

# This Conveyance

is made the                      day of                      One thousand  
nine hundred and forty-nine **Between** WILLIAM KENNETH  
RICHARDSON of Moat Farm Bredfield in the County of Suffolk  
Farmer (hereinafter called “the Vendor”) of the one part and SIR  
DENYS PILDITCH of Bredfield Place Bredfield aforesaid and  
MAURICE MAYHEW of Bredfield aforesaid Farmer (hereinafter  
called ‘the Trustees’) of the other part.

**Whereas** the Vendor is seised of the Property hereinafter  
described for an estate in fee simple in possession free from  
incumbrances and subject to Tithe Redemption Annuity and Land  
Tax and he has agreed to sell the said property to the Trustees for the  
sum of Two Hundred Pounds.

AND WHEREAS the Trustees have requested the Vendor to  
convey the said property in the manner and upon the trusts herein-  
after appearing.

**Now this Deed Witnesseth** as follows:—

1. IN pursuance of the said agreement and in consideration of  
the sum of Two Hundred Pounds now paid by the Trustees to the  
Vendor (the receipt whereof the Vendor hereby acknowledges) the  
Vendor as Beneficial Owner hereby conveys unto the Trustees ALL  
THAT piece or parcel of land situate in the Parish of Bredfield  
aforesaid containing in area four acres or thereabouts and being part  
of the enclosure numbered 167 on the Ordnance Survey Map for the  
said parish which said piece or parcel of land has a measurement on  
its eastern boundary of three hundred and forty-four feet or  
thereabouts and on its southern boundary (between the hedge at the  
rear of Primrose Cottage gardens and its eastern extremity) of three  
hundred and fifty feet or thereabouts and is for the purpose of  
identification only and not of limitation delineated on the plan  
annexed to this Deed and thereon edged red TOGETHER with the  
boundary fences on the north and west sides of the property hereby  
conveyed EXCEPTING AND RESERVING to the Vendor and his  
successors in title servants and agents a right of way fifteen feet in  
width from the adjoining land belonging to the Vendor on the east  
side on foot or with vehicles over and along a cartway on the  
northern boundary of the land hereby conveyed leading from such  
adjoining land to the highway And subject also to the rights of the  
public over and along the public footpath shown by dotted lines on

the said plan TO HOLD the same unto the Trustees in fee simple for the purposes of a Public Playing Field and Village Hall for the use of clubs societies or organisations having athletic social or educational objects or other purposes (defined by Section 4 of the Physical Training and Recreation Act 1937 and Section 20 of the Open Spaces Act 1906 upon the trusts and subject to the covenants powers and provisions set out in the First Schedule hereto.

2. IT IS AGREED between the parties hereto that the Tithe Redemption Annuity and Land Tax charged on the property hereby conveyed and other property retained by the Vendor shall be informally apportioned so that the property hereby conveyed shall in future stand charged with a Tithe Redemption Annuity of Sixteen Shillings and a Land Tax of One Shilling per annum and that the remainder of the said outgoings shall be charged on the remaining property of the Vendor in exoneration of the property hereby conveyed.

3. THE Trustees hereby covenant with the Vendor (but so as not to render either of the Trustees personally liable after he shall have ceased to be a Trustee of the property hereby conveyed) as follows:-

(a) That no building other than a Village Hall and/or buildings to be used in connection with the development of the land as a site for a Village Hall and playing field and recreation ground shall be erected on the property hereby conveyed without the previous consent of the Vendor and his~ successors in title owner or owners for the time being of the remaining portion of the enclosure Number 167 situate on the east side of the property hereby conveyed.

(b) That the Trustees or the Committee of Management (hereinafter mentioned) will within a reasonable time erect a post and wire fence along the eastern boundary of the property hereby conveyed to the reasonable satisfaction of the Vendor and that the Trustees or the said Committee or other the owners for the time being of the said property will thereafter keep the said fence in repair and good condition.

4. THE Vendor acknowledges the right of the Trustees to production and delivery of copies of the documents of title mentioned in the Third Schedule hereto and hereby undertakes for the safe custody of the same.

5. 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 consideration or the aggregate consideration exceeds Five Hundred Pounds.

IN WITNESS whereof the said parties to these presents have hereunto set their hands and seals the day and year first above written.

The FIRST SCHEDULE above referred to : —

1. The Trustees shall forthwith apply to the Charity Commissioners for England and Wales for an Order vesting the trust premises hereby conveyed in the Official Trustee of Charity Lands and upon such Order being made the Trustees shall cease to be the Trustees of the trust premises 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 thereof.

