

For use at 133/3/20
Wheatthampstead

133/2/11
Hoo Estate

133/3/20

OXFORD UNIVERSITY CHEST

THE HOO ESTATE

133/2/11

HIGHWAYS ACT 1980 - SECTION 31 STATEMENT

We, the Chancellor, Masters and Scholars of the University of Oxford as owners of the land and property known as the Hoo Estate hereby declare that the ways as described below and shown on the accompanying Estate plan are the only legal public rights of way over the land in our ownership.

Parish of
District of

WHEATHAMPSTEAD
ST. ALBANS

Parish Survey Path No.	OS Map Ref. HCC Ref.	Status	Description of Right of Way	Width
19	TL11NE HCC 42	BR	Commences from RUPP 8 at NW corner of Bishey Wood thence NE along Boundary and into Kimpton.	

.....
On behalf of the Chancellor,
Masters and Scholars of the
University of Oxford

.....
6 December 1990..... Date

Parish of
District of

KIMPTON
NORTH HERTFORDSHIRE

Parish Survey Path No.	OS Map Ref HCC Ref	Status	Description of Right of Way	Width
1	TL11NE HCC 42	FP	Commences from High Street Kimpton at NW entrance to Recreation Ground thence S along W edge of same entering the estate at the junction with FP2 thence E and SE to Ballslough Hill S of Ballslough Farm.	
2	TL11NE HCC 42	FP	Commence from FP 1 at SW corner of Recreation Ground thence SW to junction with FP7 thence SE to join Kimpton - Gustardwood Road NE of of Gunn's Lodge Cottages.	
4	TL11NE HCC 42	FP	Commences from FP8 E of FP3 thence S to join FP7.	
5	TL11NE HCC 42	BR	Commences from High Street W of School thence S past W side of Hall, entering the estate and continuing to junction with FP6 thence SW passing NW of Kimpton Hall Farm over FP10 to join Kimpton - Wheathampstead Road N of Blackmore End.	
6	TL11NE HCC 42	FP	Commences from BR5 at N edge of spinney thence E to junction with FP7 thence SE to join Kimpton - Gustardwood Road adjacent to Gunn's Lodge Cottages.	
7	TL11NE HCC 42	FP	Commences from FP6 at NE corner of spinney thence E past FP4 to join FP2.	

Parish of
District of

KIMPTON
NORTH HERTFORDSHIRE

Parish Survey Path No.	OS Map Ref HCC Ref	Status	Description of Right of Way	Width
8	TL11NE HCC 42	FP	Commences from FP1 at SW corner of Recreation Ground thence W across ends of FP's 3 and 4 and across BR5 thence SW across FP10 to join Kimpton - Wheathampstead Road opposite Porters End Lodge.	
10	TL11NE HCC 42	FP	Commences from Coopers Hill thence SE across FP8 and BR5 to Kimpton Hall Farm thence through yard and NE to join FP6.	
11	TL11NE HCC 42	FP	Commences from top of Ballslough Hill thence SE through Claggbottom Wood and Priors Wood to junction with FP14 NW of St Lawrence's Church.	
12	TL11NE HCC 42	FP	Commences from Kimpton - Gustardwood Road at parish boundary N of Bleak House thence generally E and NE along boundary entering the estate on the N edge of Lamer Wood to join FP15 S of Bibbsworth Hall Farm.	
15	TL11NE HCC 42	FP	Commences from parish boundary at junction with FP12 and FP36 (Wheathampstead Ph) at NE corner of Lamer Wood thence N to Bibbs Hall Farm there leaving the estate thence NW to join Kimpton - Ayot St Lawrence Road.	
16	TL11NE HCC 42	FP	Commences from parish boundary at junction with FP's 12 and 17 on N side of Lamer Wood thence NE to join FP15 of Bibbsworth Hall Farm.	
17	TL11NE HCC 42	FP	Commences from Kimpton - Ayot St Lawrence Road NW of Bibbsworth Hall Farm thence S to join FP12 at parish boundary on N side of Lamer Wood.	

Parish of
District of

KIMPTON
NORTH HERTFORDSHIRE

Parish Survey Path No.	OS Map Ref HCC Ref	Status	Description of Right of Way	Width
19	TL11NE HCC 42	FP	Commences from N end of Park Lane at junction with FP20 thence N along Kimpton Park drive thence NE entering the estate to join FP21 between Park Wood and Dovehouse Wood.	
20	TL11NE HCC 42	FP	Commences from N end of Park Lane at junction with FP19 thence N entering the estate to join FP21 at SE corner of Dovehouse Wood.	
21	TL11NE HCC 42	FP	Commences from entry to Garden Fields from Church Lane thence NW entering the estate along eastern edges of Dovehouse Wood and Park Wood to join BR20 (St Pauls Walden) at parish boundary at Park Wood.	
22	TL11NE HCC 42	FP	Commences from Kimpton - Whitwell Road at Cuckoldscross thence SW along S edge of Cuckoldscross Wood to join FP21.	
23	TL11NE HCC 42	FP	Commences from Kimpton - Whitwell Road S of Cuckoldscross Cottages thence NE to parish boundary thence E to junction of FP24 and FP30 (St Pauls Walden Ph) thence N and then E to join FP's 25 and 26 at Hoo Park Cottage.	
24	TL11NE HCC 42	FP	Commences from FP25 at SW corner of Leggat's Spring thence NE skirting W edge of Valentines Grove and along parish boundary to join FP23.	
25	TL11NE HCC 42	FP	Commences from Kimpton - Whitwell Road at SW corner of Leggat's Spring thence NE along Hoo Drive to join FP29 (St Pauls Walden) at parish boundary N of Hoo Park Cottage.	

Parish Survey Path No.	OS Map Ref HCC Ref	Status	Description of Right of Way	Width
26	TL11NE HCC 42	FP	Commences from FP25 E of Hoo Park Cottage thence generally E passing to N of Hoo Park Wood and S of Mare's Dell thence to NE corner of parish boundary W of Lake Lodge.	
27	TL11NE HCC 42	FP	Commences from FP26 at NE corner of Longcroft Spring thence SE between Hoo Park Wood and Christmashill Wood to northern tip of Hog Wood thence SE along E edge of same to join FP28 at SW corner of Coronation Plantation.	
28	TL11NE HCC 42	FP	Commences from Kimpton - Codicote Road E of Sewage Works thence NE to junction with FP29 thence N to join FP27 at SW corner of Coronation Plantation thence E along southern edge of same thence N leaving estate and re-entering it at Rye-end Cottages.	
29	TL11NE HCC 42	FP	Commences from FP28 S of Hog Wood thence E and N leaving the estate passing to W of The Kennels, along E side of plantation there re-entering to join FP28 W of Rye-end Farm.	
30	TL11NE HCC 42	FP	Commences from FP21 SW of Vicarage thence NE to join Kimpton-Whitwell Road.	
33	TL11NE HCC 42	BR	Commences from Claggy Road immediately N of High Street thence W to join Luton Road opposite Kimpton Road	
37	TL11NE HCC 42	FP	Commences from county road opposite northern entrance to Kimpton Grange thence NW to join county road at Anells End.	
38	TL11NE HCC 42	FP	Commences from Kimpton - Luton Road Kimpton Grange thence NW on S side of road inside field parallel to road to join N end of Skegsbury Lane.	

Parish of
District of

KIMPTON
NORTH HERTFORDSHIRE

Parish Survey Path No.	OS Map Ref HCC Ref	Status	Description of Right of Way	Width
40	TL11NE TL11NW HCC 42/41	FP	Commences from Ramridge Lane thence NW parallel to road on S side of same to rejoin road E of Greenvelt Kennels.	
41	TL11NE HCC 42	BR	Commences from BR59 E of Ramridge Farm thence SW past FP42 to join BR19 (Wheathampstead) at parish boundary on N side of Bishey Wood.	
42	TL11NE	FP	Commences from BR41 S of Ramridge thence SE and SW to NW corner of Bishey Wood.	
50	TL11NW TL11NE HCC41\42	RUPP	Commences at parish boundary at NW corner of Bishey Wood thence NW along boundary to join county road S of Great Plummers (Scheduled as BR8 by Wheathampstead).	
51	TL11NW TL11NE HCC 41/42	BR	Commences from county road, Perry Green W of Church, thence NE and E passing FP43 at southern tip of Bilmore Dell thence entering the estate and E to join county road SE of Barleybeans.	
59	TL11NE HCC 42	BR	Commences from Kimpton - Luton Road SE of Lye Wood thence S over accommodation road to join BR41 E of Ramridge Farm.	

