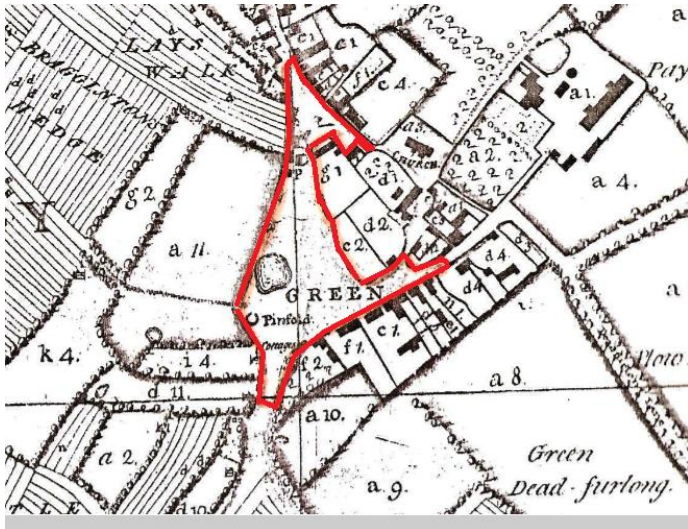




Cleeve Prior Chroniclers

Common Land

Following research into documents held by the Chroniclers & those shared by the School Governors. We can make the following comments.



Common Land as of the survey plan of 1772, drawn up by the lords of the Manor, the Dean & chapter of Worcester



This red line shown on the current village layout



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The drive leading up to the church from opposite the pub is not registered land & does not belong to the Hadrill's or the church.

The front Lawns of the cottages & the cider mill appears to be un-registered & the picture below indicates that the road went up to the front of the cottages, therefore maybe common land.





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Searches on the Dean & Chapter of Worcester Archive suggest that the land on which the school sits is in trust to the Vicar & Church wardens of Cleeve Prior

| | |
|---------------------|---|
| Our Ref: | SN/TAFW0063-750 |
| Our Client: | The Worcester Diocesan Board of Finance Limited |
| Date Created: | 18 September 2015 |
| Date of attendance: | 16 September 2015 |
| Attended Location: | The Worcester Diocesan Board of Finance Limited |
| Document Reference: | |

Attendance at The Hive to inspect Cleeve Prior School boxes BA14953 and BA9284.

The result of the research was as follows:-

1. Deed of Trust dated 2nd November 1858

This was made between (1) The Dean and Chapter of Worcester Cathedral and (2) The Vicar and Churchwardens of the Parish of Cleeve Prior. It relates to the school and comprises an area of land measuring 1,210 yards or thereabouts. In terms of the Trust set out in the Deed it says ".....to permit the said premises and all buildings thereon erected or to be erected to be forever hereafter appropriated and used as and for a school for the education of children and adults or children only of the labouring manufacturing and other poorer classes in the Parish of Cleeve Prior and for no other purpose".

Attached to this memo is a copy of "Map 1" which was sent through and attached with Anthony Champions e-mail of the 13th February 2015. Upon that plan I have marked the approximate area of land covered by the Trust Deed edged in red. The land highlighted yellow adjoining the property dealt with in the Deed of Trust appears to be what was allotment land and was let out by the school from around that time, rent for which was paid to the school. The land shown highlighted in blue is a playing field adjoining the school site which, again, appears to have belonged to the school but which was also used by the Parish Council (see note 3 below).

We will need to obtain the consent of the Incumbent to copy the document (the document is itself a copy) – reference BA14953.

2. The final engrossment of the Deed of Trust from 2nd November 1858 was in manuscript (although there is only a photocopy itself in the boxes) but the draft which preceded it was actually typed. This typed draft is in a different box – BA9484/2 and again it would be sensible to have a copy of this as with item 1 above – again for the BA9484 box numbers we need to obtain the



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permission of the Incumbent as we did in the first place in requesting permission to view.

3. **Playing field to the side of the school** (being the area within which the blue edging shown on Map 2 to Anthony Champion's e-mail of 17th February 2015 forms part)

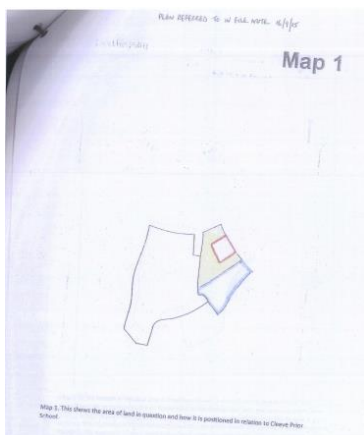
There is a document entitled "re playing field adjoining the site of Cleeve Pior CoFE (controlled) School". It provides that "We the undersigned being the Trustees of the above mentioned playing field by virtue of a decision taken at a Parish Vestry Meeting held on 15th October 1857, do hereby give Cleeve Parish Council permission to use that part of the playing field defined on the attached plan....." (the plan referred to is actually on the reverse of the copy of this document in the box and relates to the land I have shown edged blue on the plan attached to this file note).

The document was signed in Cleeve Prior on the 9th August 1962 (Box BA9484/2)

4. **Letter from Alfred C Style (Vicar) to Mr C Hobbs (Honorary Secretary of [Diocese of Worcester?])** dated [5th June 1916?]

This is a letter from the Vicar to Mr Hobbs in response to certain questions raised of the Vicar concerning the land. The Vicar responds that the land comprises 1,210 yards or thereabouts upon which the school is built and an adjoining playground. The adjoining land is let as allotments raising an annual income thereof of £5.17.4 for maintenance of the school premises. This it would appear is likely to be the land shown highlighted yellow on the plan annexed to this file note (although we cannot say for certain as it just simply refers to land adjoining the school and not comprised in the Deed of Trust dated 2nd November 1858) – so it may also take in the land shown edged blue on the plan attached to this file note.

