

DATED

Eight July

1988

SUN ALLIANCE LINKED LIFE INSURANCE LTD

- to -

SUTTON HOO RESEARCH TRUST

C O N V E Y A N C E

relating to land part of
the Sutton Hoo Estate Woodbridge Suffolk

Messrs. Gross & Co.,
Solicitors,
BURY ST. EDMUNDS.

REF: CC/SUTTON

THIS CONVEYANCE is made the Eight day of July
One thousand nine hundred and eighty eight BETWEEN SUN
ALLIANCE LINKED LIFE INSURANCE LIMITED whose registered
office is at 1 Bartholomew Lane London EC2N 2AB
(hereinafter called "the Vendor") of the one part and
SUTTON HOO RESEARCH TRUST whose Registered Office is at
The Society of Antiquaries Piccadilly London
(hereinafter called "the Trust") of the other part -----

WHEREAS:-

(1) The Vendor is seised of the freehold property
described in the First Schedule hereto for an estate in
fee simple in possession and has agreed with the Trust to
convey the said property to the Trust together with the
rights and subject to the provisions set forth in the
Second Schedule hereto -----

(2) The Trust is seised for an estate in fee simple
in possession of the right of way described in the Third
Schedule hereto and has agreed with the Vendor for the
release of the same -----

NOW THIS DEED WITNESSETH as follows:-

1. IN consideration of the surrender and release by the
Trust to the Vendor of the right of way described in the
said Third Schedule hereto the Vendor as beneficial owner
hereby conveys unto the Trust ALL THAT the property
described in the First Schedule hereto TOGETHER WITH the
rights and subject to the provisions set forth in the
Second Schedule hereto TO HOLD the said property and the
said rights unto the Trust in fee simple -----

2. FOR the consideration aforesaid the Trust hereby surrenders and releases to the Vendor ALL THAT right of way described in the Third Schedule hereto TO HOLD unto the Vendor in fee simple -----

3. IN SO FAR as the provisions of the said Second Schedule hereto impose obligations upon the Trust the Trust hereby covenants with the Vendor that it will carry out and perform all such obligations and will indemnify and keep indemnified the Vendor in respect of any failure so to do -----

4. IT IS HEREBY CERTIFIED that the transaction hereby effected does not form part of a larger transaction or of a series of transactions the amount or value of which or the aggregate amount or value of which exceeds Thirty thousand pounds (£30,000.00) -----

IN WITNESS whereof the Vendor and the Trust have caused their respective Common Seals to be affixed hereto the day and year first before written -----

THE FIRST SCHEDULE above referred to
ALL THAT freehold land comprising 2.8 acres or thereabout forming part of the Sutton Hoo Estate in the Parish of Sutton Hoo near Woodbridge in the County of Suffolk and comprising parts of enclosure numbered 3445 on the Ordnance Survey Map for the said Parish as the said freehold land is shown for the purposes of identification coloured red on the plan annexed hereto -----

THE SECOND SCHEDULE above referred to

1. A right of way (in common with all others having a like right) at all times and for all purposes (including

the exercise of the right to search and excavate referred to in Paragraph 2 below) with or without vehicles and animals along the trackway between points I J E F K and H on the said plan annexed hereto subject to payment of a fair contribution of the costs of repairing and maintaining the same according to user -----

2. The exclusive right to search and excavate that part of the adjoining Property shown cross- hatched black on the plan annexed hereto and to remove and to retain such articles (if any) as may be discovered together with the right (in common as aforesaid) to exercise the right of way referred to in Paragraph 1 above) so far as may be necessary to carry out such searches and excavations upon the following terms -----