Parish of
District of

ST PAULS WALDEN
NORTH HERTFORDSHIRE

Parish Survey Path No.	OS Map Ref HCC Ref	Status	Description of Right of Way	Width
19	TL11NE TL12SE HCC 42/28	RUPP	Commences county road E of Pickerings Farm thence SW and generally S across county road skirting NE corner of Heyshams Spring and SW corner of small spinney entering the estate, thence SE to join county road NE of the Holt.	
20	TL11NE HCC 42	FP	Commences from county road at entrance to The Holt thence S and SE skirting same thence along western edge of Horsleys Wood to parish boundary.	
27	TL12SE HCC 28	FP	Commences from junction of FP26 to BR34 thence S past FP32 to join Shacklegate Lane immediately N of New Barn.	
29	TL12SE TL11NE HCC 28/42	FP	Commences from Whitwell - Welwyn Road at northern lodge of The Hoo N of Hoo Farm thence SW along NW edge of Round Wood to join parish boundary N of Hoo Park Cottage.	
30	TL12SE TL11NE HCC 28/42	FP	Commences from Shacklegate Lane opposite New Barn thence S and SW passing to W of Oldfield Dell and Thrift Plantation to parish boundary at N corner of Valentines Grove.	

Parish of
District of

ST PAULS WALDEN
NORTH HERTFORDSHIRE

Parish Survey Path No.	OS Map Ref HCC Ref	Status	Description of Right of Way	Width
32	TL12SE HCC 28	FP	Commences from High Street Whitwell opposite Old Brewery thence SW along W side of Walden Abbotts entering the estate and across BR34 to join FP27 N of Shacklegate Lane.	
33	TL12SE HCC 28	FP	Commences from High Street, Whitwell between Walden Abbotts and Terrace Cottages, thence SW entering the estate to join BR34.	
34	TL12SE HCC 28	BR	Commences from Horn Hill approximately 170 yards S of High Street thence SE across FP28 entering the estate, thence past FP's 26,32 and 33 to join Shacklegate Lane approximately 250 yards of Rose Cottages.	
40	TL11NE HCC 42	FP	Commences at parish boundary from FP26 in Kimpton parish thence NE along driveway to county road.	

HERTFORDSHIRE

WILDLIFE AND COUNTRYSIDE ACT 1981 PART III
Public Rights of Way - Ascertainment of Public Footpaths, Bridleways
Roads Used as Public Paths and Byways Open to All Traffic

Statement to 1 June 1989

Parish of
District of

KNEBWORTH
NORTH HERTFORDSHIRE

Parish Survey Path No.	OS Map Ref HCC Ref	Status	Description of Right of Way	Width
30	TL11NE HCC 42	BR	Commences from Codicote - Whitwell Road S of Lake Lodge thence generally S along E side of Osier Beds past Rye-end Cottages to parish boundary thence S along same to join Kimpton - Codicote Road N of Kimpton Mill (disused).	
32	TL21NW TL22SW HCC 29/43	FP	Commences from Three Houses Lane opposite Three Houses Farm thence SE along SW side of fir plantation entering the estate and on to the parish boundary S of Node Wood.	

Parish of
District of

CODICOTE
NORTH HERTFORDSHIRE

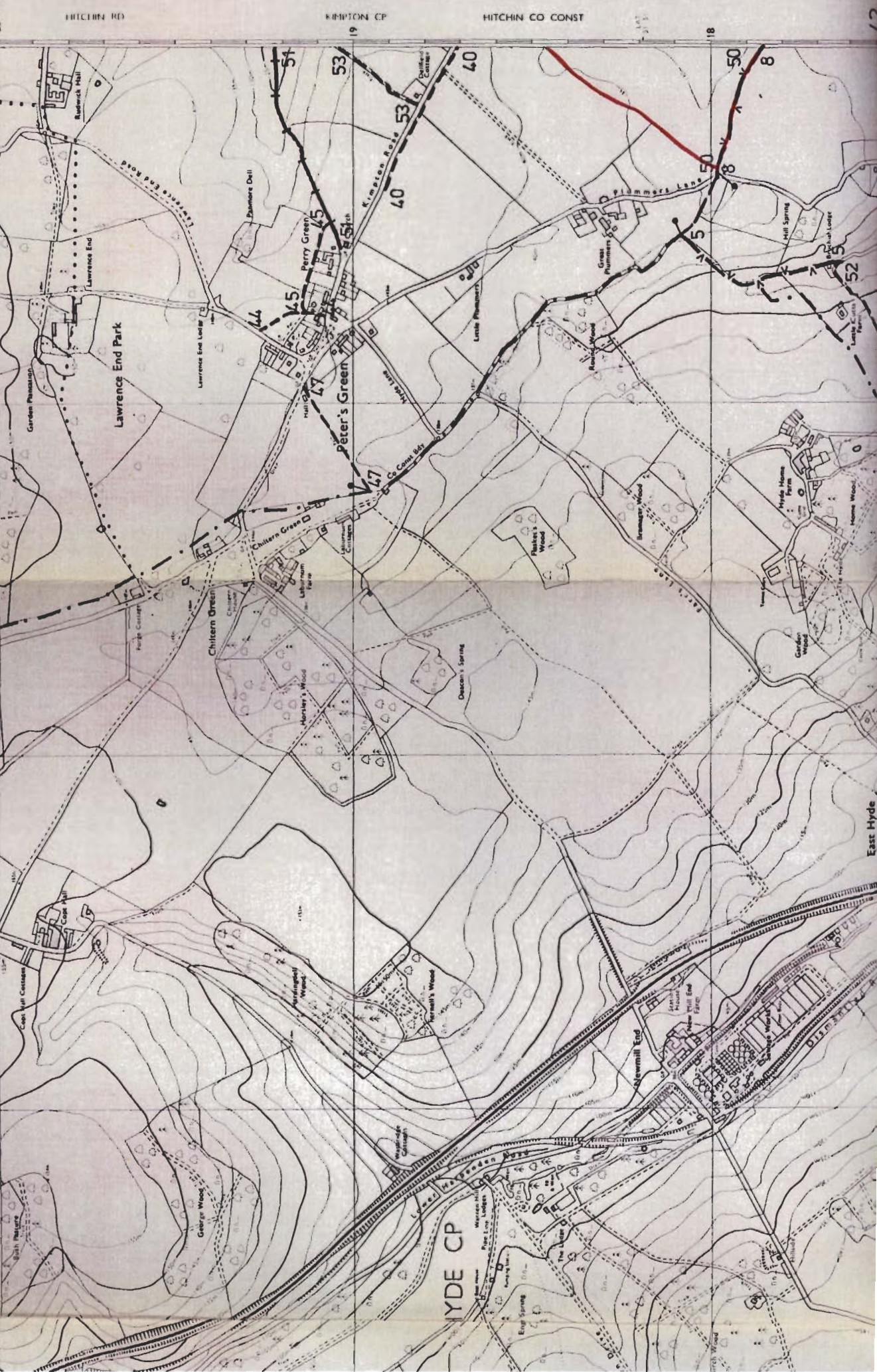
Parish Survey Path No.	OS Map Ref HCC Ref	Status	Description of Right of Way	Width
17	TL11NE TL21NW HCC 43/42	BR	Commences from county road on E side of Codicote Mill thence NW along southern edge of Heath Plantation past FP18 N of Valley Farm thence W to join county road N of Kimpton Mill (known as Lucks Lane).	
18	TL11NE HCC 42	FP	Commences from Kimpton Road E of Kimpton Mill thence NE across River Mimram to join BR17.	
19	TL21NW HCC 43	FP	Commences from FP21 at SW corner of Codicote Heath thence NE across FP20 to join Kimpton - Codicote Road at its junction with Codicote - Whitwell Road.	
20	TL21NW HCC 43	FP	Commences from Whitwell Road opposite Heath Lane thence NW to junction with FP43 thence N across FP19 to rejoin Whitwell Road at NE corner of Codicote Heath.	
21	TL21NW HCC 43	FP	Commences from Whitwell Road opposite Heath Lane thence W across southern part of Codicote Heath past FP19 to join BR17 at SW corner of Heath Plantation.	
37	TL11NE HCC 42	FP	Commences from end of Tanyard Lane at Abbotshay thence SW to parish boundary E of Prior's Wood.	
38	TL21NE	FP	Commences from county road opposite Kimpton Mill thence SW along parish boundary for approximately 670 yards thence S to join Tanyard Lane N of Abbotsham.	10
43	TL21NW MCC 433		Commences from FP21 on S side of Codicote Heath thence N to join FP20 W of Gravel Pit.	

