Common containing 2rs approx. Being land formerly allotted to the Duke of Leeds and conveyed (amongst other property) to John DAWSON and which said allotment is bounded towards the North partly by South Ossett Parsonage grounds & partly by property formerly of George MITCHELL & Sarah Ann his wife, on or towards the South **** by other property of John HEY & John HEMINGWAY****, towards the East by property belonging to Mrs Ellen MARSDEN

& on or towards the west by South Ossett Burial Ground. Together with appurtenances & more partly a full, free & uninterrupted right of road width of 10ft for all purposes etc. & on all occasions for **John HEY & John HEMINGWAY**, their heirs & assigns etc., to pass & repass into & from & out of the said allotment, croft etc., commencing at or near the northern end thereof 6 yds from South Ossett Parsonage Grounds, over the remaining property of **George & Sarah Ann MITCHELL** and into and communicating with a certain road or way which leads into the Public Rd., or way called Giggie Hill Rd., with reserving rights re. Mines etc., and with all rights etc. to the Well for **George & Sarah Ann MITCHELL** etc. (Ref: 1866 ZC 421 453) [**** I have been unable to find any evidence of this.**]



A Memorial to be registered of an Indenture bearing the date 29th Nov 1870 Between: **Ellen MARSDEN**, of Giggal Hill, widow of the 1st Part. And **G. H. HOLT** of Horbury, Solicitor, the other Part. Of and concerning all that Plot, piece, parcel of land situate at Giggal Hill aforesaid (with the shop & all other erections thereon) containing by admeasurement 195 superficial sq yds more or less bounded South & North ends & E side by property belonging to the said **Ellen MARSDEN** and West side by other property of the said **George MITCHELL & Sarah Ann** his wife, from which it is separated by a line drawn in continuation of & for the most part parallel with the fence belonging to the said **George MITCHELL & Sarah Ann MITCHELL**, on the South end of the said plot of land & is more particularly delineated & described in the plan thereof drawn on the back of the now memorializing Indenture, bearing the date 13th Nov 1865 between **George & Sarah Ann MITCHELL** & the said **Ellen MARSDEN**, & thereon coloured Pink; together with the appurtenances. Which said Indenture as to the Execution thereof by the said **Ellen MARSDEN & G.H HOLT** is witnessed etc....). [*This is the same as 1865 YQ 495 539 – most likely something to do with a mortgage*]

The 1871 Census shows Church Lane [as it became known after the Church was built in 1851] with **John HEY and John HEMINGWAY** living close to Ellen MARSDEN. This denotes that the dwellings which became known as **CLARENDON VILLAS** were built between **1866 and 1871**.



[Evidence suggests that they were built in front of the vicarage, after a dispute with the Vicar (Rev. Neary) thereby blocking the view.]

Parish Centre (Old Vicarage) on left with view of rear of Clarendon



View from Clarendon of East of Church



1879 Nov 7th

John HEY & John HEMINGWAY, Ossett, woollen Manufacturers, lately carrying on business at Ossett under the style of **Hey & Hemingway**, Woollen Cloth Manufacturers. 1st Part ; **Philip Henry ELY** of Ossett, Rag & Mungo Merchant. 2nd Part: **WAKEFIELD & BARNSELY UNION BANK** 3rd Part Of & concerning all that freehold allotment, close, piece of land etc. situate near Giggal Hill on Ossett Common containing 2rs approx. being land formerly allotted to the Duke of Leeds and conveyed (amongst other property) to **John DAWSON** and also all those 2 dwellings with outbuildings then erected thereon & then in the occupation of the said **John HEY & John HEMINGWAY** which said allotment is bounded towards the North partly by South Ossett Parsonage grounds & partly by property formerly of **George MITCHELL & Sarah Ann** his wife, towards the East by property belonging to **Mrs Ellen MARSDEN** & on or towards the west by South Ossett Burial Ground. And all other real estate whatsoever & of which **John HEY & John HEMINGWAY** of the said **Philip ELY** as such Trustee or any other person in trust for them was or were seized, possessed or entitled at the date thereof for any estate in possession, reversion or remainder together with appurtenances (and particularly a full free uninterrupted right of road width 10ft for all purposes & occasions for the said Banking Co, their successors & assigns etc. (Ref: 1879 830 519 599)



