



| Village Hall |                      |
|--------------|----------------------|
| Location:    | Bury Road            |
| Post Code:   | IP29 5HP             |
| Year Built:  | 1926                 |
| Status:      | Building of Interest |
| Notes:       |                      |

## Hargrave Village Hall - the hub of the community

The following article was published in the Suffolk and Essex Free Press on 24th June 1926.

### HARGRAVE VILLAGE HALL

#### *New Centre for Social Life*

*Built by the People for the People !*

#### *The Opening Ceremony*

*Hargrave now possess a village hall. It is a substantial and roomy building and the parishioners are justly proud of it. Saturday was a red-letter day in the history of Hargrave, for the recently completed hall was officially opened, the ceremony being performed by Mrs Mackworth Praed, of Ousden Hall, in the presence of a large number of villagers.*

*The hall, which stands in the centre of the village, is a strong, compact and pleasing building of brick, with a coloured corrugated roof. Its length is about 42ft and its width 20ft. The interior of the walls are plastered and distempered and the interior height is ample for the purposes for which the hall was designed.*

*At the north end is an entrance porch which opens to the road and forms an effectual scene to the main doorway. At the farther end is another, similar door, but without a porch, leading to a brick storage shed, etc. The site has been fenced by posts and wire and the paths made up with gravel.*

*The site was generously given by Messrs Greene, King and Sons, Ltd., of Bury St Edmunds.*

### COMMENDABLE ENTERPRISE

*The parishioners may be congratulated, not only on possessing such an asset to the social life of the community, but also on the manner in which it was achieved. Some three or four years ago, Miss Mann sister-in-law to the Rector (Rev. H. Morgan Hooper), conceived the idea of a public hall in the village. We gather that there were sceptics in the land, but the optimists got to work with admirable results.*

*Concerts, whist drives etc., were arranged and money was raised by this means, while for the last nine months, one penny per week has been subscribed by the parishioners, with the result that practically the whole of the cost, about £230, has been secured. In conjunction with the opening, on Saturday, a fete was held in a meadow opposite the hall, with the object of defraying the deficit of £70.*

*The hall was built by direct labour and is an example of what can be done, by a small community, in its own interests, for Hargrave numbers only 250 souls. The work of erection was supervised by Mr C. Cook and Mr Arthur Seeley, who laboured abundantly towards the end in view. Carting and other work was done by voluntary labour, hence the apparent cheapness of the structure. Mr S. Pask of Denston Green, carried out the brickwork and Mr Honeyball (Wickhambrook) and Mr Pettingale (Hargrave) the carpentry work.*

*Hitherto there has been no public building in Hargrave, all functions, including the Men's Club, having to be held in the school, hence the new village hall is meeting a real need. As to its objects, it is to become the centre of the social life of the village, and concerts, whist drives and dances will, in future, be held in this very appropriate venue, which will also now become the headquarters of the Men's Club. Whist drives and dances will be arranged for alternate weeks during the winter and the general result of the establishment of such an institution should be the brightening of village life in Hargrave.*

*The hall compares very favourably with contemporary village halls and is certainly more substantial and convenient than some. Another gratifying fact is that sufficient chairs and crockery have been purchased, whilst the hall will also boast a piano and a bagatelle board; and all concerned are grateful to Mr Chas. Murkin for the gift of a handsome clock.*

*One should not forget to mention the Village Hall Committee, convened by Miss Mann, and upon whom depend so much. The Rector is Chairman, Miss Mann Hon. Secretary, and Miss Seeley Hon. Treasurer, while the other members are: Mr Arthur Seeley, Miss Bruce Farrer, Mr Tom Jolly, Mr Frank Jolly and Mr F. W. Pask. Mr Tom Jolly is one amongst several who rendered yeoman service to the cause. Another friend who should not be omitted is Mr George Rose of The Poplars, Wickhambrook (Worth Park Nurseries), who gave the handsome bouquet which was presented to Mrs Praed at the opening.*

#### *THE OPENING CEREMONY*

*Prior to the commencement of the fete, the village hall opening took place. The parishioners, who were making holiday turned out in numbers for both events. In welcoming Mrs Praed, the Rector spoke of her interest in her neighbouring village of Hargrave. He was old-fashioned enough to believe that the greatest loss the country villages could sustain would be the loss, or, should he say, departure of our country squires. The people who knew Ousden Hall and those that inhabited that noble English building, would appreciate that remark.*

