

Sept 1901-2

See Memo. on page 349 post as to rectification of words underlined in red below

Dated
23 January
1902.

County
of -
Southampton.

E. Stafford
Howard, Esq. CB
a Commissioner
of His Majesty's
Woods &c
- to -
Thomas Eustace
Smith, Esq.

Lease of a
House known
as "High Colease"
in the Parish
of Syndhurst.

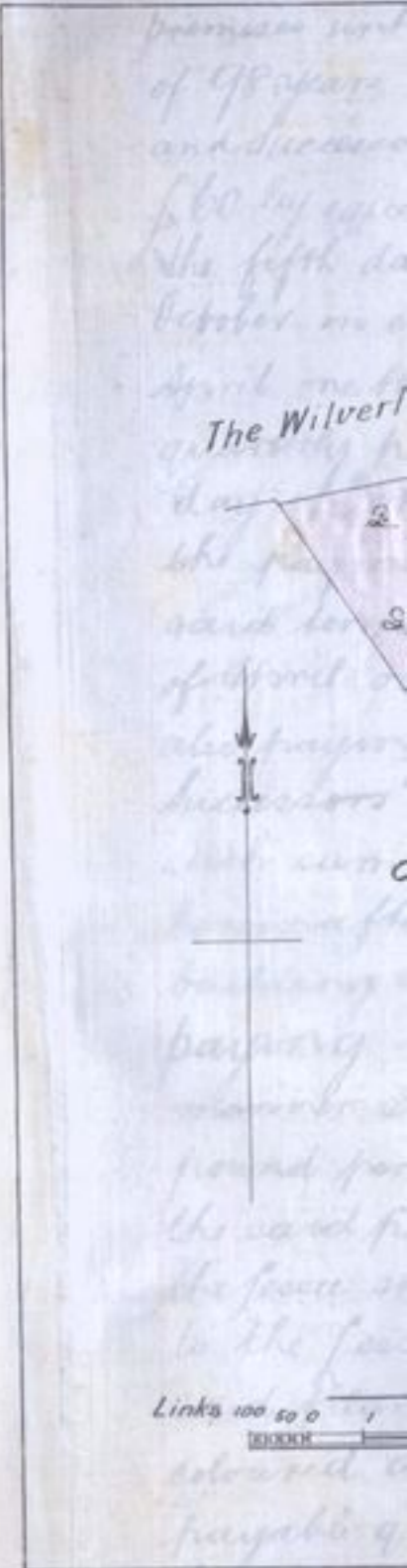
Commencing
5 July 1901
Term of years
98 years
Expires 5 July 1999

Rent
£60. per ann.

This Indenture made the 23rd day of January 1902 Between the King's Most Excellent Majesty of the first part Edward Stafford Howard, Esq. CB the Commissioner of His Majesty's Woods Forests and Land Revenues in charge of the hereditaments hereinafter demised of the second part and Thomas Eustace Smith of Gosforth in the County of Northumberland and of High Coase lease in the Parish of Syndhurst and County of Southampton Esquire (hereinafter called "The Lessee") of the third part Witnesseth that in consideration of the expense incurred in erecting the messuage hereby demised and of the rent and covenants hereinafter reserved and contained He the said Edward Stafford Howard as such Commissioner as aforesaid in exercise of the powers of the Acts 10th George the Fourth Chapter 50 and 14th and 15th Victoria Chapter 112 and of all other powers in anywise enabling him so to do and with the authority of the Lords Commissioners of His Majesty's Treasury signified by their Warrant dated the 28th day of August 1900 Doth on behalf of His Majesty demise and lease unto the Lessee All that piece of land (hereinafter called "the said land") situate in the Parish of Syndhurst in the County of Southampton Together with the messuage stabling and buildings erected thereon and which messuage is known as High Colease containing together about 33. 3. 1 which said premises are delineated and coloured light and dark red and the dimensions thereof are shown on the plan in the margin hereof Together with all ways lights easements and appurtenances to the said demised premises belonging Reserving unto the Lessor all substrata and underwood thereon Together with power for the Lessor to enter upon the said land and to manage cut and remove the timber trees and underwood Provided that no timber trees and underwood shall be cut upon the area coloured light red upon the said plan except by the Lessor with the consent or at the request of the Lessee and that at the request of the Lessee such vistas through the said property as may be approved by the Lessor shall be cut by the Lessor and all such timber trees and underwood so cut shall be the property of His Majesty And reserving also unto the Lessor and the Lessee

and

see below



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Landlords property tax And the lessee hereby covenants with the Kings Majesty His Heirs and Successors in manner following that is to say:-

- 1 To pay unto His Majesty His Heirs and Successors the said several rents and sums hereby reserved as the same shall become payable on the day and in the manner aforesaid
- 2 To pay the Land Tax sewer rate rent charge in lieu of tithes and all other taxes rates assessments and outgoing whatsoever (except Landlords Property Tax) now or at any time hereafter during the said term payable in respect of the demised premises
- 3 During the said term as often as occasion shall require to well and substantially repair uphold cleanse and keep in repair all buildings for the time being on the said land and all party and other walls posts pales iron and other rails and fences and all other appurtenances belonging thereto and at the end or sooner determination of the said term to surrender and yield up to the Lessor the said premises together with all additions and improvements thereto and all marble and other chimney pieces windows window shutters doors locks keys stoves ranges bells cranks wires bolts bars and fastenings whatsoever and all waterclosets baths sinks and things belonging thereto respectively cisterns gas water and other pipes pumps wainscots partitions shelves dressers and drawers and all other things at any time fixed or fastened to the demised premises & so as to form part of the freehold thereof in good and substantial repair.
- 4 To properly lay out and plant as a garden or pleasure ground and paddock attached to the said messuage such part of the said land coloured dark red and the additional area of five acres if added as aforesaid as is not built upon and keep the same in good order and condition and the trees preserved from injury
- 5 To pay on demand a reasonable share to be ascertained and determined by the Architect or Surveyor for the time being of the Lessor of the expenses of making repairing and cleansing all party walls and fences sewers drains gutters and other appurtenances and

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easements used or enjoyed by or capable of being used or
 enjoyed by the owners or occupiers of the demised premises in
 conjunction with the owners or occupiers of any adjoining premises.
 6. At all times during the said term to keep all the buildings for
 the time being on the said land insured in some or one of the
 Public Fire Insurance Offices in London or Westminster approved
 of by the Lessor in the joint names of the King's Majesty His Heirs
 and Successors and of the Lessee in a sum or sums equal to three
 fourths parts at least of the full value thereof respectively
 And whenever required so to do to show to the Lessor or to His
 Majesty's said Deputy Surveyor or Receiver the policy or policies
 of such insurance and the receipt or receipts for the premium
 or premiums of insurance in respect thereof for the current
 year And if such insurance or insurances shall not be effected
 or kept on foot or if the said policy or policies and receipt or
 receipts shall not be produced as aforesaid then the Lessor may
 insure the said buildings or any of them in the amounts
 hereinbefore mentioned or any less amount in such name
 or names as he may deem proper and may recover all money
 paid for such purpose as rent under the reservation
 hereinbefore contained And all monies payable under any
 insurance or insurances shall immediately after the receipt
 thereof be applied in rebuilding and reinstating the building
 or buildings in respect of which the same shall be paid to the
 satisfaction of the Lessor or his Architect or Agent according to
 such plan as the Lessor may by writing approve of And in
 case the monies so received shall not be sufficient for that
 purpose the Lessee will make good the amount of every such
 deficiency

7. To paint three times over with good and proper oil colours
 in a workmanlike manner and to the satisfaction of the
 Lessor or his Architect or Surveyor all the outside parts usually
 painted of all buildings for the time being on the said land
 in every fourth year of the said term and the inside parts
 usually painted of such buildings in every eighth year of
 the said term

8. To permit the Lessor and his Agents or servants at all
 reasonable times to enter into the said premises and take
 a plan and examine the condition thereof and also at

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any time or times during the last seven years of the said term in like manner to enter into the said premises and take a schedule of the fixtures therein and in case any want of repair or painting of the said premises or any removal of fixtures shall be found the lessee will upon notice thereof in writing being given to or left on the demised premises for him substantially and properly repair paint and amend the same accordingly within three calendar months next after any such notice shall have been given or left as aforesaid. And in case the lessee shall make default in so doing it shall be lawful for the workmen or others to be employed by the lessor to enter into the demised premises and to perform and complete the said repairs and painting and the lessee will on demand pay to His Majesty His Heirs and Successors all expenses to be incurred thereby and in case of non-payment thereof or of any part thereof the same or such part thereof as shall not be paid may be recovered by distress as rent hereby reserved and in arrear.

9. To permit the Agents workmen and others employed or authorised by the lessor at reasonable times in the day time during the said term to enter into the said premises to repair any contiguous messuage or building or to empty or repair any of the watercourses drains or gutters belonging to any such contiguous messuage or building as often as occasion may require and in case any dispute shall arise between the lessee and the tenant or occupier of any such contiguous messuage or building relating to party walls watercourses drains or gutters or to any other appurtenances or easements whatsoever the lessor may (if he shall think fit) determine every such dispute on the part of the lessee in such manner as he the lessor shall think reasonable and shall by any writing under his hand order and the lessee will submit to and abide by every such determination.

