

Signed Sealed and Delivered by the within named Sarah  
Beccroft John Alexander Read and Thomas Wilde in the presence of  
Claude H. Trevon-Roper  
Solicitor Manchester

Signed sealed and Delivered by the within named Joshua Hall  
in the presence of  
J. H. Gradwell  
40 King Street, Manchester  
Clerk to John A. Read Solicitor

Dated 9<sup>th</sup> August 1873

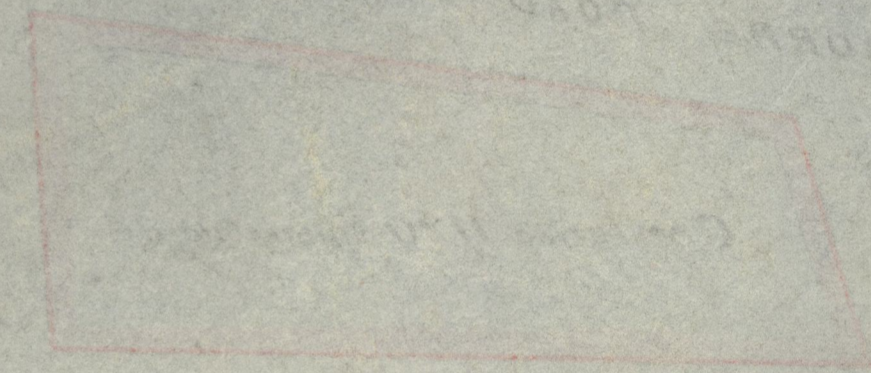
M<sup>rs</sup> Sarah Beccroft, M<sup>r</sup> Joshua  
Hall and M<sup>r</sup> John A. Read  
to  
M<sup>r</sup> Thomas Wilde

Duplicate.

Covenantance of a plot of land situate at Hyde  
in the County of Chester Subject to a yearly rent of £16.6.8

