ANNO QUADRAGESIMO TERTIO

GEORGII III. REGIS.

****

Cap. 114.

An Act for effecting the Sale of the Manſion Houſe and Grounds late of *John Cornwall* Eſquire, deceaſed, ſituate in the Pariſh of *Hendon* in the County of *Middleſex*, and for inveſting the Purchaſe Money under the Direction of the Court of Chancery, in another Eſtate to be ſettled to the ſame Uſes. [4th *July* 1803.]

WHEREAS *John Cornwall* late of *Groſvenor Place* in the County of *Middleſex* Eſquire, being ſeiſed of or entitled to the Freehold and Copyhold Hereditaments herein-after mentioned, and having ſurrendered the Copyhold Part, except a ſmall Piece of Land containing One Rood and Twenty-two Perches, lying in the Front of his Houſe adjoining the high Road, to the Uſe of his Will, duly made and publiſhed his laſt Will and Teſtament in Writing, bearing Date on or about the Fifteenth Day of *April* One thouſand eight hundred and two, and thereby, among other Things, gave and deviſed his Meſſuage and Lands at *Hendon* in the County of *Middleſex*, and all other his Real Eſtate, both Freehold and Copyhold, unto his Wife the Honourable *Suſannah Hall Cornwall*, by the Name of *Suſan Cornwall*, for her Life, with Remainder unto his eldeſt Son *John Cornwall*, his Heirs and Aſſigns

for ever, and appointed his ſaid Wife, during her Widowhood, ſole Guardian of his Children: And whereas the ſaid Teſtator died on the Twenty firſt Day of *June* in the Year One thouſand eight hundred and two without revoking or altering his ſaid Will; and upon his Death the ſaid *Suſannah Hall Cornwall* became entitled for her Life to the ſaid deviſed Freehold Hereditaments, and alſo to the ſaid Copyhold Hereditaments which the ſaid Teſtator had ſurrendered to the Uſe of his Will, and ſubject to the Eſtate for Life of her the ſaid *Suſannah Hall Cornwall*, the Reverſion in Fee of and in the ſame deviſed Freehold and Copyhold Hereditaments deſcended upon *John Cornwall* an Infant, as the eldeſt Son and Heir of the ſaid *John Cornwall* the Teſtator; and the ſaid ſmall Piece of Land not ſurrendered to the Uſe of the ſaid Will, deſcended upon the ſaid *John Cornwall* the Infant, as Heir at Law of the ſaid *John Cornwall* deceaſed, in Poſſeſſion: And whereas the Property deviſed by the ſaid Will conſiſts of a Manſion Houſe of very extenſive Dimenſions, and Sixteen Acres of Land or thereabouts, whereof Fourteen Acres or thereabouts are Freehold, and the Remainder is Copyhold, holden of the Manor of *Hendon* in the County of *Middleſex*, great Part of which Land is in Garden, Shrubbery, and Lawn, and the Reſt in Paſture adjoining thereunto: And whereas the ſaid Teſtator about Twelve Months before his Death, being then in good Health, projected a very conſiderable Enlargement and Improvement to the ſaid Manſion Houſe, which if he had lived to effect would have coſt as nearly as can be computed the Sum of Ten thouſand Pounds; and the ſaid Teſtator actually did lay out in his Life-time towards ſuch Enlargement and Improvement the Sum of Seven thouſand Pounds or thereabouts, but being ſeized with an Illneſs of which he died, the Improvements intended are left in an unfiniſhed State, and will require a conſiderable Sum of Money to be laid out before the ſame can be completed: And whereas the ſaid Manſion Houſe is now by the Means aforeſaid wholly unproductive, and cannot be letten, and if ſuffered to continue in its preſent State will become wholly unprofitable to the ſaid Teſtator's Widow the ſaid *Suſannah Hall Cornwall*, and ſo far as the ſaid Manſion Houſe is concerned, which conſtitutes almoſt the whole Value of the Eſtate, it will go to Ruin and be wholly loſt to the ſaid Teſtator's Widow and his ſaid Infant Son *John Cornwall*, there being no Proviſion made by the ſaid Will for completing the ſaid Improvements, or keeping the ſaid Manſion in repair, nor any Power of leaſing: And whereas the ſaid Teſtator has left his ſaid Widow the ſaid *Suſannah Hall Cornwall* with Six Infant Children, namely, the aforeſaid *John Cornwall* the eldeſt Son and Heir at Law, who is only Eight Years of Age, and *Suſannah Cornwall*, *Alan Gardner Cornwall*, *William Henry Cornwall*, *Auguſta Cornwall*, and *Sophia Cornwall*, the younger Children, and the ſaid *Suſannah Hall Cornwall* does not think it prudent to inhabit the ſaid Manſion Houſe, which is upon a larger Scale than ſuits with her Circumſtances, and the Fortune of the ſaid Infant Son *John Cornwall* is greatly inadequate to the Support of the ſaid Manſion, in caſe he ſhould live to become entitled thereto in Poſſeſſion: And whereas it is computed that the ſaid Manſion Houſe and Lands would ſell for the Sum of Ten thouſand Pounds on a moderate Valuation, and the ſaid *Suſannah Hall Cornwall* for the Reaſons aforeſaid, is deſirous that the ſame ſhould be ſold, and the Purchaſe Money inveſted under the Direction of the Court of Chancery, in and her Eſtate to be ſettled in lieu thereof, and to the ſame Uſes: But although ſuch Sale and Reinveſtment would be manifeſtly