10. Not at any time during the said term to exercise or carry on ^{or suffer to be exercised or carried on} in or upon the said premises any trade

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or business whatsoever but to keep the said messuage and premises as a private dwellinghouse only and the stabling as private stabling in connection with such house and without making or allowing to be made any show of business therein unless with the consent in writing of the lessor and not to permit or suffer any part of the demised premises to be used as a brothel or to be occupied or used by any prostitute

11. Not to cut lop top injure or damage any of the trees upon the said land nor raise any substrata from the said land without the previous consent in writing of the lessor and generally not to do or permit to be done in or upon the said premises any waste spoil or destruction or any act or thing whatsoever which shall be or become a nuisance annoyance or disturbance to the lessor or to the owners or occupiers of any neighbouring premises

12. Not to erect any additional building during the said term upon the said land other than such as shall have been previously approved of in writing by the lessor or his Architect or Surveyor nor to cut or injure any of the principal timbers or walls nor make any alteration whatsoever in the plan or elevation of the buildings for the time being on the said land nor alter or ^{change} ~~change~~ any of the architectural decorations of such buildings nor make or set up any addition either in height or projection to or any erection on any part of the premises nor use the premises or any part thereof for advertising purposes or for or in any manner connected with the display of any advertisements bills placards or notices whatsoever other than notices of the premises being to let or for sale without in every case obtaining the previous consent in writing of the lessor

13. At his own charges to cause all assignments which shall be made of these presents or of the premises hereby demised or any part thereof and all Probates of Wills and Letters of Administration Orders of Court and other Instruments affecting the devolution of this lease or the term hereby granted within six months from the respective dates thereof to be enrolled in the Office of Land Revenue Records and Inrolments and minutes or docketts thereof respectively to be entered in the Office of the Commissioners of Woods


and on demand to pay the usual fees for such enrolment and docketing

14. Provided always and these presents are upon this express condition that if any rent hereby reserved shall be in arrear for twenty days or if the lessee shall not perform and keep the several covenants on his part herein contained the lessor may enter into and upon and retain possession of the premises hereby demised as fully and effectually in all respects as if these presents had not been made.
15. Provided lastly and it is hereby declared and agreed that the term "lessor" herein means the King's Majesty His Heirs Successors and assigns or so long as the reversion of the demised premises is vested in the Crown the Commissioner or Commissioners 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.
16. And the said Edward Stafford Howard 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 second and third parts have hereunto set their hands and seals the day and year first above written.

Signed Sealed and Delivered
by the within named Edward
Stafford Howard in the
presence of

Chas. E. Howlett.

Office of Woods
1 Whitehall Place
London SW

E. Stafford Howard 

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Signed Sealed and Delivered
by Martha Mary Smith as
Attorney of the within named
Thomas Eustace Smith in the
presence of
Charles Fielding Marsh
The Grove, Redham,
Essex.

Martha Mary Smith. *(MS)*
as Attorney for Thomas Eustace Smith
under Power of Attorney dated 16th May 1911.

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

W. J. Green.

27 February 1902.

Assistant to the Keeper of the Records.

MS

Howard *(MS)*

Dated
4 January
1902.

County of
Gloucester.

Highmeadow
Woods.

E. Stafford,
Howard, Esq
CB. a
Commissioner
of Woods

— to —
Mr. J. b.
Matthews.

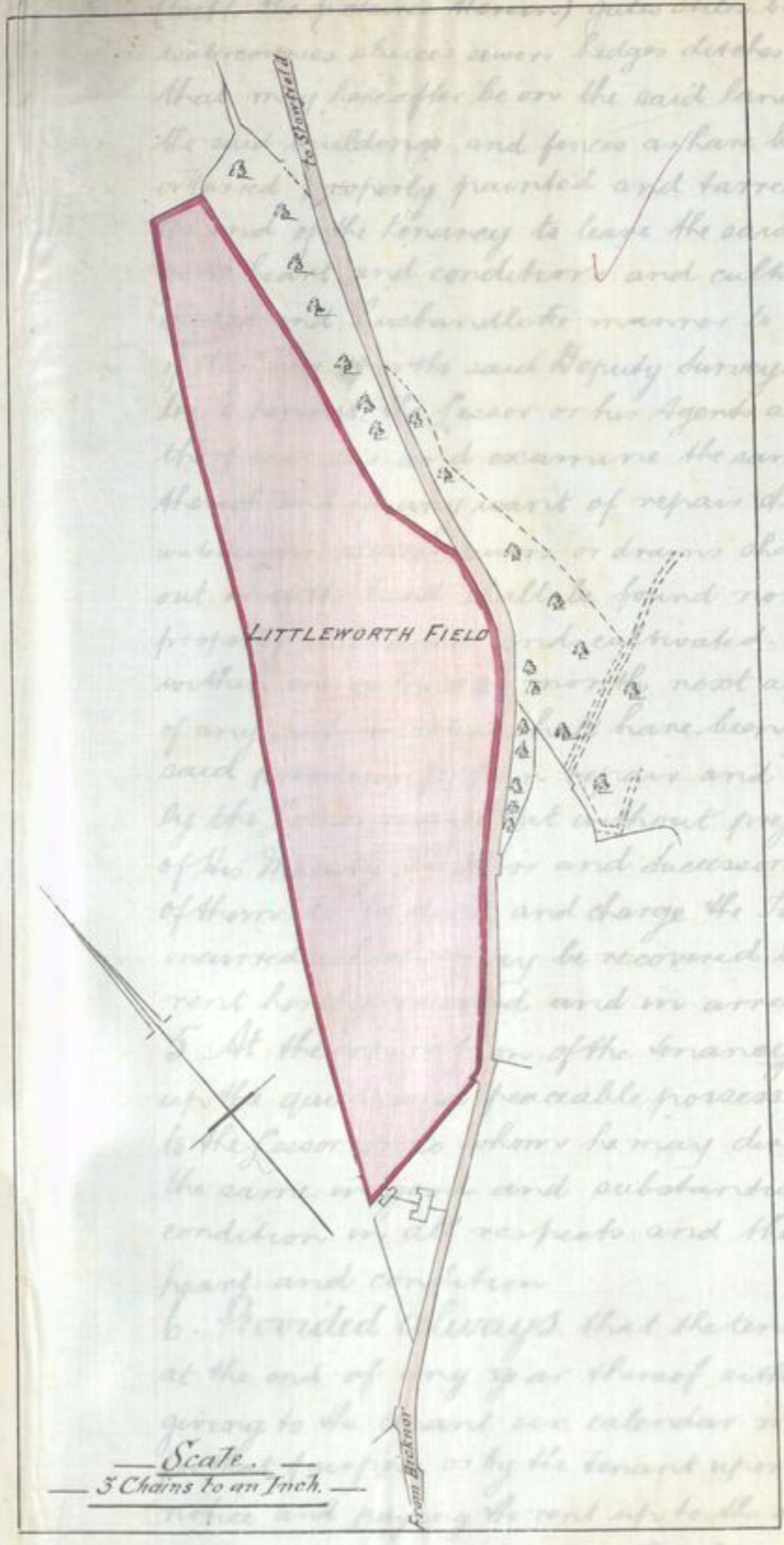
Lease from
year to year
of Littleworth
Field from
the 2nd February
1902.

Rent
£7. 10. 0.
p.a.

This Indenture made the 4th day of January 1902
Between the Kings Most Excellent Majesty of the first
part Edward Stafford Howard, Esq. B. the Commissioner
of Woods in charge of the Land Revenues of the Crown in the
County of Gloucester of the second part and John Brook
Matthews of Whitehouse Farm in the Parish of English Bicknor
in the said County of Gloucester Farmer (hereinafter called
"the Tenant") of the third part Witnesseth that in
consideration of the rent hereinafter reserved and of the
covenants hereinafter contained He the said Edward Stafford
Howard as such Commissioner as aforesaid on behalf of
His Majesty Doth hereby demise unto the Tenant All that
piece or parcel of arable land situate in the said Parish of
English Bicknor called or known as Littleworth Field and
containing Ga. 27. 8^{ps}. or thereabouts as shown on the plan
annexed to these Presents and thereon coloured red together
with the fixtures therein To hold unto the Tenant from
the 2nd day of February 1902 as tenant from year to year
paying therefor unto His Majesty His Heirs and Successors
the yearly rent of £7. 10. 0. such rent to be paid to the
Deputy Surveyor of Highmeadow Woods free from all taxes
rates deductions whatsoever (except Landlords Property
Tax) by equal quarterly payments on the second day of
May the second day of August the second day of November
and the second day of February in every year the first
quarterly payment being due on the second day of May
1902 And the tenant doth hereby covenant with His Majesty
His Heirs and Successors as follows that is to say:—
1. To pay unto the Kings Majesty His Heirs and Successors
the said yearly rent of £7. 10. 0. upon the days and in
manner hereinbefore appointed for payment thereof
2. To pay the Land Tax (if any) and all other rates taxes
charges assessments and impositions whatsoever now
or at any time hereafter to be rated taxed charged assessed
or imposed upon or in respect of the said premises
(Landlords Property Tax alone excepted)
3. To keep and at the end of the tenancy to leave in good
and substantial repair order and condition all buildings

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 ...properly painted and tarred. And to keep and at
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 ...the satisfaction in all things
 ...the said Deputy Surveyor.
 ...at all times to enter upon
 ...and take any part
 ...of repair shall be found or any ditches
 ...shall not be properly cleared
 ...in good condition and
 ...and the Tenant shall not
 ...a notice in writing
 ...and attend the same accordingly.
 ...cause the same or any
 ...and charge the Tenant with all expense
 ...by distress or otherwise as
 ...and in arrears.
 ...of the tenancy to surrender and yield
 ...of the said premises
 ...or appoint to receive
 ...and substantial repair order and
 ...the land clear and in good
 ...condition
 ...may be determined
 ...by the Lessor upon
 ...this notice in writing
 ...to the Lessor a similar
 ...of the term so determined
 ...shall be delivered at or sent
 ...by post to the usual or last known place of business or residence
 ...of the tenant and any notice given by the tenant shall be
 ...delivered at or sent by post to the Office in London for the time

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(with the pictures therein) gates stiles banks drains outfalls watercourses sluices sewers hedges ditches and fences now being or that may hereafter be on the said land and as to such parts of the said buildings and fences as have been or are usually painted or tarred properly painted and tarred. And to keep and at the end of the tenancy to leave the said land clear and in good heart and condition and cultivated and managed in a good and husbandlike manner to the satisfaction in all things of the Lessor or the said Deputy Surveyor.