CPH

Just





D.S. 8357  
W.D.  
27.10.53



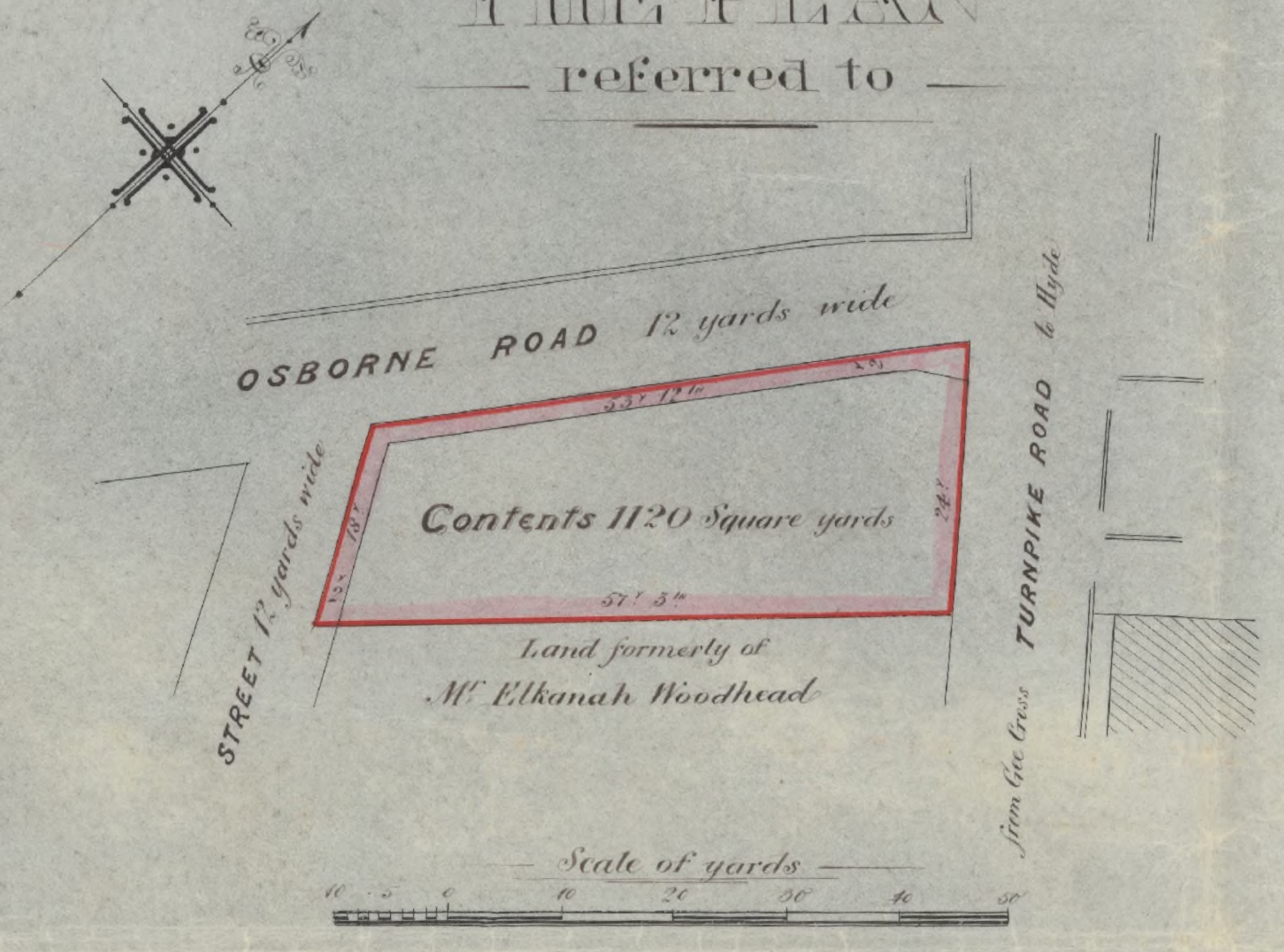
# This Indenture

made the ninth day of August one thousand eight hundred and ninety three Between Sarah Beecroft of Hyde in the County of Chester Widow, Joshua Hall of Hyde aforesaid Cotton Spinner and John Alexander Read of Manchester in the County of Lancaster Solicitor of the one part and Thomas Wilde Hyde Lane Hyde aforesaid Monumental Mason of the other part **Witnesseth** that in consideration of the rent hereinafter

limited and of the covenants of the said Thomas Wilde hereinafter contained the said Sarah Beecroft Joshua Hall and John Alexander Read as trustees hereby convey unto the said Thomas Wilde that plot piece or parcel of land situate in Hyde aforesaid bounded on the north westerly side thereof by and extending two yards in width the whole length thereof into Osborne Road twelve yards wide on the north easterly end thereof by the purpose road leading from Gee Croft to Hyde aforesaid on the south easterly side thereof by land <sup>formerly</sup> belonging to Elkannah Woodhead and on the south westerly end thereof by and extending two yards in width the whole length thereof into an intended street twelve yards wide and containing on the said north westerly side measuring two yards into the said intended street fifty three yards two inches on the said north easterly end thereof measuring two yards into Osborne Road aforesaid twenty four yards on the said southeasterly side thereof measuring two yards into the said intended street fifty seven yards three inches and on the said south westerly end thereof measuring two yards into Osborne Road aforesaid eighteen yards and containing in the whole One thousand one hundred and twenty superficial square yards or thereabouts be the same more or less and which said plot of land is particularly delineated and described in the ground plan thereof drawn in the margin of these presents and surrounded with a red line **To Hold** the said plot of land and hereditaments hereby conveyed unto the said Thomas Wilde in fee simple **To the use** that the said Sarah Beecroft Joshua Hall and John Alexander Read their heirs and assigns shall have in fee simple a perpetual yearly rent charge of six shillings and eight pence issuing out of the said hereditaments and premises and payable by two equal half yearly payments on the twenty fourth day of June and the twenty fifth day of December in every year the first half yearly thereof to be made on the twenty fourth day of June next. And subject to the said rent charge **To the use** of the said Thomas Wilde in fee simple **And** the said Thomas Wilde hereby covenants with the said Sarah Beecroft Joshua Hall and John Alexander Read their heirs and assigns in manner following (that is to say) That the said Thomas Wilde his heirs and assigns will at all times hereafter pay the said yearly rent charge of six shillings and eight pence clear of all taxes and deductions at the times hereinbefore appointed for payment thereof And also will hereafter pay and discharge all rates taxes levies duties assessments outgoings and all other taxes charges and impositions which are or shall be assessed or charged or in anywise imposed upon or in respect of the same hereditaments hereby conveyed or any part thereof or upon the owner for the time being in respect thereof or upon the lessee or lessees tenants or occupiers of the same hereditaments by authority of Parliament or otherwise howsoever And also will at his and their proper costs and charges within the space of two years to be computed from the day of the date hereof in a good and substantial and workmanlike manner and according to plans to be submitted to the said Sarah Beecroft Joshua Hall and John Alexander Read and approved of by them erect build and completely finish fit for habitation and use one or more messuages or tenement messuages or tenements to be built with the best sound materials of all sorts and will roof and cover in such messuages or tenements with good blue slate and which messuages or tenement messuages or tenements shall be of the clear yearly letting value of double the said rent hereby reserved at the least And also will as occasion shall require for ever hereafter well and sufficiently repair maintain cleanse and keep the said hereditaments and premises in good and substantial repair and when necessary rebuild the same and so forth quothas so that there shall at all times hereafter be upon the said plot of land hereby conveyed a messuage or tenement messuages or tenements of the clear yearly letting value of double the said rent at the least And also will keep in good and sufficient repair all gables and gable posts upon the said premises and will not remove the same from their respective present positions And also shall and will leave open and unbuilt upon the said several spaces of two yards and two yards in breadth part of the land hereby conveyed extending respectively into Osborne Road aforesaid and the said intended street as shown upon the said plan to the intent that the said spaces may be added to and form parts of the said road and street and shall and will at his and their own expense when thereunto required by the said Sarah Beecroft Joshua Hall and John Alexander Read their heirs or assigns in a workmanlike manner level and flag the said several spaces with flag or stone and at all times thereafter maintain and keep the same several spaces in good repair and condition And also shall and will pay unto the said Sarah Beecroft Joshua Hall and John Alexander Read their heirs and assigns one equal half part of all such costs and expenses as shall be hereafter incurred in making or repairing any sewer or sewers under the said road and street or either of them coextensive with the said land which said flagging paving and sewerage is hereby agreed shall be made of such levels quality capacity and in such manner