festly for the Benefit of the said *Susannah Hall Cornwall* the Devisee for Life, and her said Infant Son, yet the same cannot be effected without the Aid and Authority of Parliament: Therefore Your Majesty's most dutiful and loyal Subject the said *Susannah Hall Cornwall*, on Behalf of herself and her said Infant Son, doth most humbly beseech Your Majesty that it may be enacted; and be it enacted by the King's most Excellent Majesty, by and with the Advice and Consent of the Lords Spiritual and Temporal, and Commons, in this present Parliament assembled, and by the Authority of the same, That all and singular the said Freehold Capital Messuage or Mansion House, and all the Freehold Lands and Hereditaments thereunto belonging, situate in the Parish of *Hendon* in the County of *Middlesex*, and all Erections and Buildings thereon erected and built, a Particular of all which Premises, and of the Copyhold Premises herein after particularly mentioned, is contained in the Schedule to this Act, and all Feedings, Commons, Common of Pasture, Trees, Woods, Underwoods, and the Ground and Soil thereof, Ways, Waters, Watercourses, Lights, Easements, Liberties, Privileges, Profits, Commodities, Emoluments, Advantages, and Appurtenances whatsoever, to the same Hereditaments and Premises, or any Part thereof belonging or in anywise appertaining, and all other the Freehold Hereditaments and Estate at *Hendon*, or in the Parish of *Hendon* aforesaid, which were devised by the Will of the said *John Cornwall* deceased as aforesaid, and the Reversion and Reversions, Remainder and Remainders, yearly and other Rents, Issues, and Profits thereof, shall from and after the passing of this Act be absolutely settled upon and vested in, and the same are hereby from thenceforth absolutely settled upon and vested in *John Simeon* of *Lincoln's Inn* in the County of *Middlesex*, Esquire, One of the Masters of the High Court of Chancery, and *Edward Hyde East* of *Lincoln's Inn* aforesaid, Esquire, their Heirs and Assigns, to the Use of them the said *John Simeon* and *Edward Hyde East*, their Heirs and Assigns for ever, freed and discharged, and absolutely acquitted, exempted, and exonerated, of, from, and against all and every the Uses, Estates, and Limitations in and by the said recited Will of the said *John Cornwall* limited, expressed, and declared of and concerning the same; but nevertheless upon Trust that they the said *John Simeon* and *Edward Hyde East*, or the Survivor of them, or his Heirs, do and shall with all convenient Speed, with the Consent and Approbation in Writing of the said *Susannah Hall Cornwall*, and in case of her Death then with the Consent and Approbation in Writing of the Guardian or Guardians of the said *John Cornwall* the Infant, for the Time being, sell and dispose of all and singular the said Freehold Capital Messuage or Mansion House, Lands, and Hereditaments hereby vested as aforesaid, either together or in Parcels, and by publick Auction or private Contract, to any Person or Persons who shall be willing to become the Purchaser or Purchasers thereof, for the most Money and best Price or Prices that can or may be reasonably had or gotten for the same, and that they the said Trustees respectively do and shall upon Payment by such Purchaser or Purchasers of his or their respective Purchase Monies into the Bank as herein-after mentioned, convey the same Freehold Premises so sold unto such Purchaser or Purchasers respectively, and his, her, or their Heirs and Assigns for ever, or to and for such Uses, Intents, and Purposes as he, she, or they shall direct or appoint.