4. To permit the Lessor or his Agents at all times to enter upon the premises and examine the same and take any plan thereof and if any want of repair shall be found or any ditches watercourses sluices sewers or drains shall not be properly cleared out or if the land shall be found not in good condition and properly managed and cultivated and the Tenant shall not within one calendar month next after a notice in writing of any such matter shall have been given to or left on the said premises for him repair and amend the same accordingly by the Lessor may (but without prejudice to any other remedy of His Majesty His Heirs and Successors) cause the same or any of them to be done and charge the Tenant with all expense incurred which may be recovered by distress or otherwise as rent hereby reserved and in arrear.

5. At the expiration of the tenancy to surrender and yield up the quiet and peaceable possession of the said premises to the Lessor or to whom he may direct or appoint to receive the same in good and substantial repair order and condition in all respects and the land clear and in good heart and condition.

6. Provided always that the tenancy may be determined at the end of any year thereof either by the Lessor upon giving to the tenant six calendar months notice in writing for that purpose or by the tenant upon giving to the Lessor a similar notice and paying the rent up to the end of the term so determined and any such notice given by the Lessor shall be delivered at or sent by post to the usual or last known place of business or residence of the tenant and any notice given by the tenant shall be delivered at or sent by post to the Office in London for the time

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being of the commissioners of Woods but any such determination shall be without prejudice to any remedies or rights of the Lessor in respect of any breaches by the tenant of all or any of the covenants and conditions on his part hereinbefore mentioned.

7. Provided also that if the said yearly rent of £7. 10. 0 hereby reserved or any part of the same shall be unpaid for the space of twenty days next after any of the days hereinbefore appointed for payment of the same or if the tenant shall make default in the observance and performance of the covenants and conditions hereinbefore contained or any of them it shall be lawful for the Lessor to re-enter into and upon the said premises and to take and retain possession thereof as fully and effectually in all respects as if the said tenancy had never been created.

8. Provided lastly and it is agreed and declared that the term "Lessor" herein shall mean the King's Majesty, His Heirs, Successors and Assigns or so long as the reversion of the demised premises is vested in the Crown, the commissioners or commissioners 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 Tenant hereunder shall devolve with the tenant's 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 Edward Stafford Howard 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.

E. Stafford ^(S) Howard. John Crook ^(S) ^{Matthews} Jones
Signed sealed and delivered by the within named Edward Stafford Howard in the presence of Chas E Howlett.

Office of Woods, 1 Whitehall Place London
Signed sealed and delivered by the within named John Brook Matthews in the presence of Thomas D. Davis - Surveyor

Dryade Surveyor
English Dickno +
Coleford Glos.

27 February 1902.
Assistant to the Keeper of the Records
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.
to J. Green

Copy

Manor of English Bicknor
~~DEAN FOREST.~~

Articles of Agreement made the
28th day of January One Thousand
nine hundred and two Between THE KING'S
MOST EXCELLENT MAJESTY of the first part EDWARD
STAFFORD HOWARD Esquire C.B. a Commissioner of His
Majesty's Woods Forests and Land Revenues of the second part and
William Hughes of Stedenhorn,
Symonds Yat, Ross.
(hereinafter called "the said Tenant") of the third part

THE said EDWARD STAFFORD HOWARD as such Commissioner
as aforesaid on behalf of His Majesty hereby agrees to let to the said
tenant who hereby agrees with His Majesty to take and rent as tenant
to His Majesty ALL THAT Cottage & land
containing together about
situate in the Parish of English
Bicknor in the County of Gloucester
and shewn by red colour on the
tracing annexed hereto

_____ lately in the
occupation of Percy Bruce
together with the fixtures therein TO HOLD the same hereditaments
to the said tenant

Inrolled 30th January 1902.

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29 February 1902

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.

To J. Green

Assistant to the Keeper of the Records

from the 10th day of October 1901
 as tenant from year to year (the tenancy being however determinable
 as after mentioned) at the yearly rent of £1.0.0
 to be paid to the Crown Receiver for the time being
 free from all taxes rates and deductions whatsoever (except Landlord's
 property tax) by equal ~~Quarterly~~ ^{half yearly} payments on the _____
 day of _____ the _____ day of _____
 _____ the 5th day of April
 and the 10th day of October in every year
 the first ~~Quarterly~~ ^{half yearly} payment to be due on the 5th April
 day of 1902 AND the said tenant
 hereby agrees that he will pay to the King's Majesty the said yearly
 rent of £1.0.0. on the days
 and in the manner aforesaid And will also pay the land tax sewer
 rates 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 AND also will not do or suffer
 any 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 and doors in good repair and the ceilings and interior walls
 properly cleaned and whitewashed and will on the determination of
 the tenancy hereby created deliver up the said premises in such repair
 and condition as aforesaid to the King's Majesty his heirs or
 successors or to the said EDWARD STAFFORD HOWARD or other the
 Commissioner or Commissioners for the time being of His Majesty's
 Woods Forests and Land Revenues having the Management of the
 said premises (hereinafter called "the said Commissioner or Com-
 missioners") or to whom he or they may appoint AND will permit

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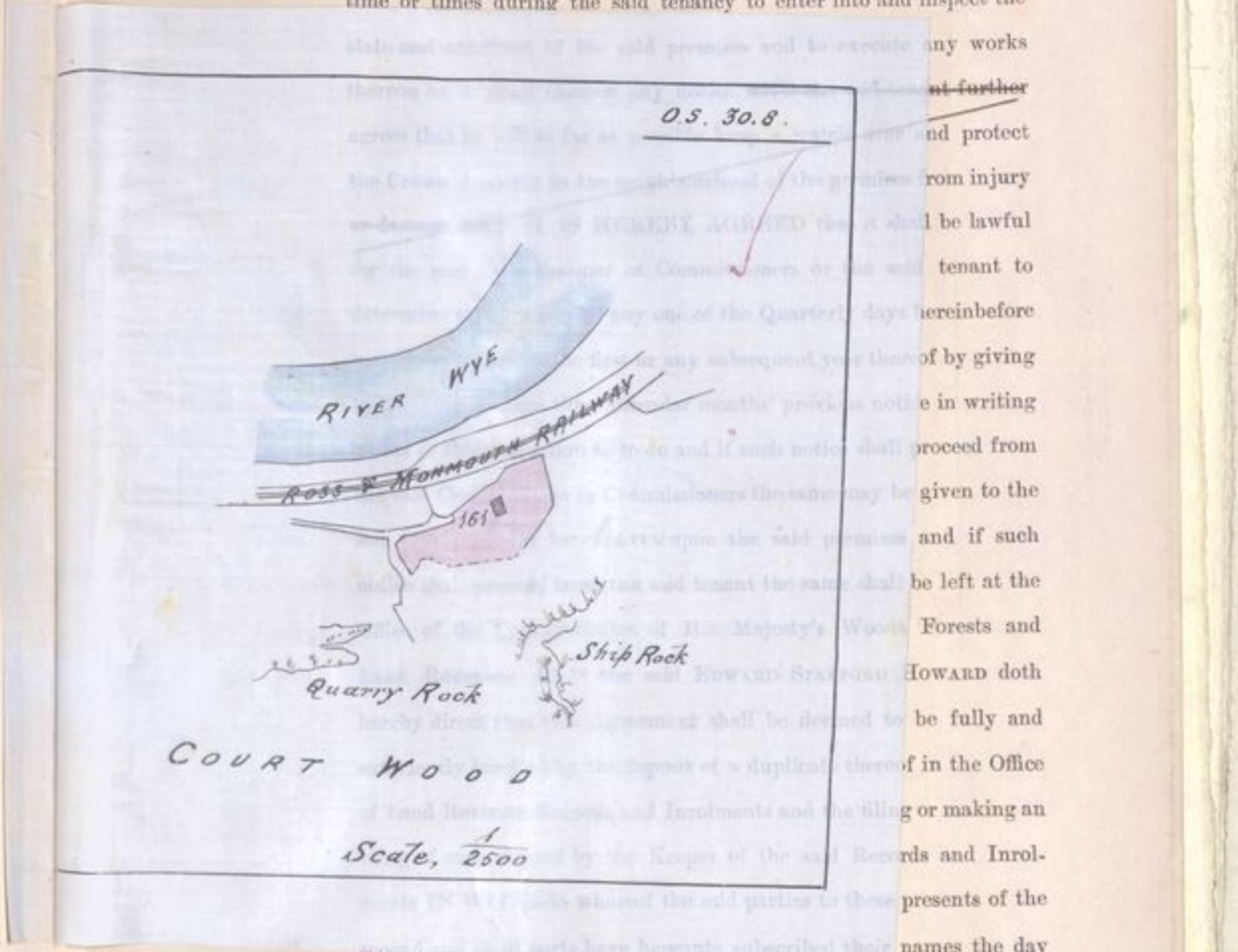
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the said Commissioner or Commissioners or his or their agent at any time or times during the said tenancy to enter into and inspect the



state and condition of the said premises and to execute any works
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 the filing or making an
 the said Records and Inrol-
 presents of the
 names the day
 and year first above written.

