

annum each house.

**Lots 12 to 19.—Eight Valuable Freehold BUILDING SITES,** being Nos 1, 4, 5, 6, 7, 8, 9 and 14, on the plan of **Rosebery Park Estate**, close to the Boscombe Railway Station, possessing frontages of 31ft. and 27ft. 4in. respectively to the Christchurch Road, and a depth of 90ft. each; No. 14 having a frontage of 43ft. to the Morley Road, and a depth of 96ft.

Cards to view and further particulars may be obtained of the Auctioneer, The Mart, Christchurch and Ringwood. [891

Solicitor: **RISDON D. SHARP, Esq.,**  
Christchurch.

**HIGHWAY BOARD.**—A meeting of the Highway Board was held on Monday afternoon, the waywardens present being Messrs. C. Dowden (who was voted to the chair), C. Frampton, C. Hunt, W. Ellison, H. Reeks, J. Proudley, R. Groves and G. Bartlett.—A letter was read from the County Surveyor consenting to the Board's estimate of £7 a year for keeping in repair the main road over the bridge at Hurn.—Some discussion took place with regard to the dirty state of the main road at Freemantle, which it was pointed out was well nigh impassable because of the mud which was upon it from one side to the other.—Mr. Ellison said that it would to some extent do away with the inconvenience to footpassengers if the board allowed the surveyor to take a little gravel from Pokesdown hill, and lay it by the side of the road near the further end of the **Rosebery park estate.** He noticed on the previous day that at one house peo-

Lot 5  
Dated 23<sup>rd</sup> May 1887  
Lot 103

Mess<sup>rs</sup> Green Gosling  
and Jenkins

\_\_\_\_\_ to \_\_\_\_\_

Mr. Albert Cox

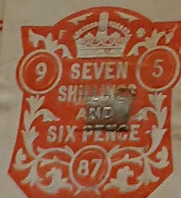
**Conveyance** of a piece  
of Freehold Land part of the  
"Rosebery Park Estate" situate  
at Pokesdown in the Parish of  
Christchurch Hants. —

Rusdon D. Sharp,  
Christchurch

Source: Pam Ruthvan, Pokesdown Community Forum.



