

Dated 4<sup>th</sup>  
July 1887

New Forest

George Fulley  
Esq. a Commiss<sup>r</sup>  
of Woods &c.

— and —

Major H.  
Chas. Talbot

Agreement  
for a Lease of a  
Farm and lands  
called Whitley  
Ridge Lodge Farm  
in the New  
Forest in the  
County of Hants.

Witnesseth and the said Henry Charles Talbot (hereinafter called the Lessee) doth hereby covenant with the Queen's Majesty her heirs and successors That he the Lessee will on or before the twenty fifth day of March One thousand eight hundred and eighty nine expend the sum of One thousand & two hundred pounds at the least upon additions to and improvements in the messuage outbuildings and premises on a farm and lands known as Whitley Ridge Lodge Farm in Whitley Ridge Walk in the New Forest in the said County of Hants such additions and improvements to be carried out and executed in a good substantial and workmanlike manner with good sound and proper materials under the inspection and to the satisfaction of the said George Fulley or other the Commissioner for the time being of Woods in charge of the said Forest (hereinafter called the Commissioner) or his Surveyor or Agent for the time being and according to Plans Sections Elevations and Specifications to be previously approved of by the Commissioner and signed by the said Henry Charles Talbot and deposited in the Office of the Comm<sup>r</sup> of Woods And also that the Lessee will forthwith put such part or parts of the said messuage outbuildings and premises as shall not be rebuilt under the covenant next hereinbefore contained together with the fixtures therein in good and sufficient repair and condition to the satisfaction in all respects of the Commissioner his Surveyor or Architect and in accordance with the terms of the Lease under which Herbert William Fisher lately held the said premises being an Indenture of Lease dated the seventeenth day of November One thousand eight hundred and sixty six and made between The Queen's Most Excellent Majesty of

## The Agreement

made and entered into this fourth day of July One thousand eight hundred and eighty seven Between The Queen's Most Excellent Majesty of the first part — George Fulley Esquire the Commissioner of Woods in charge of the Land Revenues of the Crown in the County of Hants of the second part and Henry Charles Talbot of N<sup>o</sup> 12 Eaton Square in the County of Middlesex late a Major in Her Majesty's Army of the third part.

Witnesseth and the said Henry Charles Talbot (hereinafter called the Lessee) doth hereby covenant with the Queen's Majesty her heirs and successors That he the Lessee will on or before the twenty fifth day of March One thousand eight hundred and eighty nine expend the sum of One thousand & two hundred pounds at the least upon additions to and improvements in the messuage outbuildings and premises on a farm and lands known as Whitley Ridge Lodge Farm in Whitley Ridge Walk in the New Forest in the said County of Hants such additions and improvements to be carried out and executed in a good substantial and workmanlike manner with good sound and proper materials under the inspection and to the satisfaction of the said George Fulley or other the Commissioner for the time being of Woods in charge of the said Forest (hereinafter called the Commissioner) or his Surveyor or Agent for the time being and according to Plans Sections Elevations and Specifications to be previously approved of by the Commissioner and signed by the said Henry Charles Talbot and deposited in the Office of the Comm<sup>r</sup> of Woods And also that the Lessee will forthwith put such part or parts of the said messuage outbuildings and premises as shall not be rebuilt under the covenant next hereinbefore contained together with the fixtures therein in good and sufficient repair and condition to the satisfaction in all respects of the Commissioner his Surveyor or Architect and in accordance with the terms of the Lease under which Herbert William Fisher lately held the said premises being an Indenture of Lease dated the seventeenth day of November One thousand eight hundred and sixty six and made between The Queen's Most Excellent Majesty of



the first part The Honorable James Kenneth Howard being  
 a Commissioner of Woods of the second part and Thomas Larves of  
 the third part which lease has been surrendered by the said Herbert  
 William Fisher as from the twenty fifth day of March One thousand  
 eight hundred and eighty seven And it is further witnessed  
 and the said George Culley as such Commissioner as aforesaid in  
 exercise of the powers of the Acts 10 George the fourth Chapter 50  
 and 11<sup>th</sup> and 15<sup>th</sup> Victoria Chapter 112 and of all other powers enabling  
 him in this behalf and with the consent of the Lords Commissioners of  
 Her Majesty's Treasury signified by their Warrant dated the eighteenth  
 day of April One thousand eight hundred and eighty seven To wit  
 hereby on behalf of Her Majesty Covenant with the Lessee that when  
 and so soon as the additions to and improvements in the said messuage  
 outbuildings and premises hereinbefore mentioned shall be completed  
 as hereinbefore mentioned and the Surveyor of the Commission shall  
 have certified in writing that the same have been carried out &  
 executed completed and finished in all respects to his satisfaction and  
 according to the aforesaid plans sections elevations and specifications  
 and the terms of this Agreement He the said George Culley as such  
 Commissioner as aforesaid shall and will by an Indenture of Lease to  
 be prepared by the Solicitor for the time being acting on behalf of the  
 Commissioner but at the costs and charges of the Lessee which costs and  
 charges have already been paid by the Lessee demise and lease unto  
 the Lessee his executors administrators and assigns The several pieces or  
 parcels of land with the messuage or tenement and other buildings erected  
 and to be erected thereon and the yards gardens and Orchards thereto  
 belonging or appertaining situate and being in Whitley Ridge Walk  
 in the New Forest in the County of Hants containing by estimation  
 forty six acres two roods and thirty eight perches more particularly  
 described in the Schedule hereunder written and delineated on the  
 plan drawn hereon Reserving to the Queen's Majesty all timber and  
 other trees spires saplings and pollards and also all mines mineral  
 substances and substrata whatsoever (except such materials as may  
 be required for repairing roads upon the premises) with liberty to  
 enter on the premises to view fell cut down grub up dig and search for  
 get work dress take and carry away the same excepted premises and  
 for all other necessary and reasonable purposes and also to make plans  
 and take surveys of the said premises and of the said additions and  
 improvements in the said messuage and premises To hold for  
 the term of Thirty years from the twenty fifth day of March



The first part The Honorable James Kenneth Howard being

a Commissioner of the said... the third part which has been measured by the said...

William Fisher of the twenty fifth day of March... eight hundred and eighty seven... and the said George being a...

exercise of the powers of the said Act... and the said Act... Chapter 112 and of all other...

him in this behalf and with the... The Mapshys Tresson of...

day of April One thousand... hereby on behalf of the...

and so soon as the said... outbuildings and premises...

as hereinbefore mentioned... have certified in writing that the...

executed complete and finished... according to the plan...

and the same... Commissioner and...

be prepared by... Commissioner...

charges have at... the same...

part of the... and thirty...

described in the... plan drawn...

other than... substances and materials...

be required for repairing roads upon the premises... enter on the premises to view...

get work done take and... for all other...

and take surveys of the said premises and of the...

improvements in the said... the term of thirty years from the twenty fifth day of March

the term of thirty years from the twenty fifth day of March

the term of thirty years from the twenty fifth day of March

the term of thirty years from the twenty fifth day of March

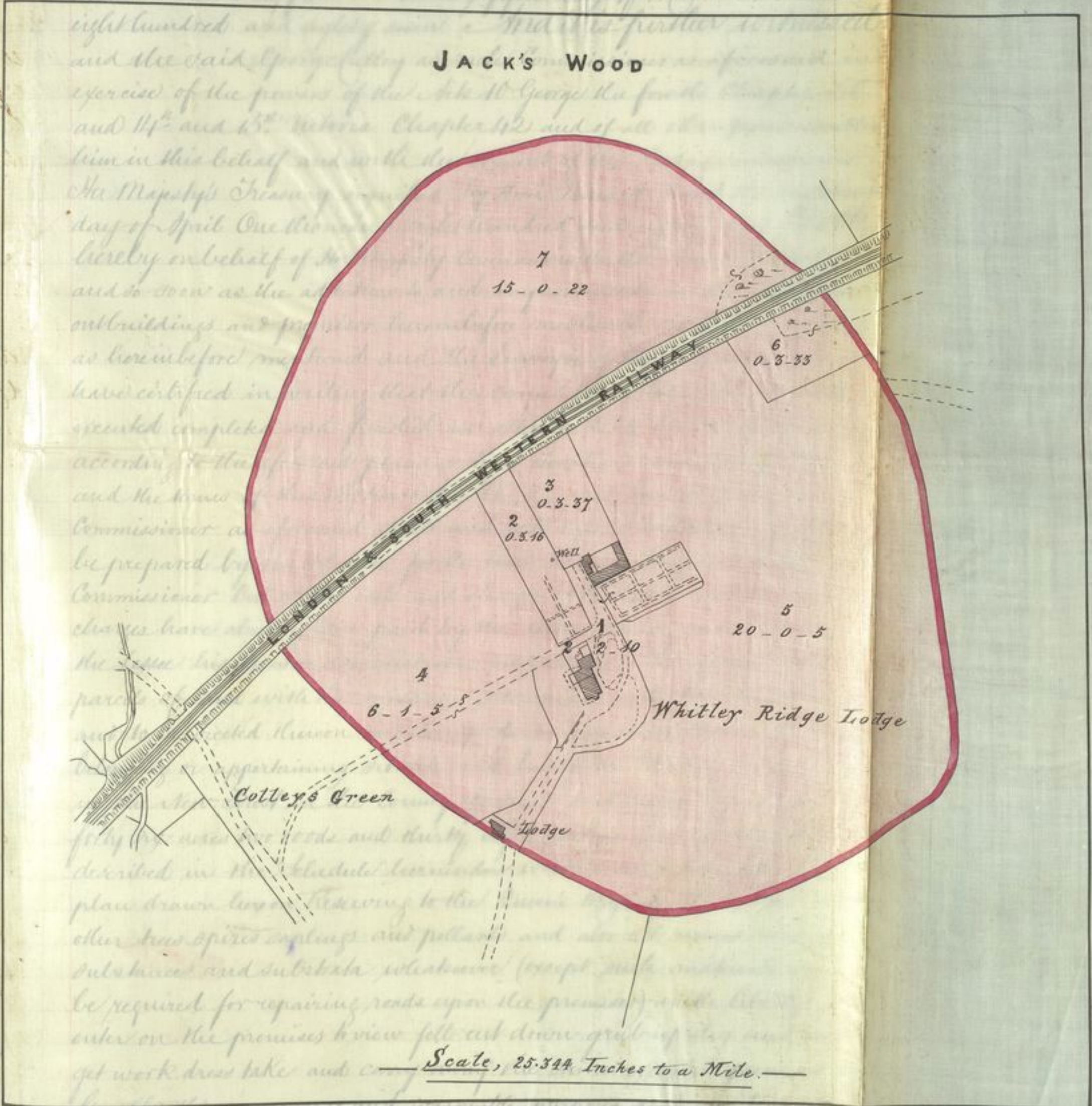
the term of thirty years from the twenty fifth day of March

the term of thirty years from the twenty fifth day of March

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the term of thirty years from the twenty fifth day of March

