

DATED 10th March 2026

(1) EAST SUFFOLK COUNCIL

-AND-

(2) HOPKINS HOMES LTD

-AND-

(3) FIELDS IN TRUST

-AND-

(4) COMMITTEE OF MANAGEMENT OF PLAYING FIELD AND RECREATION
GROUND

PUBLIC PATH CREATION AGREEMENT

For the creation of a Public Footpath Grundisburgh No 51
from opposite Hill Cottage on the west side of Chapel
Road to a connection with the existing footpath
Grundisburgh No 20 under the Section 25 of Highways Act
1980

FILE REF: ROW.016/GRUNDISBURGH FP NO 51

THIS PUBLIC PATH CREATION AGREEMENT is made on the 10th day of March 2026

BETWEEN

- (1) EAST SUFFOLK COUNCIL of East Suffolk House, Station Road, Melton, Woodbridge, IP12 1RT ("the Council"); and
- (2) Hopkins Homes Ltd (company registration number 02875798) whose registered office is at Blenheim House, Newmarket Road, Bury St Edmunds, Suffolk, IP33 3SB (the Owner 1")
- (3) Fields in Trust (charity no 306070) (Registered company No RC000370) whose registered office is Unit 504, Clerkenwell Workshops, 27-31 Clerkenwell Close, London, EC1R 0AT, ("the Owner 2")
- (4) Committee of Management of Playing Field and Recreation Ground, operating as Grundisburgh Playing Field Management Committee, (Charity Number 304755) acting by [REDACTED], two of its trustees ("the Committee")

DEFINITIONS

In this agreement the following definition will apply:

- "Footpath"** means a public right of way for the use of pedestrians only.
- "the Footpath"** means the strip of land shown as a bold broken black line on plan 2 annexed hereto commencing at Ordnance Survey grid reference TM22585 50407 opposite Hill Cottage to the west side of Chapel Road and proceeding in an west south westerly direction for approximately 197 metres to connect to Public Right of Way Footpath Grundisburgh No 20 to Ordnance Survey grid reference TM22395 50367, and has a width of 1.5 metres.
- "Plan 1"** means the plan annexed to this agreement showing the Land Registry plans outlined in red.
- "Plan 2"** means the plan annexed to this agreement showing the route of the new footpath Grundisburgh No 51 by a bold broken black line

WHEREAS

1. The Owner, Hopkins Homes Ltd. is registered as proprietor with an absolute freehold title of the land situated in Grundisburgh in the County of Suffolk and registered at the Land Registry under Title Number SK416954 ("the Land") and which is shown edged red on plan 1 and annexed hereto.
2. The Owner, Fields in Trust is registered as proprietor with an absolute freehold title of the land situated in Grundisburgh in the County of Suffolk and registered at the Land

Registry under Title Number SK262326 ("the Land") which Fields in Trust holds on behalf of Playing Field and Recreation Ground (Charity Number 304755) in its capacity as custodian trustee and which is shown edged red on plan 1 and annexed hereto.

3. The Owners and the Committee intend to dedicate a public right of way as a footpath across part of the Land in the position shown by a bold broken black line between points A and B and C and D on plan 2 and described in the Schedule hereto.
4. Suffolk County Council has been consulted pursuant to Section 25(3) of the Highways Act 1980.

NOW IT IS HEREBY AGREED

5. In consideration of the execution of the agreement and the provisions hereinafter contained and pursuant to Section 25 of the Highways Act 1980 the Owners and the Committee hereby dedicate for use by the public for the purpose of a footpath all that strip of land shown by a bold broken black line on the Plan 2 annexed hereto and running over the red edged land and described in the Schedule to this agreement to the intent that the aforesaid strip of land shall thereafter be enjoyed by the public as a footpath.
6. The Owners hereby confirm they are the true holders of title to the Footpath with Full Title Guarantee in the fee simple which the Council has verified with the Land Registry.
7. The Footpath surface shall on execution of this agreement become for the purposes of the Highways Act 1980 a highway maintainable at the public expense.
8. The cost of the making and sealing of this agreement and all works required to bring the dedicated footpath into a fit state for use by the public will be taken from the Section 106 public right of way contribution made by Hopkins Homes Ltd to Suffolk County Council.
9. The Council will pay to the Owner 2 the sum of £2,000 plus VAT on or prior to the date of this Agreement as a contribution towards the Owner 2's legal costs.

IN WITNESS whereof the Owners and the Committee have executed this agreement as a Deed and the Council has caused its Common Seal to be hereunto affixed the day and year first before written.

THE COMMON SEAL of EAST SUFFOLK COUNCIL was hereunto affixed in the presence of:-

Mr Martin Clark
Licensing Manager and
Public Area Officer
Authorised Signatory



Authorised Signatory

SIGNED as a Deed

By Hopkins Homes Ltd:-

Signature

A black rectangular redaction box covering the signature.

Name

A large black rectangular redaction box covering the name.

Occupation

A black rectangular redaction box covering the occupation.