Messuage and Premises herein described devised by the Will of *John Cornwall*, vested in Trustees for the Purposes herein mentioned.

II. And

Messuage and Premises to be sold.

II. And be it further enacted, That, from and after the passing of this Act, it shall and may be lawful to and for the said *John Simeon* and *Edward Hyde East*, and the Survivor of them, and the Heirs and Assigns of such Survivor, and they and he are and is hereby required with all convenient Speed, with such Consent and Approbation as aforesaid, to sell and dispose of all and singular the Copyhold Messuages, Lands, Tenements, and Hereditaments situate within the Parish of *Hendon* aforesaid, which were given and devised by the said recited Will of the said *John Cornwall* deceased as aforesaid, and also the said Piece of Land containing One Rood and Twenty-two Perches, which was not surrendered to the Use of the said Testator's Will, together with their and every of their Rights, Easements, Members, and Appurtenances, in such Manner as is herein before directed respecting the said Freehold Premises in the Parish of *Hendon*; and upon Payment by the Purchaser or Purchasers of the said Copyhold Premises of his or their respective Purchase Money into the Bank as hereinafter mentioned, to limit, appoint, and convey the same Copyhold Premises so sold unto such Purchaser or Purchasers respectively, and his, her, or their Heirs and Assigns for ever, or to and for such Uses, Intents, and Purposes as he, she, or they shall direct or appoint.

Application of the Purchase Money.

III. And be it further enacted, That all the Monies which shall arise by such Sale or Sales as aforesaid, shall be laid out by and with the Approbation of the Court of Chancery, in the Purchase of Freehold Manors, Messuages, Lands, Tenements, or Hereditaments in Fee Simple in Possession, or of Freehold and Copyhold Hereditaments in Possession, whereof not above One-Fourth Part in Value shall be Copyhold, to be situate somewhere in that Part of the United Kingdom called *England*; all which Premises so to be purchased, except what shall be purchased with the Monies arising by Sale of the said Piece of Land, containing One Rood and Twenty-two Perches, shall be conveyed to the Use of the said *Susannah Hall Cornwall* and her Assigns, for and during the Term of her natural Life, with Remainder to the Use of the said *John Cornwall* the Son, and his Heirs and Assigns for ever; and the Premises to be purchased with the Monies arising by Sale of the said Piece of Land, containing One Rood and Twenty-two Perches, shall be conveyed to the Use of the said *John Cornwall* the Son, his Heirs and Assigns for ever.

Until Sale of Premises the Profits to be enjoyed by the Persons entitled thereto.