the term of thirty years from the twenty fifth day of March



the term of thirty years from the twenty fifth day of March



One thousand eight hundred and eighty seven. At the yearly  
 rent of One hundred and ten pounds payable  
 quarterly on the twenty fourth day of June the twenty ninth day  
 of September the twenty fifth day of December and the twenty  
 fifth day of March in every year except in the last year of the  
 said term in which the last two quarterly payments of rent  
 shall be paid on the quarter day next preceding the expiration of  
 the said term free and clear of all rates taxes charges assessments  
 and impositions whatsoever except the Landlords property tax. **AND**  
 it is hereby mutually covenanted and agreed by and  
 between the said parties hereto that the said Lease shall be in  
 the form and shall contain the covenants on the part of the Lessee  
 set forth in the draft form of Lease marked A approved and  
 signed by the Lessee and deposited in the Office of the Commissioners  
 of Woods. **AND** the Lessee hereby covenants to accept the Lease  
 to be granted as aforesaid and to execute such Lease and a duplicate  
 thereof and that he will during the period that may elapse  
 between the said twenty fifth day of March One thousand eight  
 hundred and eighty seven and the grant of such Lease duly  
 perform and observe all and every the covenants conditions and  
 agreements contained in such draft form of Lease by and on the  
 part of the Lessee as aforesaid in like manner as he would be  
 bound to do if such Lease had been actually granted to him and  
 will during the same period pay to Her Majesty at the times and  
 in manner hereinbefore mentioned the same amount of yearly  
 rent as is hereinbefore agreed to be reserved by such Lease and  
 in case of default in payment of such rent for twenty days next  
 after the same shall have become due it shall be lawful for  
 the Commissioner to recover the same by distress upon any goods  
 chattels and effects of the Lessee wherever the same may be  
 found and by the sale thereof and also the expenses of such  
 distress and sale and will also during the like period pay all  
 rates taxes tithes tithes rent charges and other outgoings for the  
 said Land messuage and premises. **AND** the said George  
 Culley doth hereby direct that this Instrument shall be deemed  
 to be fully and sufficiently enrolled by the deposit of a  
 duplicate thereof in the Office of Land Revenue Records  
 and Inrolments and the filing or making of an entry of  
 such deposit by the Keeper of the said Records and Inrolments  
**In witness** whereof the said parties hereto of the second



and third parts have hereunto set their hands and seals the day and year first above written

The Schedule above referred to.

No in Plan	Name and Description	State of Cultivation	Quantity
			<u>A</u> <u>r</u> <u>p</u>
1	House Offices Entrance Lodge Lawn Shrubberies Kitchen Garden Farm yard and buildings		2 2 10
2	Orchard		" 3 16
3	Paddock	Grassland	" 3 27
4	Lower Park	do	6 1 5
5	Upper Park	do	20 0 5
6	Potato Ground	Arable	" 3 33
7	Sackwood piece	Grassland	15 0 22
			<u>A</u> <u>46</u> <u>2</u> <u>38</u>

(Sd.) Geo Cullley

Henry C Talbot (Sd)

Signed sealed and delivered by the within named George Cullley in the presence of

J Russell Sowday  
Office of Woods &c  
Mitchell Place

Signed sealed and delivered by the within named Henry Charles Talbot in the presence of

H Bowden Smith  
Brockenhurst. Havts  
Gentleman

Charge & finden  
June 21/87

I Certify that a duplicate of this Deed has been deposited in the Office of Land Revenue Records and Involvements and an entry thereof made or filed by me.

8<sup>th</sup> July 1887

H G Hewlett  
Keeper of the Records

200



51

Dated 9<sup>th</sup>  
July 1887

# This Indenture

Dean Forest

George Culley  
Esq. a Commissioner  
of Her Majesty's  
Woods, &c.

made the ninth day  
of July One thousand eight hundred and eighty seven Between  
The Queen's Most Excellent Majesty of the first part  
George Culley Esquire, the Commissioner of Her Majesty's Woods  
Forests and Land Revenues, in charge of the premises hereby demised  
of the second part and Samuel Whitehall Mulloney of  
N<sup>o</sup>. 11 Mildmay Chambers, Union Court, Old Broad Street in  
the City of London, Merchant, hereinafter called "the Lessee" of the  
third part Witnesseth that in consideration of the rent  
and covenants hereinafter reserved and contained The said

to

Sam. Whitehall  
Mulloney Esq

LEASE

of two  
pieces of land  
formerly waste  
thereon situate  
at  
Moseley Green in  
Blakeney Walk in  
the said Forest and  
containing together  
by admeasurement  
one acre and two  
roods and nine  
Cottages standing  
which said lands  
are more particularly  
described and shewn  
on the plan drawn  
in the margin hereof  
and thereon coloured  
red  
except and reserving  
out of this demise  
all mines minerals  
stone and substrata  
within or under the  
said land together  
with all rights  
powers and authorities  
incident or belonging  
to the said premises  
to be held in connection  
with the Wellington  
Colliery

George Culley as such Commissioner as aforesaid by virtue of every  
power enabling him so to do Doth by these presents demise  
and lease unto the Lessee All those two pieces or parcels of  
land formerly part of the unenclosed waste lands of Her Majesty's  
Forest of Dean in the County of Gloucester with the nine Cottages or  
Tenements now standing thereon situate lying and being at  
Moseley Green in Blakeney Walk in the said Forest and  
formerly waste & containing together by admeasurement one acre and two roods and  
nine Cottages standing which said lands are more particularly described and shewn on  
the plan drawn in the margin hereof and thereon coloured red  
except and reserving out of this demise all mines minerals stone  
and substrata within or under the said land together with all  
rights powers and authorities incident or belonging to the said  
premises To hold the said two pieces of land  
with the Wellington Cottages and premises unto the Lessee nevertheless to the  
provisions of the Acts 1 and 2 Victoria C. 143 and 24 and 25  
Victoria C. 40 from the twenty fifth day of March One thousand  
eight hundred and eighty seven for the term of Thirty one  
years (determinable nevertheless as hereinafter mentioned) to be  
held and used in connection with the Wellington Gate Colliery  
of which the Lessee is the registered Owner and for no other  
purpose whatsoever Paying therefor during the said term unto  
The Queen's Majesty her heirs and successors the yearly rent of  
Fifteen pounds by equal half yearly payments on the twenty-  
ninth day of September and the twenty fifth day of March in  
every year without any deduction or abatement whatsoever the first  
of such payments to be made on the 29<sup>th</sup> day of September One  
thousand eight hundred and eighty seven And the Lessee doth  
hereby covenant with The Queen's Majesty her heirs and successors  
in manner following that is to say,

Commencing  
25 March 1887  
Term - Years 31  
Expires 25 March 1918

Rent £15 per  
Annum.



- 1 To pay unto The Queen's Majesty her heirs and successors the said yearly rent of fifteen pounds on the days hereinafore appointed for payment thereof without any deduction or abatement whatsoever.
- 2 To pay the Land Tax and all other taxes sewer and other rates & charges assessments and impositions whatsoever which now are or at any time during the said term may be taxed assessed or imposed upon the said demised premises or any part thereof.
- 3 During the continuance of this demise at his own costs to keep the said land hereby demised well and sufficiently enclosed and fenced in
- 4 At all times to maintain and keep the said demised premises in good and proper repair order and condition and with all necessary and requisite drains sewers watercourses and amendments whatsoever and to make good all damage or injury which at any time or times during the continuance of this demise may happen or be occasioned to the lands trees property or possessions of Her Majesty or of any adjoining Owner or Owners by reason of the use or occupation of the said demised premises for the purposes aforesaid. Provided that it shall be lawful for the Lessor or the Deputy Surveyor or Deputy Gavellee for the time being of the said Forest with or by his or their Workmen Servants or Agents from time to time and at all times during the continuance of this demise to enter into and upon the said demised premises for the purpose of viewing and examining the state and condition thereof.
- 5 Not at any time during the continuance of this demise without the consent in writing of the Lessor for that purpose first had and obtained to erect build or set up or permit or suffer to be erected built or set up upon the said piece of land hereby demised or any part of the same any house building or machinery whatsoever other than and except such as is hereby authorized nor use or occupy or permit or suffer the said demised premises or any part thereof to be used or occupied otherwise than for the purposes of and in connection with the said Gale and in strict conformity with the Acts 1 & 2 Victoria C. 43 Sec. 6 and 21 & 25 Victoria C. 40 Sec. 25 and (so far as the same may be applicable thereto) the rules orders and regulations of the Dean Forest Mining Commissioners made for the working of Gales, Pits, Levels and Works of Coal or Coal Mines in the said Forest of Dean and Hundreds of St. Briavels and not to commit or suffer to be committed any waste spoil damage or injury to the said demised premises or any part thereof or to the enclosures lands trees property or possessions of Her Majesty or of any adjoining Owner or Owners nor do or suffer to be done any act or thing whatsoever which may be or become a nuisance or annoyance



or disturbance to the Lessor or to the Owners or Occupiers of any contiguous premises.

6. At the end or other sooner determination of the said term to peaceably and quietly leave surrender and yield up unto the Lessor or his or their duly authorized Agent the said demised premises in good and proper repair order and condition.

7. At his own costs within three calendar months from the respective dates thereof to cause all Assignments which may at any time hereafter be made of these presents or of the premises hereby demised and all Probates of Wills and Letters of Administration affecting the premises to be within six calendar months from the date thereof enrolled in the Office of Land Revenue Records and Inrolments and minutes or doquets thereof respectively to be entered in the Office of the Commissioners of Woods.

Provided always and these presents are granted upon this express condition that the said term hereby granted shall absolutely cease and determine when the said Wellington Gale or Colliery shall be relinquished or given up or cease to be worked pursuant to the rules orders and regulations of the Dean Forest Mining Commissioners made for working Gales Pits levels and Works of Coal or Coal Mines within the said Forest and Hundred or the grant of the said Gale or Work shall be otherwise determined. Provided also and these presents are upon this express condition that if the said rent of Fifteen pounds hereby reserved or any part of the same shall be unpaid for thirty days next after either of the days of payment on which the same ought to be paid or if the Lessee do not in all things observe perform and keep all and singular the covenants provisions conditions and restrictions herein contained and on his part to be performed and kept according to the true intent and meaning of these presents then and from thenceforth and in any of such cases the Lessor may reenter and retain possession of the said demised premises as fully in all respects as if these presents had not been made and in case of any such reentry there shall be payable <sup>by the Lessee</sup> to Her Majesty her heirs and successors in addition to any rent due a proportionate part of the accruing rent for the then current half year up to the day on which such reentry shall have been made. It is hereby agreed and declared that the term Lessor herein means The Queen's Majesty her heirs successors and assigns or so long as the reversion of the demised



premises is vested in the Crown the Commissioner or Commissioners  
Gaveller or Deputy Gaveller or other the person or persons for the  
time being entitled by law to the management and direction thereof  
and that all rights and obligations of the Lessee under these Presents  
shall devolve with the Leasehold interest hereby created and be  
accordingly enjoyed observed and performed by the person or persons in  
whom such interest shall for the time being be vested AND the said  
George Fulley doth hereby direct that this deed shall be deemed to be  
fully and sufficiently enrolled by the deposit of a duplicate thereof in  
the Office of Land Revenue Records and Inrolments and the filing or  
making of an entry of such deposit by the Keeper of the said Records and  
Inrolments In witness whereof the said parties to these Presents  
of the second and third parts have hereunto set their hands and seals  
the day and year first above written.

