

ABSTRACT OF THE TITLE of Herman Walter de Zoete to  
pieces of land being part of Ordnance Survey No.194  
in the Parish of Sproughton in the County of Suffolk.

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25th March 1909

BY INDRE of this date made btwn Alfred Townsend Cobbold of Sproughton in the Coy of Suffolk Esq of  
the one pt and Herbert St. George Cobbold of Ipswich in the Coy of Suffolk Esq. of the or pt

RECTG seisin of the sd A.T. Cobbold but (as to the hereditis firstly thrinar descrd  
subjt to Land Tax and to Tithe Commutation Rentcharge commuted at £4. 6. 5 and) as to  
the hereditis secondly thrinar descra redeemed from Land Tax but subjt to Tithe  
Commutation Rentcharge apportioned for the purposes of sale £7. 15. 7 and agmnt for  
sale

IT WAS WITNED that in conson of the sum of £6600 to the sd A.T. Cobbold then pd etc (the rect etc)  
the sd A.T. Cobbold as B.O. thrby convd unto the sd H. ST. G. Cobbold

(inter alia)

SECONDLY ALL THOSE two pces of freehd arable land adjng known  
as Grove Field and Home Field contg togr by admeasurmt 30 acres  
3 roods 3 pches As the same then fmly formed pt of a farm known  
as The Grove Fm and were then in the occpn of William Freeman as  
undertenants and assigns and as the same hereditis secondly thrinbefe  
descrd and thrby convd were delined on the sd plan annexed to abstrg  
presents and thron cold green and were for furr indetity descrd in  
the 2nd pt of the sd Sch thrunder written Subj as to the hereditis  
2nd thrinbefe descrd and thrby cond to a rt of footway for the owners  
and occuprs for the time being of the adjng ppty called The Grove and  
formg No. 191 and pt of No. 192 on the 1904 edition of the O.S. Plan  
over the sd pce of land thrby convd known as Home Field from and to  
the sd adjng ppty towards the High Road leading to Sproughton Church  
but such rt of footway only to extend between the points A. and B.  
as shown by a dotted line on the sd map or plan annexed to abstrg  
presents AND to a rt of drainage as then used across the sd field  
cld Home Field TOGETR with all fences belongg to or reputed to belong  
to the sd premes lstly and 2ndly thrinebfe descrd and thrby convd  
TO HOLD the sd hereditis lstly and 2ndly thrinbefe descrd and thrby convd  
UNTO AND

Does not affect  
th ppty sold

TO THE USE of the sd H. St. George Cobbold in fee simple

THE SCHDLE above refd to  
(Second pt inter alia)

No. on Ord. Map  
1904 Edition  
No.194

Descriptn	Contents		
	acres	roods	perches
Home Field	14.	3.	38

EXTED by both pties & duly atted

Examined with  
Original Examined Abstract  
produced by Messrs. Howard  
and Ramsay, Ipswich  
Bislett, Ridley & Bartley  
24/26 Museum Street  
Ipswich  
17th September 1958.





Abstract from plan or conveyance  
of 25<sup>th</sup> March 1909



Scale 1/4 inch

B.R.B.  
Examined with plan on  
examined abstract.



Abstract from plan on conveyance of  
18 April 1945.



25th October 1932

Examined with Examined Part  
as before  
BRB 17.4.52

WILL of the sd H. ST.G. Cobbold whrby he appnted Evelyn Anna Cobbold and Francis Alfred Worship Cobbold and his nephew Rupert St. George Riley to be Exors and Trees throf and devised his freehd ppty known as The Rookery Sproughton afsd to his wife the sd Evelyn Anna Cobbold for her life and after her death the sd ppty shd fall into and form pt of his residuary este and the sd H. ST. G. Cobbold devised and begthed all the residue of his real and psnl este upon trust for sale as thrin mentd

23rd November 1944

The sd H.ST.G. Cobbold died on this date

10th February 1945

PROBATE of the sd Will of the sd H. St. G. Cobbold granted on this date out of Ipswich District Pbate Regy to the sd E.A. Cobbold and F.A.W. Cobbold power being reserved to the sd R.St.G.Riley BY CONVCE so dtd made betwn the sd E.A. Cobbold and F.A.W. Cobbold (thrinar cld the Vdrs) of the 1st pt the sd E.A. Cobbold of the 2nd pt and Herman Walter de Zoete of the Mill Hse Radwell in the Coy of Hertford Gent. (thrinar cld the Pchser) of the 3rd pt

18th April 1945

Stamp £115 &  
P.D. Stamp

Examined as above  
BRB 17.4.52

RECTG

- (1) Seisin of the sd H.St.G. Cobbold (thrinar cld the Testator) at the date of his death of the ppty thrby conveyed in fee simple in posson subjt only as thrinar mentd but orwise free from incumbs
- (2) Will and death of the Testtr as befe absted
- (3) Probate of the Will of the Testtr as befe absted
- (4) That the Vndrs had not given or made any Assent or Convce in respect of a legal este in or afftg the sd ppty or any pt throf
- (5) That the Vndrs in exon of the sd Trust for sale had with the consent of the sd E.A. Cobbold agreed with the Pchser for the sale to him of the unincumbered fee simple in posson of the sd ppty Togetr with the rts and subjt to the reservations thrinar mentd at the price of £11,500

THEN IT WAS WITNED as follows :-

1. In conson of the sum of £11,500 pd by the Pchser to the Vdrs (the rect etc) the Vdrs as the Psnl Reps of the Testtr and in exercise of or staty powers and with the consent of the sd E.A. Cobbold (testified by her execution of the abstrg deed) thrby conved unto the Pchser