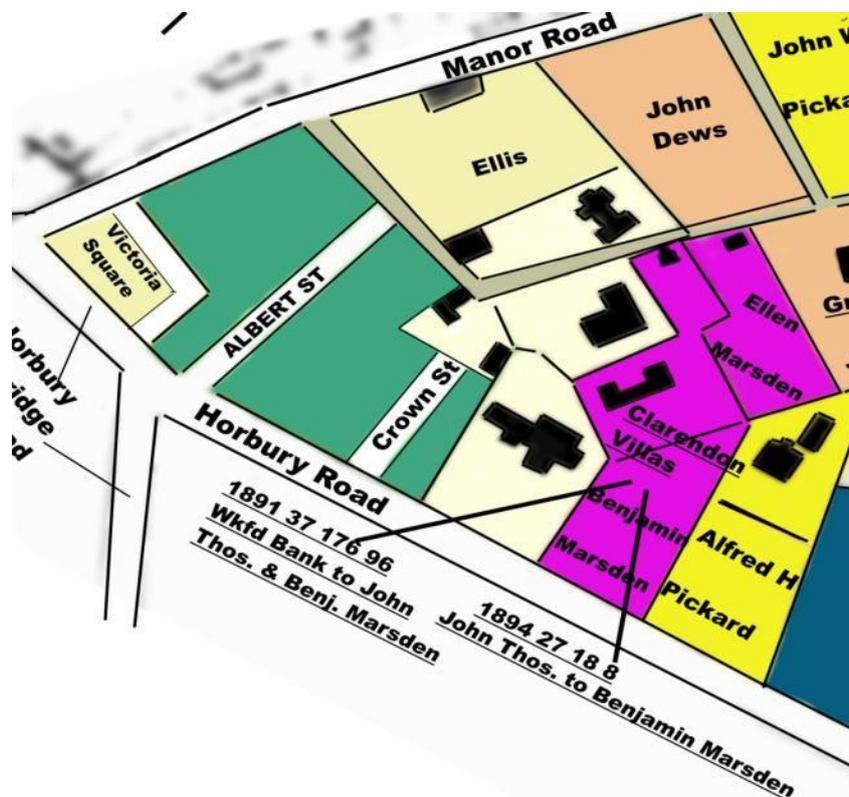
1891 14th October

Edmund HOLT of Horbury, Solicitor 1st Part; Wakefield & Barnsley Union Bank, carrying on business at Wakefield, 2nd Part; Benjamin MARSDEN & John Thomas MARSDEN, both of Ossett, Mungo Manufacturers 3rd Part. Of and concerning all that allotment, close piece or parcel of land situate near to Giggal Hill in Ossett containing 2 Roods more or less being land formerly allotted under the Ossett Inclosure Act to the Duke of Leeds and conveyed amongst other property to one John DAWSON which said allotment, close, piece or parcel of land is bounded on or towards the North partly by South Ossett Parsonage Grounds & part by property formerly of George MITCHELL & Sarah Ann his wife, on or towards South by other property formerly of John HEY & John HEMINGWAY on or towards the East by property belonging to Mrs Ellen MARSDEN and West by South Ossett Church Burial Ground and also all those two Dwellinghouses with the outbuildings now erected thereon late in the occupation of the said John HEY & John HEMINGWAY but now or late of Jane CLEGG & Henry ELLIS. Together with a full free & uninterrupted right of road or way of the width of 10 ft for all purposes and on all occasions for the said Benjamin & John Thomas MARSDEN their heirs & assigns to pass & repass into, from & out of the said allotment, close, piece or parcel of land by the now memorializing Indenture conveyed, commencing at or near the north end thereof 6 yards from the South Ossett Parsonage Grounds, over the property of the said George & Sarah Ann MITCHELL and into & communicating with a certain road or way which leads into the public road or way called Giggal Hill Rd., in Ossett aforesaid.. Reserving nevertheless out of the now Memorializing indenture all such mines, veins, beds or seams of coal & other mines & minerals within & under the said freehold hereditaments with such & the same powers as are mentioned concerning the same in & by certain Indenture of Lease & Release bearing the date 1st & 2nd November 1812. The release made between the Rev. Jonathan Alderson, Clerk of 1st Part & the most noble George William Frederick, Duke of Leeds, Lord of the Manor of Wakefield aforesaid 2nd Part; John DAWSON, Farmer 3rd Part & John SENIOR, Innkeeper 4th Part & subject to the right of taking water for domestic purposes for the tenants of the adjacent property of the said George MITCHELL & Sarah Ann, his wife, from the Well situate at the North East corner of the said close, piece, parcel of land by means of a pipe, carried into the said Well, from the adjoining land & hereditaments of the said George & Sarah Ann MITCHELL (Ref: 1891 37 176 96)

3rd August 1894

John Thomas MARSDEN, South Ossett, Rag & Mungo Merchant 1st Part, Benjamin MARSDEN, South Ossett, Rag & Mungo Merchant The Other Part. All that the one undivided moiety or equal half part or share

of him the said **John Thomas MARSDEN** of and in All that allotment, close, piece, parcel of land situate near to Giggal Hill on Ossett Common aforesaid containing 2 Roods more or less being land formerly allotted under the Ossett Inclosure Act to the Duke of Leeds and conveyed amongst other property to **John DAWSON**; which said allotment, close, piece, parcel of land is bounded on or towards the North partly by South Ossett Parsonage Grounds & part by property formerly of **George MITCHELL & Sarah Ann** his wife, on or towards South by other property formerly of **John HEY & John HEMINGWAY** (being the copyhold hereditament in the now memorializing Indenture therein before described), North or towards the East by property belonging to **Mrs Ellen MARSDEN** and West by South Ossett Church Burial Ground and also all those 2 Dwellinghouses with the outbuildings now erected thereon late in the occupation of the said **John HEY & John HEMINGWAY**, but now or late of **Jane CLEGG & Henry ELLIS**. Together with a full free & uninterrupted right of road or way of the width of 10 ft for all purposes and on all occasions for the said **Benjamin MARSDEN**, to pass & repass into, from & out of the said allotment, close, piece or parcel of land by the now memorializing Indenture conveyed commencing at or near the north end thereof 6 yards from the South Ossett Parsonage Grounds, over the property of the said **George & Sarah Ann MITCHELL** and into & communicating with a certain road or way which leads into the public road or way called Giggal Hill Rd., in Ossett aforesaid. (Ref: 1894 27 18 8)



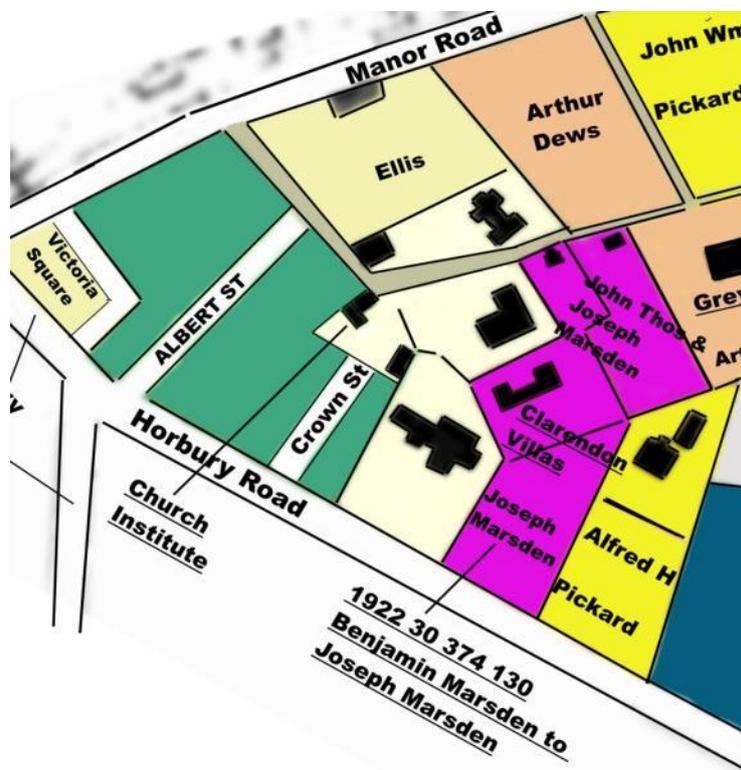
1903 Mar 11th 11 948 432

Memorial of a Deed of Appointment: **Ellen MARSDEN** of South Ossett widow; **Benjamin MARSDEN** Gent, South Ossett, **John Thomas MARSDEN** Mungo Manufacturer. All that messuage or dwellinghouse & cottage situated at Giggal Hill in Ossett with outbuildings, Appurtenances, land & premises; AND all that other real estate formerly belonging to one **Hannah MARSDEN**, (late of Spring End but formerly of Storrs Hill in Ossett) deceased and now remaining unsold: AND also all & 'singular' certain lands and hereditaments adjoining said messuage & cottage at Giggal Hill, purchased by the said **Ellen MARSDEN**