Signed by the above-named
 EDWARD STAFFORD HOWARD
 in the presence of

Chas E. Howlett

Offices of Woods
 1, Whitehall Place,
 London S.W.

(Sgd.) E. Stafford Howard

Signed by the above-named

William Hughes

in the presence of

(sgd. William Hughes.

Henry Jones

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 the said tenant further agrees that he will so far as possible keep a watch over and protect the Crown Property in the neighbourhood of the premises from injury or damage~~ 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 His Majesty's Woods Forests and Land Revenues AND the said EDWARD STAFFORD HOWARD 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
EDWARD STAFFORD HOWARD
in the presence of

Chas E Howlett

*Office of Woods
1, Whitehall Place.
London S.W.*

(Sgd.) E Stafford Howard

Signed by the above-named

William Hughes

in the presence of

(sgd.) William Hughes.

Henry Jones

Agreement

BETWEEN THE
EDWARD
Majesty's W
Farms, &c.

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Victoria chr

DEAN FOREST.

Dated _____ 19

EDWARD STAFFORD HOWARD, Esq., C.B.,
a Commissioner of His Majesty's Woods, &c.,

AND

AGREEMENT for letting

on a Yearly Tenancy from the

Rent £ _____
per Annum.

W B & L (A) - 33793 - 300-0-1000
43809 - 100-1-01



*English Dickno +
Coleford Glas.*

27 February 1902.

Assistant to the Keeper of the Records

to J Green.

*certify that a duplicate of this Record has been deposited in the Office of the
Revenue Records and Instruments and an entry thereof made or filed by me.*

W B & L

Copy

Agreement made this 29th day of *January*, 1902.
BETWEEN THE KING'S MOST EXCELLENT MAJESTY of the first part;
EDWARD STAFFORD HOWARD, Esquire, C.B., a Commissioner of His
Majesty's Woods, of the second part, and *James Davies of Mill
Farm, Welch Newton, in the County of Hereford*

_____ hereinafter called the Tenant, of the third part.
WHEREBY the said EDWARD STAFFORD HOWARD as such Commissioner agrees
to let to the "Tenant" who agrees to take from year to year on the terms and subject
to the conditions and reservations following the farm lands and tenement known as
Old Park Farm _____ situate in the
Parish of *Trelleck* _____
and County of *Monmouth* _____ and containing *192* _____ acres
or thereabouts more particularly described in the Schedule hereto and delineated and
colored red on the plan hereto.

1. The tenancy to commence on the *second* day of *February* 1902
and to continue yearly until the Commissioner or Commissioners for the time being of
His Majesty's Woods in charge of the premises (hereinafter called the Commissioner) or
the tenant determine the same by six months' previous notice in writing AND if such
notice proceed from the Commissioner the same may be given to the tenant or left
upon the premises for him or sent to him by registered post and if such notice shall
proceed from the Tenant the same shall be left at the local Office of the Com-
missioners of Woods and the 33rd Section of the Agricultural Holdings (England)
Act 1883 shall not apply.

2. The rent to be *£60 for the first year & £50 afterwards* per annum, payable Half-yearly to the
Crown Receiver for *the Intern Estate* on the *second*
day of *August* and the *second* day of *February*

An additional yearly rent to be paid of twenty pounds for each acre (and so in
proportion for any less quantity than an acre) of meadow or permanent pasture land
hereby agreed to be let which the Tenant shall without the required consent plough
break up or dig for any purpose the first payment of such additional rent to be made on
such of the said half-yearly days as shall first happen after any such ploughing breaking
up or digging and to continue payable during the residue of the tenancy.

Provided that in the event of the Tenant leaving after giving or receiving notice
or otherwise on any determination of the tenancy the last half-year's rent shall be
deemed to be and shall be due and payable on the *first* day of *December*
next previous to quitting.

3. Tenant to bear and pay all parliamentary parochial and other rates taxes and
other outgoings whatsoever for or in respect of the said premises except Landlord's
property tax and tithe rent-charge.

4. Tenant not to plough or break up or dig for any purpose any meadow or
permanent pasture land without the consent in writing of the Commissioner in each
case. All minerals quarries and beds of stone gravel or sand and also all woods and all
timber and other trees saplings and underwood and brushwood is reserved to His
Majesty his successors and assigns with full power to get work cut fell stack and carry
away the same respectively doing as little damage as the nature of the case may admit.

5. All game woodcocks snipes fish and wildfowl on the premises and the
exclusive right of sporting on the same premises are reserved to His Majesty his
successors and assigns but subject as to hares and rabbits to such concurrent rights as
the Tenant may if he thinks fit exercise under the provisions of the 43rd and 44th
Victoria chapter 47.

EDWARD STAFFORD HOWARD, Esq., C.B.,

Dated 19

DEAN FOREST.

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6. Tenant to manage all the land in a good and husbandlike manner and not to mow any portion of the meadow or permanent pasture land more than once in any one year.

7. The Tenant to keep the inside of all farm houses and buildings in good repair and condition and the windows properly glazed and mended and also to keep in good and substantial repair all gates fences ditches and embankments of watercourses and to keep open all drains outfalls and watercourses. Tenant to haul free of charge all materials needful for repairing all farmhouses and buildings in his occupation.

8. Tenant at all times to live in the dwelling house and not to underlet or part with the possession thereof or of the lands or premises or of any part thereof.

9. The Tenant to feed and consume on the premises all hay and other consumable produce and to carry out and spread all manure arising therefrom on the land.

10. The Commissioner reserves the power of taking at any time after the expiration of one month's notice given to the tenant any portion of the land for planting or building or quarrying or enclosing or any improvement allowing the tenant a proportionate reduction from the rent for every acre or part of an acre so taken and making reasonable compensation for damage to any growing crop.

11. Tenant at the expiration of his tenure to be allowed the use of and such part of the sheds and fold as may be assigned by the Commissioner to feed his cattle and consume the hay straw and other produce of the farm until the 1st day of May next after the expiration of his tenancy he leaving the dung and manure arising therefrom on the premises and all other arrangements between the outgoing Tenant and the incoming Tenant or the Commissioner to be settled according to the custom of the country which custom the Tenant hereby declares to be fair and reasonable subject nevertheless to the conditions and stipulations contained in these presents so far as such conditions and stipulations extend.

12. All claims (other than for rent) which either the Landlord or Tenant may be entitled to make against the other of them under these presents or otherwise shall if not agreed be settled by two Arbitrators or their Umpire in conformity with the provisions for Arbitration under the Agricultural Holdings Act 1900 and shall have a like effect as an Arbitration under such Act.

13. The Commissioner to have a right of re-entry on non-payment of the rent for twenty-one days whether legally demanded or not or on breach of any of the Tenant's Agreements.

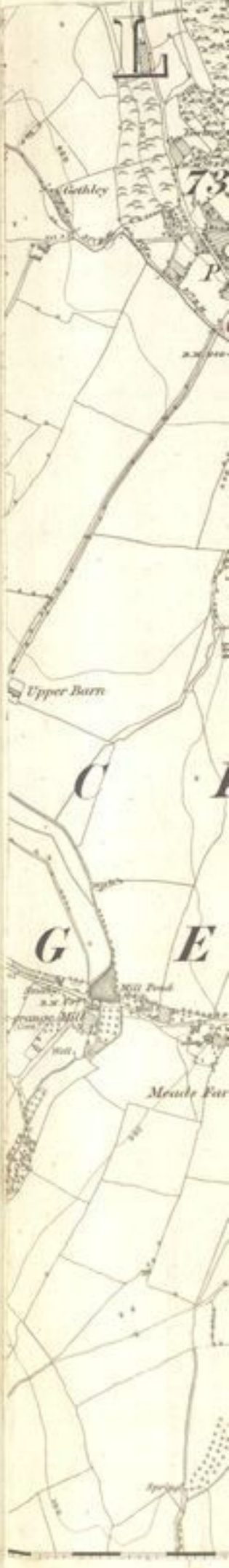
14. In case the Tenant shall become bankrupt or make any assignment of his effects or in case any execution shall be levied upon his goods and chattels the Commissioner shall have the power to take possession of the whole of the land and premises the subject of this agreement without any notice to quit being served and in such case this agreement shall become null and void and the Commissioner shall have immediate possession of the whole taking but shall be entitled to claim and recover rent up to the time at which possession is taken.

And the said EDWARD STAFFORD HOWARD doth hereby direct that this Deed 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.

AS WITNESS the hands of the said parties.
Witness to the signature of the said Edward Stafford Howard
Chas E. Fouldell. (sgd) E. Stafford Howard
office of Woodstc.
WITNESS to the Signature of 1. Whitehall Place
the said James Davies London. S.W.
Francis Hobbs (sgd) James Davies
Crown offices
Monmouth
Land Agent

English Dickno + Coleford Glos.

