

1928

ABSTRACT OF THE TITLE  
OF

MR. EVELYN RICKS

-to-

Land situate at Westfield Woking  
Surrey.

*11/2/29*

*Copy complete*

*Rudkin*

HERITAGE WALKS ARCHIVE DOCUMENT

Robert Mossop & 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 land situate at Westfield, WOKING, Surrey.

1900. May 26th.

BY HIS WILL so dated 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 Long Walk AND he appointed as Executors and Trustees of that his Will his Wife and his friends James William Roy and William Frederick Hart.

*See with Abstracts with a Report produced by Messrs Amers & Sons, E.C.C.*

*Robert Morrison Esq. to Charity Rd. Woking. 21/5/06.*

(Wife's name not mentioned in will) EXECUTED AND ATTESTED.

1900. May 28th.

TESTATOR died.

1900. August 18th.

PROBATE granted by the Principal Regy to Emily Louisa Smallpeice (the widow) J.W. Roy and W.F. Hart the Executors.

*Below 100 241-14-11. List 1002-15-5.*

1901. September 24th.

THE sd E.L. Smallpeice married George Horace Martyn.

1904. May 27th.

THE sd E.L. Martyn died.

1910. July 15th.

BY AN AFFIDAVIT of this date Filed 18th July 1910 in the Chancery Divn of the High Court of Justice (1910 S. 1091) re G.B. Smallpeice decd btm J. W. Roy and another Plaintiffs and H.G. Smallpeice and others Defendants Spencer Douglas Brown a member of the firm of Douglas Allen & Co. of Lincoln Chambers 9 Portsmouth Street, Lincoln's Inn Fields Estate Agents and Surveyors made oath and said :-

*Sworn  
See with Abstracts with Official Copies produced to Regy.  
Robert Morrison Esq. 21/5/06.*

1. The deponent craved leave to refer to the Affidavit of the Plaintiffs sworn herein on the 20th April 1910 and in parlar to clause 10 throf and to the terrier of ppty thrin menti being Exhibit 4 to such Affidavit