24th March 1922

Benjamin Marsden formerly of South Ossett but now of "Clarendon", Barton St Mary Church, Devon, retired Rag & Mungo manufacturer 1st part; **Joseph Marsden** (*his son*) Rag & Mungo manufacturer the other part. All that allotment, close, piece of land etc situate near to Giggal Hill on Ossett Common containing (amongst other property) 2 Roods more or less being land formerly allotted under the Ossett Inclosure Act to the Duke of Leeds and conveyed amongst other property to one **John DAWSON** which said allotment, close, piece or parcel of land is bounded on or towards the North partly by South Ossett Parsonage Grounds & part by property formerly of **George**

MITCHELL & Sarah Ann his wife, on or towards South by other property formerly of **John HEY & John HEMINGWAY** on or towards the E by property belonging to **Mrs Ellen MARSDEN** and West by South Ossett Church Burial Ground and also all those two Dwellinghouses with the outbuildings now erected thereon late in the occupation of the said **John HEY & John HEMINGWAY** but now or late of **Jane CLEGG & Henry ELLIS**. Together with a full free & uninterrupted right of road or way of the width of 10 ft for all purposes and on all occasions for the said **Benjamin & John Thomas MARSDEN** their heirs & assigns to pass & repass into, from & out of the said allotment, close, piece or parcel of land by the now memorializing Indenture conveyed commencing at or near the north end thereof 6 yds from the South Ossett Parsonage Grounds, over the property of the said **George & Sarah Ann MITCHELL** and into & communicating with a certain road or way which leads into the public road or way called Giggal Hill Rd., in Ossett aforesaid.. Reserving nevertheless out of the now Memorializing indenture all such mines, etc..... The release made between the Rev. **Jonathan ALDERSON**, Clerk of 1st Part & the most noble **George William Frederick**, Duke of Leeds, Lord of the Manor of Wakefield aforesaid 2nd Part; **John DAWSON**, Farmer 3rd Part & **John SENIOR**, Innkeeper 4th Part & subject to the right of taking water for domestic purposes for the tenants of the adjacent property of the said **George MITCHELL & Sarah Ann**, his wife, from the Well situate at the NE corner of the said piece, parcel of land by means of a pipe, carried into the said Well from the adjoining land & hereditaments of the said **George & Sarah Ann MITCHELL** (Ref: 1922 30 374 130)



THE WILL OF BENJAMIN MARSDEN (1850 - 1929)

[Benjamin's Will was very long and complicated so I have picked out the relevant points].

THIS IS THE LAST WILL AND TESTAMENT of me BENJAMIN MARSDEN

of "Clarendon" Barton St., Marychurch, Devon, Gentleman of Independent Means.

I appoint my wife Hannah Marsden, my son Joseph Marsden and my friend Robert E Ellis of "Redroof", Preston Paignton, Devon, to be the Executrix Executors and Trustees of this my Will.

Benjamin bequeathed to:

The said Robert Ellis the sum of £50 free of legacy duty for his trouble in the Executorship of the Will.

To his dear wife Hannah, all his furniture plate plated goods personal and domestic effects and consumable stores.

Money that he had borrowed on the 2nd January 1925 from – son Joseph Marsden £100; daughter Alice Jane £600 and daughter Mary Ellen £600 to be repaid by his trustees without delay.

The sum of £2,250 to the Trustees of an Indenture of Settlement dated 27th February 1922 made between himself and his son Joseph Marsden and Albert Edward Hemingway of the other part, in favour of his son John William Marsden [this was to make provision of money for the purchase of property etc. for John William, his wife and issue]. **SEE CODICIL**

Benjamin's wife Hannah, during her widowhood, was to be allowed to have the use and occupation of any dwellinghouse forming part of his estate free of rent, but had to keep the same both internally and externally in good repair and condition and insured. After her death or remarriage the said dwellinghouse should fall into and form part of his residuary estate etc...

He bequeathed to the Trustees the principal sum of £750 and interest thereon or such principal sum and interest as shall be due or owing or accruing due to him at his death by his daughter Hannah May Elmsall on security of a messuage and premises known as Red Cot. Barton belonging to his said daughter Hannah May Elmsall, [with the usual provision for children etc.].

He devised and bequeathed all the real estate and personal estate not otherwise disposed of unto the Trustees upon Trust to sell, call in and convert into money..... to pay funeral expenses "and the cost of a suitable tomb" and invest the residue to pay rates, taxes, outgoings etc. and pay the rest of such income to his wife, during her widowhood. On the death or remarriage of his wife the Trustees were to divide the real and personal estate and proceeds of sale thereof equally among such of his children Joseph Marsden, Mary Ellen Marsden, Alice Jane Marsden, and Hannah May Elmsall, as shall be living at his decease etc.....

The will continues with many clauses regarding investments etc.

Securities in England or Wales or in or upon the stocks shares debentures mortgages or securities of any Company or Corporation or body whether commercial municipal county local or otherwise in the United Kingdom.

In witness whereof I have hereunto set my hand to this my Will contained in this and the two preceding sheets of paper this 22nd day of July One thousand nine hundred and twenty-five.----

---- B. MARSDEN. ---- Signed by the above-named Testator as and for his last Will and Testament in the presence of us both present at the same time who at his request in his presence and in the presence of each other have hereunto subscribed our names as Witnesses:-

H. Cecil Chalker Solicitor Wakefield. ---- Emma Smith Horbury Rd. Ossett Spinster.

THIS IS A CODICIL to the last Will and Testament of me BENJAMIN MARSDEN of "Clarendon" Barton St. Marychurch in the County of Devon Gentleman of Independent means which Will bears date the twenty-second day of July One thousand nine hundred and twenty-five Whereas by Clause 4 of my said Will I bequeathed the sum of Two thousand two hundred and fifty pounds to the Trustees or Trustee of an Indenture of Settlement dated the twenty-seventh day of February One thousand nine hundred and twenty-two made in favour of my son John William Marsden his wife and issue to be held upon the trusts and subject to the powers and provisions in such Settlement declared and contained and I directed and empowered the trustees of such Settlement so far as concerned the said sum of Two thousand two hundred and fifty pounds