IV. And be it further enacted, That in the mean Time and until such Sale or Sales, Conveyance or Conveyances, shall be made in pursuance of this Act, the said *John Simeon* and *Edward Hyde East*, and the Survivor of them, and the Heirs and Assigns of such Survivor, shall permit and suffer the said Premises hereby directed to be sold, to be held and enjoyed, and the Rents and Profits thereof, to be had, received, and taken by and for the Benefit of such Person or Persons as would be entitled to and ought to receive the same, in case this Act had not been made.

Purchase Money to be paid into the Bank, *etc.*

V. And be it further enacted, That the Purchaser or Purchasers of the said Premises hereby directed to be sold, shall pay, his, her, or their Purchase Money into the Bank of *England*, in the Name and with the Privity of the Accountant General of the High Court of Chancery, to be placed to his Account there *ex parte* the Purchaser or Purchasers of the Estate of *John Cornwall* Esquire, deceased, pursuant to the Method prescribed by the Act of the Twelfth Year of King *George* the First,

Chapter

Chapter the Thirty-ſecond, and the general Orders of the ſaid Court, and without Fee or Reward, according to the Act of the Twelfth Year of King *George* the Second, Chapter the Twenty-fourth, which Monies when ſo paid in ſhall be laid out in the Purchaſe of Navy or Victualling Bills, or Tranſport Bills, or Exchequer Bills, and that the Intereſt ariſing from the Money ſo laid out in the ſaid Navy or Victualling, or Tranſport Bills, or Exchequer Bills, and the Money received for the ſame as they ſhall be reſpectively paid off by Government, ſhall be laid out in the Name of the ſaid Accountant General in the Purchaſe of other Navy or Victualling, or Tranſport Bills, or Exchequer Bills, all which ſaid Navy or Victualling, or Tranſport Bills, or Exchequer Bills, ſhall be depoſited in the Bank, in the Name of the ſaid Accountant General, and ſhall there remain until a proper Purchaſe or proper Purchaſes be found and approved as aforeſaid, and until the ſame ſhall, upon a Petition to be preferred to the Court of Chancery in a ſummary Way, by or on the Behalf of the Perſon or Perſons for the Time being entitled to the Freehold or Inheritance of the Lands or Hereditaments ſo to be purchaſed, be ordered to be ſold by the ſaid Accountant General for the completing ſuch Purchaſe or Purchaſes, in ſuch Manner as the ſaid Court ſhall think juſt and direct; and if the Money ariſing by the Sale of ſuch Navy, Victualling, Tranſport, or Exchequer Bills ſhall exceed the Amount of the original Purchaſe Money ſo laid out as aforeſaid, then and in that Caſe only the Surplus which ſhall remain after diſcharging the Expence of the Applications to the ſaid Court, ſhall be paid to ſuch Perſon or Perſons reſpectively, as would have been entitled to receive the Rents and Profits of the Lands or Hereditaments directed to be purchaſed, in caſe the ſame had been purchaſed purſuant to this Act, or to the Repreſentatives of ſuch Perſon or Perſons.

Certificate of the Purchaſe Money being paid into the Bank to be a Diſcharge to the Purchaſer.

VI. And be it further enacted, That the Certificate or Certificates of the Accountant General of the ſaid Court of Chancery, and the Receipt of the Caſhier of the Bank to be therewith filed in the Regiſter Office of the ſaid Court of Chancery, of the Payment into the Bank of ſuch Sum or Sums of Money, ſhall from Time to Time be a good and ſufficient Diſcharge to the Purchaſer or Purchaſers of the ſaid Premiſes, or any Part thereof, and to his, her, or their Heirs and Aſſigns,, for ſo much of the ſaid Purchaſe Money for which ſuch Certificate or Certificates, and Receipt or Receipts ſhall be reſpectively given, and that after the filing ſuch Certificate or Certificates, and Receipt or Receipts, ſuch Purchaſer or Purchaſers, and his, her, or their Heirs and Aſſigns, ſhall be, and is and are hereby abſolutely acquitted and diſcharged of and from the ſame, and he or they ſhall not be anſwerable or accountable for any Loſs, Miſapplication, or Non application thereof, or of any Part thereof.