Geo Fulley

Daniel Whitelall (T) Mulloney

Signed sealed and delivered by the within named George  
Fulley in the presence of

H. J. Moreton  
Biddick Hall  
Durham

Signed sealed and delivered by the within named Daniel  
Whitelall Mulloney in the presence of

J. R. Bastard  
Solicitor  
2 Brabant Court  
London E.C.

I certify that a duplicate of this deed has been deposited in  
the Office of Land Revenue Records and Inrolments and an entry  
thereof made or filed by me.

H. G. Hewlett  
Keeper of the Records

12<sup>th</sup> July 1887.

*[Handwritten initials]*



promises is made in the form of a Commission or Commissioners  
 being entered by law to the management and direction thereof  
 and that all rights and obligations of the said land these presents  
 shall devolve under the said indenture and shall be  
 accordingly enjoyed and performed by the person or persons in  
 whom such interest for the time being shall vest. And the said  
 George Fulley doth hereby certify that the said deed shall be deemed to be  
 fully and completely executed by the deposit of a duplicate thereof in  
 the Office of Revenue Records and Inrolments and the filing of  
 making of an entry of such deposit by the Keeper of the said Records and  
 Inrolments. And the said deed shall be deemed to be fully and completely  
 of the second and third parts hereunto set their hands and seals  
 the day and year first above written.

Open Forest



Open Forest

Open Forest

Deep Wellington Pit

Moseley Green

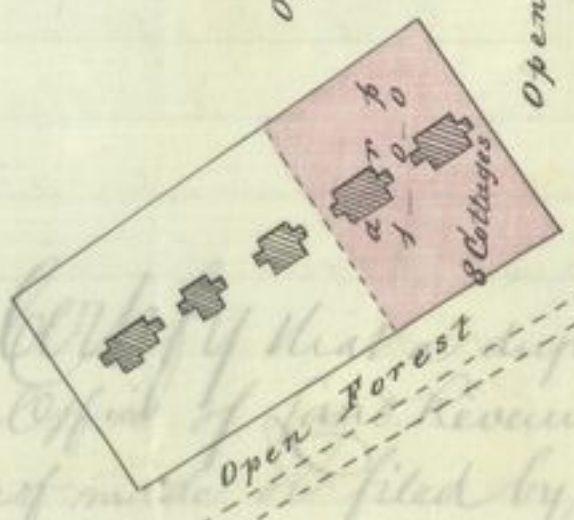
Brunswick Pit

Scale, 3 Chains to an Inch

By J. H. G. Fulley  
 Signed, sealed and delivered by the within named George  
 Fulley in the presence of  
 H. M. Moreton  
 Daniel Whitehall  
 J. R. Bastard  
 Solicitor  
 2 Brabourne Court  
 London E.C. 4

Signed sealed and delivered by the within named Daniel  
 Whitehall in the presence of  
 J. R. Bastard  
 Solicitor  
 2 Brabourne Court  
 London E.C. 4

I certify that a duplicate of this deed has been deposited in  
 the Office of Revenue Records and Inrolments and an entry  
 thereof made filed by me  
 H. G. Hewlett  
 Keeper of the Records  
 From Parkend  
 July 1887.



Open Forest

Open Forest

Open Forest

From Parkend

to Blakeney



Dated 2<sup>nd</sup>  
Aug<sup>r</sup> 1887  
New Forest  
Henry Bowden  
Smith Esq<sup>r</sup>  
The Queen's  
Most Excellent  
Majesty

Know all Men by these  
Presents That I Henry Bowden Smith  
of Brockenhurst in the County of Southampton in consideration  
of the sum of Twenty four pounds paid to me by  
George Culley Esquire the Commissioner of Her Majesty's Woods,  
Forests and Land Revenues having the management and  
direction of the New Forest of which sum I hereby acknowledge  
the receipt DO by these presents as Beneficial Owner grant  
and convey unto Her Majesty her heirs and Successors All that  
right to an allowance of two loads of good Fuel wood yearly from  
the open and unenclosed parts of the New Forest by the view  
and allowance of the Foresters of the said Forest as reasonable  
and necessary estovers for the necessary firewood of the messuage  
described in the Schedule hereunder written to be burnt and  
expended therein To have and to hold the said  
premises hereinbefore expressed to be hereby granted unto and  
to the use of Her Majesty her heirs and successors as part of  
the possessions and land revenues of the Crown And I  
do hereby for myself my heirs executors and administrators covenant with the Queen's  
Majesty her heirs and successors that I am lawfully seized of  
and well entitled to the hereditaments hereby conveyed for  
an estate of fee simple in possession free from all incumbrances  
In witness whereof I the said Henry Bowden Smith  
have hereunto set my hand and seal this second day of August  
One thousand eight hundred and eighty seven.

The Schedule above referred to.

Number of Claims in Register of Decisions by the Commission acting under 17 & 18 Victoria Cap. 449	Lands or Tenements in respect of which claim has been allowed.	Quantity of Wood or number of loads annually
277	An ancient messuage called "Ober" situate in the Parish of Brockenhurst in the County of Southampton	2 Loads

Henry Bowden Esq<sup>r</sup> Smith

Signed sealed and delivered by the above named Henry  
Bowden Smith in the presence of  
Henry C Talbot, Major  
Mitley Ridge Lodge  
Brockenhurst

I certify that a duplicate of this Deed has been  
deposited in the Office of Land Revenue Records and  
Instruments and an entry thereof made or filed by me  
H. G. Bennett  
Keeper of the Records  
16<sup>th</sup> August 1887

Date  
Aug<sup>r</sup>  
Dean  
Edwin  
to  
The Q<sup>ueen</sup>  
Most E<sup>xcellent</sup>  
Maje<sup>sty</sup>  
Surren  
Smith  
gale in  
Forest

Sc  
Dec  
Off  
and  
the  
30<sup>th</sup> An



Dated 25<sup>th</sup> August 1887 **Edwin Crawshaw's Indenture** made the twenty fifth day of August One thousand eight hundred and eighty seven Between Edwin Crawshaw of binderford in the County of Gloucester Gentleman of the first part Dean Forest George Culley Gavellet of Her Majesty's Forest of Dean in the County of Gloucester and a Commissioner of Woods of the second part and The Queen's Most Excellent Majesty of the third part Whereas the Colliery and premises granted by the within named Thomas Forster Brown Deputy Gavellet by the within written License which is dated the sixteenth day of May One thousand eight hundred and seventy three are now vested in the said Edwin Crawshaw and he has requested the said George Culley as such Gavellet as above mentioned to accept on behalf of Her Majesty a Surrender as from the sixteenth day of May one thousand eight hundred and eighty six of the same premises which the said George Culley has agreed to do Now this Indenture witnesseth that in pursuance of the premises he the said Edwin Crawshaw as beneficial Owner with the consent of the said George Culley testified by his executing these presents doth surrender to the Queens Majesty all that tract of Coal in the Boleford High Delf Vein bounded as follows. As deep as a level will drain from where the cut out from the Fancy Pit will intersect the vein of Coal and extending in a Southward direction to the line of two boundary stones No<sup>s</sup> 56 and 57 and in a Northward direction to the line of two boundary stones No<sup>s</sup> 73 and 74 and extending in the land to the Deep workings of the Haywood Colliery and called Smith's Delight Colliery and all other (if any) the premises granted by the within written License To the intent and purpose that the within mentioned Gale may be deemed to be ungalied And that the within written License and all the estate and interest now subsisting in the said premises under or by virtue of the same may be merged and extinguished in the reversion freehold and inheritance of the said premises now vested in Her Majesty in right of Her Crown And the said George Culley doth hereby direct that this Deed shall be deemed to be fully and sufficiently enrolled by the deposit of a duplicate thereof in the Office of Land Revenue Records and Enrolments and the filing or making an entry of such deposit by the Keeper of the said Records and Enrolments In witness whereof the said parties to these presents of the first and second parts have hereunto set their hands and seals the day and year first above written.

Signed sealed and delivered by  
the above named Edwin Crawshaw  
in the presence of  
Fred Morgan  
Forest Lodge  
Ruspidge,  
Gloucestershire  
Accountant.

Edwin Crawshaw (ls)

Signed sealed and delivered by  
the above named George Culley in  
the presence of  
James Robinson  
Coachman  
Wetwood Hall  
Northumberland

Geo Culley (ls)

I certify that a duplicate of this Deed has been deposited in the Office of Land Revenue Records and Enrolments and an entry thereof made or filed by me.

30<sup>th</sup> August 1887.

H. Hewlett  
Keeper of the Records

*[Signature]*



Dated 1<sup>st</sup> Sept<sup>r</sup> 1887. **To all to whom** these Presents shall come  
 George Culley Esquire the Commissioner of Woods in charge  
 of the Hereditaments hereinafter granted Tends Greeting  
 Whereas the said George Culley as such Commissioner as  
 aforesaid hath contracted with John Hullett of Coleford in the  
 Parish of Newland in the County of Gloucester, Solicitor, for the  
 sale to him of the land and hereditaments hereinafter described  
 for the sum of Three pounds fifteen Shillings Now know  
 ye that in consideration of the sum of **Three pounds**  
**fifteen Shillings** by the said John Hullett paid  
 to the said George Culley before the execution of these presents  
 of which sum he doth hereby acknowledge the receipt The  
 said George Culley under the powers of the Act 10 George IV  
 Chapter 50 and 14 and 15 Victoria Chapter 42 and of all  
 other powers in anywise enabling him in this behalf Doth  
 conveyance of Land in Coleford by these presents grant unto the said John Hullett and his  
 in the Parish of Newland and heirs & All the Estate right title and interest of the Queen's  
 Majesty of in and to **All those** pieces or parcels of land on  
 Manor of Staunton part whereof the front of a new bar or projection has lately been  
 built or erected in extension of a certain public House or Inn  
 called The Old White Hart being an encroachment from the  
 Wastes of the Manor of Staunton which said pieces or parcels of  
 land are situate in the Town of Coleford in the Parish of  
 Newland and Manor of Staunton, and are now in the occupation  
 of the said John Hullett or his tenant or undertenant Edward  
 James Hiley and are more particularly delineated and shown  
 by red color on the Plan annexed to these presents Save and  
 except out of this Grant all Quarries beds or veins of Slate and  
 Stone and of Clay and all other substrata mines and minerals  
 within or under the said land and premises with full power  
 to Her Majesty her heirs successors and assigns and for the said  
 George Culley and other the Commissioner or Commissioners of  
 Woods for the time being in charge of the Land Revenues of the  
 Crown in the said County of Gloucester and Her heirs and their  
 Lessees, or <sup>Licensees</sup> Grantees Tenants Servants Agents and Workmen making  
 reasonable compensation to the said John Hullett his heirs and  
 assigns for all damage and injury occasioned thereby to the said  
 land and premises (but not to any injury which may be  
 done to buildings to be hereafter erected) the amount of such  
 compensation to be in every case settled by the Receiver of