ORDNANCE SURVEY



SHEET TL 11 NW

12 13 14
KING'S WALDEN CF
1500m
515000m
220000m





43



THE DEFINITIVE MAP OF PUBLIC RIGHTS OF WAY IN HERTFORDSHIRE

THIS MAP INCORPORATES ALL LEGAL
CHANGES AND EVENTS TO THE PUBLIC
RIGHTS OF WAY UP TO 1ST JUNE 1989

SCALE 1:10 000

DEFINITIVE RIGHTS OF WAY

- Footpath
- Bridleway
- Road used as a Public Path
- Synway open to all traffic

The representation on this map of any other road, track or path
is no evidence of the existence of a right of way

BOUNDARIES

- County Boundary
 - District Boundary
 - Parish Boundary
- (Correct as at April 1988)

Paths are flagged where they stop on a Parish Boundary and the
numbers are shown in the relevant parish where possible

Adjoining sheet numbers appear in the margins

ROADS

- Motorway
- Trunk Road
- Classified Road
- Unclassified Road
- Footpath

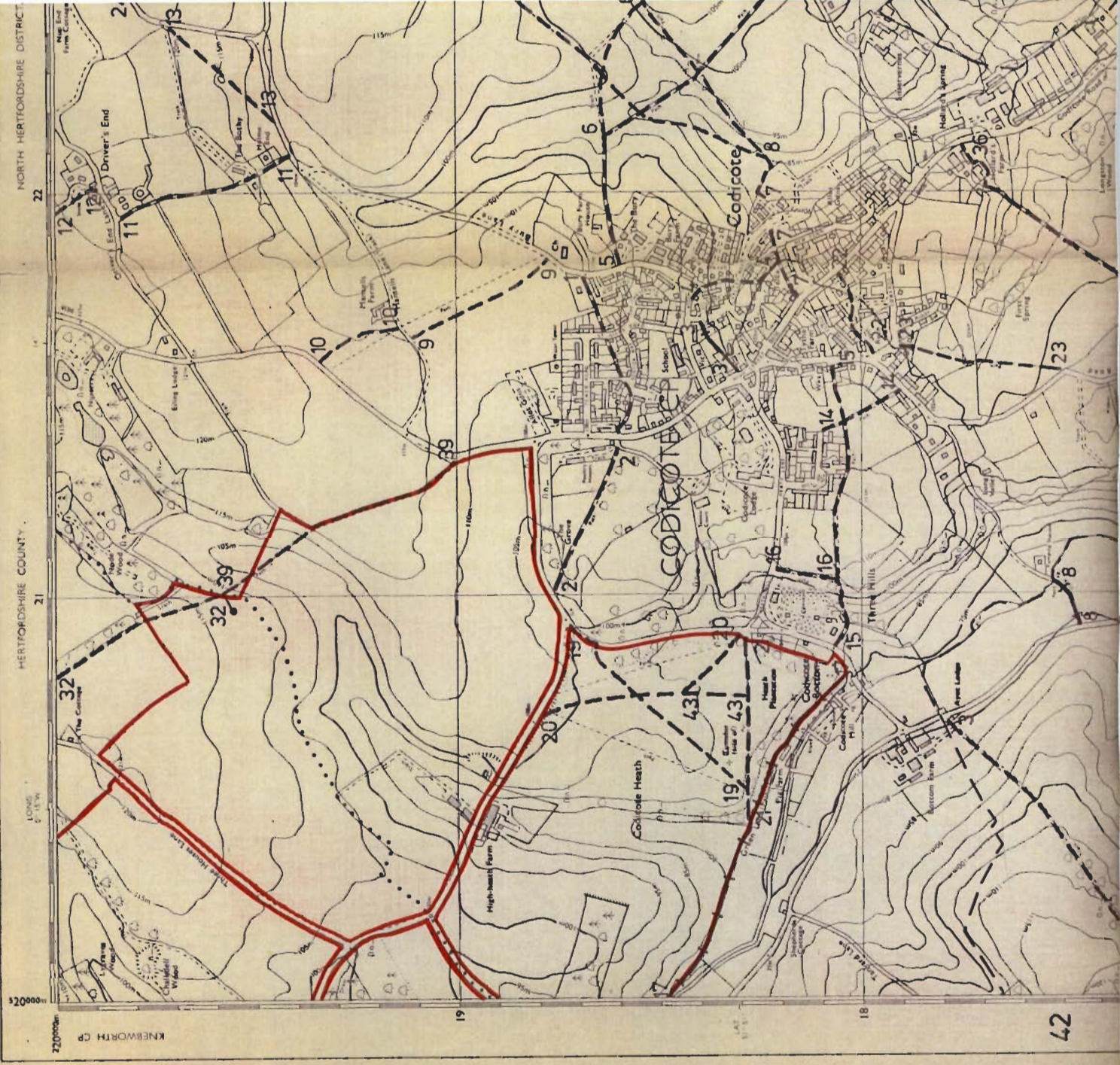
RAILWAYS

- Passing line
- Single track
