

Dated 17th February 1955

THE TRUSTEES OF THE
KINGS SOMBORNE FARMERS' CLUB

-to-

THE TRUSTEES OF THE KINGS SOMBORNE
VILLAGE HALL.

Conveyance

- of -

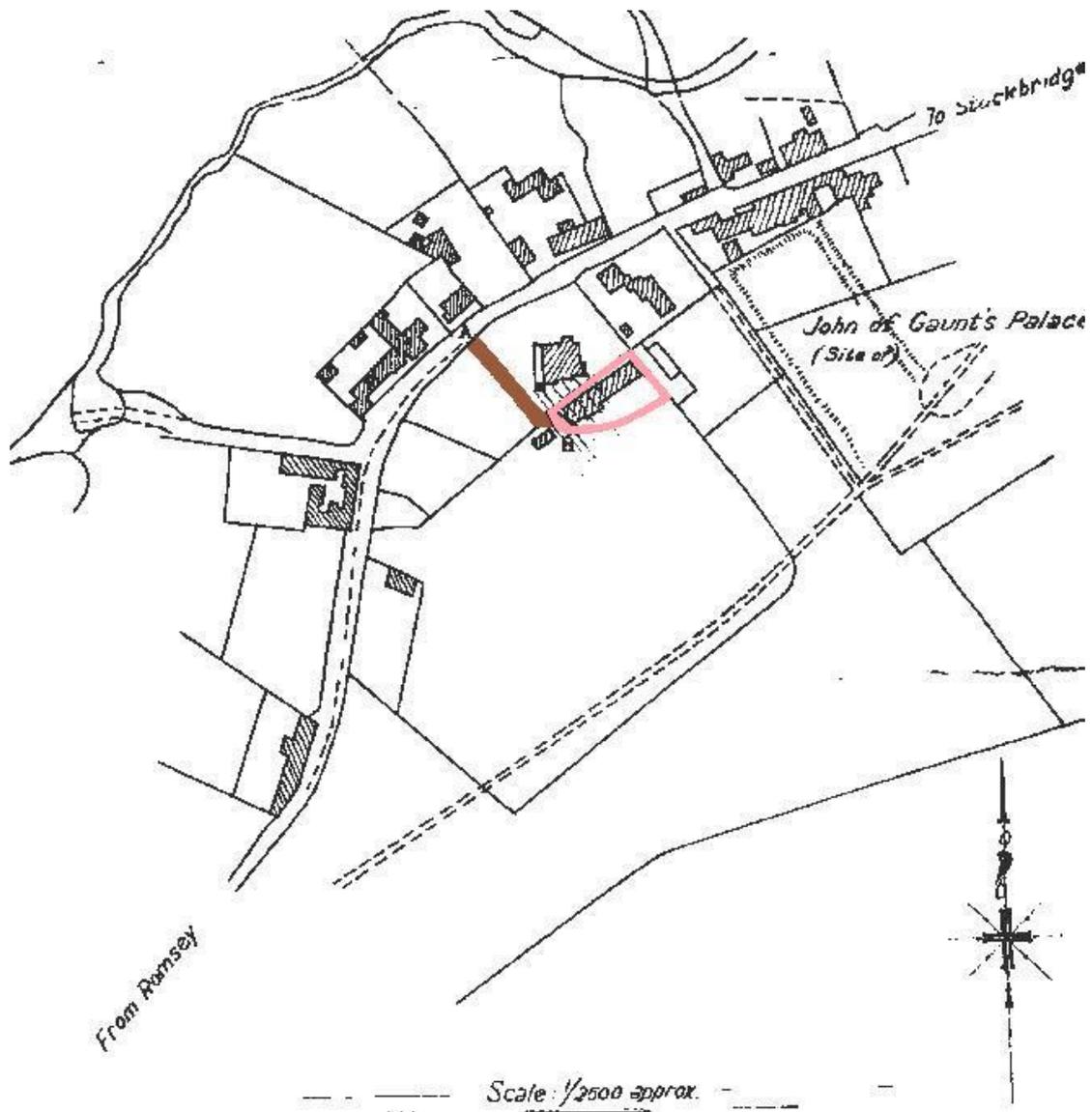
Freehold Premises at
King's Somborne in the county
of Southampton.

