

THIS CONVEYANCE is made the *Eleventh*
of *June* One thousand nine hundred and sixty

BETWEEN LAKESIDE AND LLANDOUGH DEVELOPMENT COMPANY LIMITED
whose registered office is situate at 16 Union Court Old Broad
Street in the City of London (hereinafter called "the Vendor") of
the first part WESTERN GROUND RENTS LIMITED whose Registered
Office is situate at 3 Castle Street in the City of Cardiff
(hereinafter called "the Company") of the second part and THE
GLAMORGAN COUNTY COUNCIL (hereinafter called "the Council") of
the third part.

WHEREAS :-

(1) By a Conveyance (hereinafter called "the said Conveyance")
dated the Fifth day of March One thousand nine hundred and sixty two
and made between the Company of the one part and the Vendor (therein
called "the Purchaser") of the other part the property hereby
conveyed was excepting and reserving unto the Company as was therein
mentioned and also a right to pass and repass at all times and for
all purposes with or without vehicles over and along the land shown
as lying between the points marked "A" and "B" and coloured green on
the plan annexed hereto with other property conveyed to the Vendor
in fee simple and by paragraph 3 of the said Conveyance the Vendor
entered into certain covenants and stipulations restrictive of the
user of the said property and otherwise.

(2) By a Legal Charge (hereinafter called "the Legal Charge") dated
the Fifth day of March One thousand nine hundred and sixty two made
between the Vendor of the one part and the Company of the other part
the property hereinafter described together with other property was
charged by way of legal mortgage in favour of the Company to secure
the payment to the Company of the principal sum of Seventy Five
Thousand Pounds and interest thereon in accordance with the covenant
therein contained.

(3) By a Deed of Modification (hereinafter called "the Deed of
Modification") of covenants dated the Third day of May One thousand
nine hundred and sixty five and made between the Company of the one
part and the Vendor of the other part the company agreed insofar as
it lay within its power so to do with the Vendor and its successors
in title in lieu of the said restrictive covenants contained in
paragraph 3 of the said Conveyance there should (so far as related
to the land intended to be hereby conveyed and edged red on the plan
annexed hereto) be substituted the covenant mentioned in the

Schedule thereto and which said covenant is set forth in the First Schedule hereto and that it should not be necessary for layout plans and elevations to be submitted to the Company for its prior approval and it was further agreed that except as aforesaid the restrictive covenants contained in the Conveyance should remain in full force and effect.

(4) The premises intended to be hereby conveyed are with other premises subject to a Wayleave Agreement short particulars whereof are set out in the Third Schedule hereto.

(5) The Vendor has agreed with the Council for the sale to the Council for Sixteen Thousand Eight Hundred Pounds of the fee simple the property hereby conveyed subject as hereinafter expressed but otherwise free from incumbrances.

(6) The Company being satisfied that the other property comprised in the Legal Charge is a sufficient security for all moneys thereby secured has agreed to join herein in manner hereinafter appearing.

NOW THIS DEED WITNESSETH as follows:-

1. IN pursuance of the said Agreement and in consideration of the sum of SIXTEEN THOUSAND EIGHT HUNDRED POUNDS paid by the Council to the Vendor with the consent of the Company (the receipt whereof the Vendor hereby acknowledges) the Vendor as Beneficial Owner hereby conveys and the Company as Mortgagee hereby release unto the Council ALL THAT piece or parcel of land situate at Llandough in the Urban District of Penarth in the County of Glamorgan and containing in area Three Point Three Five Two acres or thereabouts and forming part of Enclosure 106 on the Ordnance Survey Map Glamorgan Sheet XLVII.6 (1941 Edition) and which said piece of land is more particularly delineated and described in the plan annexed hereto and thereon edged red EXCEPTING AND RESERVING to the Vendor the right for the Vendor to construct a nine inch diameter foul and a nine inch diameter stormwater drainage system near the point marked "D" on the said plan with the right for the Vendor at any time and from time to time to enter upon the land hereby conveyed to maintain the said drainage system until it is adopted as a public sewer by the local authority TO HOLD the same unto the Council in fee simple discharged from the Legal Charge and all principal moneys and interest thereby secured and all claims and demands thereunder SUBJECT to the exceptions and reservations and to the said covenants and stipulations (as modified by the Deed of Modification) contained in the said Conveyance so far as the same are still subsisting and capable of taking effect and

