

*11/23/30
10' Comm*

(12)

1930.

ABSTRACT OF THE TITLE

- of -

MR. EVELYN RICKS

- to -

Freehold land at Woking, Surrey.

x² _____

HERITAGE WALKS ARCHIVE DOCUMENT

Robert Messop & Co.,
4 Chertsey Road,
WOKING.

A B S T R A C T OF THE T I T L E

- of -

MR. EVELYN RICKS to Freehold land at Woking, Surrey.

1900 May 26th. BY HIS WILL of this date George Baker Smallpeice of Woking Surrey and Lothbury London
 AFTER giving a specific legacy and an Annuity of £500 to his wife left to his son
 Humphrey George his Kingfield Estate and the land on the North side of the Long Walk
 AND he appointed as Executors and Trustees of that his Will his wife and his friends
 James Wm. Roy and William Frederick Hart.

EXECUTED and attested.

*Examined with Abstract
 examined with Probate
 produced by Messrs Conway
 Chance & Co. 1730 Piccadilly
 done &c. on the 16th June 1930.
 Robert Mossop & Co.
 Woking*

✓ 1900 May 26th 1900 Testator died.

✓ 1900 August 18th PROBATE granted by the Principal Registry to Emily Louisa Smallpeice (the Widow) J.W. Roy and
 W.F. Hart the Executors

1901 September 24 THE said E.L. Smallpeice married George Horace Martyn

1904 May 27th. THE said E.L. Martyn died.

1910 April 20th BY AN AFFIDAVIT sworn on this date and filed on the 25th April 1910 in the Chancery Division
 of the High Court of Justice (1910. S.1091) re the Estate of the said G.B. Smallpeice between the
 said James Wm. Roy and Wm. Fredk. Hart Plaintiffs and Humphrey George Smallpeice Francis
 Lancelot Smallpeice (an Infant by Geo. Raymond his Guardian ad litem) Elizabeth Thisbe
 Smallpeice (spinster) and Caroline Fosona Smallpeice (spinster) and Alice Phoebe Smallpeice and

*Examined with
 abstract examined
 with office copy
 produced as before.*

*Robert Mossop & Co.
 2/4/30*

Frances Zoe Smallpeice (both Spms and Infants) by ad Geo. Raymond their Guardian ad litem Defendants
 the sd Plffs make oath as follows :- (inter alia)

5. The Testator was at his death entitled in fee simple (subj to certain incumbrs thereon) to the
 Freehold lds at Woking and Sand in the Coy of Surrey which were deind on the plan then produced
 and shown to us marked H.1. and thereon coloured green yellow and brown. The colour on the sd plan
 is exactly similar to the colour on a sheet of the Ordnance Map for this district which was in the
 possession of the Testator at his death and which we verily believe was so coloured by the Testator
 himself. The sd Ordnance Map is now produced and shown to us marked H.2. The only other ld at Woking
 belong to the Testator at his death besides what is coloured green yellow and brown on the sd plan
 was a pair of cottages and land on Maybury Common which are distinguished by the No. 505 on the sd
 plan and which were specifically devised to the Testator's daughters by his Will and a small
 quantity of bldg ld situate in Grove Road and Portugal Rd Woking and two cottages at Star Hill
 St. Johns Woking which passed to the Defendant Humphrey George Smallpeice under the gift of the
 Testator's residuary estate contd in his sd Will.

6. We have ascertained by inquiry in the district that the "Long Walk" referred to in the
 Testator's Will is a footpath which runs from Kingfield Green eastwards to Old Woking and Hoe
 Bridge shown on the Ordnance Map. The material portion of the sd footpath is marked on the sd plan
 and is thereon coloured dark brown. We have also ascertained by inquiry that there is nothing in
 the vicinity of the Testator's sd ppty which answers to the descn of "The North Walk" and we
 verily believe that the refence in the Testator's Will to the "North Walk" is an error for a refce
 to "The Long Walk".

10. The document now produced and shown to us marked H.4. contains an accurate terrier of the
 property coloured green brown and yellow on the said plan and shows how since the

HERITAGE WALKS ARCHIVE DOCUMENT



Extract from plan marked "H.1."

Testator's death the Trustees of his will have treated the property as having been divided between the several devisees thereof under his Will viz: the whole of the land coloured green on the said plan except the field coloured green and marked "part of 6102 has been treated as the Hockering Estate devised to the Defendants the Testator's four daughters. The whole of the property coloured brown on the plan (except the field coloured brown on the said plan and marked "553") together with the field being part of 610 and coloured green has been treated as being the "Kingfield Estate and the land on the north side of the long walk" devised to the Defendant Humphrey George Smallpeice and all the land coloured yellow on the said plan together with the said field coloured Brown and marked "553" has been treated as "the rest of my property at the North Walk and my land at Sundridge and Send" devised to the Defendant Francis Lancelot Smallpeice. The last column of the said document gives accurate particulars of the tenancies of the property existing at the Testator's death and shows what property was then in hand. The Terrier above referred to in clause 10 contains inter alia:

THE ESTATE OF GEORGE BAKER SMALLPEICE deceased.