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C.F. Clarke

## THE PLAN referred to



and form as the said Sarah Beecroft Joshua Hall and John Alexander Read their heirs or assigns or their agent shall direct or require. And also shall immediately fence off the said land hereby conveyed from the adjoining land with a good and substantial fence railing or stone or brick wall and for ever thereafter keep the same in good and substantial repair. And also will not exercise or carry on or permit or suffer to be exercised or carried on by any person whomsoever upon any part of the premises conveyed the trade of a boiler of horse flesh slaughterman soap maker or boiler maker of fallow distiller brewer retailer Beer shop or Ale house keeper Blacksmith Boiler maker or any other noisome dangerous or offensive trade or business whatsoever without the express consent in writing under the hands of the said Sarah Beecroft Joshua Hall and John Alexander Read their heirs or assigns first had and obtained for that purpose nor shall the said Thomas Wilde his heirs or assigns do or cause or willingly suffer to be done any act or thing on the said hereditaments hereby conveyed or any part thereof which may grow to the annoyance damage or disturbance of the said Sarah Beecroft Joshua Hall and John Alexander Read their heirs or assigns or the neighbourhood. **Provided always** and it is hereby declared that if the said yearly rent of six shillings and eight pence or any part thereof shall be in arrear and unpaid for the space of twelve calendar months next after either of the said half yearly days of payment hereinbefore appointed for payment thereof or if there shall be a breach of any of the covenants hereinbefore contained on the part of the said Thomas Wilde his heirs or assigns then and in any such case and notwithstanding the waiver of any previous default or breach it shall be lawful for the said Sarah Beecroft Joshua Hall and John Alexander Read their heirs or assigns owners for the time being of the said rent at any time during the lives of the said Sarah Beecroft Joshua Hall and John Alexander Read and of Arthur Beecroft and Alice Beecroft or the life of any or either of them or within twenty one years after the death of the last survivor of them or (if the rule against perpetuities permits this extension of the power) at any time afterwards into and upon the said premises hereby conveyed or any part thereof in the name of the whole for ever and the same thenceforth to repossess and enjoy as if these presents had not been made. And the said Sarah Beecroft Joshua Hall and John Alexander Read hereby acknowledge the right of the said Thomas Wilde to production of all or any of the deeds evidences and writings in the custody or power (to come at without suit) of the said Sarah Beecroft Joshua Hall and John Alexander Read their heirs or assigns which relate to or concern the title of the said land and hereditaments hereby conveyed and to delivery of copies thereof and hereby 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 above written.

Sarah Beecroft.

Joshua Hall  
John Alexander Read

Thomas Wilde