29 February 1902
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.
Assistant to the Keeper of the Records
W. J. Green



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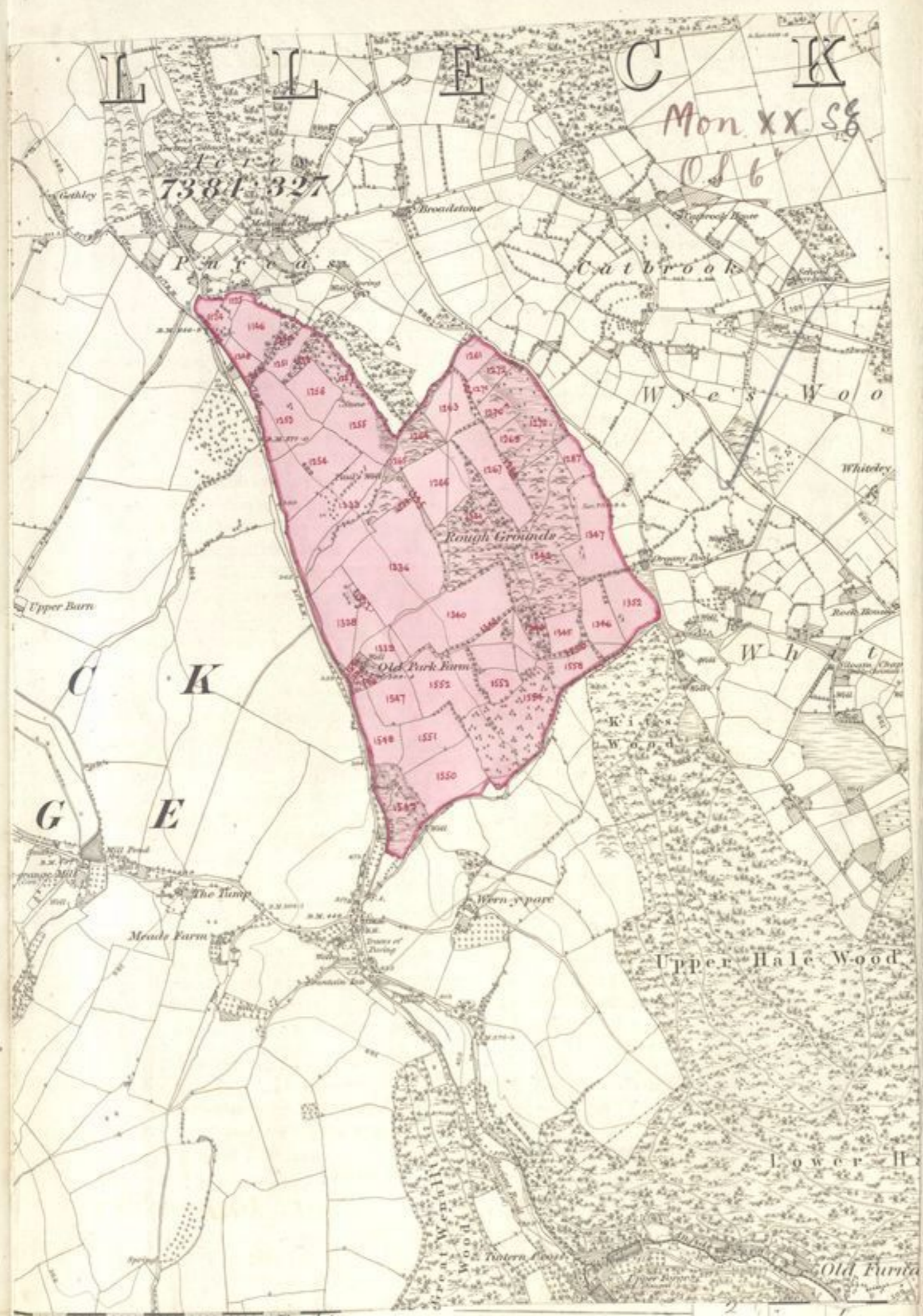
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E. Stafford Howard

James Davies



1559	Brake	1	8
* 1549	Pasture Orchard	1	26
1548	House garden yard & buildings	3	18
Total Acres		191	3 31

THE SCHEDULE hereinbefore referred to.

No. of Map.	No. on Map.	Description of Land or Building.	Area.		
			A.	R.	P.
	1124	Pasture	1	2	33
	1125	Rough Pasture		2	38
	1146	Rough Pasture	3	"	11
	1248	Pasture	1	"	12
	1249	Brake		1	4
	1250	Brake	1	"	36
	1251	Rough Pasture	1	2	9
	1252	Brake		3	8
	1253	Pasture	5	1	15
	1254	Arable	6	2	30
	1255	Rough Pasture	3	2	37
	1256	Arable	2	3	30
	1257	Rough Pasture	3	"	11
	1261	Rough Pasture Gorse & Fern	1	3	10
	1262	Brake		3	18
	1263	Rough Pasture	3	1	7
	1264	Rough Pasture	2	"	33
	1265	Rough Pasture		2	6
	1266	Arable	5	1	11
	1267	Rough Pasture	4	1	35
	1268	Brake		1	35
	1269	Rough Pasture Gorse & Fern	1	"	32
	1270	Rough Pasture Gorse & Fern	5	3	7
	1270 ^a	Rough Pasture Gorse & Fern	1	2	22
	1271	Rough Pasture Gorse & Fern		2	31
	1272	Rough Pasture Gorse & Fern	1	"	3
	1287	Rough Pasture Gorse & Fern	1	1	26
	1333	Pasture	12	2	2
	1334	Brake		1	12
	1335	Rough Pasture		2	35
	1336	Arable	11	2	35
	1337	Yard & buildings		1	15
	1338	Meadow	6	"	10
	1339	Pasture	2	"	8
	1340	Arable	8	2	32
	1341	Rough Pasture	4	"	36
	1342	Rough Pasture Fern & Gorse	17	1	38
	1343	Brake		2	35
	1344	Rough Pasture	1	2	39
	1345	Rough Pasture	1	2	25
	1346	Rough Pasture	3	1	25
	1347	Rough Pasture	6	"	32
	1357	Rough Pasture	3	3	12
	* 1546	Pasture Orchard		1	30
	1547	Pasture	3	30	18
	1548	Pasture	3	1	7
	1549	Brake	4	2	6
	1550	Arable	5	2	21
	1551	Arable	4	"	26
	1552	Arable	6	"	31
	1553	Rough Pasture	6	"	35
	1554	Rough Pasture Fern	13	2	25
	1558	Rough Pasture	2	"	7
	1559	Brake	1	"	8
	* 1544	Pasture Orchard		1	26
	1545	House garden yard & buildings		3	18
			Total Acres 191 - 3 - 31		

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THE SCHEDULE hereinafter referred to

Dated 19

E. STAFFORD HOWARD, Esq., C.B.,
A Commissioner of His Majesty's
Wools, &c.,

AND

Agreement for letting and

taking

from year to year from

19

Rent £

Per Ann.

W.B.A.L. (S)—46171—100.S.01

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

W. J. Green

24 February 1902.

Assistant to the Keeper of the Records

English Bickno +
Coleford, Glos.

Dated

19

E. STAFFORD HOWARD, Esq., C.B.,

A Commissioner of His Majesty's

Woods, &c.,

AND

F 3002

Office of Woods
11th November 1901

Dated
31 January
1902.

File F.931.
Highmeadow Estate

Easements. Sir,
Col. Davies.

Permission to
construct a tank
in the Hodge
Wood & to lay
& maintain a
line of pipes
therefrom.

Mr Philip Baylis the Deputy Surveyor, has reported to Mr Stafford Howard that you desire to construct a tank in the Hodge Wood and to lay a line of pipes through the Wood and across a strip of Crown waste to conduct the water therefrom to Buckstone Cottages.

11th November 1901

In reply I am to inform you that he is willing to give you permission to construct & maintain during the pleasure of this Department a tank at the point marked "A" on the tracing sent herewith, and to lay a line of pipes therefrom in the direction shown by a red line on the tracing upon the following conditions:-

1. An acknowledgment of £1. 10. 0 per Annum to be paid in advance on the 10th day of October in each future year during the continuance of this permission, the first payment in respect of the year ending the 10th October 1902 to be made on the acceptance of this offer.
2. The value of all trees and underwood cut or damaged in the construction of the tank and laying of the pipes or in the course of repairs to either to be paid to the Deputy Surveyor.
3. The soil broken up by the laying down, repair or removal, of the tank and pipes to be made good to the satisfaction of the Deputy Surveyor.

If you desire to accept these terms you will be good enough to sign date and return to this Office the enclosed letter & pay the sum of £1. 10. 0. to Mr Baylis who will thereupon allow you to proceed with the works.

I am &c.
(sgd) Chas. E. Howlett

Colonel Davies
(sgd) James Davies
Nov 12th 1901

x.d.