This Conveyance is made the *Seventeenth* day of *February* One

thousand nine hundred and fifty five BETWEEN CHARLES BURNETT MORGAN of "Manor Farm", Kings Somborne in the County of Southampton. CYRIL ARTHUR SMITH of Meadow Sweet Kings Somborne aforesaid WALTER FOORD of Fairview, Stockbridge in the said County and WILLIAM HENRY WROTH of Horsebridge in the County aforesaid (hereinafter called "the Vendors") of the one part and CYRIL BERNARD SCOTT of Up Somborne in the County of Southampton Gentleman and THE REVEREND JOHN GEORGE RUSSELL BLACKWALL of Kings Somborne Vicarage Kings Somborne aforesaid Clerk in Holy Orders (hereinafter called "the Trustees") of the other part WHEREAS by a Conveyance dated the Twenty first day of May one thousand nine hundred and forty two and made between Herbert Johnson of the one part and the Vendors of the other part the property hereinafter described was conveyed to the Vendors in fee simple as Trustees of The Kings Somborne Farmers Club upon trust for the members of the said Club according to the rules thereof and to be sold leased mortgaged or otherwise dealt with by the Vendors as the Committee of the said Club should from time to time direct AND WHEREAS the vendors under and in pursuance of such formalities as by status or the rules of the said Club are requisite for this purpose (all of which have been duly complied with) have agreed with the Trustees for the sale to them of the unencumbered fee simple in possession of the property hereinafter described at the price of Two hundred and fifty pounds AND WHEREAS the Trustees have requested the Vendors to convey the said hereditaments in manner and upon the trusts hereinafter appearing,

NOW THIS DEED WITNESSETH as follows:-

1. In pursuance of the said Agreement and in consideration of the sum of Two hundred and fifty pounds now paid by the Trustees to the vendors (the receipt whereof the vendors hereby acknowledge) the Vendors as Trustees and in exercise of their statutory powers and of all other powers enabling them hereby convey unto the Trustees ALL THAT piece or parcel of land situate in the Parish of Kings Somborne in the County of Southampton and being on the East side of a private roadway leading from the Stockbridge to Romsey main road to the Kings Somborne Recreation Ground and bounded on the South East by the said Recreation Ground and by way of description only and not of limitation or conveyance is more particularly delineated on the plan drawn hereon and thereon edged in Pink TOGETHER WITH all buildings and other erections now standing thereon upon some part or parts thereof, TOGETHER ALSO with a right of way at all times and for all purposes of the Trustees and their successors in title the owners or occupiers for the time being of the property hereby conveyed and their respective servants and licencees (in common with all others having the like right) with or without vehicles and animals to and from the property hereby conveyed or any part thereof and all or any buildings thereon over and along the roadway Twelve Feet wide coloured brown on the said plan between the points marked "A" and "B" thereon subject to the payment of a fair proportion of the expense of maintaining and keeping such roadway in repair TO HOLD the same unto the Trustees in fee simple Upon the trusts and subject to the powers and provisions set out in the First Schedule hereto.



2. It is hereby certified that the transaction hereby effected does not form part of a larger transaction or of a series of transactions in respect of which the amount or value or the aggregate amount or value of the consideration exceeds Five hundred pounds.

IN WITNESS whereof the said parties have hereunto set their hands and seals the day and year first before written.

THE FIRST SCHEDULE

1. The Trustees shall apply as soon as possible to the Charity Commissioners through the Minister of Education for an Order of the Charity Commissioners for England and Wales vesting the Trust property hereby conveyed in the Official Trustee of Charity Lands and upon such Order being made the Trustees shall cease to be the Trustee of the Trust Property and the Charity shall thereafter be administered and managed by the members for the time being of the Committee of Management hereinafter mentioned as the Trustees hereof.

2. The property hereby conveyed (herein called “the Trust Property”) shall be held upon trust for the purposes of physical and mental training and recreation and social moral and intellectual development through the medium of reading and recreation rooms library lectures classes recreations and similar activities or otherwise as may be found expedient for the benefit of the inhabitants of the Parish of King’s Somborne in the County of Southampton (hereinafter called “the said Parish”) and its immediate vicinity without distinction of sex or of political religious or other opinions subject to the provisions of these presents.

