COLNEY HEATH PARISH COUNCIL

Address: Highfield Park Visitor Centre, Hill End Lane AL4 0RA
Telephone: (01727) 825 314
Website: https://colneyheathparishcouncil.gov.uk
E-mail: clerk@colneyheathparishcouncil.gov.uk

Copy

Dated 6th May 1935

Captain Roger Cyril Lindsay Lindsay

to

The Parish Council of St Peter Rural

Conveyance

of

freehold land situate at Colney Heath and Tyttenhanger Green in the Parish of St Peter Rural in the County of Hertford

BY A CONVEYANCE dated the 24th day of November 1960 THE PARISH COUNCIL OF THE PARISH OF COLNEY HEATH IN LONDON conveyed to the Minister of Transport part of the land comprised in the within written Deed containing 370 square yards or thereabouts in the Parish of London Colney and fronting Whitehorse Lane

SEALED

6/12/35

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This Conveyance is made the sixth day of May One thousand nine hundred and thirty five Between Major Cyril Henders of Spencer House St Albans in the County of Hertford a Captain in the Salvation Army whom hereinafter called the Grantor of the one part and the Parish Council of the Parish of St Peter Colney in the County of Hertford hereinafter called the Council of the other part

Whereas

(1) The Grantor is seised of the hereditaments hereinafter described and thereby intended for an estate in fee simple in possession free from encumbrances but subject to the covenants and conditions hereinafter referred to

(2) The Grantor acquired the said properties out of moneys bequeathed to him by the Will of the late Charles Morris late of Highfields Hall St Albans in the [illegible] for the benefit of the recovery and the Grantor has accordingly agreed with the Council to grant and convey unto the Council voluntarily the said properties hereinafter described and hereby intended for an estate in fee simple in possession free from encumbrances but subject to the said covenants and conditions

(3) The Council has agreed to enter into the covenant hereinafter contained

Now in pursuance of the said agreement and in consideration of the premises this Deed witnesseth as follows

The Grantor as Settlor hereby grants and conveys unto the Council

First All that piece or parcel of land situate in London Colney in the County of Hertford containing ~~Eight acres~~ 8.301 acres or thereabouts formerly forming part of a farm known as London Colney Farm Which said piece of land is for the purpose of identification only more particularly delineated on the plan annexed hereto marked "A" and thereon coloured pink green and blue Together with the benefit of and subject to such rights covenants reservations and easements as are contained in the two Conveyances the one dated the ninth day of December One

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thousand nine hundred and thirty two between John Holt and Frances Thomas Mills of the one part and the Grantor of the other part and the other dated the tenth day of February One thousand nine hundred and thirty three were made between Charles Henry Dawson of the one part and the Grantor of the other part Secondly all that piece or parcel of land situate at Tyttenhanger Green in the County of Hertford which said piece or parcel of land is with the boundaries and dimensions for the purpose of identification only more particularly delineated on the plan annexed hereto marked "B" and thereon edged pink and then Thirdly all that piece or parcel of land which is in the Parish of St Peter Rural being formerly part of the Highfield Hall Estate having a frontage to the road there called White Horse Lane of Six hundred and fifty feet or thereabouts and a depth of four rods on road and sixteen rods or thereabouts which said piece or parcel of land is for the purpose of identification only more particularly delineated on the plan annexed hereto marked "C" and thereon edged pink Together with the right for the Council and their successors in title and their tenants and occupiers at all times and for all purposes with or without horses carriages and motors and other vehicles to pass and repass over and along the piece of land coloured red on the said plan until the same shall have been used by the Council of the Administrative County of Hertford for the purposes of widening and shall have become part of White Horse Lane To hold unto the Council in fee simple subject as as regards that part of the property first described coloured blue on the said plan marked "A" to the terms of a lease dated the first day of March One thousand nine hundred and thirty one made between Charles Henry Dawson of the one part and Leonard Reginald William Morris of the other part whereby the said piece of land was (with other land) demised to the said Leonard Reginald William Morris for a term of Ten years and six months from the twenty fifth day of March One thousand nine hundred and thirty at the yearly rent of One hundred and thirty pounds