2. The property hereby conveyed (herein called “the Trust Premises”) shall be ‘held upon trust for the purposes of public playing fields and 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 entertainments or otherwise as may be found expedient for the benefit of the inhabitants of the Parish of Bredfield aforesaid 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 Premises and the arrangements for their use shall be vested in a Committee of Management (hereinafter called “the Committee”) consisting of not more than fourteen members (exclusive of members co-opted under the power hereinafter contained) of whom four shall be The Reverend Henry Wilmot Stapleton Cotton, Sir Denys Pilditch, Miss Dorothy Fagge and Maurice Frank Mayhew, who shall hold office until the Annual General Meeting next following the date of this Deed and thereafter such four members shall be elected at each subsequent Annual General Meeting. The ten organizations 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 instance and on the 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 organizations mentioned opposite their respective names in the second column of that Schedule and shall together with the four members

as aforesaid be the first members of the Committee. Until such appointments have been made the persons named in the first column of the Second Schedule shall 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 any organization.

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 to be convened in the month of April 1949 by one week's notice to be affixed to some conspicuous part of the Trust Premises or other conspicuous place or places in the parish of the inhabitants of the age of eighteen years or upwards of either sex of the Parish of Bredfield 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 four 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 for that year shall be held as soon as practicable after the month of April and such meeting shall be convened by such persons as shall be nominated for the purpose by the Charity Commissioners.

5. In the event of any other organisation being formed in the said parish with aims of a social recreational or educational character not inconsistent with those upon which the Trust Premises are held hereunder 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 such new organisation to appoint an additional member of the Committee in the same manner as if such new organisation had been mentioned in the second column of the Second Schedule hereto and for this purpose the 'total number of members of the Committee as provided for in Clause 3 hereof may be increased but no such resolution shall be effective until it has been approved by an Order of the Charity Commissioners.

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.

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 Committee in exercise of the powers vested in them by Section 15 (3) of the Open Spaces Act 1906 may make bye-laws governing the public playing field.

10. 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.

11. The Committee may from time to time make and alter Rules and Regulations 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 Premises may be used for games recreation entertainments meetings social gatherings and other purposes and time 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 time fixing of their respective terms of office.

(c) The engagement and dismissal of such paid officers and servants for the Trust Premises 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.

12. The Committee shall have power

(i) to appoint sub-committees which may include persons other than members of the Committee;

(ii) to make rules for the transaction of their business;

(iii) to delegate any of its functions to such sub-committees. A sub-committee may co-opt not more than one-sixth of its number from persons representing interests in the said parish not otherwise represented.

13. All payments in respect of the use of the Trust Premises and all donations for the benefit thereof shall be paid into a trust account at Lloyds Bank at Woodbridge or at such other bank as shall from time to time be substituted therefor by the Committee, any such substitution to be endorsed upon this Trust Deed together with a copy of the resolution relating thereto.

14. The moneys standing to the credit of the said account shall be applied as the Committee shall decide in repairing and insuring the Trust Premises or the furniture and effects therein and in paying all rent (if any) rates taxes salaries of paid officers and servants and other outgoings and in providing playing fields furniture games books newspapers periodicals and other literature and means of recreation and otherwise for the upkeep and improvement of the Trust Premises.

15. The Committee may upon the vote of a majority of its members and (when necessary) with the consent of the Charity Commissioners from time to time by mortgage or otherwise obtain such advances on the security of the Trust Premises 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 or repay in whole or in part and from time to time any existing mortgage or charge on the said premises.

16. 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 Premises in whole or in part for the purposes hereinbefore or indicated it shall call a meeting of the inhabitants of the age of eighteen years or upwards of the Parish of Bredfield of which meeting not less than fourteen days' notice (stating that a resolution will be proposed thereat) shall be posted in a conspicuous place or places on the Trust Premises and advertised 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 Charity Commissioners let or sell the Trust Premises 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 premises approved by the Committee and to be held upon the trusts for the purposes and subject to the provisions hereinbefore ore 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 Parish of Bredfield as may be approved by the Charity Commissioners and meanwhile such moneys shall be invested in the names 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 for which the income of the Trust Premises may properly be applied.

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

#### THE SECOND SCHEDULE.

Column I. Names and Addresses of Representatives.	Column II. Organisations.
William Kenneth Richardson, Moat Farm, Bredfield.	The Trustees of the Bredfield Mission Room.
Ida Mary Pratt, Sunnyside, Dallinghoo.	The Court of Honour of the 1st Bredfield Company of the Girl Guides.
Villiam Frederick Jarvis, Foxboro Hall Cottage, Melton.	The Parochial Church Council.
Ernest Sharman, Pansy Cottage, Bredfield.	The Committee of the Bredfield Bowls Club.
William George Scale, Church Cottages, Bredfield.	The Committee of the British Legion.
Anna Cone, Chapel Farm, Bredfield.	The Committee of the Mothers Union.
Mary Crisp, The Bungalow, Bredfield.	The Committee of the Women's Institute.
Herbert John Cone, Chapel Farm, Bredfield	The Parish Council.
Elizabeth Gardner, School House, Bredfield	The Managers of Bredfield School.
Nancy Joan Mayhew, Dualls Farm, Bredfield.	The Committee of St. Edmund's Guild.