bequeathed by my said Will to set aside thereout a sum not exceeding Seven hundred and fifty pounds for the purpose in the said Clause 4 mentioned Now I hereby revoke the hereinbefore recited bequest to the said Trustees or Trustee of the said Settlement and I bequeath the said sum of Two thousand two hundred and fifty pounds to my Trustees upon the trusts hereinafter declared concerning the same that is to say Upon trust to invest the same in manner authorised by my said Will and to pay the income of the said trust premises in the absolute discretion of my Trustees to my son the said John William Marsden or to his wife during the life of my said son John William Marsden And after the death of my said son shall pay the income of the same trust premises to his wife if surviving during her life And after the death of the survivor of them my said son and his wife as to as well both capital and income of the same trust premises In trust for all or any the children or child of the said John William Marsden who being a son or sons attain the age of twenty-one years or being a daughter or daughters attain that age or marry if more than one in equal shares And I declare that the receipt for any payments of income made to my said daughter-in-law during the lifetime of my said son shall be effectual the intention being that my Trustees may pay the income of the said fund to my daughter-in-law in preference to my said son And in all other respects I confirm my said Will. In witness whereof I have hereunto set my hand this twenty-eighth day of July One thousand nine hundred and twenty-five. ---- B. MARSDEN. ---- Signed by the said Benjamin Marsden as a Codicil to his last Will in the presence of us both present at the same time who at his request in his presence and in the presence of each other have hereunto

subscribed our names as Witnesses:- H. Richard Turner Solicitor with Messrs. Stewart & Chalker Solicitors Wakefield. ---- James Heptonstall Clerk to Messrs. Stewart & Chalker Solrs. Wakefield.

25 fos.

On the 27th day of May 1929 Probate of this Will and Codicil was granted at Wakefield to the Executors.

The Marsden Brothers, Benjamin and John Thomas, were Rag, Shoddy & Mungo Manufacturers and their premises/warehouse was on Vicar Lane, on the land between Clarendon and the Cottage where they had lived with their mother Ellen. [*The bottom of one of the warehouses was attached to the garage of Highfield Cottage*]. They also had a Mill at Horbury Bridge.

Between 1901 and 1911 John Thomas bought the Manor House on Manor Lane.

Later Benjamin's son Joseph and John Thomas' son Norman joined them in the business. Joseph became the Company Secretary. After Joseph's death Norman Marsden took over the business, based at the Manor Mill.

THE WILL OF JOSEPH MARSDEN (Born 1884)

MARSDEN

5209

THIS IS THE LAST WILL AND TESTAMENT of me JOSEPH MARSDEN of Clarendon Villas Ossett in the County of York Manufacturer

1. I appoint my wife Annie Louisa Marsden my daughter Gladys Louisa Marsden and my friend John William White of Ossett aforesaid Gentleman (hereinafter called my Trustees) to be the Executors and trustees of this my Will

2. I bequeath to my said wife and my said daughter the sum of Five hundred pounds each free of duty to be paid to them as soon as possible after my death

3. I give devise and bequeath all my real and the residue of my personal estate whatsoever and wheresoever unto my Trustees Upon trust to sell call in and convert into money the same or such part thereof as shall not consist of money with power for my Trustees to postpone such sale calling in and conversion for such period as they shall without being liable to account think proper And my Trustees shall with and out of the moneys produced by such sale calling in and conversion and with and out of my ready money pay my funeral and testamentary expenses and debts and any duties payable on any legacy bequeathed free of duty And shall stand possessed of the residue of the said moneys including any part of my estate for the time being remaining unsold and unconverted Upon the following trusts (a) Upon trust to pay the income thereof to my said wife during her life and after her death (b) Upon trust to pay the income thereof to my said daughter during her life and after her death (c) Upon trust as to both capital and income for all and every the children or child (if only one) of my said

daughter living at the death of my said daughter who being sons or a son have attained or shall attain the age of twenty-one years or being daughters or a daughter have attained or shall attain that age or previously marry and if more than one in equal shares as tenants in common And if there shall be no child of my said daughter who under the trusts hereinbefore contained attains a vested interest therein then my residuary estate and the income and all accumulations of income thereof or so much thereof as shall not have been applied under any of the trusts or powers in this my will contained or under any statutory power shall be held (d) Upon trust to pay the income thereof to my three sisters or the survivors or survivor of them during their or her lives or life in equal shares as tenants in common and after the death of the survivor of my said sisters (e) Upon trust as to one third part of my residuary estate for my nephew William Elmsell for his own use absolutely (f) Upon trust as to one other third part of my residuary estate for my nephew John Benjamin Marsden for his own use absolutely (g) Upon trust as to the remaining third part of my residuary estate for my nieces Betty Marsden and Jean Marsden or such one as shall survive me absolutely and if more than one in equal shares as tenants in common

4. I declare that all moneys liable to be invested under the trusts of my Will may be invested in any investments or securities for the time being authorised as investments for trust money or in or upon the stocks or securities of any municipal corporation local

authority or public body in the United Kingdom authorised to create stock or borrow money or in or upon the stocks shares or securities of any Company whether (public or private) incorporated under the Companies Act or under any special Act or Royal Charter and carrying on business in the United Kingdom or in any British Colony or Dependency

5. I revoke all other Wills and testamentary dispositions by me heretofore made

In witness whereof I have hereunto set my hand this Fourteenth day of August one thousand nine hundred and thirty-one --- JOSEPH MARSDEN --- Signed by the above named Joseph Marsden as his last Will in the presence of us both present at the same time who in his presence and the presence of each other have hereunto set our names as witnesses --- H.Cecil Chalker Solicitor Wakefield --- James Heptonstall Clerk to Messrs. Stewart & Chalker Solrs. Wakefield

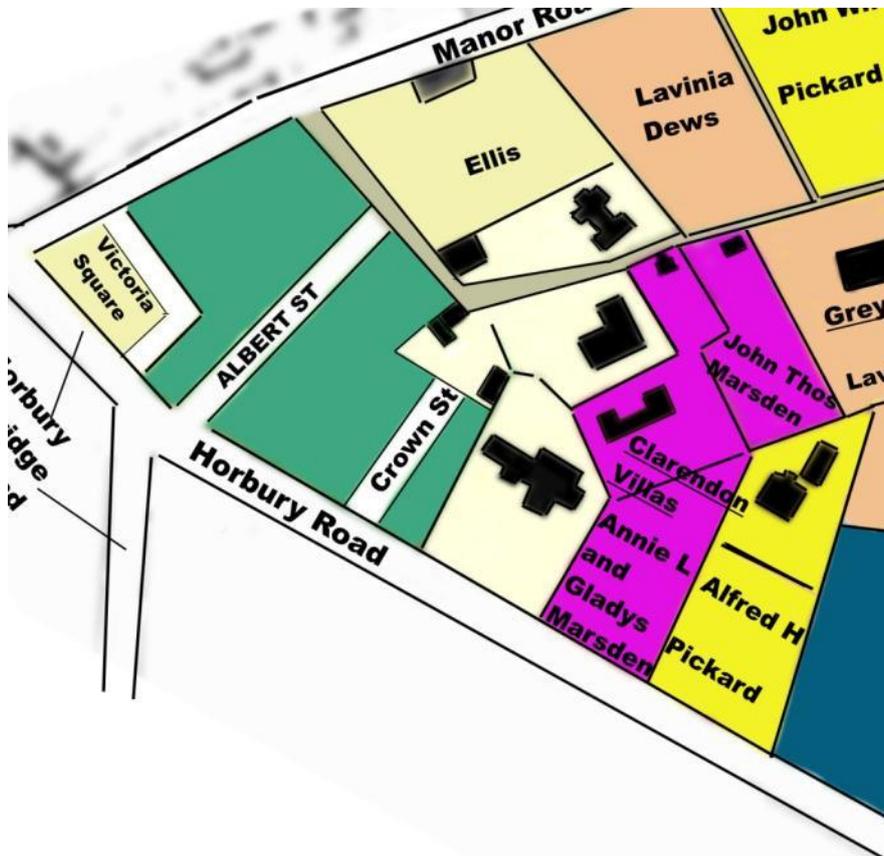
9 fos.