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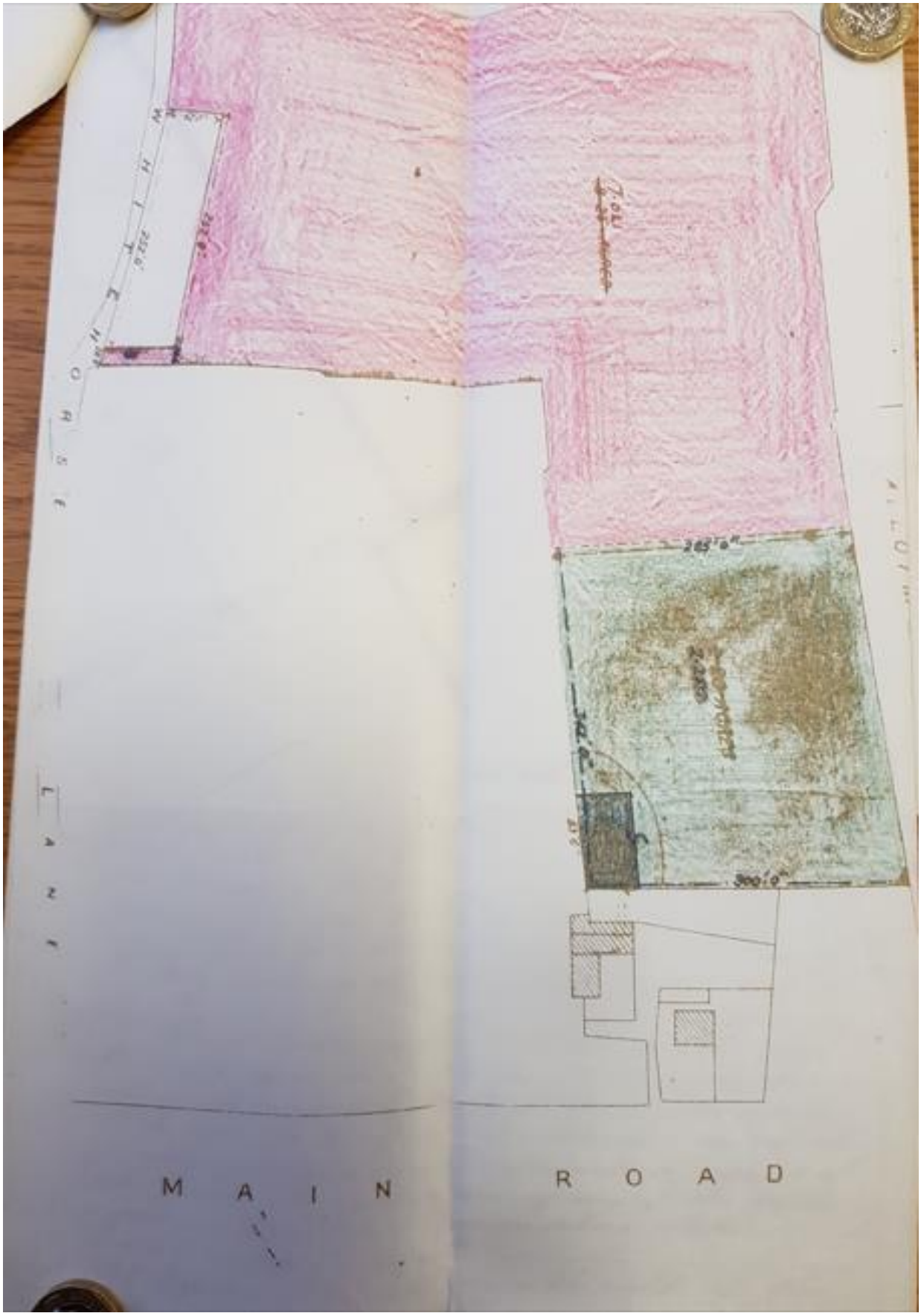

