

TRANSCRIPT

Dated 7th December 1928: Mr Rupert Richards to Mr Ernest Richards and Others

CONVEYANCE of a piece of freehold Land situate at Catbrook in the Parish of Trelleck in the County of Monmouth

THIS CONVEYANCE made the seventh day of December one thousand nine hundred and twenty eight between Rupert Richards of Catbrook in the Parish of Trelleck in the County of Monmouth Farmer (hereinafter called "the Settler") of the one part and Ernest Richards of Whitelye Trelleck aforesaid Small Holder Charles Morgan of the same place Small Holder and Mark Watkins of Catbrook aforesaid Mason (hereinafter called "the Trustees" which expression shall include their successors in office from time to time) of the other part.

WHEREAS the Settler is seised in fee simple in possession free from incumbrance of the piece of land hereinafter described and hereby assured and is desirous of conveying the same to the Trustees upon and subject to the trusts powers and provisions hereinafter declared

AND whereas the Trustees some time since erected a Village Hall upon the said piece of land hereby assured NOW this Deed witnesseth as follows:-

1. In pursuance of such his desire the Settler hereby freely and voluntarily conveys unto the Trustees ALL THAT piece or parcel of land containing Three hundred and sixty square yards (more or less) situate at Catbrook in the said Parish of Trelleck abutting on the road there leading from Catbrook to Parkhouse and numbered 1125 (part) on the Ordnance Survey Map (Second Edition 1901) for the said Parish together with the Village hall erected thereon which said premises are for the purposes of identification delineated and coloured pink on the plan drawn hereon TO HOLD the same unto the Trustees and their successors in office in fee simple nevertheless upon the trusts and with and subject to the powers and provisions following that is to say:
2. The Trustees shall hold the said hereditaments for a Village hall to be used for the reasonable recreation and benefit of the Parishioners of Trelleck residing in the neighbourhood but not for a political or religious meeting house.
3. The Trustees shall not at any time permit any building or buildings to be erected upon the said land or any part thereof other than such a Village Hall aforesaid.
4. The Trustees shall as and when need shall require in their uncontrolled discretion permit any Village Hall for the time being standing on the said piece of land to be enlarged altered or rebuilt.
5. The Trustees may if at any time the said Village Hall shall become dilapidated or unsuitable for the purpose aforesaid or if it cannot be properly maintained cause the same to be removed from the said piece of land in which event the said land shall revert back to the Settler or his successors in title.
6. The Trustees hereby jointly and severally covenant with the Settler to erect and maintain an unclimbable fence between the land hereby assured and the property of the Settler.
7. The Trustees shall from time to time at their discretion elect such officers as may be required for the management of the said Village Hall and shall remove them at their discretion and shall also elect a Committee (of which the Trustees shall be ex-officio members) to draw up rules for the regulation and use of the said Village Hall and generally to manage the same in all respects to the terms of this Deed.
8. The power of appointing new Trustees shall be vested in the surviving and continuing Trustees or Trustee for the time being or the personal representatives of the last surviving Trustee.
9. AND it is hereby declared that this transaction does not form part of a larger transaction or of a series of transactions in respect of which the amount or value or the aggregated amount or value of the property conveyed or transferred exceeds five hundred pounds.

IN WITNESS whereof the said parties to these presents have hereunto set their hands and seals the day and year first hereinbefore written

Signed Sealed and Delivered by the)
before named Rupert Richards in the) Rupert Richards (signed)
presence of)

George Henry Vince
High View Bungalow Cicely Ford, Trelleck, nr. Chepstow, Mon.
Postman

Adeline W Vince
High View Bungalow Cicely Ford, Trelleck, nr. Chepstow, Mon.
Domestic

Signed Sealed and Delivered by the)
before named Ernest Richards in the) Ernest Richards (signed)
presence of)

Horace Watkins
Beeches Grove, Catbrook
Mason

Signed Sealed and Delivered by the)
before named Charles Morgan in the) Charles Morgan (signed)
presence of)

Thomas Silcock
Ashfield House
Whitelye, Tintern
Farmer

Signed Sealed and Delivered by the)
before named Mark Watkins in the) Mark Watkins (signed)
presence of)

Nelson Watkins
Catbrook Tintern
Mason