F 3002

Office of Woods,
11th November 1907

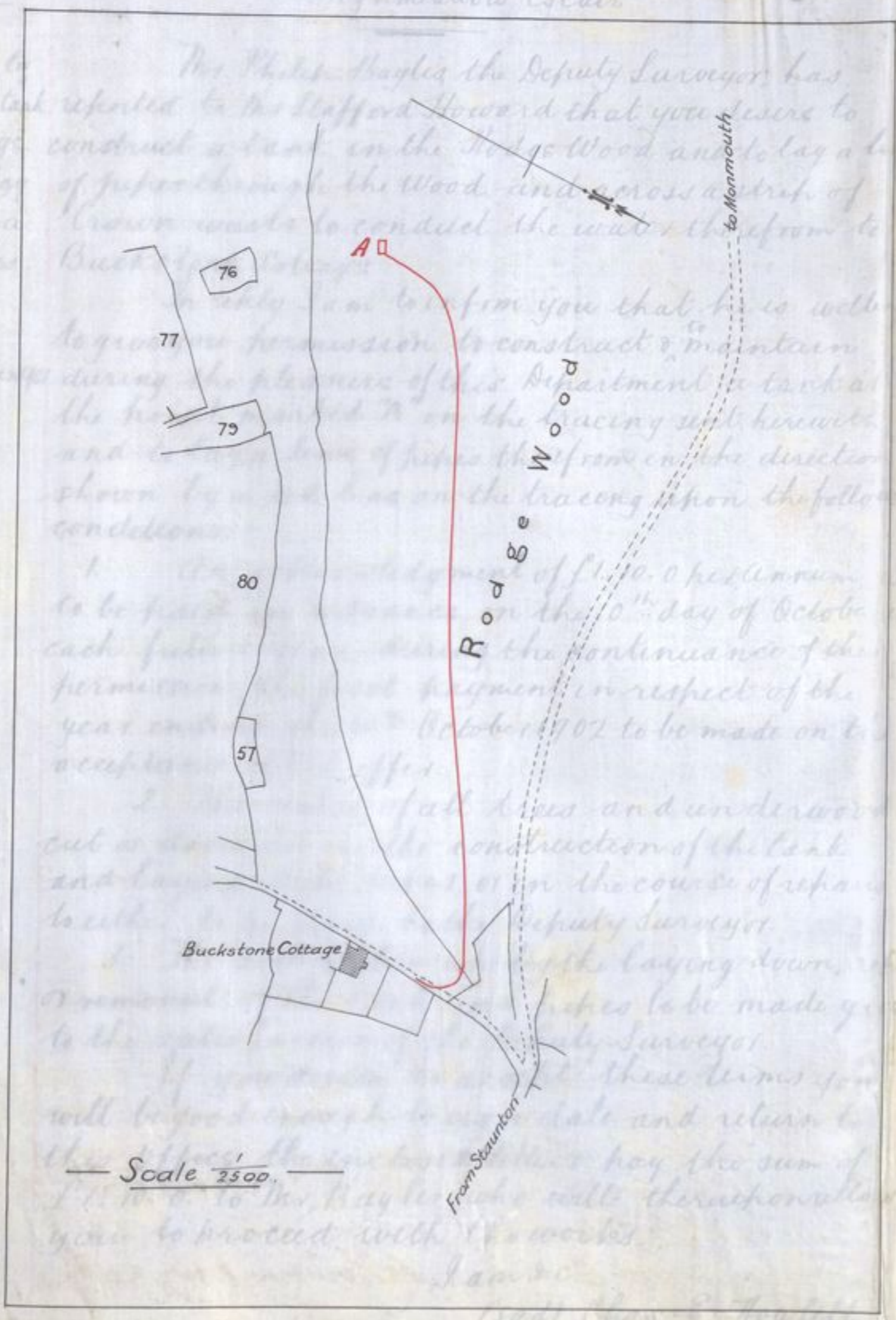
Fils F.931.

Easements, for
Col. Davies

High Meadow Estate

Permission to
construct a tank
in the High
Wood
to maintain
a main
line of pipes
therefrom.

11th November



The Philip Hayles the Deputy Surveyor has reported to the Stafford Howard that you desire to construct a tank in the Rodge Wood and to lay a line of pipes through the wood and across a strip of Crown waste to conduct the water therefrom to Buckstone Cottage.

I am to inform you that it is with the approval of the Department a tank at the high meadow in the tracing with here with a main line of pipes therefrom in the direction shown by the tracing upon the following conditions:

1. The sum of £100.0 per annum to be paid on the 30th day of October in each year during the continuance of the permission and payment in respect of the year ending 30th October 1902 to be made on the receipt of the bill.

2. The cost of all trees and underwood cut or damaged in the construction of the tank and in the course of repairs to either the tank or the pipes to be made good to the satisfaction of the Deputy Surveyor.

If you desire to accept these terms you will be good enough to send me a date and return to the office of the Deputy Surveyor the sum of £100.0 to Mr. Hayles who will thereupon allow you to proceed with the works.

I am, Sir,
Yours faithfully,
Philip Hayles
Deputy Surveyor

Scale 1/2500

Nov 12th 1907

Dated
30 January
1902.

Counties of
Monmouth
& Gloucester.

E Stafford Howard
Esq. C.B. a
Commissioner of
His Majesty's
Woods &c.

- to -
Captain A G
W Skirrow

Agreement
for
letting a brown
factory in the
River Wye.

Commons 2 Feb. 1902
Term of year. 3
Expends 2 Feb. 1905

Rent
£10

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Dated
30 January
1902.

Counties of
Monmouth
& Gloucester.

E. Stafford Howard
Esq. C.B. a
Commissioner
of His Majesty's
Woods &c

- to -
Captain A G
W Skirrow

Agreement
for
letting a brown
fishery in the
River Wye.

Commences 2 Feb. 1902
Term of Year. 3
Expires 2 Feb. 1905

Rent
£10

An Agreement made the 30th day of January 1902
 Between The Kings Most Excellent Majesty of the first part
 Edward Stafford Howard Esquire C.B. a Commissioner of Woods
 on behalf of His Majesty of the second part and Arthur George
 Walker Skirrow of Brockweir House thepstone in the borough of
 Monmouth a Captain in His Majesty's Army (hereinafter called
 the Lessee) of the third part Whereby in consideration of the rent
 and covenants hereinafter reserved and contained and on the
 part of the Lessee to be paid and performed The said Edward
 Stafford Howard as such Commissioner as aforesaid in exercise
 of the powers of the Brown Lands Acts 1829 to 1894 Both for and
 on behalf of His Majesty agree to let to the Lessee who agrees to
 take All that the exclusive right and privilege of fishing for
 Salmon and other fish with rod and line in so much of the
 River Wye as lies between the brown boundary near the Ship Inn
 flandago and the upper end of the Weir at Brockweir more
 particularly shewn on the plan annexed hereto and thereon
 coloured pink. To hold the said right and privilege unto
 the Lessee from the second day of February 1902 for the term
 of three years subject nevertheless as hereinafter mentioned
 Paying therefor during the said term unto the Kings
 Majesty His Heirs and Successors the clear yearly rent of
 Ten pounds to be paid by equal half yearly payments on
 the second day of August and the second day of February
 in every year free from all present and future taxes
 charges assessments and other impositions whatsoever (except
 landlords property tax). And the Lessee hereby covenants
 with the Kings Majesty His Heirs and Successors in manner
 following that is to say:-
 1. To pay unto the Kings Majesty His Heirs and Successors
 the said rent or sum of Ten pounds upon the days and
 in the manner aforesaid
 2. To pay all rates taxes charges assessments and impositions
 and outgoings now or at any time hereafter during the said
 tenancy to be taxed charged rated assessed or imposed in
 respect of the right of fishery hereby agreed to be demised
 (except the Landlords Property Tax)
 3. To keep and preserve the said Fishery and all other

things

things to the said fishery belonging or appertaining in good repair order and condition and at the end or other sooner determination of the said term to peaceably and quietly surrender and yield up the same to the said Edward Stafford Howard or other the Commissioners or Commissioners of Woods for the time being hereinafter called the Commissioners or to such person or persons as he shall appoint.