WATERLOW BROTHERS  
& LAYTON, LIMITED  
25, Abchurch Lane  
London



# This Indenture

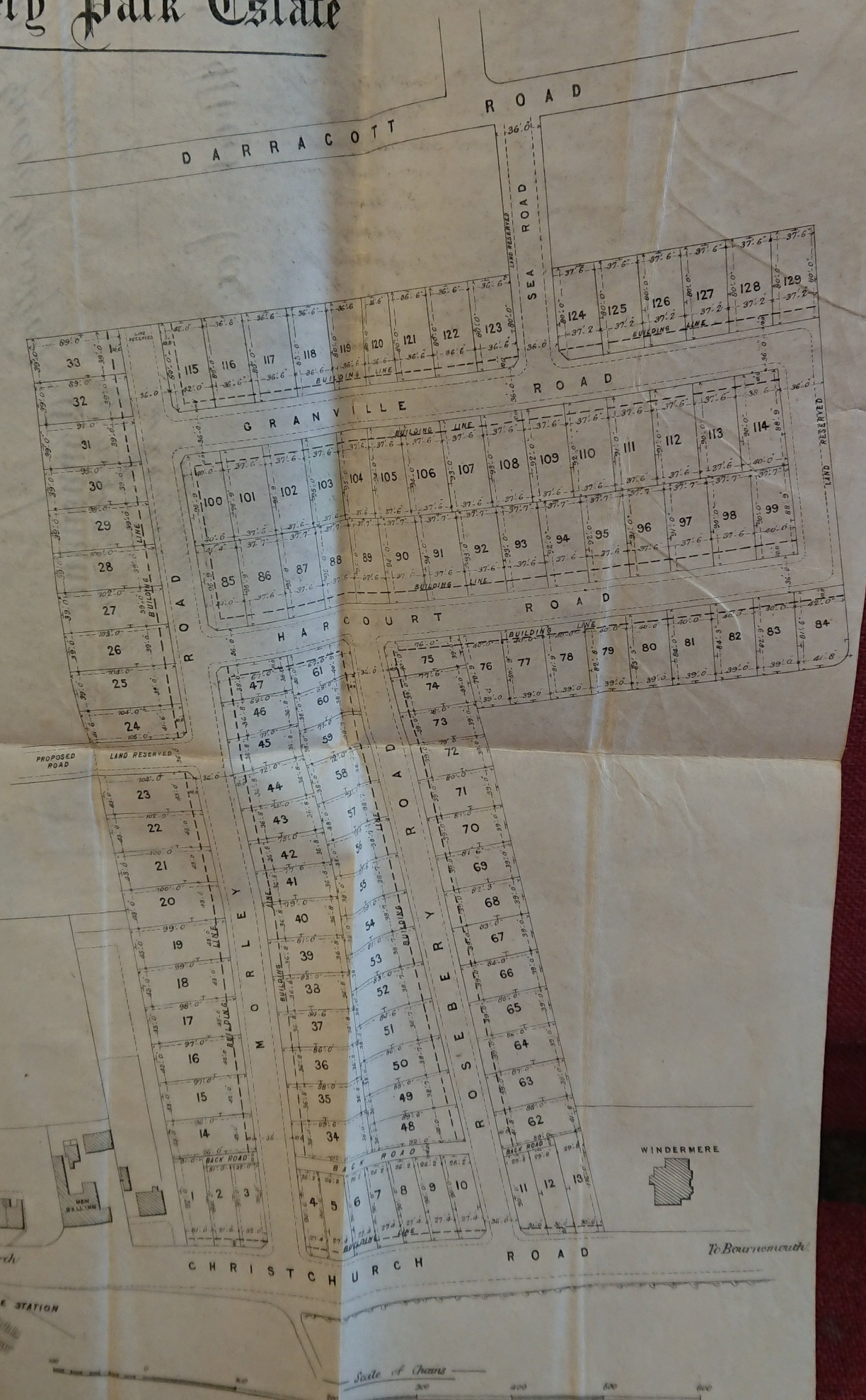
made the twenty third day of May 1900 One thousand eight hundred and eighty seven Between John Green Chemist Thomas Gosling Builder and Henry West Jenkins Builder all of Christchurch in the County of Southampton (hereinafter called 'the Vendors') of the one part and Albert Cox of Christchurch aforesaid Confectioner

76  
Whereas by an Indenture dated the twenty first day of May One thousand eight hundred and eighty seven and made between Ernest Lukin Wingrove of the first part William Keare of the second part and the said Vendors of the third part for the considerations therein mentioned the land therein described and delineated on the plan drawn on these presents and of which the piece of land hereinafter described and hereby conveyed forms a part was conveyed unto and to the use of the Vendors in fee simple And whereas the land so conveyed to the Vendors by the said recited Indenture has been staked out onto One hundred and twenty nine Lots for building purposes And whereas the Purchaser has contracted with the Vendors for the purchase of the land comprised in Lot 103 for the sum of Fifty eight pounds

