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*Copy*

**TINTERN ESTATE.**

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**Agreement** made the *18<sup>th</sup>* day of *December* One thousand nine hundred and *three*

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 Morgan, of Penyvan, Whitcroft, Brocks*  
*Near Monmouth*  
(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 with His Majesty  
to take ALL THAT *Dwelling house, garden and parcels*  
*of land being O.S. Nos 415, 416, 417, 421, 446, 447*  
*448 and part 444 situate in the parish of*  
*Handogo and containing 8-2-10 or thereabouts*  
Together with the appurtenances which premises are colored red on  
the plan annexed hereto Except and reserving to His Majesty  
all timber and other trees and all mines and minerals with  
free access to cut work and carry away the same And also reserving  
to His Majesty (subject to the provisions of the Ground Game Act  
1880) the exclusive right to all game and rabbits with liberty to  
shoot fish hunt course and sport upon the said premises

TO HOLD the said premises to the tenant from the *29<sup>th</sup>*  
day of *September* <sup>1903</sup> as tenant from year to year (determinable  
as hereinafter mentioned) at the yearly rent of *Five*  
*pounds* to be paid to the Crown  
Receiver for *Tintern* free from all deductions whatsoever except  
Landlord's property tax and Tithe Rent charge) by equal half yearly

*Enrolled 19<sup>th</sup> Dec 1903*



payments on the 25<sup>th</sup> day of *March* the 29<sup>th</sup>  
 day of *September* in every year the first half yearly  
 payment to be due on the 29<sup>th</sup> day of *September March*  
 1904 And the last payment to be made in advance one Calendar  
 month before the expiration of the tenancy AND the tenant hereby  
 agrees that he will pay to the King's Majesty the said yearly rent  
 of *Seven Pounds*  
 on the days and in the manner aforesaid And will also pay the land  
 tax sewer rates and all other rates taxes assessments and outgoings what-  
 soever (except the Landlord's property tax and Tithe Rent charge)  
 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 half yearly day of payment next preceding the  
 expiration of the said tenancy and the day on which the same shall  
 expire AND also will keep any gates fences ditches and drains on  
 the said premises 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  
 inside of the said premises in good repair and condition and the  
 windows properly glazed and mended and will on the determination  
 of the tenancy hereby created deliver up the said premises in such  
 good repair and condition as aforesaid to the King's Majesty his heirs  
 or successors or to EDWARD STAFFORD HOWARD or other the Com-  
 missioner or Commissioners for the time being of His Majesty's  
 Woods having the management of the said premises (hereinafter called  
 "the Commissioner") or to whom he or they may appoint And will  
 not without the consent in writing of the Commissioner assign underlet  
 or part with the possession of the said premises or any part thereof  
 And will permit the Commissioner or his agent at any time or times  
 during the said tenancy to enter into and inspect the state and condition

Signed  
*Ja*  
 in the



of the said premises and to execute any works thereon or to place thereon any notice AND IT IS HEREBY AGREED that section 33