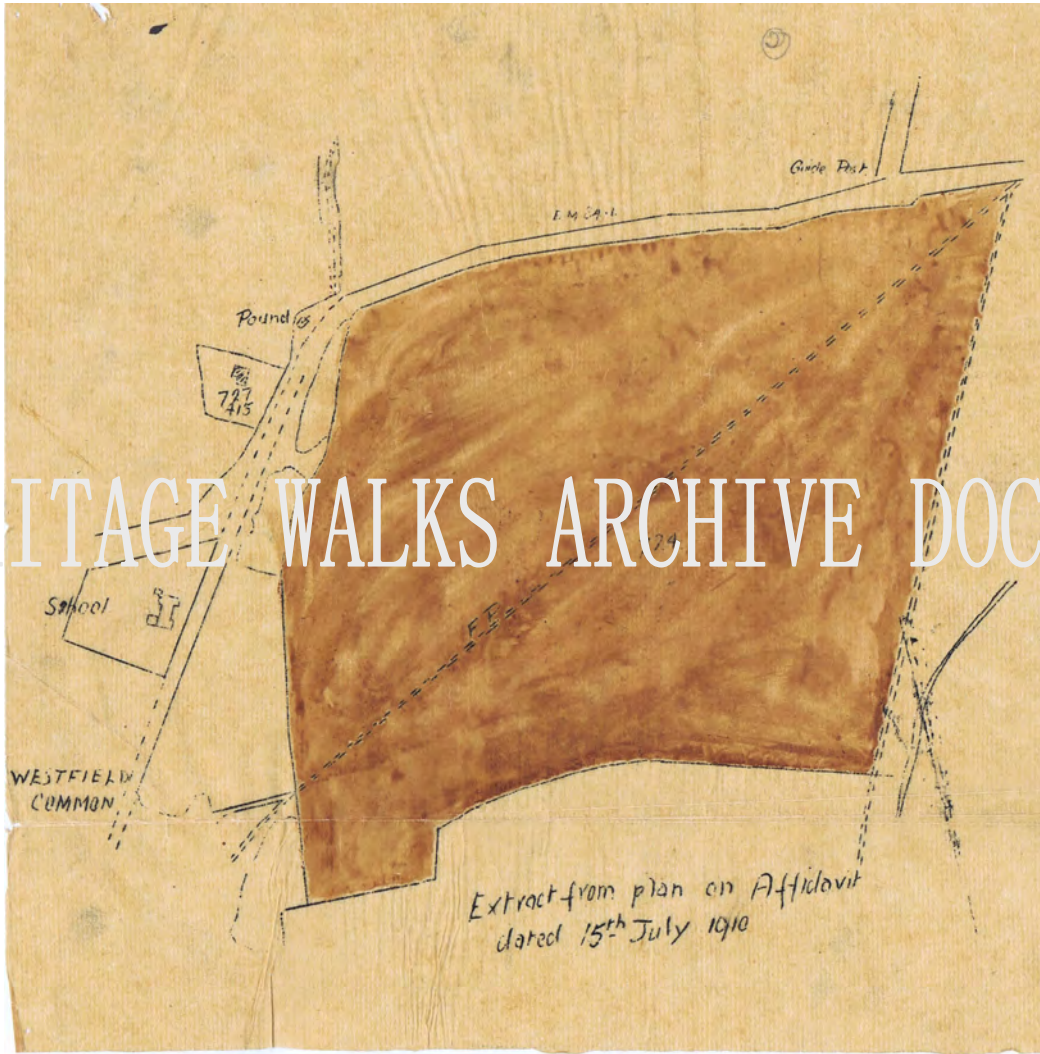
2. Deponent was and had for upwards of 10 years last past been well acquainted with the ppty situate at Woking Surrey lately belgg to the sd G.B. Smallpeice and more parlarly descobd in the sd terrier of ppty exhibited to the sd Affidavit of Plaintiffs His sd firm had since the death of the Testator been professionally employed by the Plaintiffs the Trustees of the Testator's Will in connection with their dealings with the sd ppty and he on behalf of his sd firm had the conduct of such business and he in fact had valued the sd ppty for the ppee of payment of duties on the sd Testator's death

*Applicant of J.W. Roy & Co. 10. 20th April 1910. Filed 26th April 1910. See also the said memorial & will. See also recommendations re the same.*

3. The ppty comprised in the sd terrier was accurately shown on the plan then produced and shewn to deponent marked S.D.B. and was thron coloured brown yellow and green The portion coloured brown comprised that part of the ppty which in the sd Terrier was described as "Freehold lands at Woking Surrey devised to Testator's eldest son Humphrey George Smallpeice"

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1910. July 18th.

*See with Will of G.B. Smallpeice  
and with Certificate of Redemption  
as before.  
Robert Maxworthy  
21/5/1910*

BY ORDER of this date in the Chancery Divn of the High Court of Justice made by Mr. Justice Parker (1910. S. 1091) in the matter of the Estate of the sd G.B. Smallpeice dead btm Jas. Wm. Roy and Frederick Wm. Hart Plaintiffs and Humphrey Geo. Smallpeice Francis 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 applon by Originatg Summons dated 12th April 1910 for the determin of the questions and the relief folloing (inter alia)

(1) That it might be determined which of the lands and heredita bolgg to the sd G.B. Smallpeice at his dece were upon the true construction of his Will comprd in and passed under each of the following bequests contd in his sd Will that was to say (inter alia)

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

(2) If and so far as might be necry to have the real and personal estate of the sd Testator admrd by the Court with all necry accounts &c.

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 before abstd Probate of the Will of G. B. Smallpeice an Affidavit of the Plaintiffs filed 25th April 1910 an Affidavit of Bourchier Francis Hawksley filed 4th May 1910 an Affidavit of Spencer Douglas Brown and the exhibit therein referred to and an Affidavit of George Raymond both filed 18th July 1910

The Court being of opinion that that order being for the benefit of the infdnt Dedts did declare

(a) That the whole of the land coloured brown on the plan being the exhibit marked S.D.B. to the sd Affidavit of sd S.D. Brown was comprd in and passed under the bequest contained in the sd Will to the Defendant H.G. Smallpeice of the ppty referred to in sub-para. A of para. 1 of the sd summons

1925. March 23rd.

*See with Will of G.B. Smallpeice  
and with Certificate of Redemption  
as before.  
Robert Maxworthy  
21/5/1910*

CERTIFICATE OF REDEMPTION of Land Tax - No. 245,101.