- Double track
- Standard gauge
- Narrow gauge

HEIGHTS IN METRES

ORDNANCE

HERTFORDSHIRE COUNTY
NORTH HERTFORDSHIRE DISTRICT



ORDNANCE SURVEY



SHEET TL 21 NW

NORTH HERTFORDSHIRE DISTRICT 29

HITCHIN CO CONST

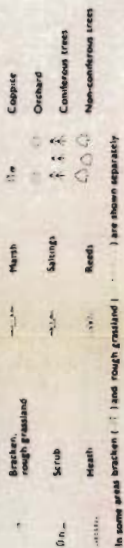
KNEBWORTH C6



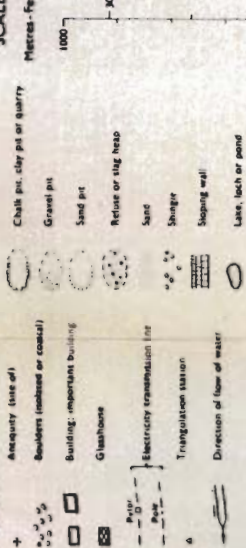
WAYS



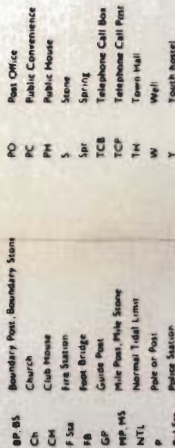
VEGETATION



GENERAL FEATURES



ABBREVIATIONS



Contours are at 5 metres intervals

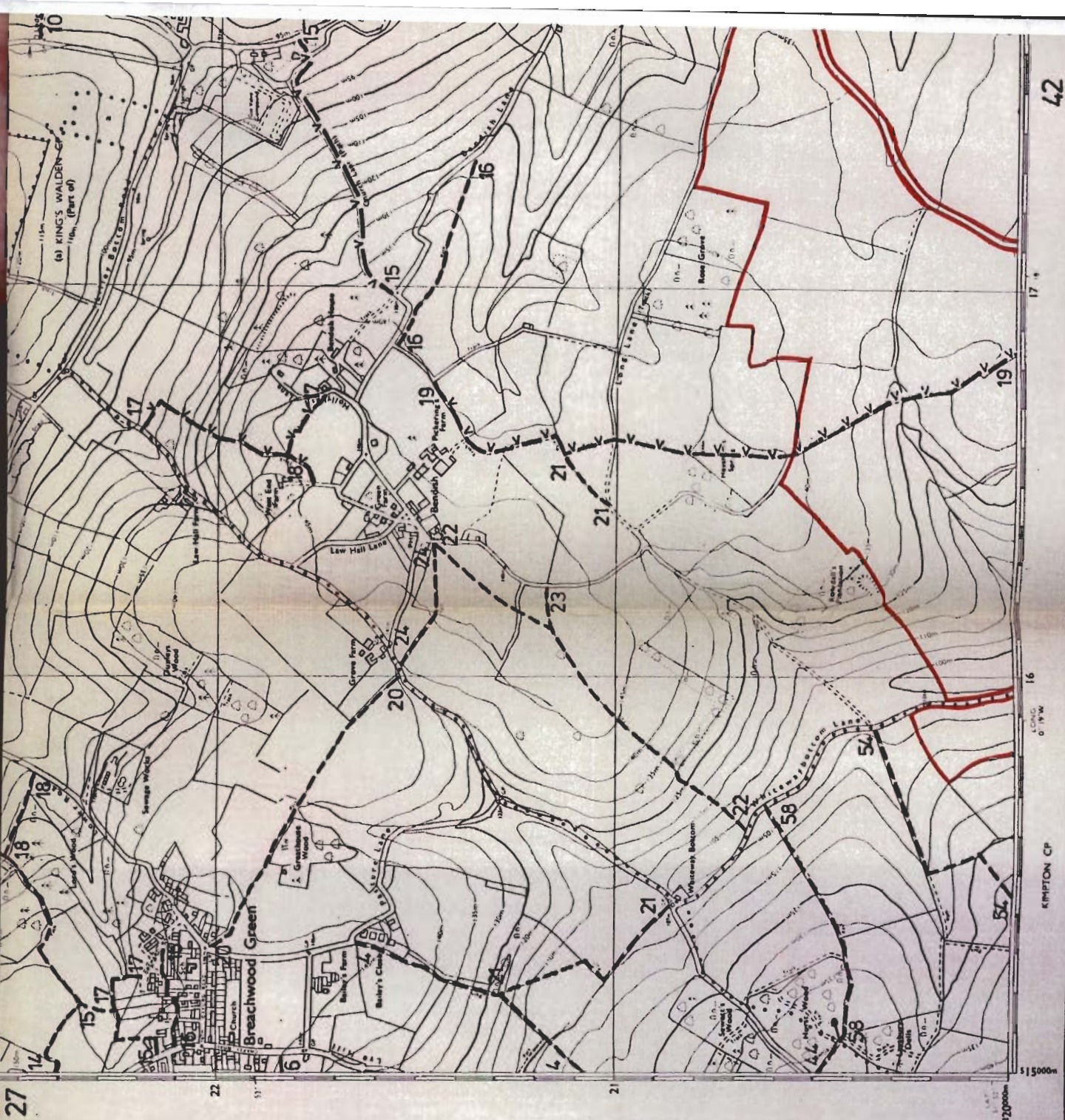
1 square centimetre on this map represents 1 hectare (2.47 acres) on the ground

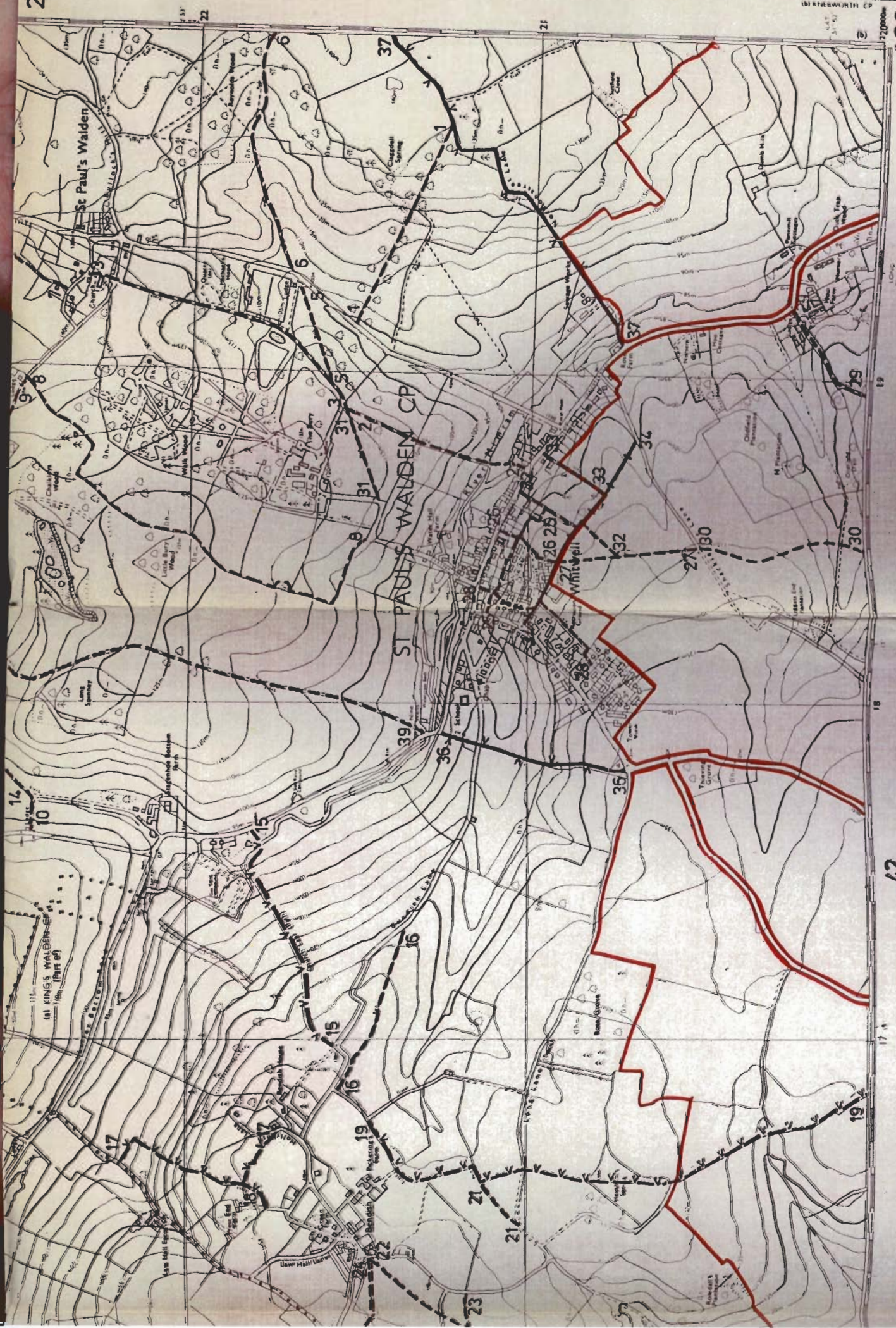
Reproduced from the Ordnance Survey 1:10,000 map with the permission of the Controller of Her Majesty's Stationery Office. Crown Copyright Reserved Licence Number LA 071285

Unauthorised reproduction infringes Crown copyright

Royalties on this map represent approximately 70% of the cost charged to the public