*Proceeding the Rector referred to what the new hall had cost in various ways. As long as it is maintained and kept in order, it would be a standing memorial to the successful efforts of the people of Hargrave and it would compare favourably with similar buildings in the villages around.*

*The money for the hall had been raised in small sums and the building was associated with the church, which was the oldest edifice in the village, in that its conception came from Miss Mann, his sister-in-law, and it was largely through her efforts that the Committee had got together. A sum of money had been raised for a good deal of furniture which was bought before they built the hall - a cart before the horse idea.*

*The Rector also mentioned Miss Bruce Farrer, who had done a great deal in arranging various concerts and thus raising a large sum of money. The Committee put in charge the right people when they secured the services of Mr Arthur Seeley and Mr C. Cook. By their free cartage of everything pertaining to the hall, and by their enthusiasm, sacrifice, time and labour, they had done a great deal, and it was largely due to their efforts that Hargrave owed the village hall as it was.*

*Mrs Praed having received the key, from the Rector, opened the north door of the hall, and the assembly passed inside.*

*Master John Hooper charmingly handed a choice bouquet of red roses to Mrs Praed, who gratefully received an acknowledged the gift.*

*Amongst those present beside Mrs Praed and the Rector, were Mrs Hooper, Mr F. W. Pask, Mr Arthur Seeley, Miss Bruce Farrer, Mr C. Cook, Miss Seeley and Miss Mann.*

*Mrs Praed, who regretted the absence of her husband, thanked the assembly for the privilege of opening the charming hall, which, she hoped, would be the centre of interest for the village, and she hoped they would have many pleasant entertainments there. She knew of the great efforts that had been made to raise the money and they had a good deal of local talent in the village. She hoped that the result of the fete would be that the small debt would be largely curtailed so that they could start free of debt which would be a splendid thing (Applause).*

#### **THE CRITICS CONFOUNDED**

*MR F. W. Pask expressed thanks to Mrs Praed on behalf of the Village Hall Committee, the Men's Club Committee and the parishioners who had shown their interest in the building and its completion. "In village life you can always find people to support any institution or organisation which embodies their pet ideas, but it is more difficult to find people who will give time and sacrifice and means for those institutions which have for their object the general welfare of the community."*

*Mr Pask went on to refer to the interest shown by Mr and Mrs Praed in all good causes and said that everything which had for its object the brightening of village life found in them true friends. "We are glad the pessimists have been confounded" he said. "I have been listening for several years to the cry 'O, there will never be a hall in Hargrave' (Laughter.). They used to say, 'There will never be a hut in Hargrave'. Quite right. We have got a little further than that; we have got a hall." (Laughter and hear, hear.).*

*Mr Pask said it had been largely owing to the hard work of the Village Hall Committee and the enterprise and sacrifice of Mr Arthur Seeley and Mr Cook, that Hargrave possessed one of the best-built, one of the prettiest and cheapest halls in the neighbourhood. But the croakers were already in the land and saying "You have built it, but can you carry it on, and you will do more harm than good." (Laughter.).*

*The speaker judged from the interest shown in the erection of the hall that there was sufficient enthusiasm to carry it on so that it would be a blessing to the native village and to children yet unborn. (Applause.).*

*This concluded the ceremony.*

**Nicholas Newman**  
**October 2021**

## Photographs of Hargrave Village Hall Opening 1926

The following items were printed in the Bury Free Press on 26th June 1926

These photographs, taken for the Free Press by Mr. H. I. Jarman, of Bury St Edmunds, show a section of the general assembly outside the new Village hall at Hargrave on the occasion of the opening ceremony performed by Mrs. Mackworth Praed on Saturday, also a view of the interior of the building, with flags, etc., suspended from the roof. The hall is an asset to the village and is an example of what a small community can do.

### New Village Hall at Hargrave.



The original Village Hall, built with money raised by its trustees, was a very simple building but nevertheless served as the only meeting place for villagers. On 20th June 1926 Frederick Pettitt along with Herbert George Smart and Gerald Robert Plummer became trustees and assumed responsibility for the hall subject to the conditions placed by Greene, King & Sons, PLC.. The guinea that visitors paid for its hire in 1928, was double the charge that villagers had to find for a meeting, and they were obliged to vacate by midnight!

These 3 trustees were responsible for the upkeep and running of the hall on behalf of the village until 2nd February 1973 when the trustees retired and the Parish Council was appointed as the trustee.