FRESHOLD LANDS at Woking devised to Testator's eldest son Humphrey George Smallpeice

SCHEDULE

No. on Ordnance Map.	Description	Acreage	Rent at date of Testator's death.	Particulars of tenancy at date of death.
602	WESTFIELD FARM. (inter alia) Big Maysow Goaters.	40. 3. 21.	£140	This farm was let to Mr. J. Wilson.

1910 July 15th.

*Examined with abstract
examined with office
copy produced as before.
Robert Mearns Co.
2/4/30*

BY AN AFFIDAVIT sworn on this date and filed on the 18th July 1910 in the same matter and action Spencer Douglas Brown a Member of the firm of Douglas Allen & Co. of Lincoln Chambers 9 Portsmouth St. Lincoln's Inn Fields Estate Agents and Surveyors makes Oath and says as follows :-

1. The Deponent craved leave to refer to the Affidavit of the Plaintiffs sworn herein on the 20th April 1910 and in particular to Clause 10 thereof and to the terrier of property therein mentioned being Exhibit 4 to such Affidavit.
2. Deponent was and had for upwards of 10 years last past been well acquainted with the property situate at Woking Surrey lately belonging to the said G.B. Smallpeice and more particularly described in the said terrier of property exhibited to the said Affidavit of Plaintiffs. His said firm had since the death of the Testator been professionally employed by the Plaintiffs the Trustees of the Testator's Will in connection with their dealings with the said property and he on behalf of his said firm had the conduct of such business and he in fact had valued the said property for the purpose of payment of duties on the said Testator's death.
3. The property comprised in the said terrier was accurately shown on the plan then produced and shown to deponent marked S.D.B. and was thereon coloured brown yellow and green. The portion coloured brown comprised that part of the property which in the said terrier is described as "Freshhold lands at Woking Surrey devised to Testator's eldest son Humphrey George Smallpeice".

1910 July 18th.

*Examined with duplicate
order produced as before.
Robert Mearns Co.
2/4/30*

BY ORDER of this date in the Chancery Division of the High Court of Justice made by

Mr. Justice Parker (1910 S.1091) in the matter of the Estate of the said G.B. Smallpeice deceased Between Jaa. Wm. Roy and Fredk. Wm. Hart Plaintiffs and Rumphrey Geo. Smallpeice Fras. Lancelot Smallpeice (an Infant) Elizabeth Thisbe Smallpeice (Spinster) and Caroline Pomona Smallpeice (Spinster) and Alice Phoebe Smallpeice and Frances Zoe Smallpeice (both Spinsters and Infants) Defendants On application by Originating Summons dated 12th April 1910 for the determination of the questions and the relief following (inter alia)

(1) That it might be determined which of the lands and heredita belonging to the said G.B. Smallpeice at his decease were upon the true construction of his Will comprised in and passed under each of the following bequests contained in his said Will that was to say (inter alia)

(a) The bequest to the Defendant H.G. Smallpeice of "my Kingfield Estate and the lan. on the North side of the Long Walk

(2) If and so far as might be necessary to have the real and personal estate of the said Testator administered by the Court with all necessary accounts etc.

WHICH upon hearing the Solicitors for the Applicants and for the Defendants in Chambers was adjourned to be heard in Court coming to be heard in Court Accordingly. AND upon hearing Counsel for the Plaintiffs and Defendants and upon reading (inter alia) before abstd Probate of the Will of G.B. Smallpeice an Affidavit of the Plaintiffs filed 25th April 1910 and the exhibits therein referred to and an Affidavit of Spencer Douglas Brown and the exhibit therein referred to filed 16th July 1910 THE Court being of opinion that that order being for the benefit of the infant Defendants did declare -

(a) That the whole of the land coloured brown on the plan being the exhibit marked "S.D.B." to the said Affidavit of S.D. Brown was comprised in and passed under the bequest contained in the said Will to the Defendant H.G. Smallpeice of the property referred to in sub-paragraph A. of paragraph 1 of the said Summons.

1925 March 23rd.

CERTIFICATE OF CONTRACT for redemption of Land Tax (No. 136754 Regd. No. 239248).