On the 3rd day of November 1941 Probate of this Will was granted at Wakefield to the executors

MC. *Cecil*

Joseph died 10th Aug 1941 at Leeds Infirmary.

Probate granted in Wakefield to Annie Louisa Marsden, Gladys Louisa Marsden & John William White, Grocer.



1942 Dec 9th

Lavinia DEWS to MARSDEN Bros. Ltd. Lavinia DEWS (the Vendor), Vicar Lane Ossett, widow, of the 1st Part and **MARSDEN Bros Ltd.**, whose registered Office is at Manor Rd., Ossett (the Company) of the other Part WHEREAS the Vendor being seised in fee simple in possession free from incumbrances of the property hereinafter described has agreed in consideration of the covenants hereinafter contained to sell the same to the Company for a like estate in fee simple free from incumbrances. All that strip or plot of land situate in Vicar Lane etc., containing an area of 68 sq yards bounded on the North and East by property of the Vendor on the West by the Trustees of Christ Church School and on the South by Vicar Lane. Etc (Ref: 1 357 188)

1943

No 4 Clarendon Villas was occupied by **John Kemp Smith DIXON**, his wife **Phyllis** and daughter **Anne**. John was employed as Managing Director of **John Reid & Sons** Oil Distillery at Horbury Bridge [*at the same time as the author's father George Worth worked there.*]

Anne was born in early 1943 in Wakefield when the family were living at Oaklands, Jenkin Road, Horbury and the family moved to No 4 Clarendon Villas later in the year



1944: Phyllis Dixon and Anne at No 4



1945: Anne Dixon & Peter Brown at No 4 with view of No 2



Anne with her parents



at No 4

John K S Dixon



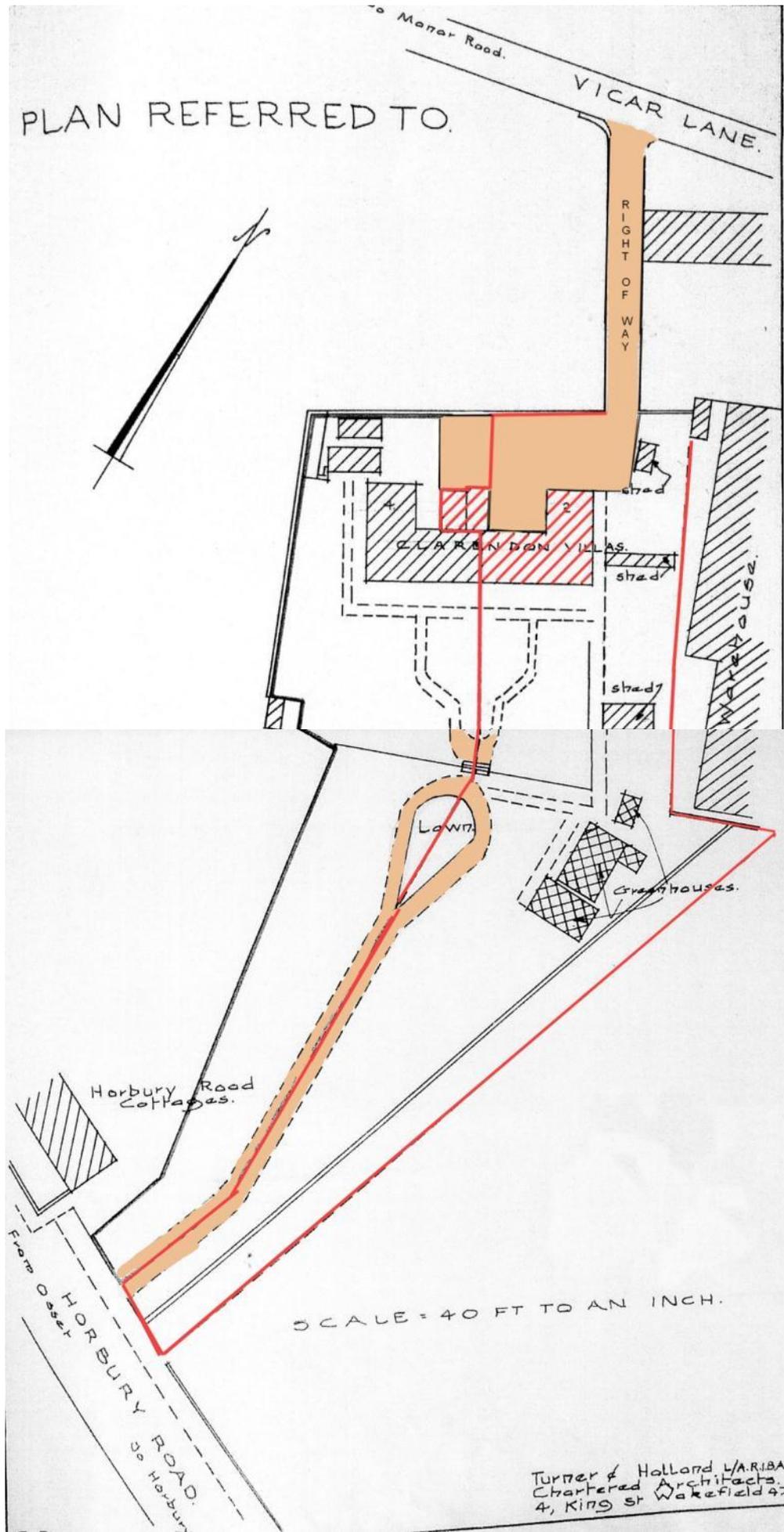
1993 – Anne's son **Dunstan Barnes** in the doorway, on a visit to No 4 Clarendon Villas