22 Feb



W. L. Winkelman **Director.**
J. H. G. G. G. G. **Secretary.**

E. A. E. Evans JAS A.R.I.B.A.
COUNTY ARCHITECT
COUNTY HALL, CARDIFF

Adultery ~~Harassment~~

This is the plan referred to in the CONVEYANCE
dated the *eleventh* day of *june*
1965 made between LAKESIDE AND LLANDOUGH
DEVELOPMENT COMPANY LIMITED of the first part
WESTERN GROUND RENTS LIMITED of the second part
and THE GLAMORGAN COUNTY COUNCIL of the third
part

Jul 7 Jh

T. C. Allen

affect the property hereby conveyed AND SUBJECT ALSO to and with the benefit of the said wayleave agreement so far as it affects the premises hereby conveyed _____

2. THE Council hereby covenants with the Vendor _____

(a) By way of indemnity only and only in so far as the said covenants and stipulations are still subsisting and capable of taking effect and affect the property hereby conveyed that the Council will at all time hereafter duly perform and observe the said covenants and stipulations and will keep the Vendor and its successors effectually indemnified against all actions proceedings costs claims and demands whatsoever in respect of the said covenants and stipulations or any of them _____

(b) That upon the Vendor completing the construction of a new road fronting the Southern boundary of the land hereby conveyed between the points marked "E" - "D" on the said plan hereto annexed to the full required dimensions as laid down by and to the satisfaction of the Highway Authority the Council will reimburse the Vendor one half of Twenty Four Pounds Four Shillings and One Penny per lineal yard the agreed cost of construction of the said road including pavements drains and gullies _____

(c) Without undue delay when the said new roadway has been constructed as aforesaid to erect a temporary post and wire fence along the Southern boundary of the said land hereby conveyed and to maintain the said temporary fence until the Council develop the said land for building purposes whereupon they shall replace the said temporary fence with suitable permanent fencing and thereafter maintain the same _____

(d) On the Council's side of the hedges forming the Eastern boundary of the land hereby conveyed to erect a temporary post and wire fence and thereafter maintain the same until they develop the said land for building purposes whereupon the said temporary fence shall be replaced by suitable permanent fencing _____

(e) Without undue delay when the said land is developed for building purposes to erect and thereafter maintain suitable fencing on the Council's side of the hedges along the North Eastern and North to North Western boundaries _____

(f) It is agreed and declared by and between the parties hereto that the Council's responsibility for trimming and maintaining the hedges at present forming the boundaries of the said land shall be limited to the side which faces the land hereby conveyed _____

3. THE Company hereby acknowledges the right of the Council to

production of the several documents specified in the Second Schedule hereto and to delivery of copies thereof.

4. THE Vendor hereby covenants with the Council that as and when any of the documents mentioned in the Second Schedule hereto shall come into the possession of the Vendor or its successors in title it or they will when requested and at the cost of the Council or its successors in title execute a statutory undertaking for the safe custody of such documents and that in the meantime and until the execution of such undertaking every person having for the time being possession of the said documents will keep them safe whole uncanceled and undefaced unless prevented from so doing by fire or other inevitable accident.

I N W I T N E S S whereof the parties hereto have hereunto caused their respective Common Seals to be hereunto affixed the day and year first before written.