Now this Indenture witnesseth that in consideration of the sum of Fifty eight pounds to the Vendors paid by the Purchaser (the receipt whereof the Vendors do hereby respectively acknowledge) They the Vendors Do and each of them Doth grant and convey unto the Purchaser All that piece of land being Lot 103 on the Plan of the land so purchased by the Vendors (now called 'the Rosebery Park Estate') as the same is situate at Pocklington otherwise East Boscombe in the Parish of Christchurch in the County of Southampton and with the boundaries and admeasurements thereof as particularly delineated and described in the Plan drawn on these presents and therein coloured Green To hold the same unto and to the use of the Purchaser in fee simple And each of them the Vendors covenants with the Purchaser that he the said covenanting party hath not made done committed or permitted any act deed matter or thing whereby the said land hereby conveyed has been or can or may be affected charged or encumbered in title estate or otherwise howsoever And the Vendors hereby acknowledge the right of the Purchaser to production of the said recited Indenture and all other deeds relating to the said land in their possession and to delivery of copies thereof And the Purchaser with the intent and purpose that this covenant may run with the said land and premises hereby conveyed doth hereby covenant with the Vendors that he the Purchaser will not at any time dig sell or carry away any gravel or other materials of any description whatsoever obtainable from his Lot (except surplus soil required to be removed for building purposes) and will not sink any well on his said Lot for the purpose of obtaining water therefrom That he will at all times hereafter at his own expense keep so much of a moiety of the new road made by the Vendors abutting on the land hereby conveyed and so much of the footpath on the North Western side of the said new road as is co-acknowledged by the Highway Board or other properly constituted authority and that the Vendors after giving one calendar month's previous notice in writing to the Purchaser to repair the same shall in case of the default of the Purchaser so to do be at liberty to repair the said road and footpath and to sue for and recover the costs of such repairs or to recover the same in like manner as rent in arrears That he will at the like expense maintain and keep in good condition the fence on the North Eastern side of the said land and that if he his heirs or assigns shall make default in maintaining or repairing any such fence within ten days after notice in writing requiring him so to do shall have been given to him or left at his residence or upon the premises hereby conveyed by the Owner for the time being of either of the adjoining Lots or by the Vendors then such adjoining owner or the Vendors shall be at liberty forthwith to repair any such fence and the Purchaser shall on demand repay to such adjoining owner or such Vendors all moneys expended by the former or the latter for the purpose aforesaid and all expenses relating thereto That no house or building is to be erected on the said piece of land shall be of the usual kind and that no detached outbuilding of less area than two



# Rosebery Park Estate



From Christchurch

MARCOMBE STATION

CHRISTCHURCH ROAD

ROAD

WINDERMERE

To Bournemouth

Scale of Feet



## Bournemouth Guardian - Saturday 18 May 1895

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statement. Resuming his Holway stated "We lit it e on't know what P.C. Breathman arrested me y at Bournemouth. cha and witness told said fore. Thomas said visit the scene of the fire and tin produced. P.C. of the owner gave evidence e defendants were present ished—and the damage (£2) h committed for trial.

**SOME.**

couple afterwards left for France, via Southampton, where the honeymoon will be spent.

### POKESDOWN.

REV. E. G. LAURENCE, pastor of the Rosebery Park Baptist Chapel, who, a short time ago had to relinquish his duties for a time in connection with the chapel and journey to Margate for the benefit of his wife's health, conducted the services on Sunday. Mrs. Laurence has greatly improved in health since her stay at Margate, and her medical adviser there speaks of her ultimate recovery in a short time. If this should come to pass, in all probability Mr. Laurence will again take up his residence at Pokesdown, and continue to minister to the people at Rosebery Park Chapel.

## Christchurch Times - Saturday 29 June 1895

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d enough to allow all back into place Mr. Goodall said one he saw was fit state it was. The auctions, but those eing mischievous bench announced whereupon George is charged for per-fit state.—Inspected a conversation -Monday evening. matter with the g, except a wound r had been altered. worked under his ther mine, or my

James's, Pokesdown, vacant through the resignation of the Rev. E. D. Benison.

**ANNIVERSARY SERVICES.**—The third anniversary of the Rosebery Park Baptist Church was celebrated on Sunday last, when the Rev. E. G. Lawrence (pastor) was the preacher. In the afternoon an open air meeting was conducted on the sands, the Revs. W. R. Chesterton and E. G. Lawrence being the principal speakers. Mr. Lawrence, who, it will be remembered, had to discontinue his pastoral duties at the chapel on account of leaving Pokesdown for his wife's health, has, to the delight of the members and congregation, found it possible to continue his pastorate. He hopes, as long as Mrs. Lawrence stays at Margate, to occupy the pulpit frequently.—A public tea and meeting were held at the chapel on Wednesday, Capt. Annesley, R.N., presiding.



## **POKESDOWN.**

### **ROSEBERRY PARK BAPTIST CHURCH.**

On Wednesday afternoon a two days' sale of work took place in the Rosebery Park Baptist Schoolroom in aid of the Church funds, the opening ceremony being performed by the Mayoress of Bournemouth (Mrs J A Parsons). The stalls were heavily laden with useful and ornamental articles.