Crown Rents in Gloucestershire whose Award under his hand  
 shall in every case be final from time to time and at all times  
 for ever hereafter to enter upon work use and enjoy the same and  
 every of them as fully and effectually to all intents and purposes  
 as if this grant had not been made To hold the said pieces or  
 parcels of land and premises hereby granted with the appurtenances  
 thereto belonging (except as aforesaid) Unto and to the use of  
 the said John Hullett his heirs and assigns for ever subject  
 nevertheless to the existing (if any) rights easements and privileges  
 affecting the same AND the said John Hullett doth hereby  
 covenant with the Queen's Majesty her heirs executors and assigns  
 that he the said John Hullett his heirs executors administrators  
 and assigns will not at any time hereafter erect any building or  
 other erection of what nature or kind soever on the said land hereby  
 granted to the South of dotted line marked A. B. shewn on the  
 said plan hereto without the consent in writing of the said George  
 Cullley or other the Commissioner or Commissioners of Woods for the  
 time being first had and obtained AND the said George Cullley  
 doth hereby direct that this deed shall be deemed to be fully and  
 sufficiently enrolled by the deposit of a duplicate thereof in the  
 Office of Land Revenue Records and Enrolments and the filing or  
 making an entry of such deposit by the Keeper of the said Records  
 and Enrolments In witness whereof the said George Cullley and  
 the said John Hullett have hereunto set their hands and seals this  
 first day of September One thousand eight hundred and eighty seven.  
 Geo. C. Cullley John C. Hullett

Signed sealed and delivered by the within named George  
 Cullley in the presence of - J. C. Cullley, wife of George Cullley,  
 Methwood Hall, Northumberland.

Signed sealed and delivered by the within named John Hullett  
 in the presence of - E. P. Walker, Accountant, Coleford.

I certify that a duplicate of this deed has been deposited in  
 the Office of Land Revenue Records and Enrolments, and an entry  
 thereof made or filed by me.

17<sup>th</sup> September 1887.

H. G. Hewlett  
 Keeper of the Records



Coron Rents in Gloucestershire where Award under his hand shall in every case be final from time to time and at all times forever hereafter to enter upon work use and enjoy the same and every of them as fully and effectually to all intents and purposes as if this Grant had not been made TO HOLD the said pieces or parcels of land with the appurtenances thereto and the profits thereunto belonging unto the said John and his heirs and assigns forever

The said John Hullett being and being for ever to be the same as the said John Hullett and his heirs and assigns forever

affording the same with the said John Hullett and his heirs and assigns forever

the said John Hullett and his heirs and assigns forever

the said John Hullett and his heirs and assigns forever

the said John Hullett and his heirs and assigns forever

the said John Hullett and his heirs and assigns forever

the said John Hullett and his heirs and assigns forever

the said John Hullett and his heirs and assigns forever

the said John Hullett and his heirs and assigns forever

the said John Hullett and his heirs and assigns forever

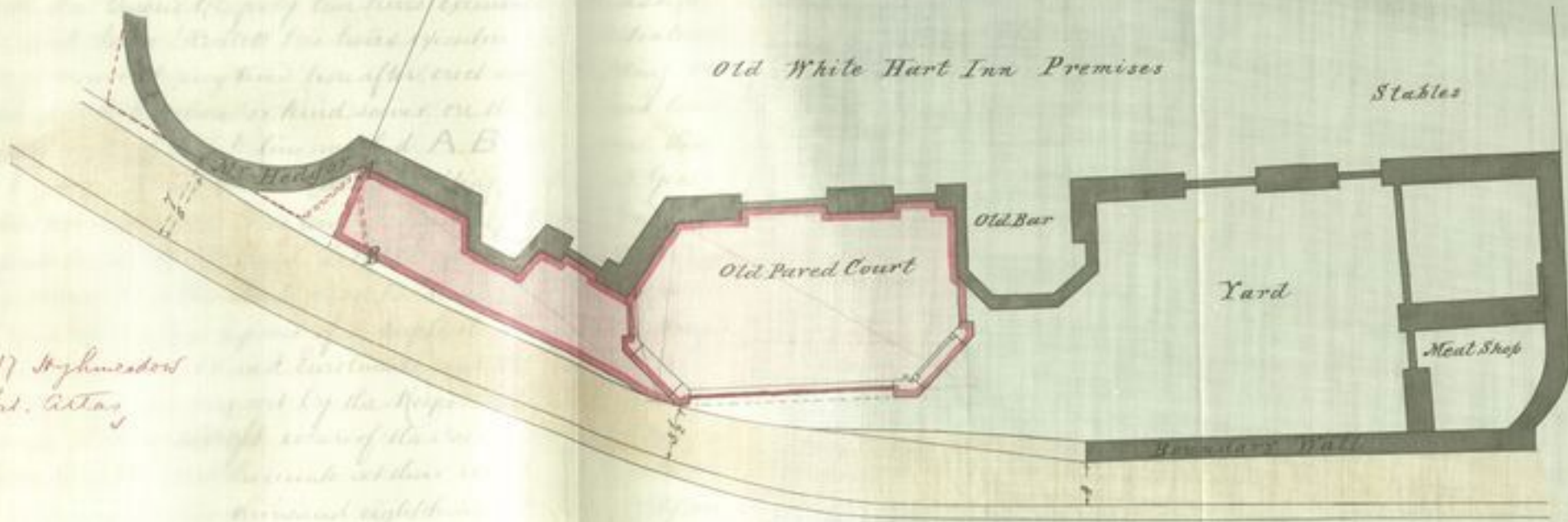
the said John Hullett and his heirs and assigns forever

the said John Hullett and his heirs and assigns forever

the said John Hullett and his heirs and assigns forever

the said John Hullett and his heirs and assigns forever

the said John Hullett and his heirs and assigns forever



On p. 17 of the plan of the site of the inn at St. James's

Scale, 8 Feet to an Inch.

I certify that a duplicate of this deed has been deposited in the Office of Land Revenue Records and Involvements, and an entry there of made or filed by me.

H. G. Hewlett  
Keeper of the Records

17<sup>th</sup> September 1887.



Dated 8<sup>th</sup> Sept. 1887 **This Indenture** made the eighth day of  
 September One thousand eight hundred and eighty seven  
 Between Richard Watkins and William Cannon  
 Forest of Dean both of Breau near Lydney in the County of Gloucestershire  
 and Hundred Mine Owners of the first part Sir William Henry  
 of S. Priavels Marling of Stanley Park Stroud in the same County Baronet  
 of the second part and George Gullely Esquire a Commissioner  
 The Registered of Her Majesty's Woods Forests and Land Revenues and Her  
 Owners of the Majesty's Gaveller of and for the Forest of Dean in the County  
 Gale of Coal of Gloucester of the third part and The Queen's Most  
 called the Excellent Majesty of the fourth part Whereas the  
 Ellwood Colliery said Richard Watkins, William Cannon and Sir William Henry  
 Marling are the registered Owners of the Gale of Coal called  
 — to — Ellwood Colliery granted to Samuel Morgan on the fourth day  
 The Queen's of June One thousand eight hundred and sixty and  
 Most Excellent Majesty. whereas the holders of the said Gale have not bona fide  
 commenced opening the same in violation of the Fourth Rule  
 specified in the Second Schedule to the Dean Forest Mining  
 Commissioners Award of Coal Mines dated the eighth day of  
 Release March One thousand eight hundred and forty one and of the  
 — of — Award of the Forest of Dean Mining Commissioners of One  
 Shortworkings thousand eight hundred and seventy one dated the seventh  
 day of June One thousand eight hundred and seventy two  
 and the said Gale has become liable to be forfeited to the  
 Queen's Majesty and whereas it has been agreed between  
 the said parties hereto of the first and second parts and the  
 said George Gullely as such Commissioner and Gaveller as  
 aforesaid that in consideration of the forbearance until the  
 thirtieth day of June One thousand eight hundred and ninety  
 of the execution of the right of reentry so accrued as aforesaid  
 to Her Majesty such release and surrender of shortworkings  
 and such covenants and grants shall be executed as are hereinafter  
 contained Now this Indenture witnesseth that the  
 said parties hereto of the first part do by these presents for  
 themselves their heirs and assigns and according to their respective  
 Estates and interests in the said Gale release Surrender and  
 renounce unto The Queen's Most Excellent Majesty her heirs and  
 Successors All right and liberty of them the said parties hereto  
 of the first part their heirs and assigns and all persons holding  
 through or under them of making up the Shortworkings —



accumulated up to and including the thirtieth first day of December One thousand eight hundred and eighty five in respect of the said Gale and which amount to the sum of forty eight pounds Provided always and the said parties hereto of the first part do for themselves their heirs and assigns Covenant and Agree with and to The Queen's Most Excellent Majesty her heirs and successors in manner following, that is to say,

1. That the said right of reentry so accrued to Her Majesty her heirs and successors shall not be deemed to be waived by these Presents or by the receipt of rent or by the registration of any Transfer of the said Gale before the registered Owners of the said Gale shall have bona fide commenced the opening thereof.
2. That all powers of taking suing for or recovering and all obligations and covenants for payment of Galeage rents dead or certain rents and royalty or tonnage duty shall be in force and shall apply with reference to the Galeage rent dead or certain rent royalty or tonnage duty hereafter to become due in respect of the said Gale without deduction of the Shortworkings intended to be hereby released or any part thereof.
3. That nothing herein contained shall diminish or postpone any rights or powers of reentry or other rights or powers of Her Majesty her heirs and successors in respect of the said Gale other than the particular right of reentry agreed to be postponed as hereinbefore mentioned.

And it is hereby declared that it is the intention of these Presents that if the registered Owners shall on the thirtieth day of June One thousand eight hundred and ninety have continued in the occupation of the said Gale paying the proper rents and royalties to the Crown without deduction on account of the Shortworkings intended to be hereby released or any part thereof and duly observing the conditions under which they hold and shall have bona fide commenced the opening thereof before that date the particular right of reentry so agreed to be postponed as hereinbefore mentioned shall not be exercised and the said George Culley doth hereby direct that this Deed shall be deemed to be fully and sufficiently enrolled by the deposit of a duplicate thereof in the Office of Land Revenue Records and Inrolments and the filing or making an entry of such deposit by the Keeper of the said Records and Inrolments In witness whereof the said parties hereto of the first and second parts have hereunto set their hands and seals the day and year first above written.