of the Agricultural Holdings (England) Act 1883 shall not apply and

if notice to determine this tenancy shall proceed from the Commissioner

the same may be given to the tenant or left for him upon the said

premises by Registered Post and if

such notice shall proceed from the Commissioner the same shall be left at the

Office of the Commissioner His Majesty's Works And it is

further agreed that the Commissioner shall have a right of

entry upon the premises at any time during the term of the tenancy

to view the premises and to take such measurements as may be necessary

to be fully and satisfactorily carried out in the Office of the

Commissioner or any of his Agents and that the tenant shall

be bound to give effect to the same and to pay the costs thereof

to these premises and to the premises adjacent thereto

and to the premises which may hereafter be acquired by the

Commissioner and to the premises which may hereafter be

acquired by the tenant and to the premises which may hereafter

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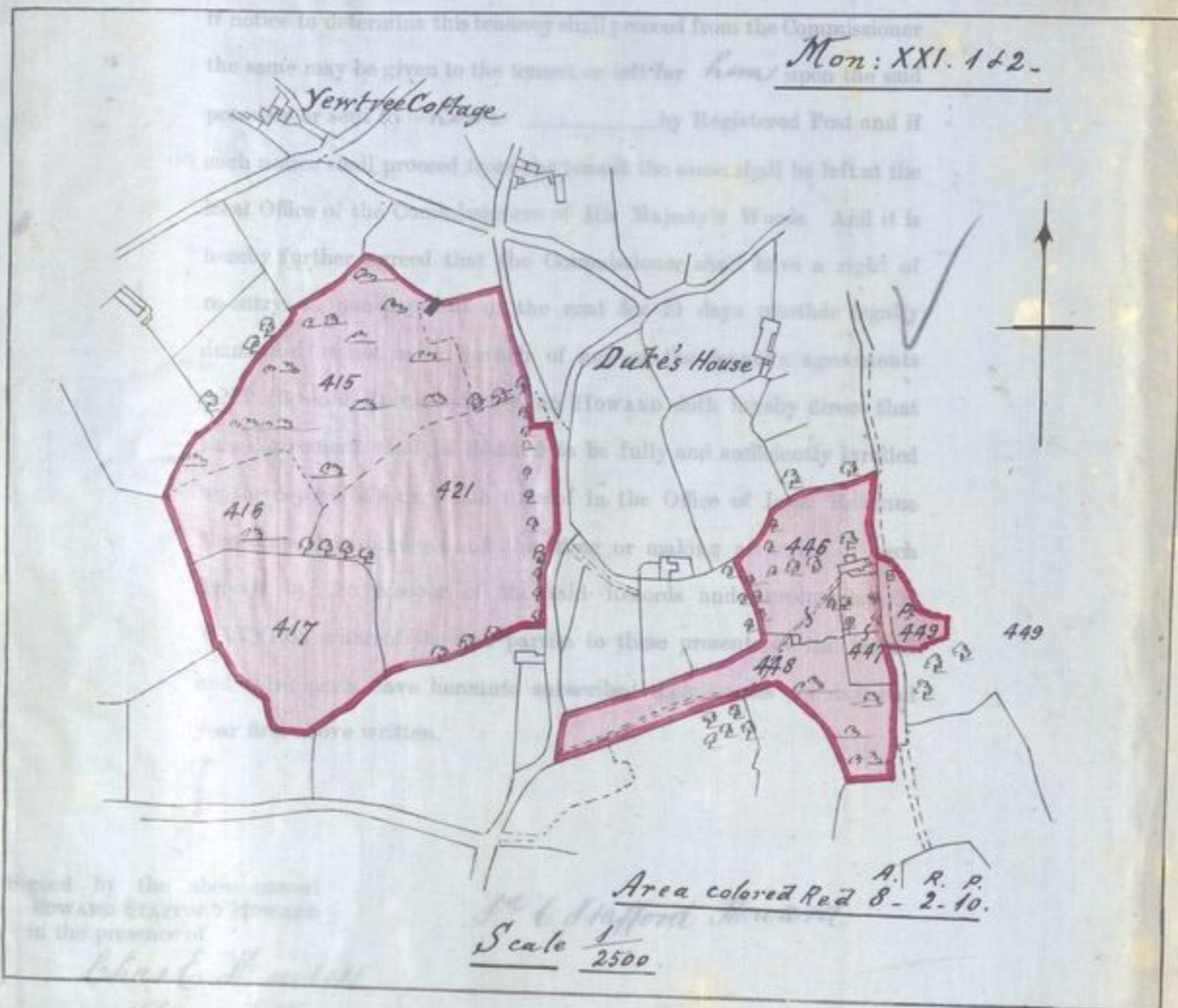
be acquired by the tenant and to the premises which may hereafter

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be acquired by the tenant and to the premises which may hereafter

be acquired by the tenant and to the premises which may hereafter

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Signed by the above-named EDWARD STAGGERS EDWARDS in the presence of

Francis Hobbs  
Brown Office  
Monmouth  
Land Agent

Scale 1/2500

Area colored Red 8-2-10.

Signed by the above-named James Morgan in the presence of

(sd) James Morgan

Francis Hobbs  
Brown Office  
Monmouth  
Land Agent

March



of the said premises and to execute any works thereon or to place thereon any notice AND IT IS HEREBY AGREED that section 33 of the Agricultural Holdings (England) Act 1883 shall not apply and if notice to determine this tenancy shall proceed from the Commissioner the same may be given to the tenant or left for *him* upon the said premises 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 Commissioners of His Majesty's Woods And it is hereby further agreed that the Commissioner shall have a right of re-entry on non-payment of the rent for 21 days whether legally demanded or not or on breach of any of the tenant's agreements 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.

*J*

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

*S<sup>r</sup> E. Stafford Howard*

*Chas. E. Howlett*  
*Office of Woods*  
*1 Whitehall Place*  
*London S.W.*

Signed by the above-named  
*James Morgan*  
in the presence of  
*Francis Hobbs*

*(sd) James Morgan*

*Brown Office*  
*Monmouth*  
*Land Agent*



Dated \_\_\_\_\_ 190 .

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.



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by me

Dated

190

EDWARD STAFFORD HOWARD, Esq. C.R.



Dated  
15 December  
1903.

Jew Forest.

E. Stafford  
Howard Esq.  
C.B.

a  
Commissioner  
of Woods  
and  
Henry James  
Lame.

Memorandum  
as to payment  
of additional  
rent in respect  
of outlay by  
Crown on  
Strides Farm.