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The Mayoress having been formally introduced by the Pastor, the Rev G D HOOPER moved a vote of thanks to Mrs Parsons for her presence there that day. She had done, he said, many gracious things, but nothing more gracious than coming to the House of God to help them in their work. At that Church they had a very earnest and struggling people, while Mr Perkins was esteemed from one end of the town to the other as a Christian gentleman, as an earnest worker, and as a most strenuous pastor. (Hear, hear.)

.....

The PASTOR stated that at Rosebery Park the congregation was rather small and not wealthy, and it was necessary, in order to carry on the ordinary work of the Church, and in order to secure that there should be a minister, that the congregation should raise a certain amount to supplement the proceeds of such sales as that. The proceeds of that sale of work was in aid of that object and any surplus that might arise could be devoted to many useful purposes. The sale of work two years ago gave them a renovated chapel, and through last year's sale they had been able to renovate that room. (The proceeds of the sale the previous day amounted

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I notice that the tramline works in connection with the line to Christchurch are now in full swing. Possibly no undertaking could have given the **Pokesdown** end of the borough such a **lift** as have these trams. We may now expect to see this part develop by leaps and bounds. The value of property is certain to go up, and in a few years we shall see what will be practically a new town between **Pokesdown** and Tuckton Bridge.

## Bournemouth Guardian - Saturday 07 December 1918

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esent day of rejoic-  
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problems of fuel and lighting be alleviated.

**ROSEBERY PARK BAPTIST CHURCH.**—The recognition of the Rev. Henry Bury, B.A., as pastor of the **Rosebery Park Baptist Church** took place on Wednesday evening. There was an encouraging attendance, despite the inclemency of the weather. The chair was taken by Mr. J. K. Hume, B.A., and addresses were given by Mr. Read (secretary), the Chairman, the Revs. T. Woodhouse (of Southsea), W. F. Hurst, F. J. Dawson, A. E. Wright, H. T. Lewis, and R. Petty. The new Pastor was given a good reception.



## Anniversary Services.

Anniversary services in connection with the Rosebery Park Baptist Church were held on Sunday, when the special preacher, morning and evening was the Rev. F. W. Duncombe, of Southampton. On Wednesday evening a public meeting was held in the church over which Mr. Henry Hayward presided. He was supported by the Pastor, the Rev. H. Bury and the Revs. J. Howell Rees (Lansdowne), F. J. Dawson (Branksome), G. K. Smith, and Howell Gwyn Lewis (Parkstone).

In his report, the secretary (Mr. J. H. Read), mentioned that during the year the Rev. W. H. Perkins had gone to Henley-on-Thames, and they had welcomed their new pastor. The building debt had been reduced by £45, and now it stood at £107 10s. 0d. The report also spoke of renovations to the chapel and schoolroom, new heating apparatus and a new organ as considerations for the near future.

The Chairman, in his remarks, pleaded for larger attendances at the prayer meetings. A successful prayer meeting, he claimed, signified a successful church.



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s. C.  
MBE.

**A** separate Building duly Certified for Religious Worship, named Baptist Church, situated at **Harcourt Road, Pokesdown**, in the Civil Parish of Bournemouth in the County Borough of Bournemouth in Christchurch Registration District, was on the Eighteenth January, 1919, registered for solemnizing Marriages therein, pursuant to 6th and 7th Wm. iv c. 85. Dated the 21st January, 1919; Alan Druitt, Superintendent Registrar.

Bournemouth Guardian - Saturday 22 November 1919

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**FURRIER.**

**BAPTIST ANNIVERSARY.** — Special services were held on Sunday at the **Rosebery Park Baptist Church** in celebration of the first anniversary of the Pastor (the Rev. H. Bury, B.A.). On Wednesday there was a large attendance at a social evening, when the seven returned service members of the **church** were given a welcome. In extending a welcome to the returned men, the Pastor spoke of the need for social work in the **church**. A musical and social programme was contributed to by Mr. Law's mandoline trio, the Misses Playden, Gravelor and Tapp, Mesdames Browning and Povey, and Messrs. Mahoney, Langrish, Browning, and Phews. Mrs. Mahoney was the accompanist. During the evening refreshments were served.