Richard	(S) Watkins	William H	(S) Marling
William	(S) Camm	Geo:	(S) Culley

Signed



Signed sealed and delivered by the within named  
Richard Watkins in the presence of  
W<sup>m</sup> Roberts Jun<sup>r</sup>  
Solicitor  
Coleford

Signed sealed and delivered by the within named  
William Lamm in the presence of  
W<sup>m</sup> Roberts Jun<sup>r</sup>

Signed sealed and delivered by the within named  
Sir William Henry Marling in the presence of  
Fred<sup>k</sup> Winterbotham  
Sol<sup>r</sup>  
Stroud

Signed sealed and delivered by the within named  
George Culley in the presence of  
J A J A Culley  
Wickwood Hall  
Northumberland

I certify that a duplicate of this Deed has been deposited  
in the Office of Land Revenue Records and Inrolments and  
an entry thereof made or filed by me.

*[Signature]*

20<sup>th</sup> September 1887

H. G. Hewlett

Keeper of the Records



Dated 3<sup>rd</sup> November 1887

Articles of Agreement made the third

day of November One thousand eight hundred and eighty seven

GEORGE CULLEY, Esquire,  
a Commissioner of Her Majesty's  
Woods, &c.,

Between THE QUEEN'S MOST EXCELLENT MAJESTY of the first part  
GEORGE CULLEY Esquire a Commissioner of Her Majesty's Woods Forests and  
Land Revenues of the second part and

and

Arthur Wright of  
the Tolly near Parkend, Sydney in the  
county of Gloucester Tin plate Worker

hereinafter called "the said Tenant" of the third part

Mr Arthur Wright



(except the Landlord's property tax) by equal parts on the

day of *March* the *twentyfourth* day of *June*  
 the *twenty ninth* day of *September* and the *twenty fifth* day  
 of *December* in every year the first Quarterly payment <sup>having become</sup> due on the  
*twenty fifth* day of *March 1887* AND the said  
 tenant hereby agrees that he will pay to the Queen's Majesty the said yearly rent  
 of *£3: 18: 0* on the days and in the manner aforesaid And will also  
 pay the land tax sewers rates tithes or tithe rent charge and all other rates taxes and  
 assessments whatsoever (except the Landlord's property tax) now or hereafter to be  
 imposed in respect of the said premises Together with a proportionate part thereof  
 for the period which shall elapse between the Quarterly day of payment next preceding  
 the expiration of the said tenancy and the day on which the same shall expire



Dated 3<sup>rd</sup> November 1887

Articles of Agreement made the third

day of November One thousand eight hundred and eighty seven

GEORGE CULLEY, Esquire,  
a Commissioner of Her Majesty's  
Woods, &c.,

Between THE QUEEN'S MOST EXCELLENT MAJESTY of the first part  
GEORGE CULLEY Esquire a Commissioner of Her Majesty's Woods Forests and  
Land Revenues of the second part and

Arthur Wright of  
the Tolly near Parkend, Lydney in the  
county of Gloucester Tin plate Worker

and

hereinafter called "the said Tenant" of the third part

Mr Arthur Wright

THE said GEORGE CULLEY as such Commissioner as aforesaid on behalf of  
Her Majesty hereby agrees to let to the said tenant who hereby agrees with Her  
Majesty to take and rent as tenant to Her Majesty ALL THAT Cottage

AGREEMENT for Letting

Cottage and land  
(lately held with  
Venus & Jupiter Gale)  
on a Yearly Tenancy from the

25<sup>th</sup> December 1886

outbuildings and garden situate near  
Parkend Gate in the Forest of Dean  
containing one rood and fourteen

perches or thereabouts and shewn by  
with the appurtenances situate at

Rent £ 3: 18: 0 per Annum.

pink colour on the tracing annexed  
hereto

lately in the  
occupation of the Owners of the Venus and Jupiter Gale  
together with the fixtures therein TO HOLD the same hereditaments to the said  
tenant his executors administrators and assigns  
from the twenty fifth day of December 1886 as tenant  
from year to year (the tenancy being however determinable as after mentioned) at  
the yearly rent of £ 3: 18: 0 to be paid to the Crown

Receiver of Dean Forest free from all taxes rates and deductions whatsoever  
(except Landlord's property tax) by equal Quarterly payments on the twenty fifth  
day of March the twenty fourth day of June  
the twenty ninth day of September and the twenty fifth day  
of December in every year the first Quarterly payment <sup>having become</sup> due on the  
twenty fifth day of March 1887 AND the said  
tenant hereby agrees that he will pay to the Queen's Majesty the said yearly rent  
of £ 3: 18: 0 on the days and in the manner aforesaid And will also  
pay the land tax sewers rates tithes or tithe rent charge and all other rates taxes and  
assessments whatsoever (except the Landlord's property tax) now or hereafter to be  
imposed in respect of the said premises Together with a proportionate part thereof  
for the period which shall elapse between the Quarterly day of payment next preceding  
the expiration of the said tenancy and the day on which the same shall expire



*Richard*

*Matthew*

*John*

*George*

*John*

*20th*

I certify that a duplicate of this Agreement has been deposited in the Office of Land Revenue Records and Inrolments and an entry thereof made or filed by me.

*3rd November 1887*  
*W. H. Newbitt*  
Keeper of the Records.

AND also will keep the said premises and any fences and gates thereon in good repair and condition and will not do or suffer any waste or damage to the said premises and will at all times well and properly manage and cultivate the said land and keep and leave the same clean and in good heart and condition and will also keep the windows properly glazed and mended and will on the determination of the tenancy hereby created deliver up the said premises in good repair and condition to the Queen's Majesty her heirs or successors or to the said GEORGE CULLEY or other the Commissioner or Commissioners for the time being of Her Majesty's Woods Forests and Land Revenues having the management of the said premises (hereinafter called the said Commissioner or Commissioners) or to whom he or they may appoint AND will permit the said Commissioner or Commissioners or his or their Agent at any time or times during the said tenancy to enter into and inspect the state and condition of the said premises and to execute any works thereon or to place thereon any notice AND IT IS HEREBY AGREED that it shall be lawful for the said Commissioner or Commissioners or the said tenant to determine this tenancy at any one of the Quarterly days hereinbefore mentioned either in the first or any subsequent year thereof by giving to the other of them three calendar months' previous notice in writing of his or their intention so to do and if such notice shall proceed from the said Commissioner or Commissioners the same may be given to the said tenant or left for *him* upon the said premises and if such notice shall proceed from the said tenant the same shall be left at the Office of the Commissioners of Her Majesty's Woods Forests and Land Revenues AND the said GEORGE CULLEY doth hereby direct that this Agreement shall be deemed to be fully and sufficiently inrolled by the deposit of a duplicate thereof in the Office of Land Revenue Records and Inrolments and the filing or making an entry of such deposit by the Keeper of the said Records and Inrolments IN WITNESS whereof the said parties to these presents of the second and third parts have hereunto subscribed their names the day and year first above written.

Signed by the above-named  
GEORGE CULLEY in the  
presence of

*J. A. S. Bulley*  
Westwood Hall  
Northumberland

*Geo Bulley*

Signed by the above-named  
Arthur Wright  
in the presence of

*Morgan Abraham*  
Stoker  
Walston  
Wenver

*Arthur Wright*  
Stoker



Assigned to Francis Wuttle vide Lease Book 18p 1137 578  
 Mex. - Salt 46° vide Lequet Both page I

576

Dated 7th Novr 1887

Articles of Agreement made the seventh day of November One thousand eight hundred and eighty seven

Between THE QUEEN'S MOST EXCELLENT MAJESTY of the first part  
 GEORGE CULLEY Esquire a Commissioner of Her Majesty's Woods Forests and  
 Land Revenues of the second part and Henry Hart of

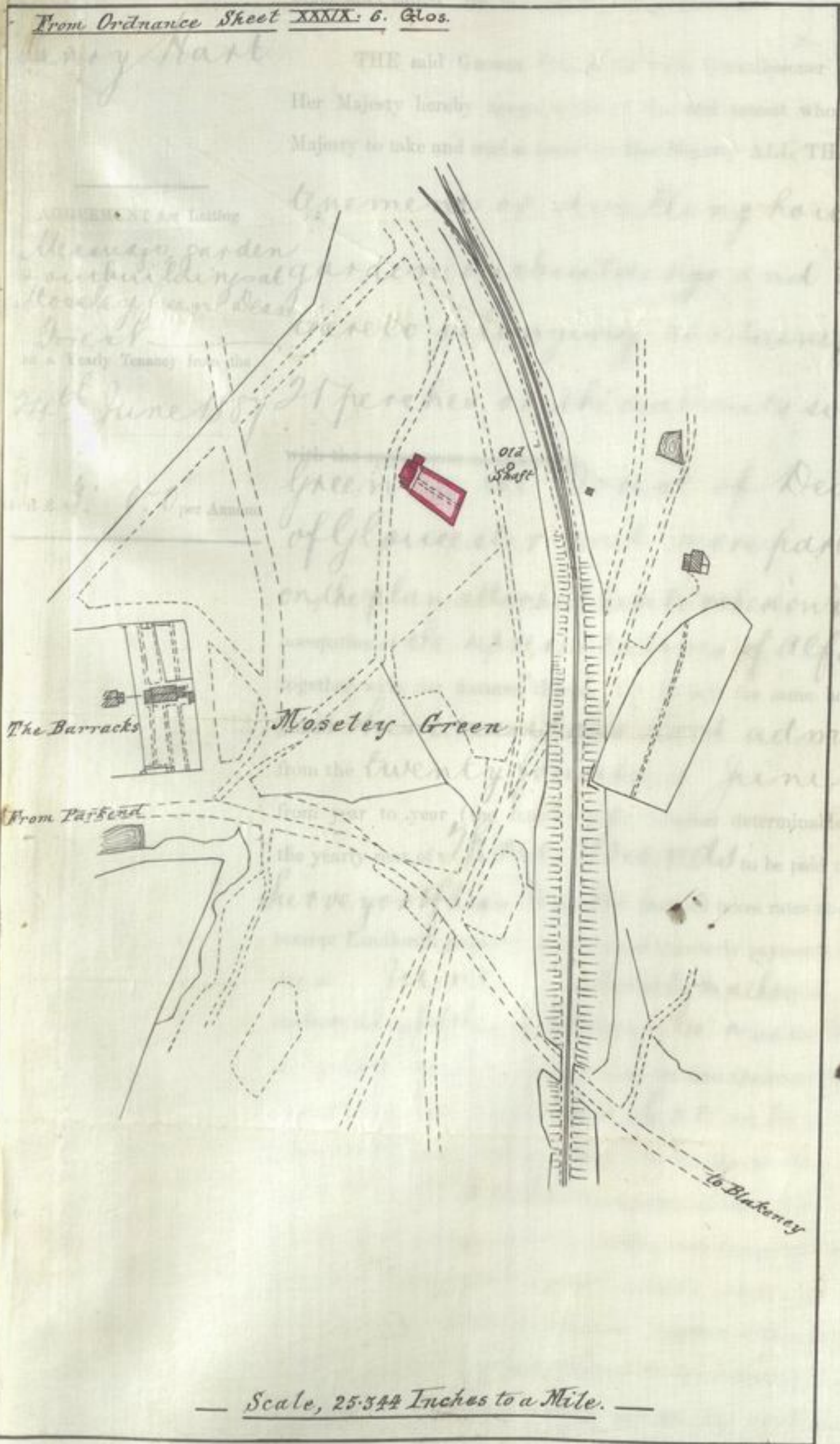
Moseley Green in the Forest of Dean, in the County of Gloucester

Henry Hart of New Nancy Colly

number One  
 Queen's  
 Colly  
 and Revenues  
 (including  
 after mentioned)  
 Speech House  
 Victor hereinafter  
 that in  
 and contained  
 said George  
 powers of the  
 rd Chap. 42  
 Both own  
 Lessee his  
 rd dwelling house  
 w and  
 pieces or parcels  
 Majesty's  
 ises contain  
 fifteen acres  
 ularly described  
 t and colored  
 cept and  
 on all timber  
 on Stools or  
 and all  
 Earth graves  
 with full liberty  
 missioners  
 in charge of  
 mer or  
 and Servants  
 carriages from  
 ed to view  
 kellar's pollards  
 ress and make  
 rick and tile  
 uted premises  
 several purposes

on behalf of  
 es with Her  
 ssuage  
 with the  
 tenances  
 ad measurement  
 at Moseley  
 and bounty  
 ly delineated  
 lately in the  
 ach deed  
 s to the said  
 trators  
 as tenant  
 mentioned) at  
 Deputy  
 s whatsoever  
 enty fourth  
 mber  
 fifth day  
 be due on the  
 ND the said  
 yearly rent  
 And will also  
 tes taxes and  
 ereafter to be  
 part thereof  
 ext preceding  
 shall expire

From Ordnance Sheet XXXIX. 6. Glos.