*Examined with abstract
examined with original
produced as before.*

*Robert Mossop & Co.
74/30.*

*Plan similar to plan
on before abstracted
Affidavit except as to
colour.*

"ALL THAT land together with the buildings erected thereon
"situate in the Parish of Woking in the County of Surrey containing
"an area of 57a. 2. 16. or thereabouts known as Westfield Farm
(formerly Bonsey Farm) in the occupation of Henry James Fox as the
"same are delineated and described in the plan marked "A" hereto
"annexed and thereon edged with pink" Which said premises are
assessed in the Assessment made for the Parish of Woking in the
Division of Guildford in the County of Surrey for the year 1920/21
as follows viz :-

No. of assessment.	Christian and surnames of occupier	Christian and surnames of owner.	Description of property assessed.	Situation of property No. of Street house.	Rental or annual value assessed.	Summal assessed and not exonerat at 5d in the £.
67	Fox H.J.	Smallpeice Exors.	House and land	Westfield House.	120	£2. 10. 0.

4th June 1929.

MERGER by sd Humphrey George Smallpeice of "Longhope" Melksham in the Coy of Wiltshire

Examined with copy Certificate at our Office.

Robert Mossop Co. 2/4/30.

RECITING that certain Tithe Rentcharges had been apportioned under the Tithe Acts 1836 and 1925 upon certain lands in the Parish of Woking in the Coy of Surrey (except that part of the sd Parish called the Sutton District) as set forth in the Schedule thro

AND RECITING that the sd Humphrey George Smallpeice was the estate owner in respect of the fee fimple of the sd Rentcharges and had the power of disposing of the fee simple in possession of the sd Rentcharges

AND RECITING that the sd Rentcharges were free from any charge incumbrances or ~~Liabi~~ liability

DECLARATION that it was his will and intent that the sd Rentcharges shd be absolutely merged and extinguished in the freehold and inheritance of the lands on which the same had been charges as aforesaid

EXECUTED by the sd H.G. Smallpeice and attested

~~THE~~SCHEDULE referred to.

Numbers referring to the Tithe Plan.	Quantities in Statute Measure.			Rentcharge payable to Impropiator Smallpeice Wn.		
	A.	R.	P.	£.	s.	d.
507.	3.	0.	6.		3.	1.
711	5.	0.	19.	1.	4.	8.
712	2.	3.	30.		18.	0.
713	5.	3.	15.	2.	0.	4.
Date of Apportionment - 22nd September 1843				24.	6.	0.

CONFIRMATION by Minister of Agriculture and Fisheries signed and sealed.

10th September 1929.

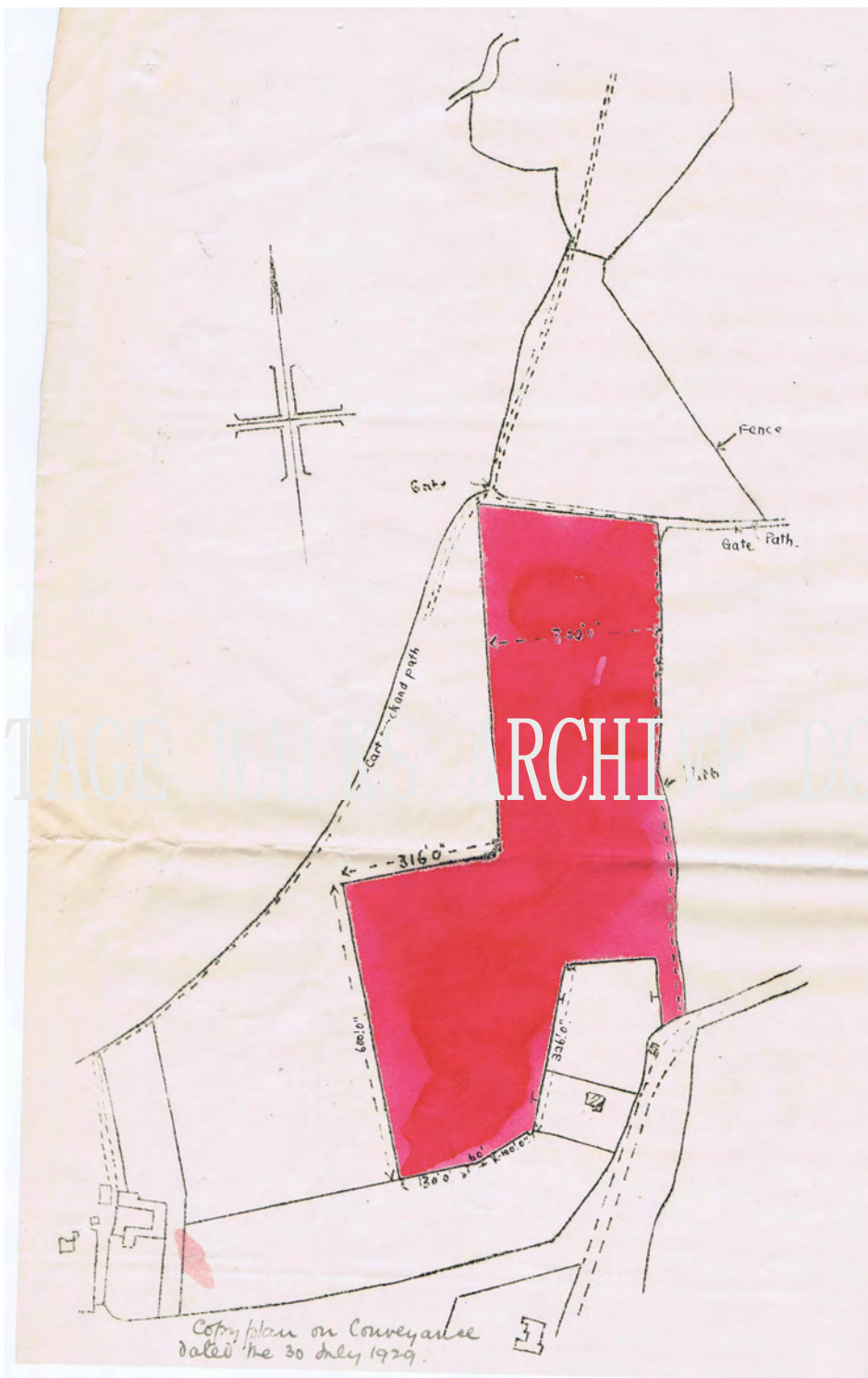
CERTIFICATE OF REDEMPTION OF TITHE RENT CHARGE on (inter alia) following Tithe Fields :-