EXECUTED as a DEED by affixing
the COMMON SEAL of FIELDS IN TRUST
under an authority conferred by s.260(2) Charities Act 2011

in the presence of:

Trustee: [REDACTED]

Chief Executive: [REDACTED]

SIGNED as a Deed on behalf of
COMMITTEE OF MANAGEMENT of PLAYING FIELD AND RECREATION GROUND

by:

Trustee Name [REDACTED] Trustee Signature : [REDACTED]

Trustee Name [REDACTED] Trustee Signature [REDACTED]

two of their number, under an authority conferred pursuant to section 333 of the Charities Act 2011

in the presence of:

Witness Signature : [REDACTED]

Witness Name (in BLOCK CAPITALS): [REDACTED]

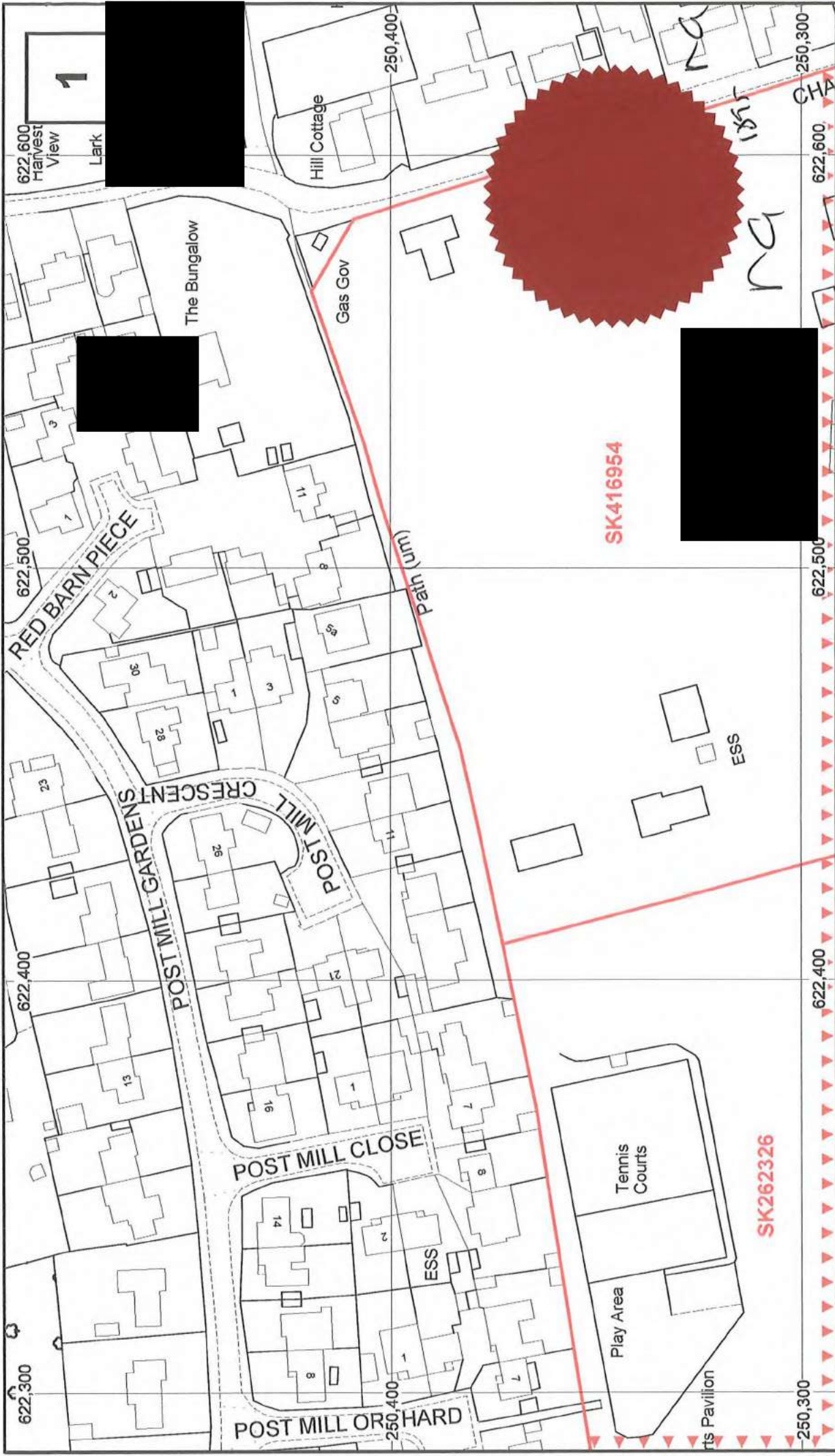
Address: [REDACTED]

SCHEDULE

Footpath Grundisburgh No 51

Commencing at Ordnance Survey grid reference TM2258550407 opposite Hill Cottage to the west side of Chapel Road at point A and running for approximately 23 metres in a generally north westerly direction to Ordnance Survey grid reference TM2256350411 at point B then proceeding in a west south westerly direction for approximately 160 metres to a gap in the hedge at Ordnance Survey grid reference TM2240950370 at point C then connecting to Public Right of Way Footpath numbered Grundisburgh No 20 at point D after 14 metres at Ordnance Survey grid reference TM2239550367, a total distance of approximately 197 metres.