Assigned to Francis Wattle vide lease Book 18 p 1137 578  
mess - Salt 460 vide Deput Book page 1

576

Dated 7th Nov 1887

Articles of Agreement

GEORGE CULLEY, Esquire,  
a Commissioner of Her Majesty's  
Woods, &c.,

made the seventh day of November One thousand eight hundred and eighty seven Between THE QUEEN'S MOST EXCELLENT MAJESTY of the first part GEORGE CULLEY -ESQUIRE a Commissioner of Her Majesty's Woods Forests and Land Revenues of the second part and Henry Hart of Moseley Green in the Forest of Dean, Inspector of Shaft at New Tancy Colly hereinafter called "the said Tenant" of the third part

Henry Hart

THE said GEORGE CULLEY as such Commissioner as aforesaid on behalf of Her Majesty hereby agrees to let to the said tenant who hereby agrees with Her Majesty to take and rent as tenant to Her Majesty ALL THAT Messuage

AGREEMENT for Letting  
Messuage, garden  
& outbuildings at  
Moseley Green Dean  
Forest  
on a Yearly Tenancy from the

tenement or dwelling house with the garden outbuildings and appurtenances thereto belonging containing by admeasurement

24th June 1887

21 perches or thereabouts situate at Moseley

Rent £ 3. 0. 0 per Annum.

with the appurtenances situate at Green in the Forest of Dean and county of Gloucester and more particularly delineated on the plan attached hereto & thereon coloured lately in the

occupation of the representatives of Alfred Beach dec'd together with the fixtures therein TO HOLD the same hereditaments to the said tenant his executors and administrators from the twenty fourth day of June 1887 as tenant from year to year (the tenancy being however determinable as after mentioned) at the yearly rent of Three Pounds to be paid to the Deputy Surveyor of Dean Forest free from all taxes rates and deductions whatsoever (except Landlord's property tax) by equal Quarterly payments on the twenty fourth day of June the twenty ninth day of September the twenty fifth day of December and the twenty fifth day of March in every year the first Quarterly payment to be due on the twenty ninth day of September 1887 AND the said tenant hereby agrees that he will pay to the Queen's Majesty the said yearly rent of Three pounds on the days and in the manner aforesaid And will also pay the land tax sewers rates tithes or tithe rent charge and all other rates taxes and assessments whatsoever (except the Landlord's property tax) now or hereafter to be imposed in respect of the said premises Together with a proportionate part thereof for the period which shall elapse between the Quarterly day of payment next preceding the expiration of the said tenancy and the day on which the same shall expire

several other  
of Queen's  
Culley  
and Revenues  
including  
after mentioned)  
Speech House  
Inspector hereinafter  
that in  
and contained  
said George  
powers of the  
ria Chap. 112  
Doth on  
to Lessee his  
or dwelling house  
w and  
pieces or parcels  
or Majesty's  
ises contain  
fifteen acres  
ularly described  
and colored  
cept and  
son all timber  
on stools or  
and all  
Earth graves  
ith full liberty  
missioner or  
in charge of  
over or  
and Servants  
carriages from  
ed to view  
tellers pollards  
ress and make  
rick and tiled  
pted premises  
several purposes



517

AND also will keep the said premises and any fences and gates thereon in good repair and condition and will not do or suffer any waste or damage to the said premises and will at all times well and properly manage and cultivate the said land and keep and leave the same clean and in good heart and condition and will also keep the windows properly glazed and mended and will on the determination of the tenancy hereby created deliver up the said premises in good repair and condition to the Queen's Majesty her heirs or successors or to the said GEORGE CULLEY or other the Commissioner or Commissioners for the time being of Her Majesty's Woods Forests and Land Revenues having the management of the said premises (hereinafter called the said Commissioner or Commissioners) or to whom he or they may appoint AND will permit the said Commissioner or Commissioners or his or their Agent at any time or times during the said tenancy to enter into and inspect the state and condition of the said premises and to execute any works thereon or to place thereon any notice AND IT IS HEREBY AGREED that it shall be lawful for the said Commissioner or Commissioners or the said tenant to determine this tenancy at any one of the Quarterly days hereinbefore mentioned either in the first or any subsequent year thereof by giving to the other of them three calendar months' previous notice in writing of his or their intention so to do and if such notice shall proceed from the said Commissioner or Commissioners the same may be given to the said tenant or left for him upon the said premises and if such notice shall proceed from the said tenant the same shall be left at the Office of the Commissioners of Her Majesty's Woods Forests and Land Revenues AND the said GEORGE CULLEY doth hereby direct that this Agreement shall be deemed to be fully and sufficiently inrolled by the deposit of a duplicate thereof in the Office of Land Revenue Records and Inrolments and the filing or making an entry of such deposit by the Keeper of the said Records and Inrolments IN WITNESS whereof the said parties to these presents of the second and third parts have hereunto subscribed their names the day and year first above written.

I certify that a duplicate of this Agreement has been deposited in the Office of Land Revenue Records and Inrolments and an entry thereof made or filed by me.

*H. J. Newell*  
Keeper of the Records.

*8th November 1887*

Signed by the above-named  
GEORGE CULLEY in the  
presence of

*Geo. Culley*  
*Westwood Hall*  
*Northumberland*

*Geo. Culley*

Signed by the above-named  
*Henry Hart*  
in the presence of

*William Anderson*  
*Woodman*  
*Church Hill*  
*near Parkend*  
*Sydney*

*Henry Hart*



Assigned to Francis Wuttle vide Lease Book 18 p 1137 578  
 Messrs Salt & Co vide Dequet Book page I  
 Geo St John " " " 1 page 11.

Dated 3<sup>rd</sup>  
 Nov<sup>r</sup> 1887  
 Co<sup>o</sup> of Gloucester  
 Esq<sup>r</sup> a Comm<sup>r</sup>  
 of Her Majesty's  
 Woods, &  
 — to —  
 M<sup>r</sup> J. W. J.  
 Boyle.

**This Indenture** made the third day of November One thousand eight hundred and eighty seven Between The Queen's Most Excellent Majesty of the first part George Cutley Esquire a Commissioner of Her Majesty's Woods Forests and Land Revenues in charge of certain parts of the Land Revenues of the Crown (including George Cutley among other parts here of the lands and hereditaments hereinafter mentioned) and the second part <sup>Joseph</sup> William John Boyce of the Speech House in the Forest of Dean in the County of Gloucester Hotel Proprietor hereinafter called "the said Lessee" of the third part Witnesseth that in consideration of the rents and covenants hereinafter reserved and contained on the part of the said Lessee to be paid and performed The said George Cutley as such Commissioner as aforesaid in exercise of the powers of the Acts 10<sup>th</sup> George the fourth Chapter 50 and 11<sup>th</sup> and 15<sup>th</sup> Victoria Chap: 42 and of all other powers and authorities enabling him so to do Doth on behalf of The Queen's Majesty demise and lease unto the said Lessee his Executors administrators and assigns **All that** messuage or dwelling house the Speech House called or known as the Speech House with the garden and outbuildings thereto belonging **And All those** three pieces or parcels of land held therewith situate in Speech House Walk in Her Majesty's Forest of Dean in the County of Gloucester which said premises contain together with the site of the said messuage and buildings fifteen acres two roods and eleven perches or thereabouts and are particularly described in the Schedule hereunder written and are also delineated and colored pink on the plan in the margin of these presents Except and Reserving unto The Queen's Majesty Her Heirs and Successors all timber and other trees tallars pollards spires and saplings whether on stools or otherwise and all mines and mineral substances whatsoever and all quarries of Stone and Veins or beds of Clay brick and tile earth gravel sand and other substrata in or upon the said premises with full liberty for Her Majesty her heirs and successors and for the Commissioner or Commissioners for the time being of Her Majesty's Woods in charge of the said premises hereinafter called the said Commissioner or Commissioners or her his or their Officers Grantees Agents and Servants or any of them with or without horses cattle carts and carriages from time to time to enter upon the said premises hereby demised to view cut down grub up saw work and convert the said trees tallars pollards spires and saplings and to dig search for and get work dress and make merchantable the said mineral substances stone clay brick and tile earth gravel sand and other substrata and the said excepted premises or any part thereof respectively to carry away and for the several purposes

Lease of  
 the Speech House  
 and land in  
 the Forest of  
 Dean.  
 Commencing  
 25 Sept<sup>r</sup> 1887  
 Term of } 14  
 years }  
 Expires  
 25 Sept<sup>r</sup> 1901

Rent £200  
 per annum

X see page  
 550 for  
 terms as  
 to alteration  
 of quantity



aforesaid to make and erect all requisite warehouses engines  
 machines sleds sawpits and other conveniences on the said  
 demised premises To hold the said premises hereby demised  
 unto the said Lessee his executors administrators and assigns  
 from the twenty fifth day of September One thousand eight  
 hundred and eighty seven for the term of Fourteen years  
 Paying therefore unto The Queen's Majesty her heirs and Successors  
 during the said term the clear yearly rent of Two hundred  
 pounds by equal quarterly payments upon the twenty fifth  
 day of December, the twenty fifth day of March, the twenty fifth  
 day of June and the twenty fifth day of September in every  
 year the first of such payments to be made on the twenty fifth  
 day of December One thousand eight hundred and eighty seven and  
 the rent for the last quarter of a year of the said term to be  
 paid on the twenty fifth day of June next preceding the  
 expiration of the same term And also paying yearly in  
 like manner during the said term unto The Queen's Majesty  
 her heirs and successors the further yearly rent of Forty pounds for  
 every acre of land hereby demised which consists of meadow or  
 pasture land and so in proportion for any less quantity than an  
 acre thereof which shall at any time be ploughed broken up or  
 used otherwise than as meadow or pasture land without the  
 previous license and consent in writing of the said Commissioner  
 or Commissioners the said additional rent of forty pounds per acre  
 to be paid quarterly at or upon the days of payment aforesaid  
 the first payment thereof to begin and to be made on such of the  
 said days of payment as shall next happen after the said  
 additional rent or rents shall have been incurred which said rent  
 of Forty pounds per acre is not to be considered as reserved by way  
 of penalty but as a liquidated and fixed rent agreed to be paid  
 in the case aforesaid all which said several rents hereinbefore  
 reserved or such of them as may from time to time be payable are  
 to be paid into the hands of Her Majesty's Receiver for the time being  
 of the rents and profits of the said premises free from all present  
 and future taxes charges assessments and other impositions whatsoever  
 except Landlords property tax, And the said Lessee doth hereby  
 for himself his heirs executors administrators and assigns covenant with  
 the Queen's Majesty her heirs and Successors in manner following  
 that is to say

1 To pay unto The Queen's Majesty her heirs and Successors the



said yearly rent or sum of Two hundred pounds and (if and when the same shall become payable) the said several additional rents hereby reserved upon the respective days and in manner aforesaid.