ALL THAT meese or tenmt with the outbldgs garage and gardens therto belongg with two cotts and fm land known as The Rookery site at Sproughton in the Coy of Sfk as the same was for the ppse of identon delined and edged pink and cold yellow on the plan drawn thron and more parly descrd in the Sch thrtto Togr with the benefit of all rts of drainage then existing subjt nevertheless to a rt of footway for the owners and occupiers for the time being of the adjng ppty formg Nos. 191 and pt of 192 on the 1904 Edition of the O.S. plan and formly caled "The Grove" but then known as Monk's Gate over Home Field forming Ord No.194 and

Does not affect  
the ppty sold



Does not affect  
ppty sold

and more parlarly mentd in the Sch thrt to from and to  
the adjg pptu twds the High Road ldg to Sproughton Church  
but such rt of footway only to extend betwn the points  
marked A and B and as shwn by a dotted line on the sd  
plan AND to a rt of drainge as then used across the sd  
field known as Home Field and subjt also to the cartway  
ldg from the High Rd from Sroughton to Washbrook (being  
the roadway Nod 186 on the O.S. Map more parly refd to  
in the Sch thrt to and colrd yellow on the sd plan) to a  
rt for the Vndrs and thr succors in title owners of Ord.  
No.276 and also for t e owners of the land adjng on the  
Nth and West sides of the sd land formg Ord No.276 at  
all times thrar with or without horses carts carriages  
and wagons traction engines motor cars laden or unladen  
to go pass and repass and to drive cattle sheep and or  
animals along or over the sd cartway

TO HOLD the same unto the Pchser in fee simple

2. ACKNMMENT by the Vdrs of the rt of the Pchser to prodon of a Conveyance dtd 6th July 1910 and  
made betwn Edward Charles Moor and Owen Clement Phillipps of the 1st pt Constance Eleanor Phillipps  
and the sd O.C. Phillipps of the 2nd pt and the Testator of the 3rd pt and Pbte of the Will of the  
Testator and to dely of copies throf

THE SCHDLE above refd to  
(inter alia)

<u>No. on O.S. Map</u>	<u>Description</u>	<u>Acreage</u>
194	Home Field	A. R. P. 14. 3. 38

EXTED by the Vdrs and duly atted,

MEMO By Conveyance dted the 27th day of April 1948 a pce of land contg 7 acres or thrabts  
and being the N.W. portion of Ordnance No. 194 on the withn wrtn plan was convd to the The  
Rural Distt Council for the Rural Distt of Samford in fee simple and an Acknowledgment was  
given for the prodon of the withn wrtn deed

CERTIFICATE of Search in H.M. Land Registry No. 199784/48 against the sd HERMAN WALTER DE ZOETE  
showing no subsisting entries

BY CONVEYANCE so dated made between the said HERMAN WALTER DE ZOETE of The Rookery Sproughton in the  
County of Suffolk Gentleman (Vendor) of the one part and THE RURAL DISTRICT COUNCIL FOR THE RURAL  
DISTRICT OF SAMFORD in the County of Suffolk (thnar called "the Purchaser") of the other part

AFTER RECITING seisin pf Vendor

AND RECITING agreement by Vendor to sell the sd ppty to Pchrsers for a like estate as afsd  
and the Pchrsers in exercise of the powers in that behalf given to them by the Housing Acts  
1936 to 1938 and of all other powers them thrunto enab ing have agreed to pchse the same  
at the price of £275

It was witnessed as follows :-

16th April 1948

Examined with Original  
produced in before.

B.R.B. 11.1.58

27th April 1948

Stp £1.7.6

and FA

Examined with Original

as done

B.R.B. 17.4.58







1. In psce of sd agmt and in conson of sum of 2275 then paid by Pchrsers to Vdr (rect etc) Vendor as Benfl Owner thrby conveyed Unto Pchrsers

ALL THAT piece or parcel of land situate on the South West side of Church Lane in the parish of Sproughton in the County of Suffolk containing in the whole 7 acres or thrabts and being part of Enclosure Numbered 124 on the Ordnance Survey Map for the said Parish (1904 Edition) and more particularly delnd and described in the plan drawn thron and thron edged and ~~and~~ AND RESERVED the rights of drainage as then exercised over the ppty thrby conveyed

TO HOLD the same Unto the Pchrsers in fee simple but subject to an informally apportioned Tithe Redemption Annuity of £1.13.4

2. Covenant by Pchrsers to erect and for ever thrar maintain a good and sufficient fence along the Southern boundary of the ppty thrby conveyed
3. Acknowledgment by Vendor of right of Pchrsers to production of the docts specified in the Sched thrtound to delivery of copies throf and undertaking for safe custody throf
4. Certificate of value £800

THE SCHEDULE above referred to

25th March 1909 )  
18th April 1945 )

The hmbfe abstracted documents so dated

EXECUTED by Vendor and attested

SEAL OF Pchrsers affixed in presence of Chairman & Clerk

The following memorandum is endorsed on last abstracted Conveyance :-

BY CONVEYANCE dated the 31st January 1958 the within named Rural District Council for the Rural District of Sanford conveyed unto the East Suffolk County Council ALL THAT piece or parcel of land containing an area of 1.375 acres or thereabouts situate in the parish of Sproughton having a frontage to Church Lane there of 180 feet or thrabts and forming part of the within-described land for an estate in fee simple and the usual acknowledgment for production of the within written deed was thrby given.



- 1958 -  
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ABSTRACT of the TITLE

- relating to -

land situate in parish of Sproughton  
in the County of Suffolk

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HAWARD & RAMSAY,  
28, Museum Street,  
Ipswich.