3. The general management and control of the Trust Property and the arrangements for its use shall be vested in a Committee of Management (hereinafter called “the Committee”) consisting of not more than Sixteen Members (exclusive of members co-opted under the power hereinafter contained) of whom three shall be elected at the first general meeting referred to in clause 4 hereof in the first instance and on each subsequent election of members at the Annual General Meeting. The thirteen organisations mentioned in the second column of the Second Schedule hereto shall each have the right to appoint one member of the Committee both in the first instance and on occasion of each annual appointment of members. The persons whose names appear in the first column of the Second Schedule hereto have been appointed by the organisations mentioned opposite their representative names in the second column of that Schedule and shall together with the members elected at the First General Meeting as aforesaid be the first members of the Committee. Until the first General Meeting has been held the persons named in the first column of the Second Schedule have power to act. In addition to the members of the Committee appointed and elected as above the Committee shall have the power to co-opt not more than four members to represent interests in the said Parish not represented by an organisation.

4. There shall be an Annual general meeting to be convened by the Committee in the month of April in each year the first of such meetings (herein called “the First General Meeting”) to be convened in the month of *March 1955* by one week’s notice to be affixed to some conspicuous part of the Trust property or other conspicuous place or places in the said Parish of the inhabitants of the age of 18 years or upwards of either sex for the purpose of receiving the Report and Accounts of the Committee and for accepting the resignations of members of the Committee and for the purpose of electing three members under clause 3 hereof and for taking such action as it may decide under clause 8 hereof provided nevertheless that if in any year an Annual General Meeting shall not be convened and held in the month of April the Annual General Meeting will be held as soon as practicable after the month of April.

5. The committee shall have power by a Resolution of the committee passed at a meeting at which not less than two thirds of all the members of the Committee vote in favour of the Resolution to allow any existing organisation in the said Parish not mentioned in the second column of the Second Schedule hereto and any other organisation which may hereafter be formed in the said Parish having aims of a social recreational or educational character consistent with those upon which the trust property is held hereunder to appoint an additional member of the committee in the same manner as if such organisation had been mentioned in the second column of the Second Schedule hereon and for this purpose the total number of members of the

committee as provided for in clause 3 hereof may be increased but no Resolution shall be effective until it has been approved in writing by the Minister of Education.

6. All members of the Committee shall retire annually at the Annual General Meeting. Every organisation entitled to appoint a member of the Committee to take the place of a member retiring at an Annual General Meeting shall make the appointment at any time within one month before the Annual General Meeting at which the retiring member of the Committee shall retire. A retiring member shall be eligible for re-appointment or re-election.

7. A casual vacancy arising from the death or resignation or removal of an appointed member of the Committee shall be filled by the organisation by which such member shall have been appointed and the person so appointed shall retire at the time when the vacating member would have retired. In the event of a vacancy arising through the death resignation or removal of a member of the Committee elected by the Annual General Meeting the Committee shall have power to fill such vacancy until the next Annual General Meeting.

8. If any organisation entitled to appoint a member of the Committee ceases to exist or fails to make an appointment in manner aforesaid before the Annual General Meeting in any year the Annual General Meeting shall decide in what way if at all the vacancy shall be filled.

9. The proceedings of the Committee shall not be invalidated by any vacancy among its members or by any defect in the appointment or qualification of any member.

10. The Committee may from time to time make and alter Rules for the conduct of its business and for the summoning conduct and recording in a Minute Book of its meetings and in particular with reference to

(a) The terms and conditions upon which the Trust property may be used for entertainments meetings social gatherings and other purposes and the sum (if any) to be paid for such use.

(b) The appointment of an Auditor Treasurer and such other unpaid officers as it may consider necessary and the fixing of their respective terms of office.

(c) The engagement and dismissal of such paid officers and servants for the Trust Property as it may consider necessary.

(d) The number of members who shall form a quorum at its meetings provided that the number of members who shall form a quorum shall never be less than a third of the total number of members of the committee.

11. All payments in respect of the use of the Trust Property and all donations for the benefit thereof shall be paid into a Trust Account at the Midland Bank at Romsey Hants or at such other Bank as shall from time to time be substituted by the Committee any such substitution to be endorsed upon this Deed with a copy of the resolution relating thereto.

12. The moneys standing to the credit of the said Account shall be applied as the Committee shall decide in maintaining repairing and insuring the Trust Property or the furniture and effects therein and in paying rent rates taxes salaries wages and other outgoings and in providing furniture equipment games books newspapers periodicals and other literature and means of recreation and otherwise for the maintenance and improvement of Trust property.

13. The committee may upon the vote of a majority of its members and with the consent of the Minister of Education from time to time by mortgage or otherwise obtain such advances on the security of the Trust Property or any part thereof as may be required for maintaining extending or improving the same or any part thereof or erecting any building thereon or for the work carried on therein and may continue to repay in whole or in part and from time to time any existing mortgage or charge on the said property.