Deed of Appointment 1973



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DEED OF APPOINTMENT is made the Sevent day of February One thousand nine hundred and seventy three BETWEEN

\* JOHN EDWARD RIDLEY a Lieutenant Colonel (Retired) in Her Majesty's Army

formerly of Hargrave in the County of Suffolk but now of Felsted in the County of Essex HERBERT GEORGE SMART Retired Farmer GERALD ROBERT PLUMMER Retired Engine Driver and FREDERICK JOSEPH PETTITT Retired Council Roadman all three of Hargrave aforesaid (hereinafter called "the Retiring Trustees") of the one part and THE PARISH COUNCIL of HARGRAVE in the County of Suffolk (hereinafter called "the Council") of the other part

WHEREAS:-

- (1) This Deed is supplemental to (a) a Conveyance dated the Twentieth day of June One thousand nine hundred and twenty six and made between Reginald Gurney of the first part Greene King and Sons Limited of the second part and Henry Morgan Hooper and Ernest Sampson Farrow Charles Cook Arthur Seeley and Frederick William Pask of the third part whereby the freehold property therein described was conveyed to the parties of the third part in fee simple upon the trusts and subject to the restrictions and stipulations therein mentioned (b) a Deed of Appointment dated the fourth day of May One thousand nine hundred and forty eight and made between Henry Morgan Hooper Ernest Sampson Farrow Arthur Seeley and Frederick William Pask of the one part and The Retiring Trustees of the other part whereby the Retiring Trustees were appointed to be the Trustees of the said Conveyance
- (2) No part of the land comprised in the said Conveyance has been sold and the whole thereof together with the buildings erected thereon is now held upon the said trusts
- (3) The Retiring Trustees are desirous of retiring from the said trusts and of appointing the Council to be the Trustee of the Conveyance in their place

NOW THIS DEED WITNESSETH as follows:-

1. THE Retiring Trustees in exercise of the power conferred on them by the Trustees Act 1925 and of every other power enabling them hereby appoint the Council to be the Custodian Trustee of the said Conveyance in the place of the Retiring Trustees
2. THE Council by the execution on its behalf of these presents testifies its acceptance of the appointment
3. THE Council releases and discharges the Retiring Trustees from the trusts contained in the said Conveyance and covenants with the Retiring Trustees (but by way of indemnity only) that it and its successors in title will henceforth perform and observe the covenants restrictions and stipulations contained in the said Conveyance so far as the same are still subsisting and capable of taking effect

IN WITNESS whereof the Retiring Trustees and David Slade and Joseph Frank Fearnley two members of the Council on behalf of the Council have hereunto set their hands

and seals the day and year first above written

SIGNED SEALED AND DELIVERED by)  
the said JOHN EDWARD RIDLEY in)  
the presence of:-

J. H. D. B. M. E. R.  
[Signature]  
9, Garnett  
Tisbury Wiltshire  
Sub/Postmaster

SIGNED SEALED AND DELIVERED by)  
the said HERBERT GEORGE SMART )  
in the presence of:-

H. G. Smart  
[Signature]  
Post Office Avington  
Bury St Edmunds  
Groom

SIGNED SEALED AND DELIVERED by)  
the said GERALD ROBERT PLUMMER )  
in the presence of:-

Gerald R Plummer  
R Turner  
18 Stoney Lane  
Bunthorpe  
Bury St Eds.  
House Wife.

SIGNED SEALED AND DELIVERED by)  
the said FREDERICK JOSEPH )  
PETTIT in the presence of:-

Fredrick J Pettit  
L. D. Moxley  
Post Office, Hatfield  
Bury St Edmunds  
Sub. Postmistress

SIGNED SEALED AND DELIVERED by)  
the said DAVID SLADE in the )  
presence of:-

[Signature] D S  
C. Redman  
51 Melting Court  
Thurston  
Bury St Edmunds  
Lecturer.

SIGNED SEALED AND DELIVERED by)  
the said JOSEPH FRANK FEINLEY )  
in the presence of:-

[Signature]  
Joseph Feinley  
Little Sarham Bury St Edmunds.  
[Signature]

## **Future in Doubt 1982**

There is currently a great deal of interest from local Hargrave residents in the future of their village hall, highlighted by the village open meeting held on Thursday 16th September 2021 to discuss plans for either extending or demolishing and rebuilding the hall. However there may not have been a hall to discuss with the future of the facility in serious doubt in 1982.