HERTFORDSHIRE COUNTY COUNCIL
PLANNING AND ESTATES DEPARTMENT
COUNTY HALL, HERTFORD, SG1 3 8DN







Hertfordshire
COUNTY COUNCIL

43

THE DEFINITIVE MAP OF PUBLIC RIGHTS OF WAY IN HERTFORDSHIRE

THIS MAP INCORPORATES LEGAL CHANGES
AND EVENTS TO THE PUBLIC RIGHTS OF WAY
UP TO 1ST JUNE 1991

SCALE 1:10 000

DEFINITIVE RIGHTS OF WAY

- FOOTPATH
- BRIDLEWAY
- ROAD USED AS A BRIDLEWAY
- BYWAY OPEN TO ALL TRAFFIC
- RIGHT OF WAY (HERITAGE CROSSING)
(BRIDLE STONE MARK WITH FOOTPATH)
- HERITAGE SIGN OF WAY
(BRIDLE STONE MARK WITH FOOTPATH)

The representation on this map of any other road, track or path
is to evidence the existence of a right of way

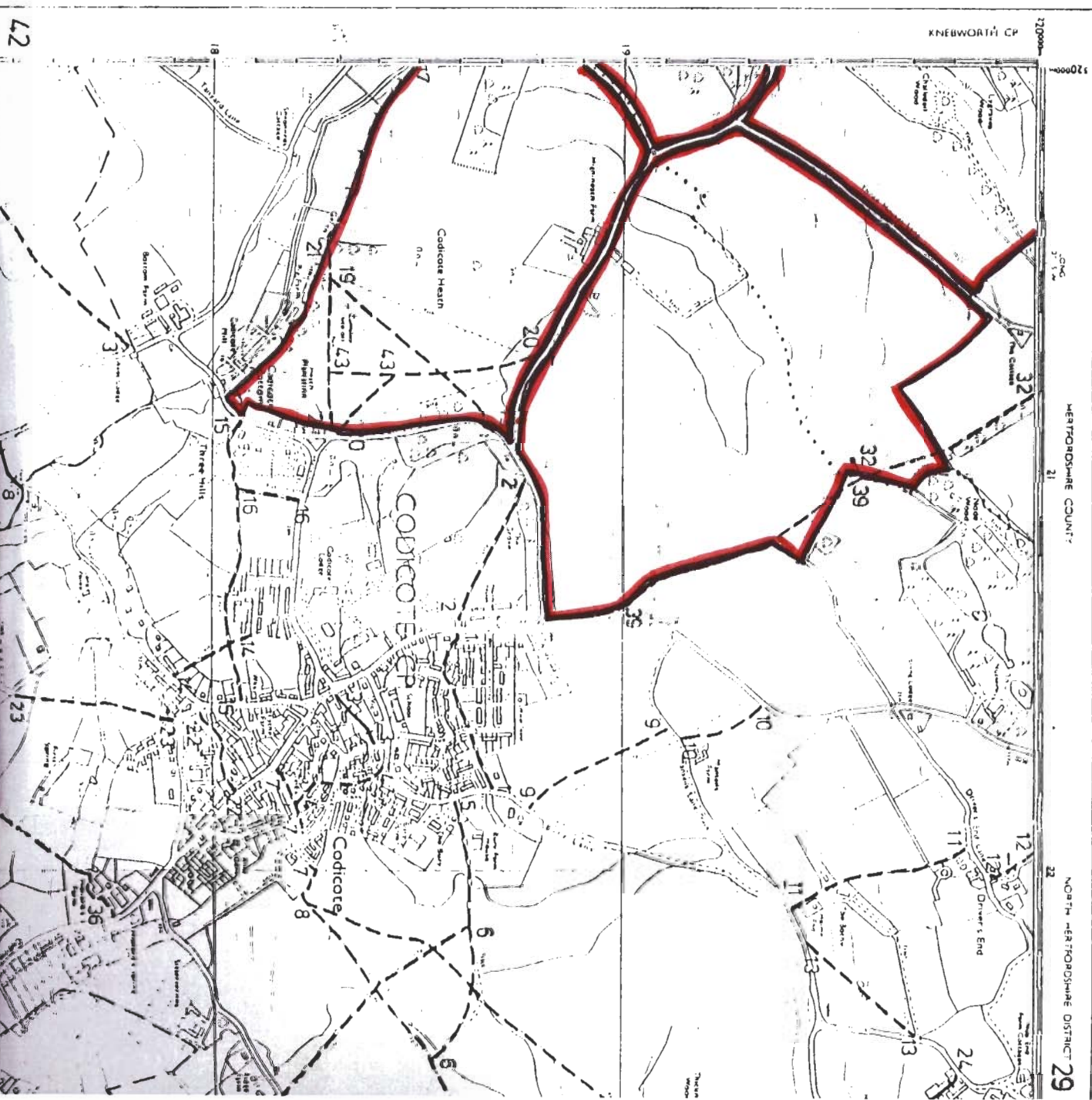
BOUNDARIES

- COUNTY BOUNDARY
 - DISTRICT BOUNDARY
 - PARISH BOUNDARY
 - Other Parish Boundary
- Other Parish Boundary
- Other Parish Boundary

- ROAD
- RAILWAY

HEIGHTS IN METRES

ORDNANCE





Hertfordshire
COUNTY COUNCIL

42

THE DEFINITIVE MAP OF PUBLIC RIGHTS OF WAY IN HERTFORDSHIRE

THIS MAP INCORPORATES LEGAL CHANGES
AND EVENTS TO THE PUBLIC RIGHTS OF WAY
UP TO 1ST JUNE 1991

SCALE 1:10 000

DEFINITIVE RIGHTS OF WAY

- Footpath
- Bridleway
- Road used as a Public Path
- Swiway open to all traffic
- Right of way (temporarily closed)
(example shown here with footpath)
- Temporary Right of Way
(example shown here with footpath)

The representation on this map of any other road, track or path
is no evidence of the existence of a Right of Way

BOUNDARIES

- County Boundary
- Dist. or Boundary
- Parish Boundary

Points are flagged where they stand on a Parish
Boundary and the numbers are shown in the
relevant parish where possible

