Wrexham R.D.C. 89

P.D. Stamp Only

This CONVEYANCE is made the twenty eighth day of March One thousand nine hundred and sixty-six BETWEEN THE PROPERTIES BOARD OF THE CALVINISTIC METHODIST CHURCH OF WALES or PRESBYTERIAN CHURCH OF WALES (a Body corporate constituted by the Calvinistic Methodist or Presbyterian Church of Wales Act 1933) (hereinafter called "the Properties Board") of the one part and THE RURAL DISTRICT COUNCIL OF WREXHAM of Imperial Buildings Regent Street Wrexham in the County of Denbigh (hereinafter called "the Purchaser") of the other part

WHEREAS:

(1) By a Conveyance dated the Thirteenth day of November One thousand nine hundred and seven and made between William Thomas of the one part and divers persons as the Trustees for and on behalf of the Welsh Calvinistic Methodist Connection of the other part the property hereinafter described together with other property was conveyed to the said Trustees for an estate in fee simple in possession

(2) By an Act of Parliament 23 and 24 George V 1933 the Properties Board was incorporated and the property hereinafter described together with other property was vested in the Properties Board for an estate in fee simple in possession

(3) The Properties Board has been in receipt of the rents and profits of the piece of land shown coloured blue on the plan annexed hereto for a period of twelve years and upwards without any adverse claim being made against it

(4) The Properties Board has agreed to convey to the Purchaser its fee simple estate in the piece of land coloured red on the said plan and all its estate and interest in the piece of land coloured blue on the said plan in consideration of the payment by the Purchaser to the Properties Board of the sum of Two thousand one hundred pounds

NOW THIS DEED WITNESSETH as follows :-

1. In pursuance of the said agreement and in consideration of the sum of Two thousand one hundred pounds paid by the Purchaser to the Vendor (the receipt whereof the Properties Board hereby acknowledges) the Properties Board as Custodian Trustee conveys to the Purchaser

(i) ALL THAT piece or parcel of land containing by admeasurement 1069 square yards or thereabouts having a frontage to the main road leading from Ruabon to Llangollen known as Llangollen Road Acrefair Near Wrexham in the County of Denbigh with the buildings erected thereon or on some part thereof and known as Trinity Hall and Institute Acrefair aforesaid and for the purpose of identification only shown coloured red on the plan annexed hereto

(ii) ALL THAT its estate and interest in the piece of land containing 1355 square yards or thereabouts immediately adjacent and to the west of the property firstly hereinbefore described and for the purpose of identification only shown coloured blue on the plan annexed hereto

TO HOLD the same unto the Purchaser in fee simple SUBJECT TO a right of way for the Vendor and its successors in title the owner or owners for the time being of the land and buildings known as the Presbyterian Church Trinity Acrefair aforesaid at all times and for all proper and tenantly purposes with or without vehicles over and along a strip of land eight feet nine inches wide part of the property hereby conveyed to and from the rear of the said Presbyterian Church Trinity from and to the roadway at the rear of that property

2. The Purchaser hereby covenants with the Properties Board that the Purchaser and its successors in title and assigns will not

(a) Carry on any trade business or manufacture in or on the property sold on Sundays

(b) Use the property hereby conveyed for the sale of intoxicating liquor or as a licensed club or betting shop or for any kind of gambling or public dancing

AND the Purchaser for itself its successors in title and assigns hereby covenants that it or they will henceforth observe and perform the said covenants and that in any future conveyance or disposition of the property hereby conveyed the Purchaser will obtain from any purchaser or otherwise from it suitable covenants to observe and perform the said covenants hereinbefore contained for the protection and benefit of the adjoining premises of the Properties Board

3. It is hereby certified that the transaction hereby effected does not form part of a larger transaction or of a series of transactions in respect of which the amount or value or the aggregate amount or value of the consideration exceeds the sum of Four thousand five hundred pounds

IN WITNESS whereof the parties hereto have caused their respective Common Seals to be hereunto ffixed the day and year first before written

THE COMMON SEAL of THE PROPERTIES BOARD OF THE CALVINISTIC METHODIST CHURCH OF WALES or THE PRESBYTERIAN CHURCH OF WALES was hereunto affixed in the presence of :-

[redacted]

Member of the Board

[redacted]

Secretary

Seal Register No : 7094

THE COMMON SEAL of THE RURAL DISTRICT COUNCIL OF WREXHAM was hereunto affixed in the presence of :-