THE FIRST SCHEDULE REFERRED TO

The covenant contained in Clause 3 of the said Conveyance as modified by the said Deed of Modification

"3. FOR the benefit of the property of the Company situate within a radius of 100 yards measured from the nearest part of the premises hereby conveyed and every part thereof the Purchaser hereby covenants with the Company and its assigns that the Purchaser or the persons deriving title under it will not use or occupy nor permit or suffer to be used or occupied the said premises hereby conveyed or any building or structure thereon or any part thereof for any noisy noxious or offensive trade business or occupation shop warehouse or other place for carrying on any trade or business whatsoever except as should be agreed between the Company and the Purchaser as should be conducive to good estate development and planning or of public worship or as a lunatic asylum or for a public house inn tavern or beer-shop or otherwise for the sale of wine malt liquors or spirituous liquors or for the purpose of displaying any advertisement or in such manner as to cause damage to any other lands or buildings within the said radius PROVIDED always that the use of the said land for Educational or Local Government purposes shall not be deemed to be a breach of this covenant PROVIDED also that nothing herein contained shall impose any restriction whatsoever upon the use of any property other than the premises hereby conveyed or restrain the release or modification at any time by the Company of any restrictive stipulations affecting any such property or to be taken to be evidence of a building scheme"

THE COMMON
COMPANY L
of:-

THE COMMON
hereunto

THE COMMON
was hereunto

THE SECOND SCHEDULE REFERRED TO

5th March 1962

The said CONVEYANCE of this date before mentioned

21st October 1948

AGREEMENT made between The Company of the one part and the Mayor Aldermen and Burgesses of the Borough of Barry of the other part

5th March 1962

LEGAL CHARGE so dated and before mentioned

THE THIRD SCHEDULE REFERRED TO

21st October 1948

AGREEMENT so dated and made between the Company of the one part and the Mayor Aldermen and Burgesses of the Borough of Barry of the other part on a yearly basis at the annual rent of £1.0.0. (no part of which is apportioned to the land conveyed by the said Conveyance)

THE COMMON SEAL of LAKESIDE AND LLANDOUGH DEVELOPMENT COMPANY LIMITED was hereunto affixed in the presence of:-

[Signature]

Directors

[Signature]

Secretary



THE COMMON SEAL of WESTERN GROUND RENTS LIMITED was hereunto affixed in the presence of:-

[Signature]

Directors

[Signature]

Secretary



THE COMMON SEAL of THE GLAMORGAN COUNTY COUNCIL was hereunto affixed in the presence of:-

[Signature]

A Member of the County Council

[Signature]

[Stamp]

Clerk of the County Council

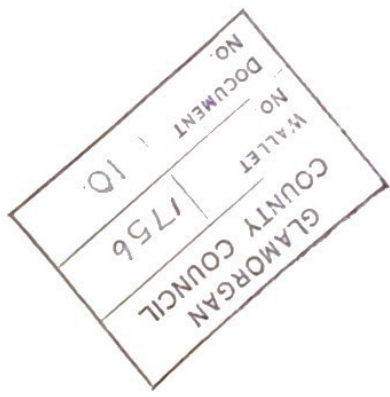


DATED 11 June 1965

LAKESIDE & LLANDOUGH DEVELOP-
MENT COMPANY LIMITED & THEIR
PROPRIETORS

— to —

THE GLAMORGAN COUNTY COUNCIL



CONVEYANCE

— of —

piece of land at Llandough in
the Urban District of Penarth
in the County of Glamorgan

XMD 11/6/65
CL

Richard John
Glamorgan County Hall
CARDIFF.

SOI/2D/1105/MJG/NP

Memorandum by a conveyance dated the twenty ninth day of July One thousand nine hundred and seventy and made between the within named Glamorgan County Council and Lakeside & Llandough Development Company Limited ALL THAT piece or parcel of lands situate at Llandough in the Urban District of Penarth in the County of Glamorgan on the southern boundary of the proposed new primary school and containing in area Eighteen square yards or thereabouts forming part of enclosure number 106 on the Ordnance Survey Map Glamorgan Sheet XLVII 6 (1941 Edition) was conveyed to the said Lakeside and Llandough Development Company Limited for an estate in fee simple and the said Conveyance contains an acknowledgment for production and delivery of copies of this Conveyance