ROADS

HEIGHTS IN METRES

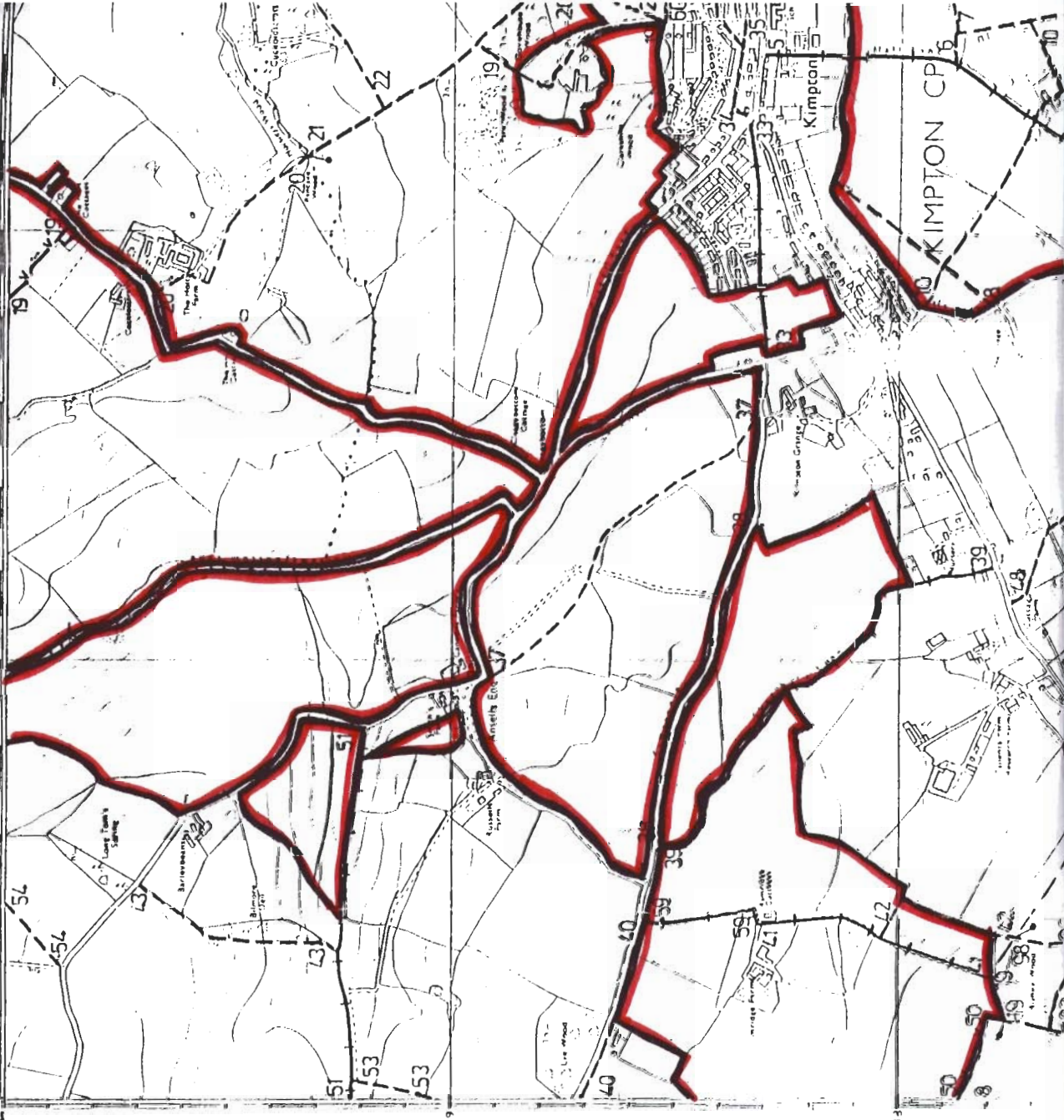
ORDNANCE

NORTH - HERTFORDSHIRE DISTRICT

LONG - HERTFORDSHIRE COUNTY

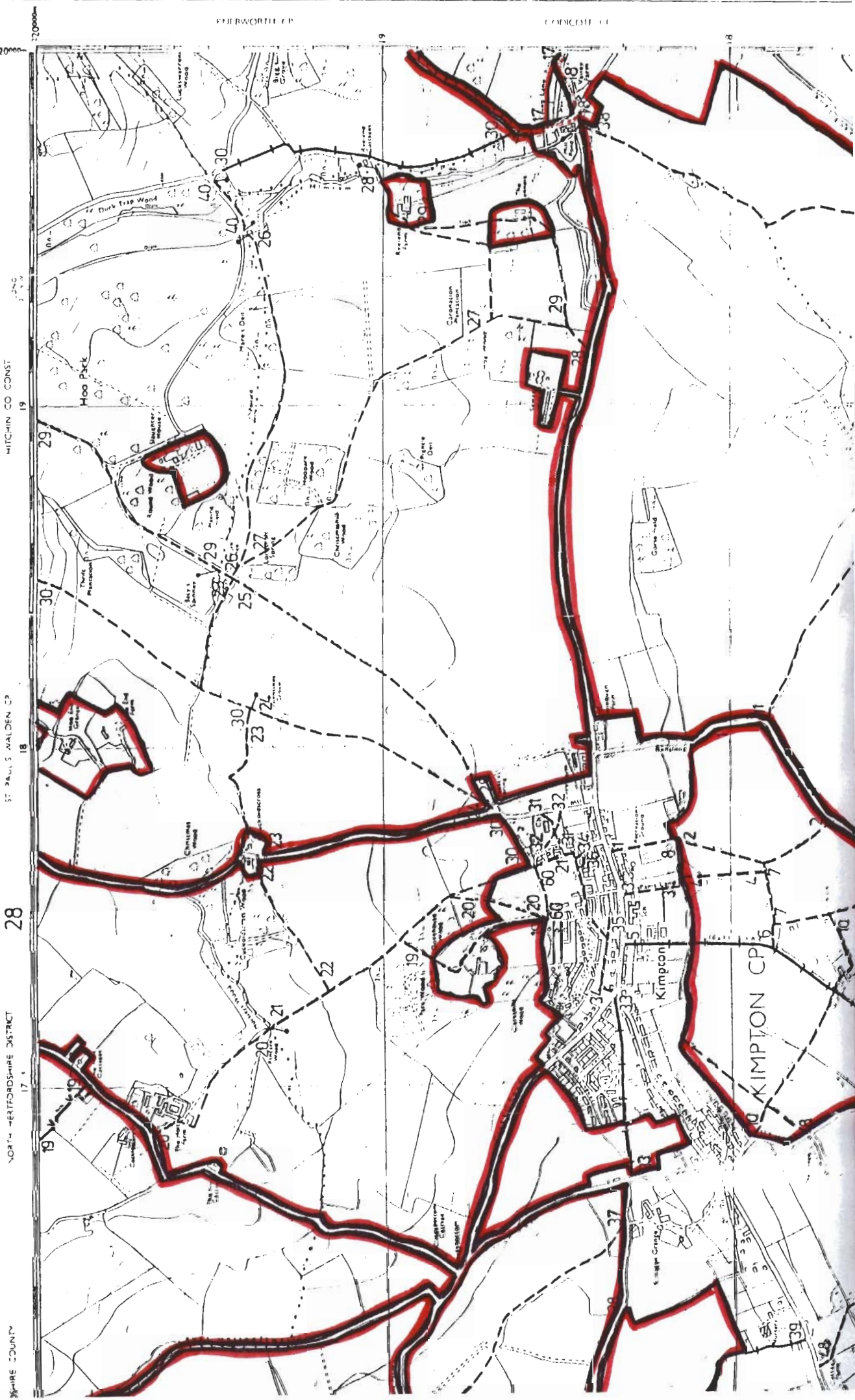
200000

1150000



ORDNANCE SURVEY

SHEET TL II NE



[illegible][illegible]