Examined with copy Certificate at our Office.

Robert Mossop Co. 2/4/30.

Numbers referring to the Tithe Plan.	Rentcharge payable to Vicar.			Redemption Money in respect thereof.			Date of payment of Redemption Money.	Rentcharge payable to Impropiator Halsey Hy. Wn. Richard Westgarth.			Redemption Money in respect thereof.			Date of payment of Redemption Money.			
	£.	s.	d.	£.	s.	d.		£.	s.	d.	£.	s.	d.				
506		1.	11.						1.	1.							
507		4.	9.														
711		7.	11.														
712		3.	6.														
713		7.	10.														
				2.	8.	2.	50.	8.	4.	29th June 1929.	1.	8.	9.	26.	4.	0.	29th June 1929.

HERITAGE WALLS ARCHIVE DOCUMENT



HERITAGE WALKS ARCHIVE DOCUMENT

30th July 1929.
Stamp £12. 10. 0.

*Examined with
original at our
Office.*

*Robert Huxford Co.
7/4/30.*

BY CONVEYANCE so dated and made btm the sd Humphrey George Smallpeice of Longhope Melksham in the Coy of Wilts Esquire (thrnar called "the Vendor") of the one pt and Evelyn Ricks of "The Lych" Wych Hill Lane Woking in the Coy of Surrey Builder (thrnar called "the Purchaser") of the other pt

RECITING :-

- (1) Seisin of G.B. Smallpeice at date of his death free from incumbrs
- (2) Will of sd G.B. Smallpeice as abstd
- (3) Death of sd G.B. Smallpeice and proof of Will as abstd
- (4) Marriage of sd E.L. Smallpeice with G.H. Martyn as abstd
- (5) Death of sd E.L. ~~Smallpeice with G.H.~~ Martyn as abstd
- (6) An Originating Summons was issued in the Chancery Divn of the High Court of Justice on the 12th April 1910 as abstd
- (7) Before abstd Order of 18th July 1910
- (8) The surviving Trustees of the Will of sd G.B. Smallpeice duly assented to the devise to the Vendor contd in the sd Will of the sd G.B. Smallpeice and in or before the year 1906 the Vendor took possession of the ppty passing to him under the sd Will
- (9) Agreest for sale for £1220. 6. 3.

IT WAS WITNESSED that in pursue of sd agreest and in conson of £1220. 6. 3. paid etc. (the rest etc.) the Vendor as Beneficial Owner thrby conveyed unto the Pchsr

ALL THAT pce or pol of 1d site at Westfield Woking in the Coy of Surrey containing 11.a. 1r. 12p. more or less and being part of No. 602 on the Ordnance Map and then or formerly pt of Westfield Farm which sd pce or pol of 1d was for the ppees of identification only more parlarly deltd and descdbd on the plan drawn thron and thron coloured pink

TO HOLD unto the Pchsr in fee simple.

COVENANT by the Pchsr with the Vendor to erect and for ever after maintain a proper and sufficient boundary wall or fence on the side marked "T" within the boundary on the sd pla.

EXECUTED by both parties and attested.