

## 1906 Groves Covenant

THIS INDENTURE made the 18th day of May one thousand nine hundred and six BETWEEN Sir Foster Hugh Egerton Cunliffe of Acton Park Wrexham in the County of Denbigh Baronet of the one part and The County Council of the ADMINISTRATIVE COUNTY OF DENBIGH (hereinafter called "the County Council", acting as the Successors of the Denbigshire County Governing Body of the other part WHEREAS the Said Foster Hugh Egerton Cunliffe is seized in fee simple in possession free from incumbrances of the land hereinafter described and intended to be herby conveyed and he has agreed to sell the same to the County Council at the price of Two Thousand Three Hundred and One Pound and Eight pence NOW THIS INDENTURE WITNESSETH that in consideration of the sum of Two Thousand Three Hundred and one pounds and eight pence to the said Foster Hugh Egerton Cunliffe now paid by the County Council (the receipt whereof this said Foster Hugh Egerton Cunliffe herby acknowledges) the said Foster Hugh Egerton Cunliffe as the beneficial owner herby conveys unto the County Council ALL those pieces or parcels of land containing by admeasurement Nine acres thirty two perches and twenty square yards of thereabouts situate in the borough of Wrexham in the County of Denbigh and particularly delineated on the plan drawn on these present and thereon edged with the colour pink together with the right of way for all purposes connected with the use and enjoyment of the said piece or parcels of land in manner hereinafter mentioned but not further or otherwise over along two proposed roads of thirty six feet wide hereinafter mentioned and herein covenanted to be constructed by the said Foster Hugh Egerton Cunliffe from the Chester and Wrexham main road to the said pieces or parcels of land and also the right to connect with and use all sewers drains and watercourses if and hereafter made by the said Foster Hugh Egerton Cunliffe and passing under or along the said two intended new roads the County Council and the occupiers for the time being of the said pieces or parcels of land paying their due proportion with the owner and occupiers for the time being on the houses or land adjoining the said roads respectively of keeping such sewers in repair until the said roads shall be adopted as Public Highways by the Local Authority Except and reserved unto the said Foster Hugh Egerton Cunliffe his heirs and assigns all mines seams beds and veins of coal or cannel and other mines and minerals within and under the said pieces or parcels of land with full power and free liberty to and for the said Foster Hugh Egerton Cunliffe his heirs and assigns and all and every or any person or persons whomsoever claiming or to claim from or under him or her or his and their Lessees Tenants Agents Workmen and other by his and their authority at all times henceforth at his or their pleasure but without entering upon the surface of the said pieces or parcels of land to get win work carry away and sell and dispose of

the said coal and cannel and other mines and minerals and every or any part thereof respectively and any coal or cannel or other mines or minerals within or under any adjacent or other lands and either with or without leaving support to the surface of the said pieces or parcels of land and whether such surface or any buildings for the time being thereon may or may not be thereby lowered or depressed or injured in anywise but so that the said Foster Hugh Egerton Cunliffe or such other person or persons as aforesaid shall pay compensation for any injury thereby done to the surface of the said pieces or parcels of land or to any buildings for the time being thereon TO HOLD the same unto and to the use of the County Council in fee simple upon trusts of the Schemes for the Denbighshire Intermediate and Technical Education Fund made under the Welsh Intermediate Education Act of 1889 AND the County Council do hereby for themselves their successors and assigns covenant with the said Foster Hugh Egerton Cunliffe his heirs and assigns the owner or owners for the time being of the adjoining lands shown on the said plan as belonging to the said Foster Hugh Egerton Cunliffe that the the County Council their successors or assigns will not use the said pieces or parcels of land for any other purpose than a recreation or playground in connection with the Wrexham County Schools and will not erect any buildings thereon except a School-house teachers dwellinghouse or other necessary buildings in connection with the said Schools And that the County Council will forthwith erect and forever after maintain a good and substantial boundary wall or fence between the points marked C and D and F and G on the said plan to the satisfaction for ever after maintain the existing fence between the points marked F and C on the said plan or a similar or other approved fence to be made or erected by the County Council when necessary and the said Foster Hugh Egerton Cunliffe for himself his executors administrators and assigns herby covenants with the County Council that the said Foster Hugh Egerton Cunliffe his executors administrators or assigns will at his or their own expense prior to the thirty first day of December One thousand nine hundred and six construct and compete in a proper and substantial manner two roads of thirtysix feet wide respectively leading fro the Chester and Wrexham Main Road to the said pieces or parcels of land at the site and direction of which are shown on the said plan by the colour yellow and the said Foster Hugh Egerton Cunliffe herby acknowledges the right of the County Council to production of the documents specified in the Schedule hereto and to delivery of copies thereof and herby undertakes for the safe custody thereof IN WITNESS whereof the said parties to these presents have hereunto set their hands and seals the day and year first before written