2. To pay the land tax tithes rent charges in lieu of tithes and all drainage or sewer rates and all other taxes charges rates assessments and impositions whatsoever now or at any time hereafter to be taxed charged rated assessed or imposed in respect of the said premises (except the Landlord's property tax) together with a proportionate part of such outgoings up to the day of the end of this demise.
3. To keep in good and substantial repair during the said term the said messuage and other buildings hereby demised and all other buildings from time to time erected on the said premises together with all fixtures therein and also the walls gates stiles hedges and fences thereto belonging and paint and tar in a proper manner such parts of the said messuage buildings and fences as have been usually painted and tarred.
4. To clear out and cleanse in every year in a proper manner all the ditches watercourses sluices sewers and drains belonging to the said premises and in case the said Lessee shall at any time neglect or omit to cleanse the said ditches watercourses sluices sewers and drains as aforesaid the said Commissioner or Commissioners may cause the same to be done and charge the expense thereof to the said Lessee which may be recovered as rent hereby reserved and in arrears.
5. To insure forthwith and at all times keep insured the said messuage and buildings hereby demised and all other buildings that may at any time during the said term be erected on the said premises from damage by fire in the joint names of the Queen's Majesty Her Heirs and Successors and of him the said Lessee or his executors administrators or assigns in some or one of the Public Offices of Insurance to be approved of in writing by the said Commissioner or Commissioners in such sum or sums of money as shall be equal to three fourth parts at the least of the actual value thereof respectively and to show whenever required so to do to Her Majesty's said Receiver of the said premises the Policy of Insurance and the receipt or receipts for the premium in respect of such insurance for the current year and in default of such insurance being so effected or of the production of the Policy or receipt or receipts as aforesaid The Queen's Majesty Her Heirs or Successors or the said Commissioner or Commissioners may insure the said messuage and buildings in such name or names as she he or they may think fit in such amount as hereinbefore is mentioned or in any less amount and all monies paid by Her



said yearly rent or sum of two hundred pounds and (if and when

the same shall be paid) the said several additional yearly

or power rates and charges *O.S. XXXI. 14*

impositions, rates, or duties of any kind to be levied or

Landlords property tax together with a proportionable part of such

messuage and other buildings hereunto and all other buildings

from time to time erected on the said premises together with all fences

and paint and repairs and other charges and expenses of such parts of the said

the said premises in the proper manner and

From Coleford *to Gloucester*

drains and other works and repairs and other charges and expenses

which may be required for the said premises and in respect

messuage and other buildings hereunto and all other buildings

that may at any time be erected on the said premises

from damage or loss by fire or other means of the said

administrators or assigns or one of the Public Officers of

Summers to be approved of in writing by the said Commissioners or

fourth parts of the least of the actual value thereof respectively and

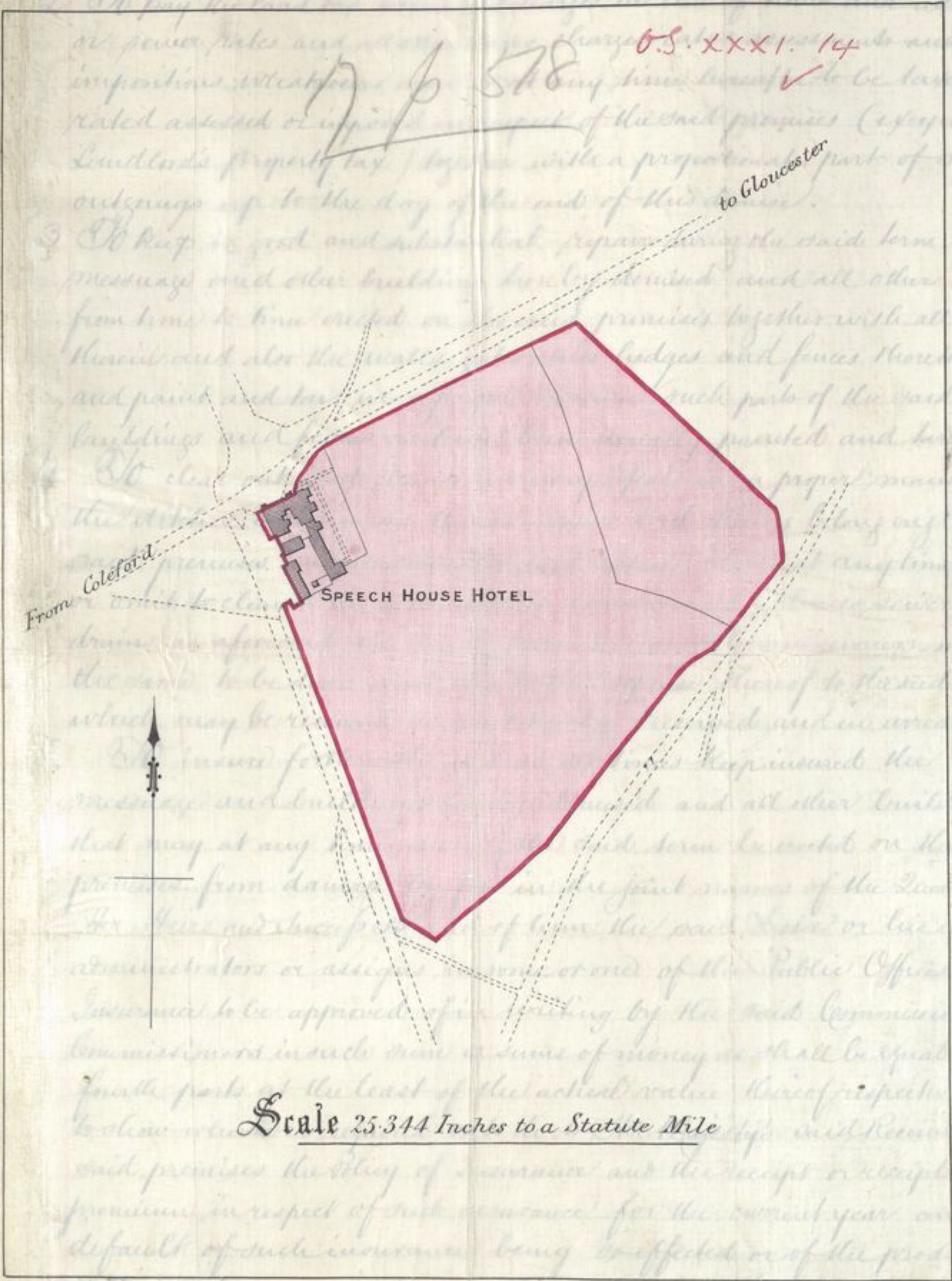
said premises the policy of insurance and the receipt or receipt for the

premium in respect of such insurance for the current year and in

of the policy or receipt as aforesaid the said Commissioners or

as she he or they may think fit in such amount as hereinbefore

is mentioned or in any less amount and all monies paid by Her



Scale 25.344 Inches to a Statute Mile



Majesty Her heirs or successors or by the said Commissions<sup>r</sup> or Commissioners for such insurance shall be recoverable as rent hereby reserved and in arrears and in case the said messuage and buildings or any part thereof shall during the said term be destroyed or damaged by fire then as often as the same shall happen all such sums of money as shall be received by virtue of such insurance shall forthwith be applied in rebuilding and reinstating the same messuage or buildings to the satisfaction of the said Commissioners or Commissioners or his or their Surveyor and in case the monies to be received by virtue of such insurance shall not be sufficient for that purpose the said Lessee will make good the amount of every such deficiency.

6. To cultivate and manage all the said land hereby demised in a proper and husbandlike manner and to keep the same clean and in good heart and condition.

7. To permit the said Commissioners or Commissioners or his or their Agent at all reasonable times in the day time to enter into and upon the said premises and to examine the state of the repairs cultivation and condition thereof and to take any map or plan of the said premises and in case the said messuage & buildings or the fences of the said land or any part thereof shall upon such examination be found defective or out of repair or in case the said land shall be found not in a good and proper state of cultivation and condition and notice in writing of any such matters shall be given to the said Lessee or left on the said premises by the said Lessee will make good in a substantial manner within the space of three calendar months next after every such notice shall have been so given or left as aforesaid all such defects and wants of repair and amend such condition or state of cultivation as aforesaid to the satisfaction of the said Commissioner or Commissioners and if the said repairs and amendments shall not be well and sufficiently made good within the time expressed in any such notice as aforesaid the said Commissioner or Commissioners may cause the same to be done and to charge the said Lessee with the expense of such repairs and amendments the amount of which may be recovered by distress or otherwise as rent hereby reserved and in arrears.

8. To yield up on the expiration or other sooner determination of the said term to the Queens Majesty Her heirs or successors



or to the said Commissioner or Commissioners all the said premises hereby demised as to the said messuage and buildings and the fixtures therein and the fences gates and hedges in good and substantial repair and as to the said land in a good and proper state of cultivation and in good heart and condition.

9. To lay up and stack in every year upon the said premises all the hay which shall be produced upon the said lands and premises and consume such hay upon the said land and in case any hay or manure shall be sold or carried off the said premises to forfeit and pay to Her Majesty Her heirs or successors the sum of Five pounds for every load of such articles respectively so sold or carried off as aforesaid to be paid as and for liquidated damages in every such case.
10. On the expiration or sooner determination of the term hereby granted to leave in the usual and proper places upon the said premises for the use of Her Majesty Her heirs and successors all the dung compost and manure then being upon the said premises including such as may have arisen therefrom or been brought thereon during the last year of the said term, and not to require any allowance or other compensation for the same.
11. To preserve all the trees tallars pollards spires and saplings for the time being standing or growing upon the said premises from birk of fettle or other injury and not to cut down fell or destroy lop top or prune any of such trees tallars pollards spires or saplings under the penalty of Ten pounds for every such tree tallar pollard spire or sapling to be from time to time paid to the Queen's Majesty Her heirs and successors as a liquidated fine in addition to the actual amount of the damage so done as aforesaid.
12. Not to raise or remove any mineral substance stone clay brick or tile earth gravel sand or substrata from the said premises nor commit or suffer any wilful or voluntary waste spoil or destruction in or upon the said demised premises or any part thereof but to use and manage the lands and premises hereby demised in a fair and husbandlike manner and not to erect any building upon the said premises without the consent in writing of the said Commissioner or Commissioners.
13. Not to cut for hay any of the feeding or pasture lands hereby demised but once or oftener in every year to spud and destroy the stubbles and docks thereon.
14. Not to cut in any one year more than one crop of hay in any one



field of meadow land hereby demised but after every second crop of hay made on the said land to spread and bestow thereon ten cart loads per acre of good dung or other manure equivalent thereto.