Expences of this Act.

VII. Provided always, and be it further enacted, That it ſhall be lawful for the ſaid Court of Chancery, from Time to Time, to make ſuch Order as to the ſaid Court ſhall think fit, for taxing all the Coſts, Charges, and Expences preparatory to or attending the ſoliciting, applying for, and obtaining and paſſing this Act, and of making and completing the Sale or Sales herein-before directed to be made, and alſo the Coſts of the ſeveral Applications to be made to the ſaid Court reſpecting the Matters aforeſaid, and the Coſts of taking the ſaid Monies out of the Bank, and inveſting the ſame in a new Purchaſe as aforeſaid, and all other Coſts to be occaſioned in the Execution of this Act; and alſo from Time to Time

to make an Order for Payment of all such taxed Costs, Charges, and Expences out of the Monies so to be paid into the Bank, or out of the Monies to arise by Sale of the Navy, Victualling, Transport, or Exchequer Bills, to be purchased therewith.

Mrs. *Cornwall* may lease the Premises for 14 Years.

VIII. Provided also, and be it further enacted, That it shall and may be lawful to and for the said *Susannah Hall Cornwall* during her Life, to make any Lease or Leases of the Premises to be purchased in pursuance of this Act, or any Part thereof, for any Term or Number of Years, not exceeding Fourteen Years; so as all such Lease or Leases be made to commence in Possession, and not in Reversion or by way of future Interest, and be at the most improved Rent that may be reasonably had or obtained for the same, without taking any Fine or other Consideration whatsoever, other than the Rents and Covenants in such Leases to be respectively reserved and contained, and so as such respective yearly Rents be reserved and made payable Half-yearly during the Continuance of such Lease or Leases, and so as such Lessees respectively be not by any express Words therein contained made dispunishable for committing Waste, and so as the Lessee or Lessees do execute One Part at least of such respective Leases.

General Saving.

IX. Saving always to the King's most Excellent Majesty, His Heirs and Successors, and to all and every other Person and Persons, Bodies Politick and Corporate, and his, her, and their Heirs, Successors, Executors, and Administrators (other than and except the said *Susannah Hall Cornwall*, and the said *John Cornwall* the Infant, and his Heirs and Assigns), all such Estate, Right, Title, Interest, Claim, and Demand of, in, to, or out of the said several Premises hereby directed to be sold as aforesaid, or any Part thereof respectively, as they or any of them had before the passing of this Act, or might or could have had, held, or enjoyed in case this Act had not been made.

Act to be printed by the King's Printer.

X. And be it further enacted, That this Act shall be printed by the Printer to the King's most Excellent Majesty, and may be given in Evidence in all Courts of Justice, and before all Judges and Justices, who shall take judicial Notice thereof, in like Manner as if the same had been declared to be a publick Act.

The

The SCHEDULE to which the foregoing Act refers

County and Parish.	Estate, of what consisting.	Tenants Names.	Quantity.
Middlesex.	FREEHOLD.		
Hendon.	A Capital Mansion or Dwelling House with Yards, Stables, Coach Houses, and other Out-Houses, Court Yards, Gardens, and Pleasure Grounds, Shrubberies, Lawn, and Meadow Land, thereto belonging, with a Pew in the Church of Hendon.	Untenanted.	about A. R. P. 14 0 0
	COPYHOLD.		
	Sundry small Parcels of Copyhold Land, lying in different Parts of the said Freehold Grounds; and a Piece of Copyhold Land, with a Coach-House thereon erected, situate at Church End in Hendon aforesaid.	Ditto.	in Hand. 1 2 0
	A small Piece of Land lying in the Front of the Mansion House adjoining the High Road - -		0 1 22

The above is a true Schedule,

John Robins.

LONDON: Printed by GEORGE EYRE and ANDREW STRAHAN, Printers to the King's most Excellent Majesty. 1803.