(Photos courtesy of Anne Barnes, nee Dixon)

1955 Feb 2nd

Annie Louisa MARSDEN ; Gladys Louisa BROWN, 325 Horbury Rd., Lupset, Wakefield; **John William WHITE**, "Overdene", Maple Ave., Pontefract, Retired Grocer (Friend and Trustee of Joseph Marsden) of the 1st Part (the Vendor). **Edward Gordon BALL**, Power Station Superintendent, and **Dorothy Eileen BALL** (his wife), 9 Meadow Rd., Barleston, Stoke on Trent, Stafford of the other Part (The Purchaser). ALL THAT plot of land known as **Number 2 Clarendon Villas**, with outbuildings etc. (Ref: 20 954 450) [Similar details to Conveyance dated 11th Nov 1959 Ref: 238/744/335]

PLAN REFERRED TO.



SCALE = 40 FT TO AN INCH.

Turner & Holland L.A.R.I.B.A.
Chartered Architects.
4, King St Wakefield 42

John Kemp Smith Dixon died 13th Jan 1958 aged 78 and the following year Phyllis and Anne moved to the Thornes Park area of Wakefield.

11th November 1959

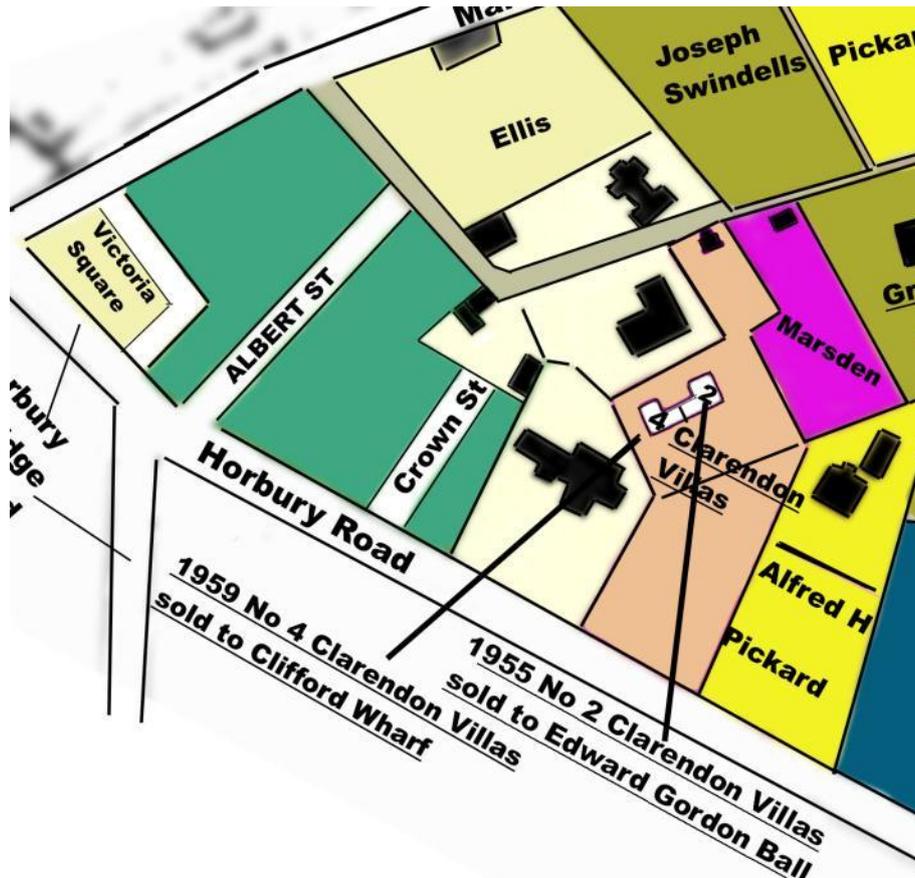
Annie Louisa MARSDEN (*widow of Joseph*)

Gladys Louisa BROWN, wife of Joseph Leslie Brown, of 325 Horbury Rd, Lupset in the city of Wakefield (Vendors) of the one part and

Clifford WHARF of Sunnyside Ave., Tingley, Nr Wakefield aforesaid, Advertising Manager (Purchaser) of the other part.

ALL THAT plot of land situate between Vicar Lane and Horbury Rd., Ossett and also all that Dwellinghouse with the outbuildings thereto belonging erected on the said plot of land or on some part or parts thereof and known as **Number 4 Clarendon Villas Ossett**. All of which said property is more particularly delineated, by way of identification only, on the plan annexed hereto and thereon edged red together with a full free and uninterrupted right of way for all purposes and all occasions (in common with the Vendors and the other persons entitled to the like right) to pass and repass into, from and out of the property hereby conveyed over the portion of the yard coloured brown on the said plan belonging to the property numbered **2 Clarendon Villas** and also over the land (marked right of way) coloured brown on the said plan) leading to the road now known as Vicar Lane together also with such rights of way over such portion of the land coloured brown on the said plan as is not included in the property hereby conveyed for the purpose of obtaining access to and egress from the property hereby conveyed over the joint drive excepting and reserving nevertheless to the owners and occupiers of the adjoining property, numbered **2 Clarendon Villas**, similar rights of way over the mid portions of land coloured brown on the said plan as are included in the property hereby conveyed for the benefit of the property numbered **2 Clarendon Villas** aforesaid subject to such reservations of mines, veins, beds or seams of coal and other mines & minerals and to such rights & matters as are mentioned or referred to in a conveyance dated 24th March 1922 made between **Benjamin Marsden** of the one part and the Testator **Joseph Marsden** of the other part so far as the same are still subsisting and capable of taking effect and relate to the property hereby conveyed.