15 To yield up to the said Commissioner or Commissioners or the incoming tenant such hay upon the said premises as shall not at the expiration of the said term have been consumed on the said lands and premises by the said Lessee's own cattle.

16 Not to assign or underlet the said premises hereby demised or any part thereof or part with the possession of the said premises or of this lease without the license and consent in writing of the said Commissioner or Commissioners.

17 To procure every Assignment which may with such license as aforesaid be made of these Presents or of the premises hereby demised or any part thereof and all Probates of Wills and Letters of Administration affecting this lease or the term hereby granted to be within six calendar months from the date thereof enrolled in the Office of Land Revenue Records and Inrolments and a Minute or docket thereof entered in the Office of the Commissioners for the time being of Her Majesty's Woods.

18 Provided always and these Presents are upon this condition that if the said yearly rent of two hundred pounds or any part thereof or the said additional rent hereby reserved or either of them or any part of the same respectively shall be unpaid for the space of forty days next after either of the said days hereinbefore appointed for the payment thereof respectively or in case the said Lessee his executors admors or assigns shall not observe and perform the several Covenants Agreements and Conditions herein contained and which on his or their part ought to be observed or performed or in case he or they shall be found or adjudged bankrupt or shall either voluntarily or involuntarily do or suffer to be done any act matter or thing whereby or in consequence whereof the term and interest hereby granted or any part thereof shall without such consent as aforesaid become vested in any person or persons whomsoever except by bequest or by representation as executor or administrator then and in any of the said cases it shall be lawful for Her Majesty Her heirs and successors or the said Commissioner or Commissioners on behalf of Her Majesty Her heirs and successors to enter into and upon and retain possession of the <sup>said</sup> hereby demised premises as fully and effectually in all respects as if these



prevents had not been made And it is hereby covenanted and declared that in case any reentry shall be made under the proviso lastly hereinbefore contained there shall be paid by the said Lessee to Her Majesty her heirs and successors in addition to any rent then due in respect of the said premises a proportionate part of the accruing rent for the then current quarter of a year from the last quarterly day for payment up to the day on which such reentry shall have been made

19. Provided always and it is hereby agreed and declared that the powers in this Lease given to the said Commissioner or Commissioners to do divers acts and to take divers proceedings in case the said Lessee does not perform and keep certain of the covenants hereinbefore contained shall be in every case deemed to be in addition to and not in substitution for the rights of the Crown in respect of or consequent upon the breach of any covenant by the said Lessee and all such rights may be enforced in due course of law either by proceedings to recover possession of the said demised premises or to recover damages or by other proceedings notwithstanding any of the provisions in this lease contained.
20. And it is agreed that in the event of the Lessee not making any claim on the determination of the tenancy for compensation under the Agricultural Holdings (England) Act 1883 all claims by the Lessor against the Lessee under the Covenants Nos 3, 4, 6, 8, 9 and 15 or any of them shall be referred to two Arbitrators or their Umpire to be respectively appointed in conformity with the provisions of Sections 9 and 10 of the last mentioned Act except that the President for the time being of the Surveyors Institution shall be substituted for the County Court and for the Land Commissioners and every such Arbitration shall be subject to the provisions as to references contained in the said last mentioned Act and the Arbitrators or Arbitrator or Umpire appointed hereunder shall have and may exercise all the powers conferred on a Referee or Umpire appointed under such Act and their or his Award shall be made within the respective times limited by and in all other respects in conformity with the provisions of such Act with reference to Awards of a Referee or Umpire appointed thereunder and as if the Arbitrators or Arbitrator or Umpire appointed under these presents were Referees or a Referee or Umpire duly appointed under that Act except that the Award in writing shall be final and conclusive and that each party shall bear the costs and charges of the Arbitrator appointed by him or on his behalf and all expenses incurred by him with reference to such Arbitration, and that the costs and



charges of the Umpire (if any) shall be divided equally between the said parties.

21. Provided lastly and it is hereby further agreed and declared that upon the expiration or determination of the term hereby granted the said Lessee shall not be entitled to any payment allowance compensation or rights whether founded upon the custom of the District in which the said premises hereby demised are situated And further that all money due to Her Majesty Her heirs and successors from the Lessee for rent breach of covenant or otherwise shall be deducted from any compensation to which the Lessee may be entitled under these Presents or otherwise And the said George Culley doth hereby direct that this Deed shall be deemed to be fully and sufficiently enrolled by the deposit of a duplicate thereof in the Office of Land Revenue Records and Inrolments and the filing or making an entry of such deposit by the Keeper of the said Records and Inrolments - In witness whereof the said parties to these presents of the second and third parts have hereunto set their hands and seals the day and year first above written.

The Schedule above referred to.

No on plan	Description	Cultivation	Quantity	
			a	r p
1	Messuage Garden and Outbuildings		2	38
2	Field	Pasture	3	0 36
3	ditto	ditto	7	2 38
4	ditto	ditto	3	0 29
			<u>A</u>	<u>14 3 21</u>

Geo (S) Culley

J. W. J. (S) Boyce

Signed sealed and delivered by the within named George Culley in the presence of - J. A. A. Culley, Heckwood Hall, Northumberland

Signed sealed and delivered by the within named Joseph William John Boyce in the presence of - Ernest Richard Cooper, St. John's, Cinderford. Clark.

I certify that a duplicate of this Deed has been deposited in the Office of Land Revenue Records and Inrolments and an entry thereof made or filed by me.

H. G. Hewlett  
Keeper of the Records

8th November 1887



Dated 25<sup>th</sup>  
Oct. 1887

**This Indenture**

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made the twenty fifth day of  
October One thousand eight hundred and eighty seven Between  
James Sawrey Cookson of Neasham Hall, Darlington in the  
County of Durham Esquire of the first part George Gullett Esquire  
a Commissioner of Her Majesty's Woods, Forests and Land Revenues and  
Her Majesty's Gaveler of and for the Forest of Dean in the County of  
Gloucester of the second part and The Queen's Most Excellent  
Majesty of the third part Whereas the said James Sawrey  
Cookson is the registered Owner of the Gale of Coal called "Beaufort  
Eugine Colliery" granted in equal parts to Henry Phipps, William  
Phipps and John Morgan on the twenty third day of April One  
thousand eight hundred and forty nine together with an addition  
thereof granted to George Phipps on the twenty seventh day of August  
One thousand eight hundred and fifty And whereas the  
holders of the said Gale have not bona fide commenced opening the  
same in violation of the Fourth Rule specified in the Second  
Schedule to the Dean Forest Mining Commissioners Award of Coal  
Miner's dated the eighth day of March One thousand eight hundred  
and forty one and of the Award of the Dean Forest Mining  
Commissioners of One thousand eight hundred and seventy one dated  
the eleventh day of June One thousand eight hundred and seventy two  
And the said Gale has become liable to be forfeited to the Queen's  
Majesty And whereas it has been agreed between the  
said James Sawrey Cookson and the said George Gullett as such  
Commissioner and Gaveler as aforesaid that in consideration of  
the forbearance until after the eleventh day of June One thousand  
eight hundred and ninety two of the execution of the right of recumbency  
so accrued as aforesaid to Her Majesty such release and surrender  
of Shortworkings and such covenants and grants shall be executed  
as are hereinafter contained Now this Indenture witnesseth  
that the said James Sawrey Cookson Doth by these presents for  
himself his heirs and assigns release surrender and renounce unto  
The Queen's Most Excellent Majesty her heirs and successors All right  
and liberty of him the said James Sawrey Cookson his heirs and  
assigns and all persons holding through or under him of making up  
so much of the Shortworkings accumulated up to and including the  
thirty first day of December One thousand eight hundred and eighty  
six in respect of the said Gale as amount to the sum of Two hundred  
and fifty pounds Provided always and the said James  
Sawrey Cookson doth for himself his heirs and assigns covenant and

Release of  
Shortworkings

Quantity	
2	38
1	36
2	38
0	29
3	21

George  
Lamborland  
Joseph  
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agree with and to The Queen's Most Excellent Majesty her heirs and successors in manner following, that is to say;

1. That the said right of reentry so accrued to Her Majesty her heirs and successors shall not be deemed to be waived by these Presents or by the receipt of rent, or by the registration of any Transfer of the said Gale before the registered Owners of the said Gale shall have bona fide commenced the opening thereof.
2. That all powers of taking suing for or recovering and all obligations and covenants for payment of Galeage rents dead or certain rents and royalty or tonnage duty shall be in force and shall apply with reference to the Galeage rent dead or certain rent royalty or tonnage duty hereafter to become due in respect of the said Gale without deduction of the Shortworkings intended to be hereby released or any part thereof.
3. That nothing herein contained shall diminish or postpone any rights or powers of reentry or other rights or powers of Her Majesty her heirs and successors in respect of the said Gale other than the particular right of reentry agreed to be postponed as hereinbefore mentioned.

And it is hereby declared that it is the intention of these presents that if the registered Owners shall on the eleventh day of June One thousand eight hundred and ninety two have continued in the occupation of the said Gale paying the proper rents and royalties to the Crown without deduction on account of the Shortworkings intended to be hereby released or any part thereof and duly observing the conditions under which they hold and shall have bona fide commenced the opening thereof before that date the particular right of reentry so agreed to be postponed as hereinbefore mentioned shall not be exercised AND the said George Fulley doth hereby direct that this deed shall be deemed to be fully and sufficiently enrolled by the deposit of a duplicate thereof in the Office of Land Revenue Records and Inrolments and the filing or making an entry of such deposit by the Keeper of the said Records and Inrolments In witness whereof the said parties hereto of the first and second parts have hereunto set their hands and seals the day and year first above written.

James Lawrey & Hookson      Geo Fulley &  
Signed sealed and delivered by the within named &



James Sawrey Cookson in the presence of  
Charles Okeley  
Broughton Tower  
in Furness  
Butler

Signed sealed and delivered by the within named George  
Culley in the presence of  
J. S. Culley  
Wickwood Hall  
Northumberland

I Certify that a duplicate of this deed has been deposited in the  
Office of Land Revenue Records and Inrolments and an entry thereof  
made or filed by me.

H. G. Hewlett  
Keeper of the Records

12<sup>th</sup> November 1887

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