14. If the committee by a majority decides at any time that on the ground of expense or otherwise it is necessary or advisable to discontinue the use of the Trust Property in whole or in part for the purposes hereinbefore indicated it shall call a Meeting of the inhabitants of the age of 18 years or upwards of the said Parish of which Meeting not less than 14 days notice (stating the terms of the Resolution that will be proposed thereat) shall be posted in a conspicuous place or places on the Trust Property and advertising in a newspaper circulating in the said Parish and if such decision shall be confirmed by a majority of such inhabitants present at such Meeting and voting the Committee may with the consent of the Minister of Education let or sell the Trust property or any part thereof. All moneys arising from such letting or sale (after satisfaction of any liabilities properly payable thereout) shall with such consent as aforesaid be applied either in the purchase of other property approved by the Committee and to be held upon the trusts for the purposes and subject to the provisions hereinbefore set forth (including this power) or as near thereto as circumstances will permit or towards such other charitable purposes or objects for the benefit of the inhabitants of the said Parish as may be approved by the Minister of Education and meanwhile such moneys shall be invested in the name of the Official Trustees of Charitable Funds and any income arising therefrom shall either be accumulated (for such time as may be allowed by law) by investing the same and the resulting income thereof in like manner as an addition to and to be applied as the capital of such investments or shall be used for any purpose which the income of the Trust Property may properly be applied.

15. If any Rules made under the power in that behalf hereinbefore contained are inconsistent with the provisions of these presents the latter shall prevail.

THE SECOND SCHEDULE

<u>Column I.</u> <u>Names and addresses of Representatives.</u>	<u>Column II</u> <u>Organisations</u>
Henry W. Elms The Old Palace, Kings Somborne	King's Somborne Parish Council
Miss Dorothy Witcombe. The School House, Kings Somborne	Kings Somborne Parochial Church Council
Mr. Kenneth Tull "Jasmine", Winchester Road, Kings Somborne	Kings Somborne Methodist Church
Mr William Geary. 11, Eldon Road, Kings Somborne	Kings Somborne Mens' Club
Mr Charles H. Bowyer Hoplands Farm, Kings Somborne	Kings Somborne Comrades Club
Mr Frederick A Fountain "Rivermead", Kings Somborne	Ancient Order of Forester Friendly Society (Kings Somborne)
Mrs Joyce Hayward Magdalen Cottage, Kings Somborne	Kings Somborne Scouts' and Cubs' Committee
Mrs. Mary L. Morgan The Manor House, Kings Somborne	Kings Somborne Child Welfare Clinic Committee
Mrs Bertha A Brown "Bealah", Stockbridge Road Kings Somborne	The Committee of The Kings Somborne Womens' Institute
<i>Mrs Dorothy Perry</i> <i>1, Vicarage Cottage, Kings Somborne</i>	Kings Somborne Detachment of the British Red Cross
Mr Robert H V Rudge 3, Muss Lane, Kings Somborne	Kings Somborne Youth Organisation Committee
Mr. David Orton Crown Hill Cottage, Kings Somborne	Kings Somborne Sports Club Committee
Mr Reginald Martin Romsey Road, Kings Somborne	The Committee of The Kings Somborne Horticultural Society

SIGNED SEALED and DELIVERED by the said
CHARLES BURNETT MORGAN

In the presence of:

J.G. Chalcraft, New Farm, Kings Somborne, Farm Manager

SIGNED SEALED and DELIVERED by the said
CYRIL ARTHUR SMITH

In the presence of:

M. Peddle, Spinster, Kingsdown Cott's King's Somborne Hants, Secretary

SIGNED SEALED and DELIVERED by the said
WALTER FOORD

In the presence of:

Catherine M. Watsons, The Cottage, Stockbridge, Married woman

SIGNED SEALED and DELIVERED by the said
WILLIAM HENRY WROTH

In the presence of:

Henry J. Rossiter 96 Wulverton Road, Newport Pagnell, Retired Farmer

SIGNED SEALED and DELIVERED by the said
CYRIL BERNARD SCOTT

In the presence of:

Elizabeth Offord, Spinster, Up Somborne Stockbridge Hants

SIGNED SEALED and DELIVERED by the said
JOHN GEORGE RUSSELL BLACKWALL

In the presence of:

Flavia M. Fabak (labour) Heplands, Kings Somborne Hants