2) It is hereby declared that the walls separating the property hereby conveyed from the adjoining property Number 2 aforesaid shall be deemed mesne or party walls and shall at all times be maintained at the joint and equal expense of the property separated thereby and that the user enjoyment or benefit whether joint or exclusive of all chimney stacks fall pipes eaves spouts and sewers drains manholes gutters gullies light air support passage of water and soil gas electricity and other rights privileges and services over and under the property hereby conveyed and the adjoining property now or formerly of the Vendors Numbered No 2 aforesaid as at present subsisting shall for ever hereafter continue for the benefit of the owners and occupiers of the properties enjoying the same and benefitting thereby such respective owners paying a proportionate part according to the nature and extent of their respective users thereof of the cost of keeping the same in good condition and repair and all rights necessary for the reasonable use and enjoyment thereof are hereby granted and reserved accordingly, more particularly delineated by way of identification only on the plan annexed hereto and thereon edged red together with a full free and uninterrupted right of way for all purposes and all occasions (in common with the Vendors and the other persons entitled to the like right) to pass and repass into, from and out of the property hereby conveyed over the portion of the yard coloured brown on the said plan belonging to the property numbered **2 Clarendon Villas** and also over the land (*marked right of way*) coloured brown on the said plan leading to the road now known as Vicar Lane together with such rights of way over such portion of the land coloured brown on the said plan as is not included in the property hereby conveyed for the purpose of obtaining access to and egress from the property hereby conveyed over the joint drive excepting and reserving nevertheless to the owners and occupiers of the adjoining property numbered **2 Clarendon Villas** similar rights of way over the mid portions of land coloured brown on the said plan as are included in the property hereby conveyed for the benefit of the property Numbered **2 Clarendon Villas** aforesaid subject to such reservations of mines, veins, beds or seams of coal and other mines & minerals and to such rights & matters as are mentioned or referred to in a conveyance dated 24th March 1922 made between **Benjamin MARSDEN** of the one part and the Testator **Joseph MARSDEN** of the other part so far as the same are still subsisting and capable of taking effect and relate to the property hereby conveyed. (*Ref: 238 744 335*) [See previous Diagram]



1960 Aug 6th

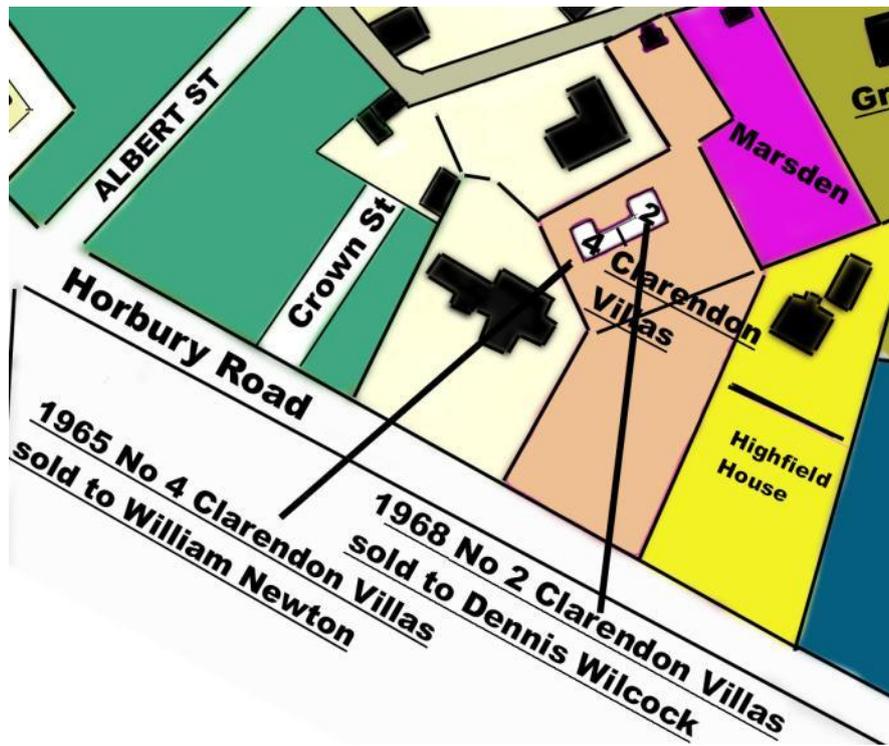
Clifford WHARF, Advertising Manager, of 4 Clarendon Villas, Manor Rd., Ossett (the Vendor) the First part and William KERR, Technical Representative, 2 Broadley Villas, Belgrave St., Ossett. (the Purchaser) the other Part. Whereas the Vendor is seized of the property thereafter described in fee simple in possession free from incumbrances has agreed with the Purchaser for the sale thereof to him at the price of £1,600. Now this Deed witnesseth as follows etc.....All that Plot of land situate between Vicar Lane and Horbury Rd., Ossett, Yorks, and all that dwellinghouse with outbuildings etc. known as 4 Clarendon Villas, Ossett, all previously delineated on a plan annexed to a conveyance 3/11/1959 between Annie Louisa MARSDEN and Gladys Louisa BROWN of the First Part and the Vendor of the Other part - subject to all rights etc... (Ref: 1960 189 294 123)

1965 July 27th

William KERR, 4 Clarendon Villas (the Vendor), the first Part and William NEWTON, Bishops Lodge, Sandal (the Purchaser) the Other Part. All that plot of land between Vicar Lane and Horbury Rd., and all that dwellinghouse with outbuildings etc., known as 4 Clarendon Villas, all as delineated on the plan annexed to the conveyance between Annie Louisa Marsden, Gladys Louisa Brown & Clifford Wharf. together with all rights etc..on 3rd Nov 1959 (Ref: 1965 186 427 201).

1968 September 4th

No 2 Clarendon Villas was sold by Edward Gordon BALL and Dorothy Eileen BALL to Dennis WILCOCK and Wendy Clare WILCOCK (Ref: 1968 244 1065 480)