THE SCHEDULE above referred to the 1861 December 16th Indenture of this date made between Sire Robert Alfred Cunliffe Baronet of the one part and Charles Wiliam Potts of the other part

1874 January 15th Deed Poll under the hand and seal of Robert Alfred Cunliffe Baronet

SIGNED sealed )  
And delivered by the )  
Said Foster Hugh )  
Egerton Cunliffe )  
in the presence )  
of



*Carlisle J.S. Spedding*  
*Summergrove*  
*Hereafter*

*Cecilie V. Cunliffe*  
*River House*  
*Tellington*  
*Setworth*

Scrolled in the Central Office of the Supreme Court of Indicature the eleventh day of October in the year of our Lord 1906 (being first duly stamped) according to the tenor of the Statute made for that purpose.

99 rs.

---

Memorandum that by the Deed of Exchange made the Twentyfirst day of March One Thousand nine hundred and forty between William Francis Fox the Secretary for the time being of the Board of Charity Commissioners for England and Wales and as such "The Official Trustee of Charity Lands" of the first part with within-named The County Council of the Administrative County of Denbigh of the second part and the

Mayor Aldermen and Burgesses of the Borough of Wrexham (hereinafter called the Corporation) of the third part a piece of lands containing 533 square yards or thereabouts situate in the said Borough of Wrexham and forming part of the within-described property was for the consideration therein mentioned conveyed to the Corporation in fee simple subject to the exception and reservation therein contained and the said Deed of the Corporation to the production of the within-written Conveyance and to delivery of copies thereof and undertaking for safe custody  
(See LEA 49E)

---

MEMORANDUM By the Conveyance dated the twentyfirst day of March One thousand nine hundred and thirty and made between the County Council for the Administrative County of Denbigh of the one part and Henry Phillips Williams of Beech House Coopers Lane in the Borough of Wrexham in the County of Denbigh Schoolmaster of the other part a strip piece or parcel of land containing 832 square yards or thereabouts being part of the within described premises and forming part of Coopers Lane on the East side of Chester Road in the Borough of Wrexham was for the sum of One hundred and fifty pounds conveyed to the said Henry Phillips Williams in the fee simple reserving unto the County Council for the benefit of the remaining land comprised in therewithin written Conveyance a right of way in common with all other persons entitled thereto with or without vehicles over and along the said hereditaments excepting and reserving all mines and minerals within and under the said hereditaments with the powers of working the same as the are excepted and reserved in and by the acknowledged the right of the said Henry Phillips Williams to production and delivery of copies of the within written Conveyance and undertook for the safe custody thereof \_\_\_\_\_

\_\_\_\_\_ Dated this 22nd day of March 1930 \_\_\_\_\_

NOTES regarding transcription - L. Williams

1. *The signature for the witness of the 1906 document isn't easy to read. C. Spedding could be Carlile or Carlisle Spedding and the initials could either be I.S. Or J.S.*
2. *Coopers Lane no longer exists. It has become Park Avenue.*
3. *Some perceived spelling mistakes are not what they seem. The document has been reproduced as accurately as possible, including the spelling of words we have modernized over the last century.*

