This document is a typed 'translation' of the hand written official document signed on 6th May 1935. Our thanks to Liz Day. The few words that couldn't be deciphered are highlighted in yellow.

Dated 6th May 1935

Captain Roger Ogilvy Sanders

Of

The Parish Council of St Peter Rural

Conveyance of freehold land situated at London Colney and Tyttenhanger Green, the Parish of St Peter Rural in the county of Hertford.

613/35

……

MEMO

By a conveyance dated the 24th day of November 1960 THE PARISH COUNCIL OF THE PARISH OF LONDON COLNEY conveyed to the Minister of Transport part of the land comprised in the within written Deed containing 370 square yards of thereabouts in the Parish of London Colney and fronting Whitehorse Lane.

……..

This Conveyance is made the sixth day of May one thousand nine hundred and thirty-five between Roger Ogilvy Sanders of Spencer House St Albans in the County of Hertford a Captain in His Majesty's Army retired, hereafter called the Grantor of the one part and The Parish Council of the Parish of St Peter Rural in the County of Hertford - hereinafter called the Council of the other part

Whereas

1) The Grantor is seised of the properties hereinafter described and hereby assured 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 his uncle Charles Morris late of Highfield Hall St Albans in the said County of Hertford, esquire deceased for the benefit of the locality and the Grantor has accordingly agreed with the Council to grant and convey unto the Council voluntarily to the said properties hereinafter described and hereby assured 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 9.301 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 two conveyances the one dated the ninth day of December One

thousand nine hundred and thirty-two between John Holt and Francis 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 and made between Charles Henry Dawson of the one part and the Grantor of the other part.

Not affecting (Margin note: Not affecting 2nd & 3rd)

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 blue.

Not affecting

Thirdly All that piece or parcel of land which 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 an area of two acres, one..... and sixteen perches 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 coloured 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 (1) as regards that part of the property first described coloured blue in the said plan marked "A"

(Not affecting)

to the terms of a lease dated the first day of March one thousand nine hundred and thirty and 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 or March one thousand nine hundred and thirty at the yearly rent of one hundred and thirty pounds

2a(3) (Not affecting)

(2) As regards that part of the property secondly described edged pink on the said plan marked "B" to the stipulations and conditions referred to in a conveyance dated 5 May 1933 between Mary Ann Eames and William Eames 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 9 July 1934 between the County Council of the Administration County of Hertford of the one part and the Grantor of the other part.

The Council to the intent and so that this covenant shall be binding on the said lands and premises hereby reserved and whomsoever 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 ono the lands hereby conveyed and being assured or any part thereof and that the same shall at all times hereafter be kept as open spaces and used for pleasure recreations or playing grounds and for no other purpose whatsoever. Provided that the covenant shall not be deemed to prevent the Council from erecting a shelter or pavilion on each of the lands first secondly and thirdly herein before described or any of them for the benefit of the persons using the said land 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 cash claims and demands on account of any breach or non-observance 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

the schedule hereto and to delivery of copies thereof. In Witness whereof the Grantor and two members of Parish Council have herewith 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 30th March 1931 Assent The Personal Representatives of Charles Morris deceased.

Signed Sealed and Delivered by the abovementioned **Roger Ogilvy Sanders** in the presence of: A. Lewis Cribb, Retired Bank Official, Ridge View, London Road, St Albans

Signed Sealed and Delivered by **Francis Penwick** (Chairman) a Member of Parish Council of St Peter Rural in the presence of: A. Lewis Cribb, Retired Bank Official, Ridge View, London Road, St Albans

Signed Sealed and Delivered by **Francis Thomas Mills** a Member of the Parish Council of St Peter Rural in the presence of: A. Lewis Cribb, Retired Bank Official, Ridge View, 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 & Charitable Uses Act 1888, and Section 1 of the Mortmain and Charitable Uses Act Amendment Act, 1892.

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5th July 1935

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