1973

EXTRACT FROM PROPERTY TITLE NUMBER WYK550732

This title is dealt with by **Land Registry, Nottingham Office**

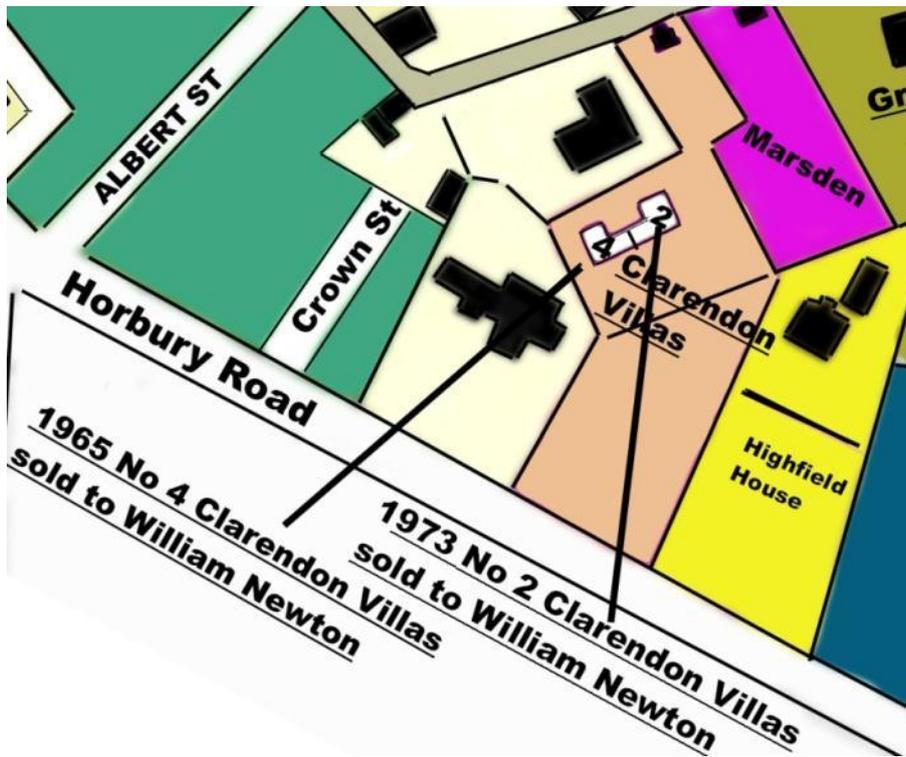
Address of Property : 4 Clarendon Villas, Vicar Lane, Ossett (WF5 0BE)
(11.05.1994) The Conveyance dated 3 November 1959 referred to
above contains the following provision:-

"It is hereby declared that the walls separating the property hereby conveyed from the adjoining property Number 2 Clarendon Villas aforesaid shall be deemed mesne or party walls and shall at all times be maintained at the joint and equal expense of the owners of the property separated thereby and that the user enjoyment or benefit whether joint or exclusive of all chimney stacks fallpipes eaves spouts and sewers drains manholes gutters gullies light air support passage of water and soil gas electricity and other rights privileges and services over or under the property hereby conveyed and the adjoining property now or formerly of the **Vendors Numbered 2 Clarendon Villas** aforesaid as at present subsisting shall for ever hereafter continue for the benefit of the owners and occupiers of the properties enjoying the same and benefiting thereby such respective owners paying a proportionate part according to the nature and extent of their respective users thereof of the cost of keeping in the same in good condition and repair and all rights necessary for the reasonable use and enjoyment thereof are hereby granted and reserved accordingly."

A: Property Register continued
benefit of the following rights granted by a Conveyance thereof
dated 7 August 1973 made between:

Denis Wilcock and Wendy Clare Wilcock (Vendors)
and (2) William Newton (Purchaser):-

LAND CHANGES 1973



*[Between 1973 and 1981 **William Newton** must have sold the property to **Claire Louise Elena MOULD**]*

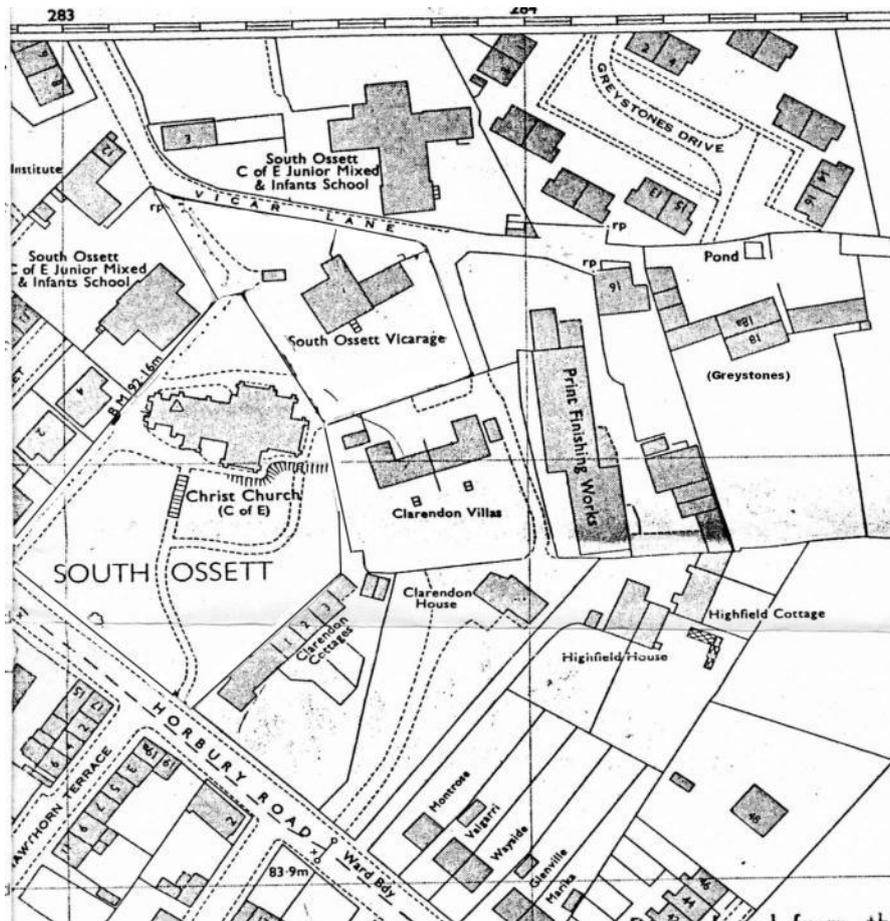
EXTRACT FROM PROPERTY TITLE NUMBER WYK225551

This title is dealt with by **Land Registry, Nottingham Office.**

By a Deed of Exchange dated **18 March 1981** made between (1) **Anthony Richard Bickerton** and **Sheila Bickerton** (Clarendon House) and (2) **Claire Louise Elena Mould** (No 2 Clarendon Villas) the rights of way in favour of **2 Clarendon Villas** over the land comprising **Clarendon House** and the rights of way in favour of Clarendon House over the land comprising 2 Clarendon Villas were released.

Clarendon House was built on the lower part of the Plot.

1985



1994 May 5th

No 4 Clarendon Villas

A Transfer of the land in this title dated 8 April 1994 made between **(1) William NEWTON (Vendor) and (2) Andrew Richard NELSON and Anne Louise NELSON (Purchasers)**

2009 April 27th

No 2 Clarendon Villas

Conveyance between **Claire Louise Elena MOULD** and **Jeremy and Ruth PUGH** [who are the **Present Owners**.] (Ref: Land Reg. Title Number WYK225551)

2012 13th February

No 4 Clarendon Villas

Conveyance between **Andrew Richard NELSON** and **Anne Louise NELSON** (The Vendors) and **Susan Elizabeth HARTLEY** (the Purchaser) [the **Present Owner**] (Information supplied by Susan Hartley)

CLARENDON VILLAS FRONT 2011