6130

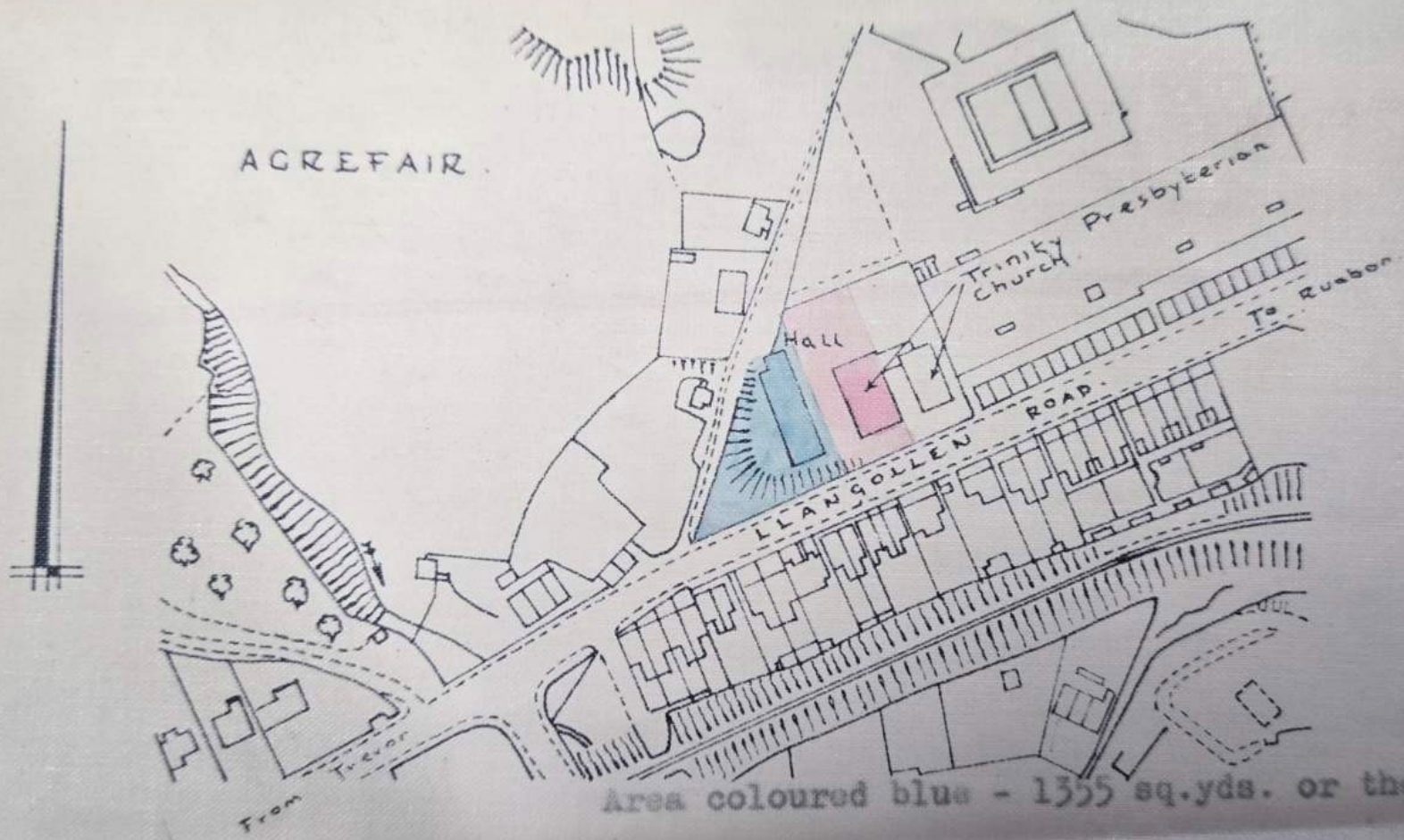
Chairman [redacted]

[redacted]

Clerk of the Council

PLAN REFERRED TO.

ORDNANCE PLAN No SJ 2742 & SJ 2743



Area coloured blue - 1355 sq.yds. or thereabouts

SCALE 1/2500ch.

T.A. BOWEN M.I. Mun. E.
ENGINEER & SURVEYOR.
REGENT ST. WREXHAM.

AREA COLOURED RED 1065 Sq. YDS. OR THEREABOUTS.

DATED 28th March 1966

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THE PROPERTIES BOARD OF THE CALVINISTIC METHODIST CHURCH OF WALES or THE PRESBYTERIAN CHURCH OF WALES

-to-

THE RURAL DISTRICT COUNCIL OF WREXHAM

C O N V E Y A N C E

-of-

Land and premises situate at and known as Trinity Hall and Institute Acrefair Near Wrexham in the County of Denbigh

Trevor L. Williams, Esq., LL.M.,

Solicitor,

Wrexham.