Width: 1.5 metres



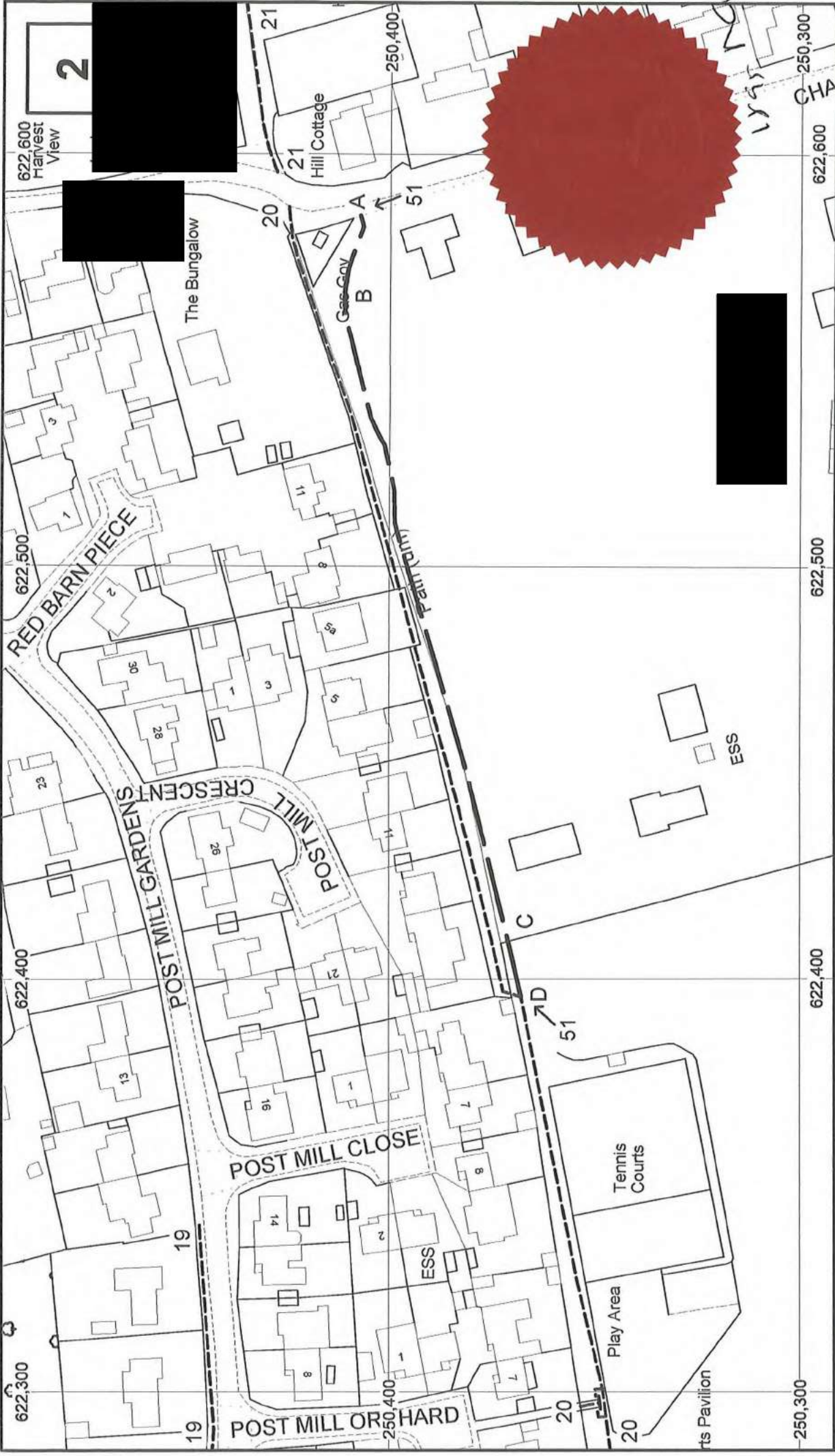
**MAP REFERRED TO IN THE EAST
SUFFOLK COUNCIL PUBLIC PATH
CREATION AGREEMENT
GRUNDISBURGH FOOTPATH NO 51 -
LANDOWNERSHIP MAP (TITLES
SK262326 AND SK416954)**

Area of landownership
evidenced by Land Registry
Titles SK262326 and SK416954

Landownership continues
beyond edge of map

Scale: 1:1,250 at A4





EASTSUFFOLK
COUNCIL



Proposed Footpath (A - B - C - D) ———
Unaffected Footpath - - - - -

Scale: 1:1,250 at A4

**MAP REFERRED TO IN THE EAST SUFFOLK
COUNCIL PUBLIC PATH CREATION AGREEMENT
GRUNDISBURGH FOOTPATH NO 51**