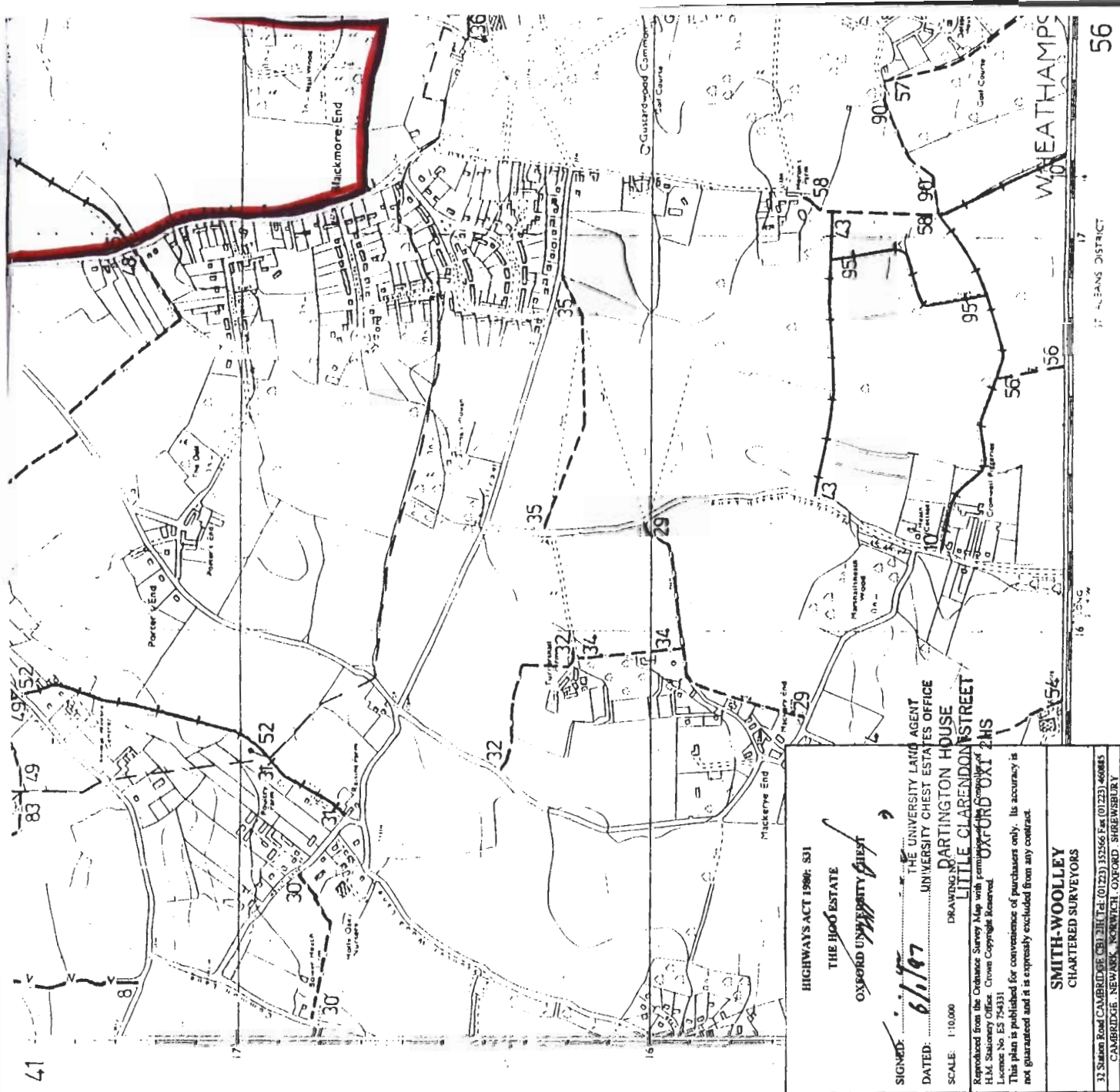
SP	Boundary Area	Boundary Name	NO	Post Office
10	Church	Church	MC	Public Communication
11	Club House	Club House	MC	Public Meeting
12	Fire Station	Fire Station	5	Station
13	Food Bridge	Food Bridge	5	Station
14	Gravel Pit	Gravel Pit	TCB	Telephone Call Box
15	Highway	Highway	TCB	Telephone Call Box
16	Normal Field Limit	Normal Field Limit	TCB	Telephone Call Box
17	Post Office	Post Office	MC	Post Office
18	Public Meeting	Public Meeting	MC	Public Meeting

REPRODUCED FROM THE ORDNANCE SURVEY 1:10,000 MAP WITH THE PERMISSION OF THE CONTROLLER OF HER MAJESTY'S STATIONERY OFFICE.
CROWN COPYRIGHT RESERVED. LICENCE NUMBER LA 071295.

UNAUTHORISED REPRODUCTION INFRINGES CROWN COPYRIGHT

ADDITIONAL MAPS MAY BE OBTAINED FROM THE ADDRESS BELOW

**HERTFORDSHIRE COUNTY COUNCIL
PLANNING AND ESTATES DEPARTMENT
COUNTY HALL, HERTFORD, SG13 8DN**



HIGHWAYS ACT 1990: 531

THE HOY ESTATE

OXFORD UNIVERSITY PRESS

SIGNED: 6/1/97
DATED:

SIGNED: 6/1/97 THE UNIVERSITY LAND AGENT
DATED: 6/1/97 UNIVERSITY CHEST ESTATES OFFICE
DRAWING NO. DARTINGTON HOUSE DRAWING NO. LITTLE CLARENDON STREET
SCALE: 1"=10.000
Reproduced from the Ordnance Survey Map with permission of the Controller of Her Majesty's Stationery Office. Crown Copyright Reserved. OXFORD OX1 2NS

Reproduced from the Ordnance Survey Map with permission of the Controller of Her Majesty's Stationery Office. Crown Copyright Reserved.

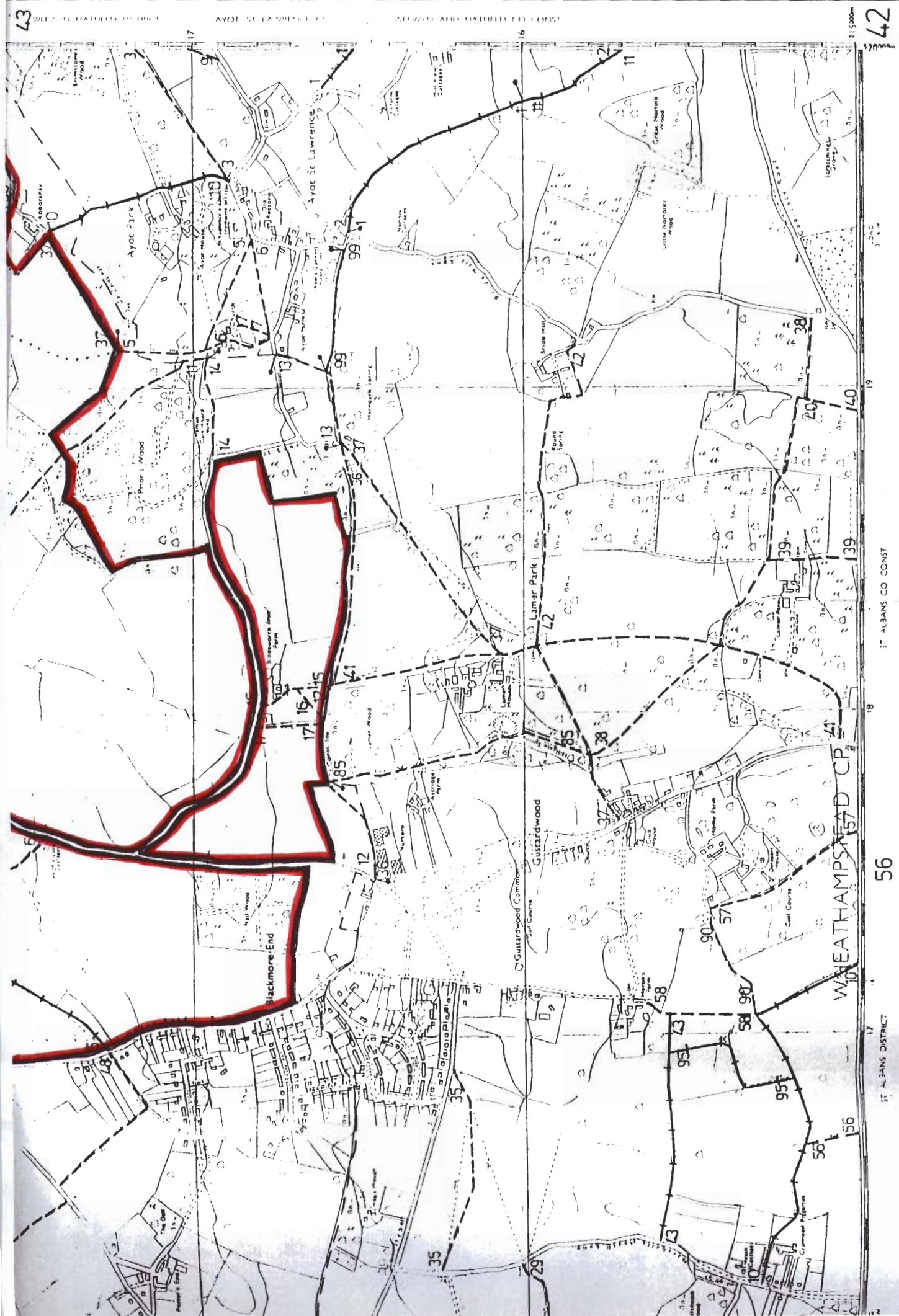
OXFORD OX1 2

License No ES 754331

This plan is published for convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract.