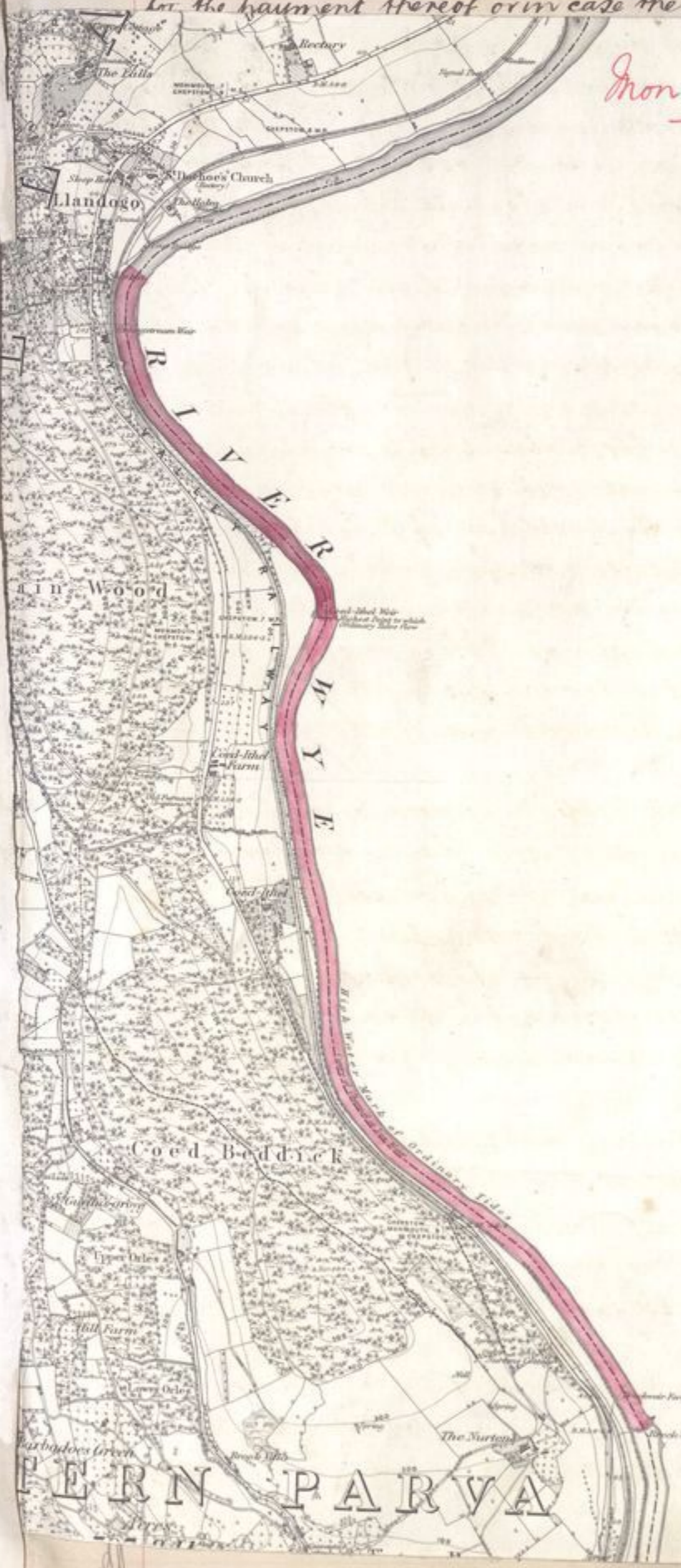
4. To fish for salmon and other kinds of fish in their proper seasons only and not to fish by any illegal methods
5. The word "salmon" to be interpreted as in the Salmon Fishery Acts 1861 to 1873.
6. To return all fish measuring less than six inches from point of nose to fork of tail to the water immediately after they are caught except pike (jacks)
7. To keep and on the first day of December in each year to render to the Deputy Surveyor for the Forest of Dean a true and accurate account in writing of the number and weight of the salmon taken or caught in exercise of the powers of this demise giving the date and places and the state of the water as well as particulars of the fish
8. Not to ^{do} commit or suffer to be done or committed any waste spoil or destruction ^{nor do any act matter or thing in or upon the said premises} in or upon the said premises which may be contrary to the provisions of any Act or Acts passed for making the said River ^{or} navigable
9. Not to assign or underlet the rights hereby agreed to be demised or any part thereof without the license and consent in writing of the Commissioner for that purpose first had and obtained.
10. At all times during the said term to take proper measures to protect the said fishery and warn off all persons who during the said term shall fish or otherwise poach or trespass on the said fishery and pay all expenses of and relating to the prosecution of trespassers on the said fishery.
11. Provided always and these presents are upon this express condition that if the said rent of Ten pounds or any part of the same shall be unpaid for the space of forty

days



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days next after either of the said days hereinbefore appointed
 for the payment thereof or in case the lessee shall not observe and



Mon. XXI

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ford Howard *[Signature]*

Skirrow *[Signature]*

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of the Records

days next after either of the said days hereinbefore appointed for the payment thereof or in case the lessee shall not observe and perform the several covenants and conditions herein contained the Commissioner of Woods may by notice in writing under his hand determine the term and thereupon these presents and the rights and privileges hereby granted shall absolutely cease and become void but without prejudice to any rights of action or remedy which shall have accrued in respect of any of the covenants and provisions herein contained.

And the said Edward Stafford Howard 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.

Signed sealed and delivered by
the above named Edward Stafford
Howard in the presence of
Chas. E. Howlett.


Office of Woods,
1 Whitehall Place, London SW.

E. Stafford Howard 

Signed sealed and delivered by
the above named Arthur George
Walker Skirrow in the presence of
Alfred Watson Hands.

Newelsfield Rectory
Bosford Glos

Clerk in Holy Orders.

A. G. Skirrow 

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

W. J. Green.

27th February, 1902.

Assistant to the Keeper of the Records

F1117.

Office of Woods.
11th May 1907File 1219^F

Sir,

Quarries within the Hundred of St. Briavels

Transferred to
M. C. Merrick
March 1912
see F 4362/13
File 1219^F out file

With reference to yr. letter of the 30th Ultimo I am directed by Mr Stafford Howard to inform you that there is no mistake with regard to the amount of royalty demanded by the Crown. One penny per Ton is the royalty paid by other licensees in the Hundred, but Mr. Howard will be prepared to drop the dead rent of 1/- per annum, so that if you accept a license now you will only be paying when stone is actually ^{being} worked.

He will also agree to substitute the cubic yard for the ton, upon which the Royalty is to be calculated, which will be 1^d. per cubic yard instead of 1^d. per ton.

You will be expected to keep an account of all stone sold and render a return to the Deputy Surveyor once a year on the 29th September.

The enclosed printed form of account or return is the one that is in general use at this Office and if you desire it a supply will be sent for your use.

The declaration at the foot of the form is intended to be made before a Magistrate or a Solicitor who is a Commissioner to administer oaths but if this is inconvenient it will be sufficient in yr. case if you simply sign it and strike out the words "and by virtue of all that follows,"

I am to request that you will state at an early date whether you accept the offer contained in the letter to you from this Office on the 10th Ultimo as modified by this letter, and in the event of your reply being in the affirmative I am further to request that you will pay to the Deputy Surveyor the sum of 25/6^d & return the tracing coloured as directed in the above mentioned letter.

Enclosed
J. Brown

Office of Woods.
11th May 1901

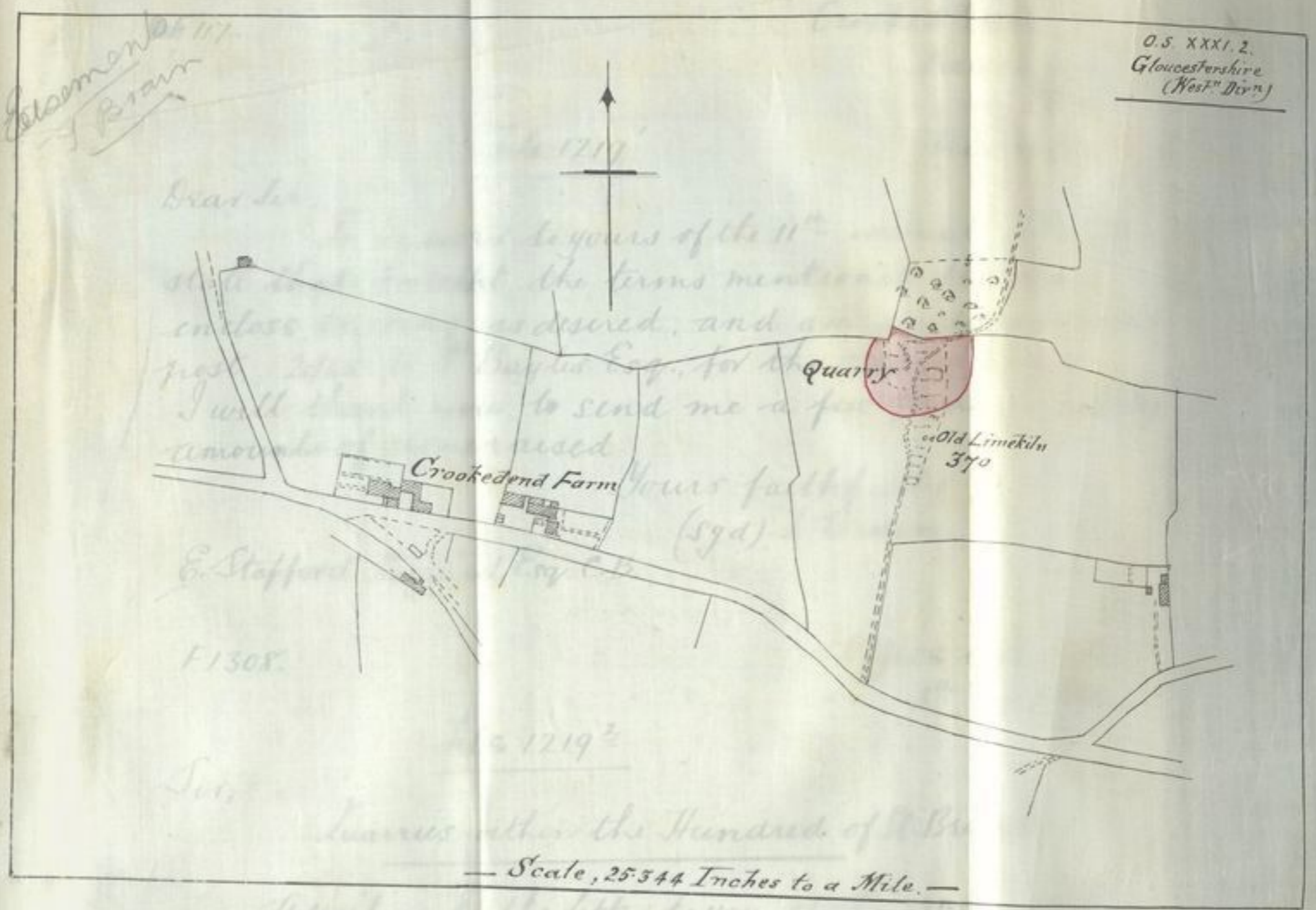
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the tracing
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and then a letter of license will be forwarded to you.
I am &c.
(sgd) Chas. E. Howlett.