Built just after World War 1, funded from the contributions of local residents it was one of the few village halls to be made of solid construction at that time. Several other communities had to make do with former wooden army huts for their village halls. Over the years it became a centre for activities and meetings, but by the early 1980s the deteriorating condition made it less popular for such events, and there were serious questions being asked about its future.

These concerns had led to the organisation of a questionnaire delivered to every household in the village seeking views on the future of the building. The result would be crucial if the hall were to survive. Fortunately of the 60% of forms returned 89% were in favour of keeping the facility and only 11% for its closure and demolition.

Subsequently at an open meeting held at the hall on February 17th 1982, two members of the parish council and two members of the existing village hall committee agreed to form a steering group to draw up a new constitution for the hall. It was also agreed that a new Village Hall Administration Committee would be formed at the next parish council meeting in April of that year. From the enthusiasm expressed by the many who attended the open meeting there would be no shortage of individuals to volunteer for such work and to raise funds for maintenance and improvements. Commitments were also made to reform both the Girl Guide troop and the Youth Club.

It was a defining moment in the history of the facility and fortunately through the efforts of those volunteers in 1982 the village hall went from strength to strength being extended with new catering and sanitary facilities. Various long running clubs and activities have also ensured a steady income. However it is at another crossroads in its life and it will be interesting to see which direction it takes.

## **Covenant Release 1989**

On 12th June 1926 the title of the village hall was conveyed to the Parish Council from Greene, King and Sons, PLC. One of the covenants that was imposed restricted the sale of alcohol by a bar in the hall and made it obligatory for the hall to obtain any occasional license and all alcoholic drinks through The Bull pub or if The Bull pub should be closed, from Greene, King and Sons, PLC or one of its subsidiaries. The hall was released from this covenant on 29th September 1989 (See document below) but it is believed that it was still honoured until some time after The Bull pub closed in 1995.

DATED 29<sup>th</sup> September 1989

GREENE, KING & SONS, PLC

- and -

THE TRUSTEES OF HARGRAVE  
VILLAGE HALL

DEED OF RELEASE

relating to

Hargrave Village Hall  
Hargrave  
in the County of  
Suffolk

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PARTRIDGE & WILSON  
SOLICITORS  
BURY ST EDMUNDS  
(IDM9/SDC/GK0978)

T H I S D E E D is made the 29<sup>th</sup> day of September  
One thousand nine hundred and eighty nine B E T W E E N GREENE, KING  
& SONS, PLC whose registered office is situate at Westgate Brewery  
Bury St Edmunds in the County of Suffolk (hereinafter called "the  
Covenantee") of the one part and THE PARISH COUNCIL OF HARGRAVE in the  
County of Suffolk (hereinafter called "the Covenantor") of the other part  
W H E R E A S:

(i) By a Conveyance (hereinafter called "the Conveyance") dated the  
12th day of June One thousand nine hundred and twenty six and made between  
Reginald Gurney of the first part the Covenantee (then Greene King & Sons  
Limited) of the second part and Henry Morgan Hooper Ernest Sampson Farrow  
Charles Cook and Frederick William Pask the then Trustees of Hargrave  
Village Hall (hereinafter called "the then Trustees") of the third part  
the premises (hereinafter called "the premises") described in the First  
Schedule hereto were conveyed to the then Trustees and the then Trustees  
thereby covenanted with the Covenantee to the intent that the burden of  
the covenant might at all times run with and be binding on the premises  
and each and every part thereof and enure for the benefit and protection  
of the Covenantee's property adjoining or near the premises shown coloured  
blue on the plan annexed to the Conveyance to observe and perform the  
restrictive covenants a copy whereof is set out in the Second Schedule  
hereto (which restrictive covenants are hereinafter referred to as "the  
Covenants")

(ii) The Covenantor is the present Trustee of the Hargrave Village  
Hall and the estate owners in respect of the fee simple of the premises

(iii) The Covenantor is desirous from time to time of arranging for  
the sale or supply of intoxicating liquor on the premises

(iv) It has been agreed between the Covenantee and the Covenantor for  
their mutual advantage that the obligations under the covenants should be  
released or modified to the extent and in the manner hereinafter appearing

N O W T H I S D E E D W I T N E S S E T H as follows:-

1. The Covenantee but only to the extent that it has the power to do so  
hereby releases the Covenantor as Trustee of the premises from the  
covenants so far as the same are subsisting and capable of being enforced  
to the extent that the covenants prevent a licensed bar being run at the  
premises pursuant to an occasional licence
2. No covenant by the Covenantee for title to make this release shall be  
implied herein

