

MANORIAL TITLES BEWARE

LEGALITY OF DORMANT MANORIAL AND FEUDAL TITLES

Many Lordships (Lord of the Manor) titles of dignity that appear dormant became lordships of gross. (a manor in gross is one which in the course of time has ceased to have any demesne lands annexed to it. (see Scriven's Law of Copyholds and Manors (7th Edition 1896).

There is a lack of information by Manorial Counsel Limited and their solicitors (Hattons). They are clearly not competent in manorial law.

A well-known passage in *Magarry and Wade on The Law of Real Property, 6th edition (2000) page 30*, to the effect that after 1289 the number of mesne lordships could not be increased, evidence of existing lordships gradually disappeared with the passing of time, and so most land came to be held directly by the Crown. (also detailed in *Cheshire and Bum's Modem Law of Real Property, 16th edition (2000) page 15*)

Therefor many manors were extinguished either when invested in the Crown, or when its assets were sold off, thereafter becoming a lordship in gross, plus, often there is no documentary evidence to show that the requirements for conveyance (by deed) of many lordships had been met.

Manorial Counsel Ltd (Kevin Norris) and their solicitors (Hattons) are not competent in manorial law, as indeed the solicitor who works for Nobility. A solicitor needs to specialise in property law and the registration of a title, including manorial law.

To identify this standard as the ‘yardstick’, *Jackson and Powell on Professional Liability 6th edition (2007) at 11-097 is the go-to paper.*

On the absence of any manorial documents - this is a strong indication that no manor existed or had been transmitted. We therefore rely upon the provision of section 144A of the Law of Property Act 1922, as inserted by section 2, Schedule 2 and paragraph 2 of the Law of Property (Amendment) Act 1924. In particular section 144A (2) provided that “manorial documents shall remain in the possession or under the control of the lord of the time being of the manor to which the same relates and he shall not be intitled to destroy or damage wilfully such document”.

The absence of such records is an indication that a manor has ceased to exist. A solicitor exercising proper care should be alert to this point.

A manorial or feudal title (Lordship/Barony) **cannot be created or reconstructed** by anyone other than the Crown. This is a legal point of which Manorial Counsel Ltd and Nobility mislead viewers over their novelty titles and sell them as genuine - which is fraudulent behaviour. It is simply is not true that Kevin Norris found a barrister who found a way to claim/reconstruct/create titles. This is a blatant fabrication.

Possession of a manorial or feudal title in name is neither a lordship or barony. It is not a title as such. It is the ‘Quiet Enjoyment’ of the name only.

Therefor without the correct documentation quoting the relevant laws and sections of law, all the titles sold by Manorial Counsel Ltd, Nobility, Elite Titles and many other platforms/companies are of novelty value only.

The Deed of Conveyance of a title sold by Manorial Counsel Ltd or any of the companies/platforms detailed on the list of Companies/Platforms of Concern, would not stand up in a court of law.

There was a case where one title a client of Manorial Counsel Ltd purchased was tested in a court of law and the judge dismissed the title as one of novelty value.

- a manorial title which appears dormant cannot be claimed
- a manorial / feudal title cannot be reconstructed. There is no law enabling this.
- titles which have a checkable and complete set of deeds, in an unbroken chain, are the only titles which can be registered on the Official Gazette. Therefor those titles registered by Manorial Counsel Ltd solicitors have been fraudulently submitted and have grossly misled the staff at the Gazette.

Manorial Counsel Ltd does not sell titles which hold a complete set of deeds. The titles which Manorial Counsel Ltd sell are of novelty value only and therefore should not be registered on the Official Gazette.

Manorial Counsel Ltd (Kevin Norris) and his complicit solicitors (Hattons) are effectively undermining the value of those titles which hold a complete set of deeds. None of Manorial Counsel's client should be placed in the same bracket as someone holding a complete set of deeds.

- Manorial Counsel Ltd **are not** a leading authority whatsoever in manorial law or manorial titles. The leading authority is **The Manorial Society of Great Britain.**

WIKIPEDIA

Wikipedia has also been grossly misled by Hattons solicitors with their fraudulent entries of their client's titles which are of novelty value.

It is clear that Manorial Counsel Ltd should be investigated by Trading Standards at the very least and Hattons solicitors should be investigated by the Law Society.

Michael Baxendale of Newhall Solicitors is an international lawyer and a leading lawyer in manorial law. He has a team of staff who are experienced in manorial law.

If in doubt then why not contact his office.

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MANORIAL TITLE REGISTER