91a. 3r. Sp. known as Kingfield Farm in occpn of Alfred Hobbs.

Redeemed by H.G. Smallpeice in consen of £52. 10s. - Paid 25th March 1925.

Regrd 22nd April 1925 - Exonerated from 25th December 1924.

1926. March 4th.

*See with copy of Tithe Map  
as before.  
Robert Maxworthy  
21/5/1910*

CERTIFICATE OF REDEMPTION OF TITHE RENTCHARGE as follows.

No. on Tithe Map.	Payable to Vicar.	Redptn money.	Payable to Impropriators.	Redptn money.	Dates of Apptmt & altered apptmt.
	£ s d.	£ s d.	£ s d.	£ s d.	
695.	13. 6.		3. 6. 4.		} 22nd Sepr 1843.
696.	10. 1.				
702.	8. 10.				
703.	10. 1.		2. 10. 6.		
694.	12. 11.				} 22nd Dec 1896.
	2. 15. 5.	56. 12. 1.	5. 16. 10.	104. 0. 11.	

HERITAGE WALKS ARCHIVE DOCUMENT



# HERITAGE WALKS ARCHIVE DOCUMENT

1928. July 21st.  
Stamp £3. 10s. 0.

*Open with original and files.  
Robert Rossop Co.  
21/5/1929.*

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

RECITING :-

- (1) Seisin of George Baker Smallpeice at date of his death free from incumbs
- (2) Before abstd Will of sd G B Smallpeice
- (3) Death of Testator and proof of his Will as abstd
- (4) Marriage of sd E.L. Smallpeice with G H Martyn as abstd
- (5) Death of sd E.L. 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 the sd G.B. Smallpeice duly assented to the devise to the Vendor contained in the sd Will of the sd G.B. Smallpeice and in or before the year 1908 the Vendor took possession of the ppty passing to him under the sd Will
- (9) Agreeet for sale for £316. 5s 0

IT WAS WITNESSED as follows :-

1. IN pursce of the sd agreeet and in conson of £316. 5s. 0 paid etc. (the rect etc.) the Vendor as Beneficial Owner thrby conveyed unto the Pehar

ALL THAT pce or parcel of ld situate at Woking in the Coy of Surrey containing 2 acres 3 roods and 20 poles more or less <sup>than</sup> and ~~xxx~~ or formerly part of Kingfield Farm which land was bounded on or towards the North in part by land formerly belgg to the Pehar and in part by a footpath leading to the road from Woking Village to Guildford on or towards the South and West by other ld belgg to the Vendor and on or towards the East by another public footpath leading to the road from Woking Village to Guildford which pce of ld was for the purposes of identifi only more parlarly delnd and descdb in the plan drawn thron and was thron coloured pink and blue

SECONDLY ALL THAT pce or parcel of ld situate at Woking afed and then or formerly part of Kingfield Farm afed abuttg on the North side throf upon the road leading from Woking Village to Guildford and having an uniform width throughout of 40 feet or thabts and a depth on the East and West sides resply of 200 ft or thabts which sd pce or parcel of ld was for the purposes of identifi only more parlarly delnd and descdb in the plan drawn thron and was thron coloured green RESERVING nevertheless unto the Vendor and the persons deriving title under him and all persons authorised by him or

them full right and liberty in fee simple (in common with the Pehar and the persons deriving title under him and the persons authorised by him or them) from time to time and at all times thrar and for all purposes to pass and repass with or without horses cattle or other animals carts carriages motor cars and other vehicles over and along the lands coloured green and blue on the said plan

TO HOLD the same (subject to such reservations as afed) Unto the Pehar in fee simple.

EXECUTED by the Vendor and attested.