3. In pursuance of the said agreement and in consideration of the release by the Covenantee hereinbefore contained

(a) it is agreed between the parties hereto that in the event that the Covenantor wishes to run or cause to be run a bar at the premises the Covenantor will on each occasion approach or cause to be approached the licensee (hereinafter called "the licensee") for the time being of The Bull Public House Hargrave aforesaid to

- (i) arrange the obtaining of the necessary occasional licence; and
- (ii) to supply all such wines spirits ale beers lagers cider and mineral waters (hereinafter called "the liquors") necessary to run the same as shall appear on the Covenantees or its subsidiaries or associated companies wholesale list or lists from time to time at a price to be agreed from time to time between the Covenantor and the licensee PROVIDED THAT if the licensee shall not be prepared to apply for the said licence or make the liquors available then the Covenantor shall on that occasion be entitled to obtain the necessary licence and liquors other than from the licensee or the Covenantee PROVIDED FURTHER THAT if the Bull Hargrave shall cease to trade as a public house the Covenantor shall thereafter approach the Covenantee or its subsidiaries or associated companies for any necessary occasional licence and the supply of the liquors in place of the licensee and this clause shall be read as if the Covenantee or its subsidiaries or associated companies were the licensee

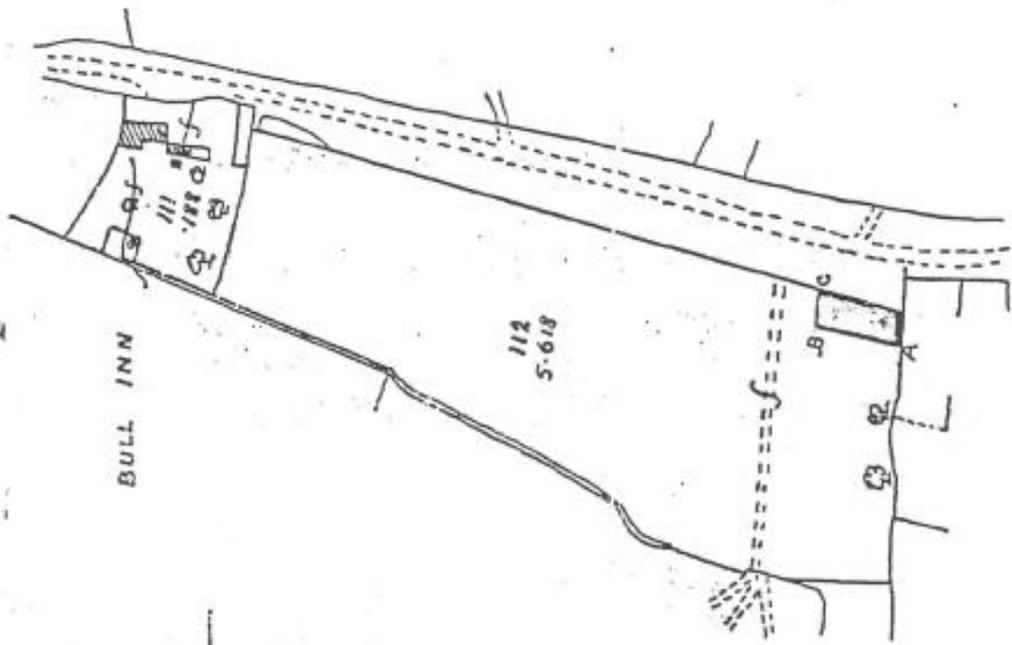
(b) that the Covenantor hereby covenants with the Covenantee that it will not cause to be applied for any justices' licence other than such as is necessary to run an occasional bar at the premises

4. The Covenantor hereby acknowledges that the benefit of the release by the Covenantee is personal to the Covenantor and shall not be assigned by them nor shall it pass to its successors in title owner or owners for the time being of the premises other than the Trustees from time to time of Hargrave Village Hall

I N W I T N E S S whereof the Covenantee has caused its Common Seal to be hereunto affixed and Harry John Wiseman of The Grove Hargrave in the County of Suffolk and Janine Taylor of 2 Chapel Cottage The Green Hargrave aforesaid two members of the Covenantor have hereunto set their hands and seals the day and year first before written

BULL INN

112  
5-618



THE FIRST SCHEDULE

ALL THAT piece or parcel of land situate at Hargrave in the County of Suffolk and forming part of the field numbered 112 on the Ordnance Survey Map of the said Parish as the same is for the purpose of identification only delineated on the plan annexed hereto and thereon coloured pink