Mr. T. Brain.



directed by Mr Stafford-Howard
 Mr Baylis has now reported the receipt of 2s/6d.
 and forwarded to this Office the plan that
 purported to be enclosed with yr. letter of the
 20th ultimo, and to state that Mr Howard grants
 you permission to take stone from the land coloured
 pink on the enclosed tracing upon the following
 terms & conditions viz:-
 1. The Royalty is to be 1^d per cubic yard of stone
 sold, used, or otherwise disposed of, and is to be
 paid to the Deputy Surveyor of the Forest of Dean
 on the 29th September in each year during the continuance
 of this permission the first payment to be made

Office of Woods.
11th May 1907

and then a letter of license will be forwarded to you.

I am &c.

(sgd) Chas. E. Howlett.

Mr. J. Brain.

F 117.

Crooked End,

Quarries,

Glos.,

May 20/07.

File 1219'

Dear Sir,

In answer to yours of the 11th instant, I beg to state that I accept the terms mentioned therein, I enclose tracing as desired, and am sending per same post 2s/6d. to P. Baylis Esq., for the said license.

I will thank you to send me a few forms for entering amounts of stone raised.

Yours faithfully

(sgd) J. Brain.

E. Stafford Howard Esq. C.B.

F 1308.

Office of Woods
5th June 1907.

File 1219²

Sir,

Quarries within the Hundred of St. Briavels.

Adverting to the letter to you of the 22nd ult. I am directed by Mr. Stafford Howard to inform you that Mr. Baylis has now reported the receipt of 2s/6d. and forwarded to this Office the plan that purported to be enclosed with yr. letter of the 20th ultimo, and to state that Mr. Howard grants you permission to take stone from the land coloured pink on the enclosed tracing upon the following terms & conditions viz:-

1. The Royalty is to be ^p per cubic yard of stone sold, used, or otherwise disposed of, and is to be paid to the Deputy Surveyor of the Forest of Dean on the 29th September in each year during the continuance of this permission the first payment to be made

on the 29th September next.

2. You are to keep a proper account of all stons sold &c, and render a return to the Deputy Surveyor once a year on the 29th September. A blank printed form of return will be sent to you annually by the Deputy Surveyor.

3. The permission will be determinable by either party on the 29th September in any year by six months previous notice in writing.

I am &c.

(sgd.) Chas. E. Howlett.

d.g.

Mr. J. Brain.

Dean Forest.
Telephonic communication between certain Crown Lodges.

Subscriber's Supplemental Contract.

The National Telephone Company Ltd.

Supplemental Contract with National Telephone Company Limited subject to the terms and conditions of a Contract, dated the 20th day of November 1899 and made between the same parties the under-mentioned apparatus for the remainder of the term Rent £55.0.0. as mentioned in the said Contract and to pay the said Company at the same date and in the same manner as and in addition to the sum referred to in the said Contract, a sum at the rate of £55 (Fifty five Pounds) per annum, the first payment to become due and payable on completion of the work and to be apportioned from that date up to the next due date under the said Contract.

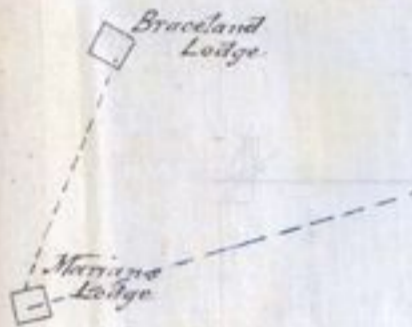
Contract entered L.B. 21 Page 274.

Apparatus.

I, the undersigned one of His Majesty's Commissioners of Woods & Forests, hereby offer to hire from the National Telephone Company Limited subject to the terms and conditions of a Contract, dated the 20th day of November 1899 and made between the same parties the under-mentioned apparatus for the remainder of the term Rent £55.0.0. as mentioned in the said Contract and to pay the said Company at the same date and in the same manner as and in addition to the sum referred to in the said Contract, a sum at the rate of £55 (Fifty five Pounds) per annum, the first payment to become due and payable on completion of the work and to be apportioned from that date up to the next due date under the said Contract.

- (1) A private line from the existing private line Instrument at Yew Tree Brake Lodge to an instrument to be fixed in Abbots Wood Lodge.
- (2) A private line from the existing private line Instrument at Crab Tree Hill Lodge to an Instrument at Herbert Lodge then to an instrument in Stucadean Walk Lodge and from thence to an Instrument in Edge Hill Lodge.
- (3) A private line from the existing private line

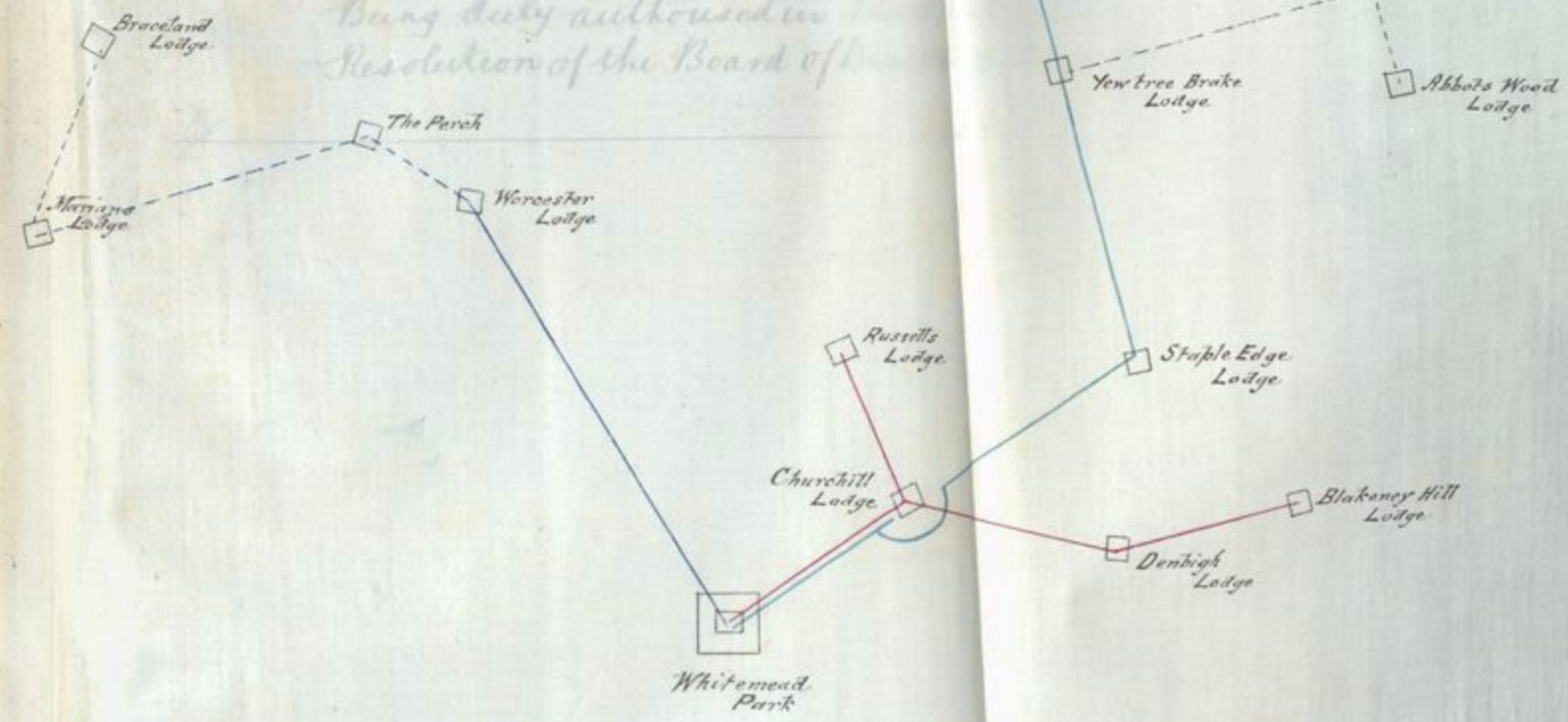
Course Book



Case Book

Instrument at Worcester Lodge
Perch C. & then to an Instrument
and from there to an Instrument
A switch will be fixed at each
The System provided for by the
by dotted lines on the Plan attached

For and on behalf of
National Telephone Company
called A
Being duly authorized in
Resolution of the Board of Directors



- | | | |
|---------------|---------------------|---|
| No 1. Circuit | — (solid blue) | Continuous Lines represent Existing Circuits. |
| No 2 Do | — (solid red) | |
| No 3 Do | — (solid green) | |
| New Circuit | - - - (dotted blue) | Dotted Lines represent New Circuits. |
| New Circuit | - - - (dotted blue) | |
| New Circuit | - - - (dotted blue) | |

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Instrument at Worcester Lodge to an Instrument to be fixed in
 the Perch Lodge then to an Instrument in Marian's Lodge
 and from thence to an Instrument in Bracland Lodge.
 A switch will be fixed at each intermediate Station.
 The System provided for by this Agreement is shown
 by dotted lines on the Plan attached hereto marked "C."

For and on behalf of the
 National Telephone Company Limited
 Albert A. Secretary.

Being duly authorized in this behalf, by
 Resolution of the Board of Directors Under Seal.