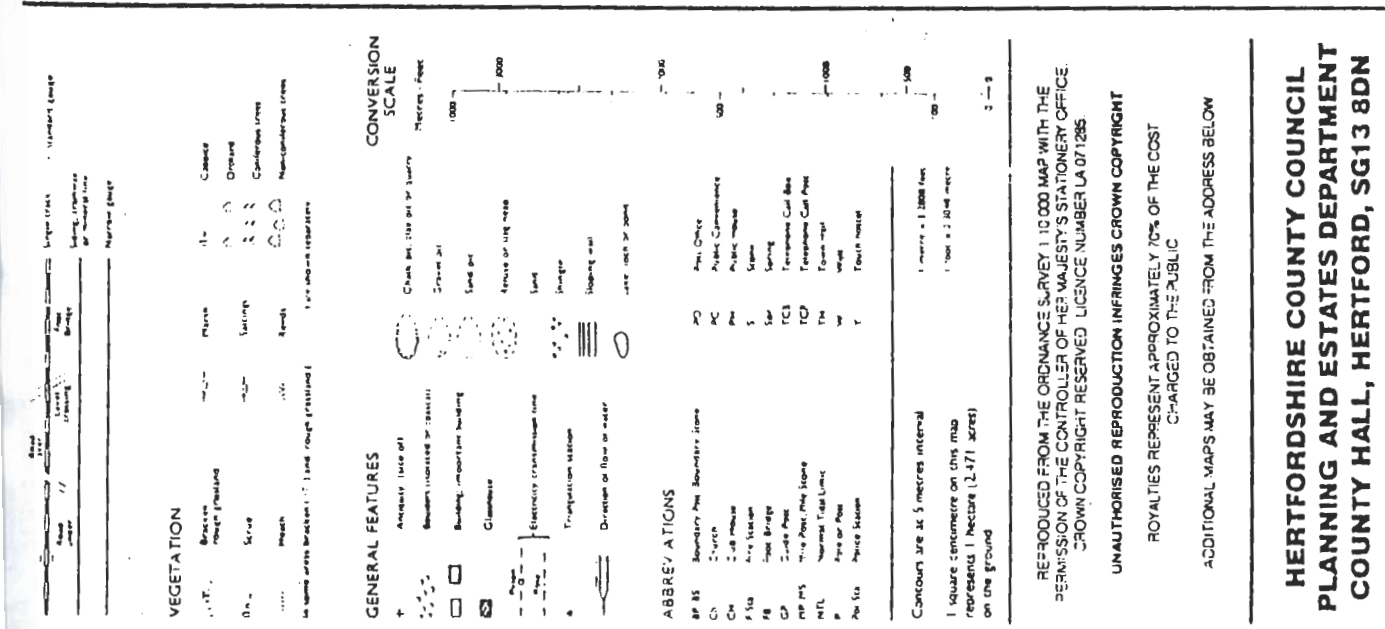
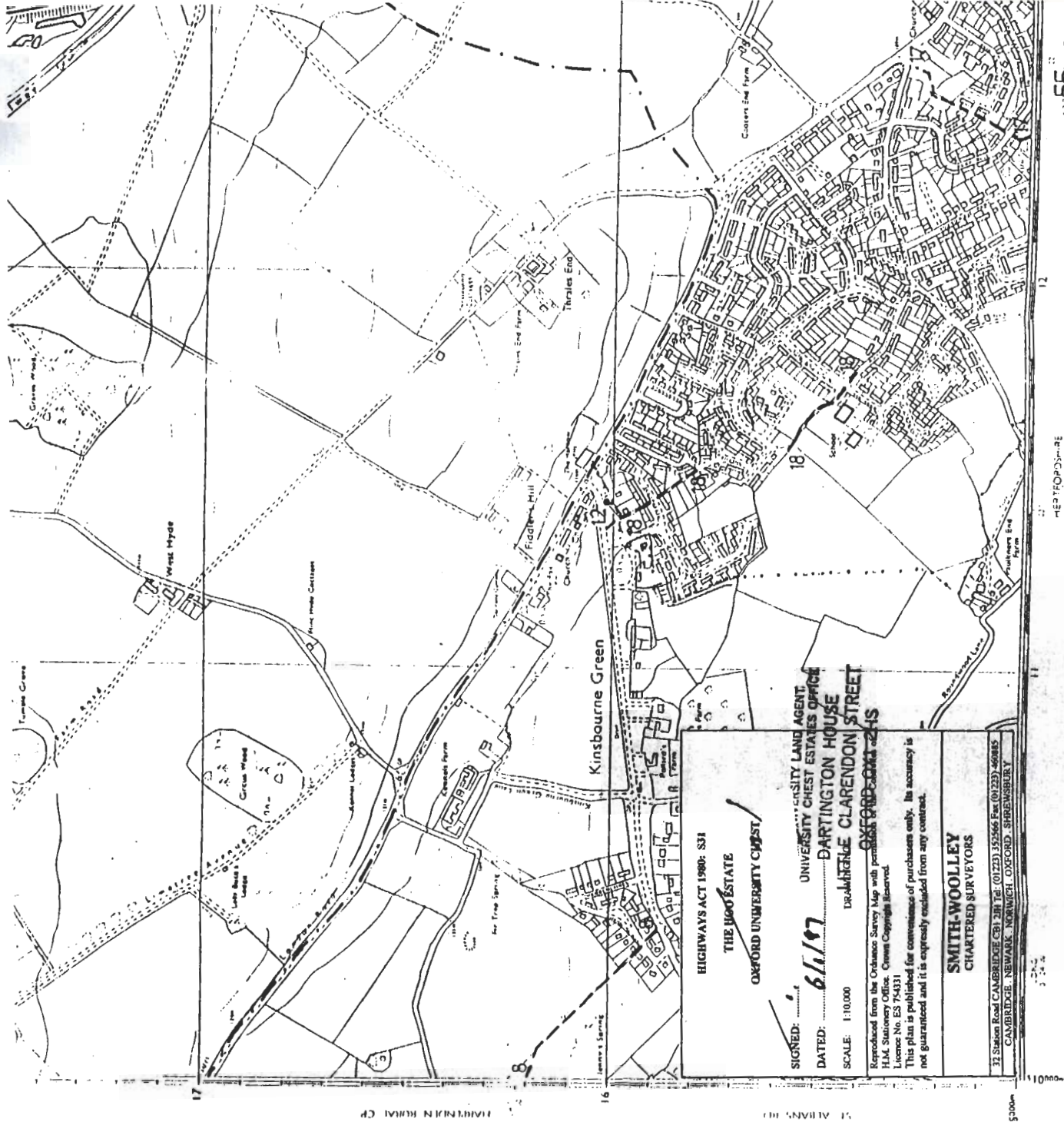
SMITH-WOOLLEY
CHARTERED SURVEYORS

32 Station Road CAMBRIDGE CB1 2JH Tel: (01223) 352566 Fax: (01223) 460085
CAMBRIDGE, NEWARK, NORWICH, OXFORD, SHREWSBURY



SHEET TL 11 NW







Hertfordshire
COUNTY COUNCIL

29

THE DEFINITIVE MAP OF PUBLIC RIGHTS OF WAY IN HERTFORDSHIRE

THIS MAP INCORPORATES LEGAL CHANGES
AND EVENTS TO THE PUBLIC RIGHTS OF WAY
UP TO 1ST JUNE 1991

SCALE 1:10 000

DEFINITIVE RIGHTS OF WAY

- Footpath
- Bridleway
- Road used as a Public Path
- Byway open to all traffic
- Right of Way (temporarily Closed)
(example shown here with Footpath)
- Temporary Right of Way
(example shown here with Footpath)

The representation on this map of any other road, track or path
is no evidence of the existence of a Right of Way

BOUNDARIES

- County Boundary
- District Boundary
- Parish Boundary

Points are flagged where they stop on a Parish
Boundary and the numbers are shown in the
relevant parish where possible

ROADS

- Trunk Road
- Principal Road
- Other Road

RAILWAYS

- Current
- Former
- Proposed

HEIGHTS IN METRES

ORDNANCE