THE SECOND SCHEDULE

That the Village Hall Trustees will not at any time hereafter carry on upon the premises hereby conveyed the business or any of the businesses of a Licensed Victualler nor will allow any intoxicating liquors to be sold on the premises hereby conveyed either by any registered club using the premises and supplying intoxicating liquors to members and others or otherwise and will not at any time hereafter apply for a licence for the sale of intoxicating liquors on the premises or permit any club using the premises or any part thereof to be registered for the sale of intoxicating liquors under Section 91 of the Licensing Act 1910 or any amendment thereof or any other act containing similar or partly similar provisions

THE COMMON SEAL of GREENE, KING & SONS, PLC )  
was hereunto affixed in the presence of:- )



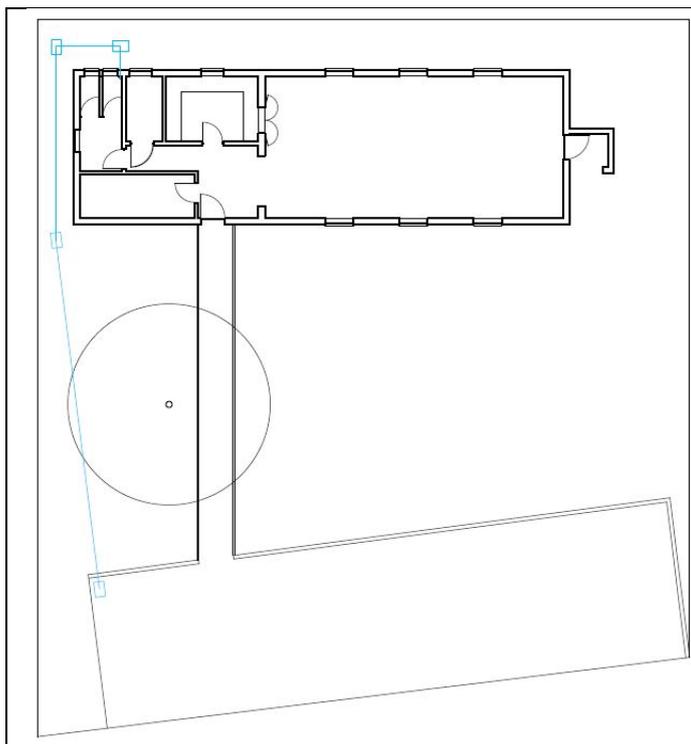
*J. Gave*

Director

*[Signature]*

) Secretary

The hall has been improved and altered over the years, most recently in 1993 when a dedicated group of villagers raised considerable money for its modernisation. The building is of rendered brick construction with a metal roof finish, having a main hall of sixty-five square metres in area together with ancillary accommodation.



The Village Hall pictured in December 2008

The plan shows the building layout

The hall has been the hub of the community for 95 years and has served the village well, hosting many landmark celebrations, jubilees and the famous Hargrave Summer Barbecues. Sadly the building is difficult to heat, is damp and is not quite large enough for some of the community activities that it could be used for.

In 2014 following a village review that had been taken in 2013, the village decided at the Annual Parish Meeting to try to put in place a Neighbourhood Plan. This proved to be a lengthy process and required a large amount of input from the villagers and the Parish Council. In the fullness of time our aim became reality and in 2018 after a village referendum the plan was 'MADE' and accepted by the then Borough Council. This now meant the village had greater say on planning issues and how we would like to improve the village through a series of Community Actions. One of these actions was, *"The Parish Council will seek to establish a Working Group to investigate opportunities for the improvement of the existing village hall or the possible construction of a new village hall for the village in full liaison with residents and the users of the existing facility."* A Project Group has been setup and are investigating ways to achieve this objective.

Currently the working group is putting together some options for the village to consider and when the 2020 COVID-19 restrictions allow, will present these 4 or 5 options to the village to establish a preference and obtain any feedback.

**Paul Rogers - October 2020**

**Additional material by: Nicholas Newman - September 2021**

**Update: 16th September 2021**

Presentation given in the village hall where progress to date was explained, some sample options explained and the next steps outlined. The meeting was attended by about 20 people from the village and any feedback was collected.

**Update: 6th October 2021**

Project group met and agreed to move ahead with the project following the feedback from the public meeting. Visits will be arranged to see other local halls and to view the quality of a pre-fabricated construction. Also the group will start looking for ways to raise the required funds. (May need a bit more than 1p per week from residents to fund it this time.)