INLAND REVENUE PRODUCED 17-1-68 FINANCE ACT 1931

ONE HUNDRED POUNDS 17 1 68

FIFTEEN SHILLINGS 17 1 68

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This Conveyance

is made the Sixteenth day of January One thousand nine hundred and sixty-eight

B E T W E E N THE RURAL DISTRICT COUNCIL OF WREXHAM of Imperial Buildings Regent Street Wrexham in the County of Denbigh (hereinafter called "the Vendor") of the one part and W. J. PARRY & CO (NOTTINGHAM) LIMITED whose registered office is situate at Victoria Mills Draycott in the County of Derby (hereinafter called "the Purchaser") of the other part

W H E R E A S the Vendor is seised of the property hereinafter firstly and secondly described and intended to be hereby conveyed for an estate in fee simple in possession free from incumbrances and has agreed to sell the same to the Purchaser for a like estate subject as hereinafter mentioned but otherwise free from incumbrances at the price of Ten thousand one hundred and fifty pounds

N O W T H I S D E E D W I T N E S S E T H as follows :-

1. IN pursuance of the said agreement and in consideration of the sum of TEN THOUSAND ONE HUNDRED AND FIFTY POUNDS paid by the Purchaser to the Vendor (the receipt whereof the Vendor hereby acknowledges) the Vendor as BENEFICIAL OWNER hereby conveys unto the Purchaser FIRST ALL THAT piece or parcel of land containing by admeasurement One thousand and sixty nine 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 known as Trinity Hall and Institute Acrefair aforesaid and for the purpose of identification only shown coloured red on the plan annexed to a Conveyance (hereinafter called "the Vendor's Conveyance") dated the Twenty-eighth day of March One thousand nine hundred and sixty-six made between The Properties Board of the Calvinistic Methodist Church of Wales or Presbyterian Church of Wales of the one part and the Vendor of the other part And SECONDLY ALL THAT the estate and interest of the Vendor in the piece of land containing One thousand three hundred and fifty-five square yards or thereabouts immediately adjacent and to the West of the property first hereinbefore described and for the purpose of identification only shown coloured blue on the plan annexed to the Vendor's Conveyance which properties firstly and secondly described are shown on the plan annexed and thereon edged red And THIRDLY ALL THAT estate and interest (if any) of the Vendor in that part of the site of the roadway not included in the Conveyance hereby made running along the Western

side of the piece of land hereinbefore described TOGETHER (so far as the Vendor can grant the same)with the benefit of any right now existing to use the sewers and drains serving the property hereby conveyed and running beneath the adjoining property on the East side of the property hereby conveyed SUBJECT to the right of way for 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 EXCEPT AND RESERVING the right for the Vendor and any other person or persons entitled thereto of free passage or gas electricity water and soil through or along the pipes wires cables drains or water courses already or within twenty-one years from the date hereof to be built or placed in through or over or under the property hereby conveyed to and from any of the adjoining lands and premises And SUBJECT ALSO to the covenants contained in the Vendor's Conveyance TO HOLD the same (together with but SUBJECT to and except and reserved as aforesaid) UNTO the Purchaser in fee simple

2. THE Purchaser for itself and its successors in title hereby COVENANTS with the Vendor :-

(a) Not to use the property hereby conveyed for any immoral purposes

(b) Not to use the property hereby conveyed for any act or thing which may be or grow to the annoyance or disturbance of the neighbourhood and in particular not to park motor vehicles on or otherwise obstruct the roadway hereinbefore referred to

3. THE Purchaser hereby further COVENANTS with the Vendor that the Purchaser and the persons deriving title under it will indemnify the Vendor against all actions costs claims or liability in respect of the maintenance and repair of the roadway recently constructed by the Vendor and being adjacent to and on the Westerly side of the property hereby conveyed

4. THE Purchaser with the object and intent of affording to the Vendor a full and sufficient indemnity but not further or otherwise hereby further COVENANTS with the Vendor that the Purchaser and the persons deriving title under it will at all times hereafter duly observe and perform the covenants and conditions contained in the Vendor's Conveyance and will indemnify and keep indemnified the Vendor from and against all actions proceedings costs claims and demands for

PLAN REFERRED TO



SCALE 20 FEET TO 1 INCH

ORDNANCE PLAN SJ 2643 2743

PART PARCEL Nº 7460

T. A. BOWEN C.Eng. M.I.Mun.E.
ENGINEER & SURVEYOR
WREXHAM R.D.C.

or on account of any future breach non-observance or non-performance of the same

IN WITNESS whereof the Vendor and the Purchaser have hereunto affixed their Common Seals the day and year first before written

THE COMMON SEAL of The Rural District Council of Wrexham was hereunto affixed in the presence of :-

[redacted]

Chairman

[redacted]

Clerk to the Council.

THE COMMON SEAL of W.J. Parry & Co. (Nottingham) Limited was hereunto affixed in the presence of :-

Director [redacted]

Secretary [redacted]