The letter provides that "The additional land let is allotments to which I referred in the particulars sent to you last September is outside the enclosed site of 1,210 yards or thereabouts conveyed by the Trust Deed for the school premises and was give by the Parishoners out of the Green before the School was built, to be set apart towards the maintenance of the school. - According to the Ordnance Survey map it is 2.037 in area. It is not included in the Trust Deed".

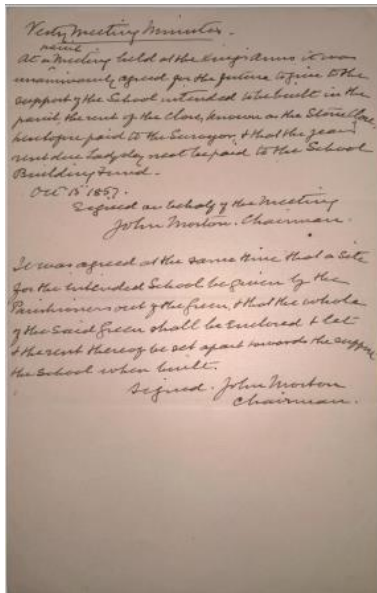


Searches on the Dean & Chapter of Worcester Archive suggest that the land on which the school was given by the parish for the use as a school & this was recorded in a vestry meeting on October 15th 1857



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Meeting Minutes -
October 1857.PDF

The document says

“At the parish meeting held at the kings Arms it was unanimously agreed for the future to give to the support of the school intended to be built in the parish, the rent of the closes known as Stone Close, henceforth paid to the surveyor, and the years rent due Lady day next be paid to the school for the building fund

October 15 1857

Signed on behalf of the meeting

John Morton Chairman

It was agreed at the same time, that a site for the intended school be given by the Parishioners out of the green, and that the whole of the said green be enclosed and let and the rent thereof be set apart to support of the school the school when built

Signed John Morton Chairman”

This transfer was subsequently made in the form of a deed which put the land in trust with the Vicar & Church wardens of Cleeve Prior as trustees. The trust deed resides today in the Church



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The Deed

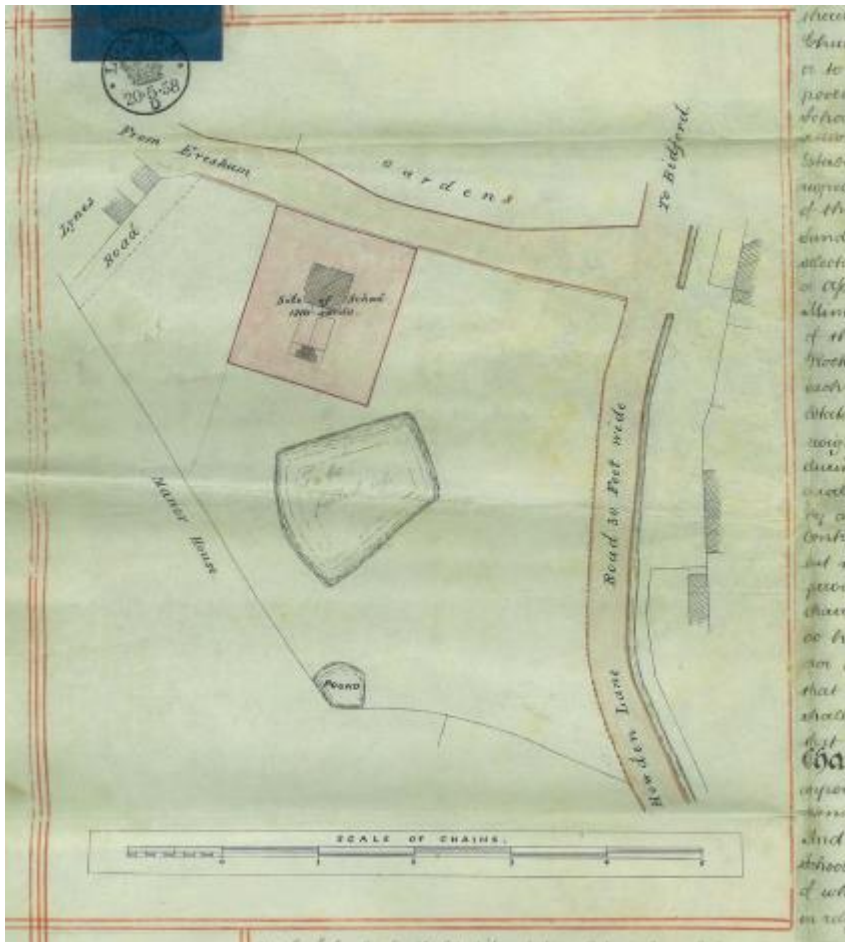


Mr Lupton's Deed
(1).pdf

Plan on 1858 Trust Deed as mentioned above & as can be found below



Mr Lupton's Deed
(1).pdf





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It is our understanding that all lands not previously transferred to other parties were sold to Mr Hiorns, including the Manor and various properties & lands this took place 18th October 1917. The transfer plans, though bad, [held by Ian Robinson] indicate that the common Land was not part of the transfer.

Below is the transfer plan of the land from the Dean & Chapter to the Hiorns [in 1917] the blue road lines are Ian Robinsons interpretation of the plan]



It should be noted that during the passage of time some of the lands designated on the 1772 map are now registered with individual land owners, however many are not & these are required to be identified



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Ian Robinson