£5. 12. 0.  
/s

Entry of Lease  
vide p. 132. note

To all to whom these presents shall come the within named Edward Stafford Howard Esquire C.B. as such Commissioner as within named and greeting Whereas the said Edward Stafford Howard has on behalf of His Majesty and at the request of the said Henry James Lame laid out and expended the sum of One hundred and thirty nine pounds thirteen shillings in or incidental to additions and improvements to the premises demised by the within written Indenture which is dated the twenty third day of May 1903 and is made between the King's Most Excellent Majesty of the first part the said Edward Stafford Howard as such Commissioner as aforesaid of the second part and the said Henry James Lame of the third part as the said Henry James Lame doth hereby acknowledge Now we the said Edward Stafford Howard as such Commissioner as aforesaid and the said Henry James Lame Do hereby agree and declare that the further yearly rent of Five pounds twelve shillings (being equal to four per cent per annum upon the said sum of one hundred and thirty nine pounds thirteen shillings so laid out and expended as aforesaid) is become payable by the said Henry James Lame his executors administrators and assigns to the King's Majesty His Heirs and Successors in respect of the premises demised by the within written Indenture as from the 1<sup>st</sup> day of August 1903 and will continue so payable as aforesaid during the remainder of the tenancy created by the within written Indenture on the days and in manner in the within written Indenture provided 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



In witness whereof the said parties to these presents have hereunto set their hands and seals the 15<sup>th</sup> day of December 1903.

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

E. Stafford Howard *(Signature)*

Chas. E. Howlett,  
Office of Woods,  
1 Whitehall Place,  
London. S.W.

Signed sealed and delivered by the above named Henry James Lane in the presence of

Henry James Lane *(Signature)*

Sidney George Quantrell  
1203 Wardour Street,  
London.  
Furniture Dealer

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

C. J. Flower.

28 Dec. 1903. Assist: to the Keeper of the Records.



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TINTERN ESTATE.

File 6019.

Sched 03 No. 21

To all to whom these presents shall come EDWARD STAFFORD HOWARD Esquire C.B. the Commissioner of Woods in charge of the Land Revenues of the Crown in the County of Monmouth on behalf of the King's Most Excellent Majesty SENDETH GREETING

WHEREAS the messuage lands and hereditaments hereinafter more particularly described and intended to be hereby conveyed are held of

His Majesty in right of His Crown as regards part thereof by Sarah Weare of Penalt in the County of Monmouth and as regards the remainder thereof by James Garrould of

at Cot rents £ 0 - 11 - 6 per annum AND WHEREAS the amounting together to said EDWARD STAFFORD HOWARD as such Commissioner as aforesaid

hath contracted with the said Sarah Weare

for the sale to her of the said premises for the sum

of £ 180 - 0 - 0

NOW KNOW YE that in consideration of the sum of £ 180 - 0 - 0

by the said Sarah Weare

paid to the said EDWARD STAFFORD HOWARD as such Commissioner as

aforesaid before the execution of these presents (the receipt whereof

the said EDWARD STAFFORD HOWARD doth hereby acknowledge) the

said EDWARD STAFFORD HOWARD on behalf of His Majesty and under & by with the consent of the Lords Commissioners of His Majesty's Treasury signified by their Warrant dated 16<sup>th</sup> Nov 1903 the powers of the Crown Lands Acts 1829 to 1894 doth by these

presents grant and convey unto the said Sarah Weare

and her heirs All those

pieces or parcels of land & premises

Inrolled 28-12-03



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containing <sup>a r h</sup> 13.06 or thereabouts situate at *Trellick Hill*  
in the <sup>said</sup> County of Monmouth \_\_\_\_\_