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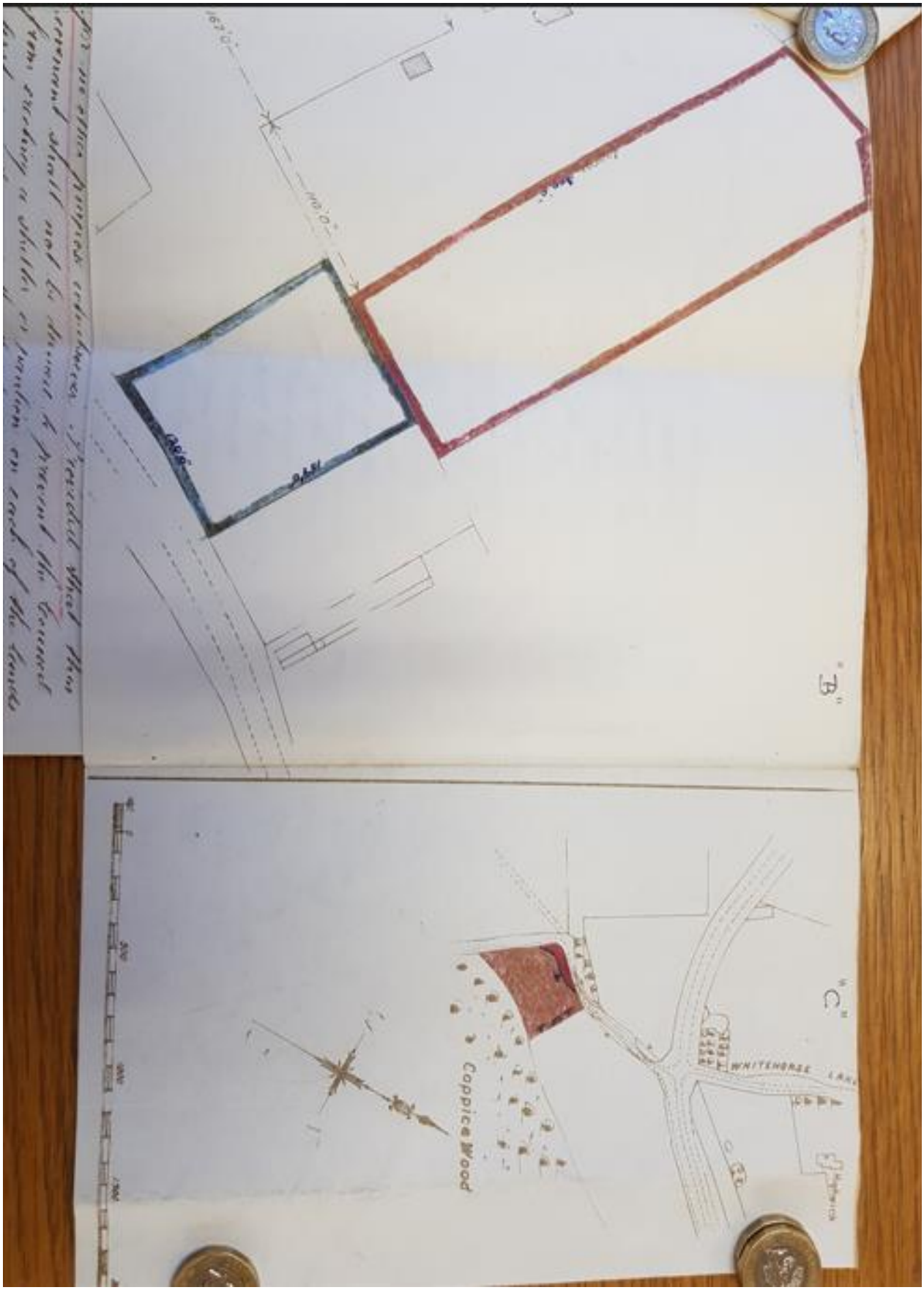

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1 (3) (Not affecting)
(3) As regards that part of the property secondly described edged pink on the said plan marked "H" to the stipulations and conditions referred to in a Conveyance dated the fifth day of May One thousand nine hundred and thirty three between Henry Jones Barnes and William Barnes of the one part and the Grantor of the other part and (3) as regards the property thereby described to and with the benefit of the stipulations and conditions contained in a Conveyance dated the ninth day of July One thousand nine hundred and thirty four between the County Council of the Administrative County of Hertford of the one part and the Grantor of the other part

2 The Council to the intent and so that this covenant shall be binding on the said lands and premises hereby conveyed into whosoever hands the same may come to hereby for themselves and their successors in title covenant with the Grantor and his successors in title that the Council and their successors in title will not at any time hereafter erect any buildings or erections of any sort on the lands hereby conveyed and hereby assured or any part thereof and that the same shall at all times hereafter be kept as open spaces and be used for pleasure recreation or playing grounds and for no other purpose whatsoever Provided that this covenant shall not be deemed to prevent the Council from erecting a shelter or pavilion on each of the lands first secondly and thirdly hereinbefore described or any of them for the benefit of the persons using the said lands as aforesaid if the Council shall so desire.

3 The Council hereby covenant with the Grantor that the Council and the persons deriving title under them will at all times hereafter keep the Grantor and his estate and effects effectually indemnified against all proceedings costs claims and demands on account of any breach or nonobservance of any of the before mentioned stipulations and conditions whether or not being a continuing breach.

4 The Grantor hereby acknowledges the right of the Council to production of the documents mentioned in

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the Schedule hereto and to delivery of copies thereof
In witness whereof the Grantor and the members of the
Parish Council have hereunto set their hands and seals
the day and year first above written.

The Schedule above referred to

As regards part of the property first described

9th December 1932 | The before mentioned Conveyance of this date

As regards part of the property secondly described

20th March 1931 | Assent The Personal Representatives of Edwin
Morris deceased

Signed Sealed and Delivered
by the above named Roger Cyphers
Gentleman in the presence of
Albert Cribb
Retired Bank Official
Ridge Villa London Road
St Albans

Signed Sealed and Delivered
by Francis Pinnock (Chairman)
a Member of Parish Council
of St Peter Rural in the
presence of Albert Cribb
Retired Bank Official
Ridge Villa London Road
St Albans

Signed Sealed and Delivered
by Francis Thomas Mills
Member of the Parish Council
of St Peter Rural in the
presence of Albert Cribb
Retired Bank Official
Ridge Villa London Road
St Albans.

ENROLLED IN THE BOOKS OF THE CHARITY COMMISSIONERS
FOR ENGLAND AND WALES PURSUANT TO THE PROVISIONS
OF SECTION 6(2) OF THE MORTMAIN AND CHARITABLE USES
ACT, 1888, AND SECTION 1 OF THE MORTMAIN AND CHAR-
ITABLE USES ACT AMENDMENT ACT, 1892.

Sealed 20 July 1935