- (a) Not later than 6th April in any year the Trust shall give to the owner for the time being of the said adjoining Property, Notice in writing with a plan attached identifying an area not exceeding 32 metres in length by 24 metres in width or such equivalent area as may be subsequently agreed which the Trust shall require to be kept out of cultivation during the year commencing on the 11th October next immediately following the date of the Notice for the purpose of excavating the land identified in the Notice and the Trust shall pay on request such reasonable compensation to the owner or occupier as may in the circumstances be appropriate in respect of the loss suffered by

such owner or occupier by reason of inability to cultivate the land specified in the Notice together with any loss arising from damage caused to the farm road and any fence hedge or trees affected such compensation to be agreed or determined by an Agricultural Valuer to be appointed by agreement between the Trust and the owner or occupier as the case may be and in default of agreement to be appointed upon the request of either party by the President for the time being of the Royal Institution of Chartered Surveyors -----

- (b) The right to search and excavate shall not be exercisable beyond 11th October 1997 -----
- (c) Any finds discovered consequent on excavation pursuant to this right shall be the property of the British Museum -----
- (d) In the event of any such excavation requiring interference with the existing farm trackways it shall be a condition precedent to the exercise of the right of excavation that the Trust shall arrange with the owner or occupier as the case may be of the Property for alternative means of agricultural access and any consequent cost of the provision of that alternative form of access shall be for the account of the Trust -----
- (e) The areas excavated by the Trust under paragraph (a) above shall be properly reinstated by the Trust for arable farming purposes and returned

to the owner or occupier as the case may be
before the Trust excavates and searches in any
additional area referred to under paragraph (a)

(f) Notwithstanding the above provisions the owner
or occupier of the Property may plant a shelter
belt of trees within the west and north
boundaries of the area cross-hatched black on
the plan annexed hereto and may erect such
protective fences as may be required -----

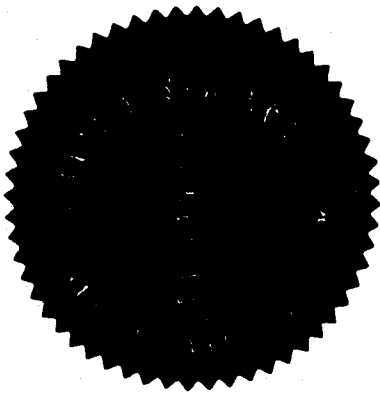
3. All incidents of tenure public or private rights in
respect of way light air drainage and other easements
quasi-easements rights liberties agreements wayleaves and
privileges (if any) affecting any part of the property
hereby conveyed -----


4. The matters contained or referred to in a Conveyance
made the 20th July 1978 between Annie Tranmer Valerie
Anne Lewis and John Frederick Finch Miller (1) Colin John
Shedlock Walker (2) and Property Growth Assurance Company
Limited (3) so far as the same relate to the property
hereby conveyed and are capable of being enforced -----

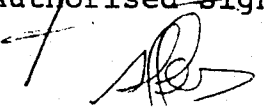
THE THIRD SCHEDULE above referred to

A right of way for the purposes of searching and
excavating the site of the Tumuli at Sutton Hoo aforesaid
between the points marked "J" and "K" on the said plan ---

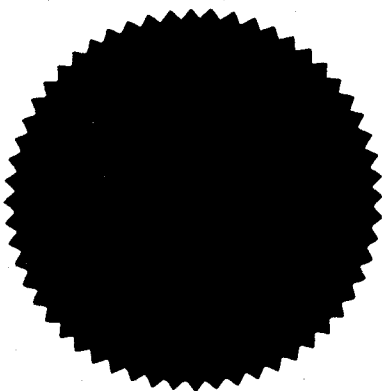
THE COMMON SEAL of SUN ALLIANCE)
LINKED LIFE INSURANCE LIMITED)
was hereunto affixed in the)
presence of:-)



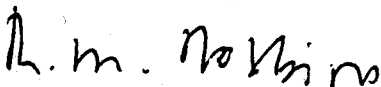

Authorised Signatory


Authorised Signatory

THE COMMON SEAL of SUTTON HOO)
RESEARCH TRUST was hereunto)
affixed in the presence of:-)



Director



Secretary