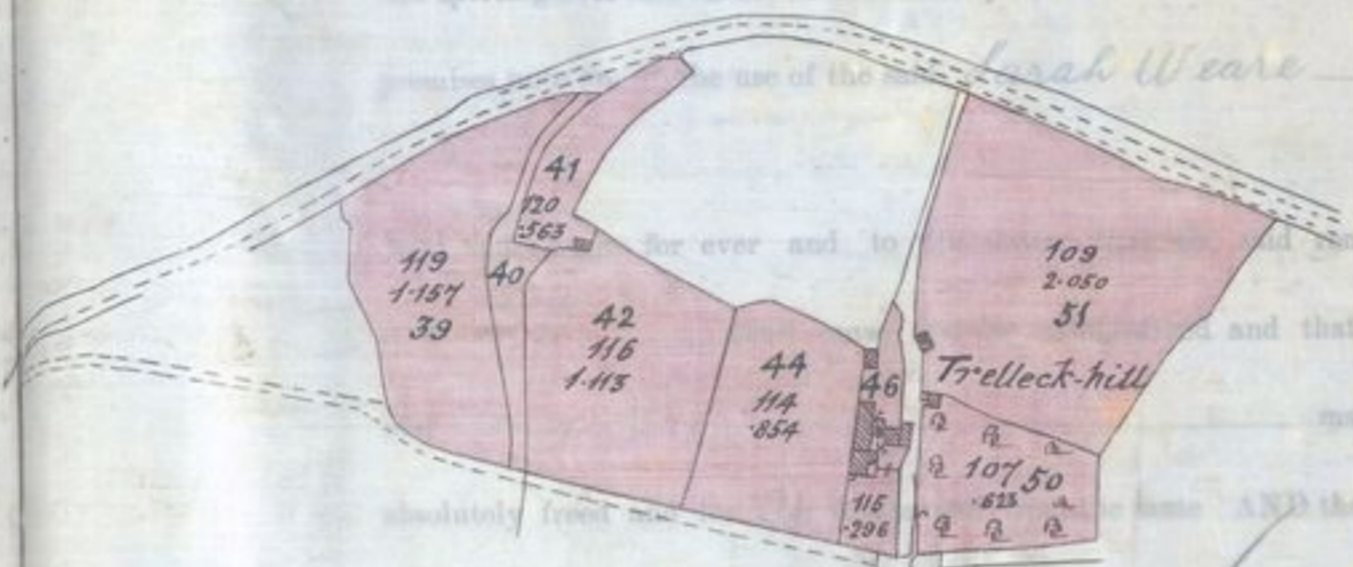
together with the messuage erected thereon which said land and premises are delineated and coloured red on the plan on the back of these presents save and except out of this Grant all mines minerals stone and other substrata whether of a metallic or of any other nature within under or upon the said land and premises with full power from time to time and at all times for ever hereafter to enter upon search for work use raise carry away and enjoy the same as fully and effectually to all intents and purposes as if this Grant had not been made AND ALSO save and except full power from time to time and at all times hereafter to search for work dress use raise carry away and enjoy any other mines minerals stone or substrata belonging to His Majesty and lying beyond the limits of the land and premises hereby granted through or over the same as fully and effectually to all intents and purposes as if this Grant had not been made PROVIDED NEVERTHELESS that the persons working the said mineral substances shall make reasonable compensation and satisfaction to the owners of the surface of the said land and premises for any injury which may be done to such surface and to any buildings now standing thereon the amount of such compensation to be in every case settled by the Receiver of Crown Rents whose award under his hand shall in every case be final AND ALSO save and except out of this Grant (but subject to the provisions of the Ground Game Act 1880) all Game





S. Weare

of the Fowl Rabbits and Fish with the exclusive right for His Majesty His  
Successors and Assigns  
Green Nos 1881 Edition.



Char. B. Howard  
Office of Woods  
London Hill

Edward Howard



Wild Fowl Rabbits and Fish with the exclusive right for His Majesty His Heirs Successors and Assigns and all persons authorised by him or them at all times to preserve the same and of hunting shooting fishing coursing and sporting over and on the said land and premises TO HOLD the said premises unto and to the use of the said *Sarah Weare* —

heirs and assigns for ever and to the intent that the said rent of £ 0. 11. 6 <sup>s d</sup> shall cease and be extinguished and that the said *land & premises* may be absolutely freed and for ever discharged from the same 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 IN WITNESS whereof the said EDWARD STAFFORD HOWARD has hereunto set his hand and seal this *24*

day of *December* 1905

Witness to the Execution by the said EDWARD STAFFORD HOWARD

*E. Stafford Howard*

*Chas. E. Howlett*  
Office of Woods  
1 Whitewall Place  
London S.W.

Approved.

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. *28 Dec 1905.*

*E. Howlett*  
Keeper of the Records.



*copy*

No. 20

TINTERN ESTATE.

File 6019.

*Paid 03-04*

To all to whom these presents shall come EDWARD STAFFORD HOWARD Esquire C.B. the Commissioner of Woods in charge of the Land Revenues of the Crown in the County of Monmouth on behalf of the King's Most Excellent Majesty SENDETH GREETING

WHEREAS the *message* lands and hereditaments hereinafter more particularly described and intended to be hereby conveyed are held of

His Majesty in right of His Crown *as regards part thereof by Mark Watkins of batbrooks near Tintern in the County of Monmouth and as regards the remainder thereof by Jeremiah Williams of* at the ~~rent~~ <sup>amounting together to</sup> *£ 4-6-0* per annum AND WHEREAS the

said EDWARD STAFFORD HOWARD as such Commissioner as aforesaid hath contracted with the said *Mark Watkins* for the sale to *him* of the said premises for the sum of £ 180

NOW KNOW YE that in consideration of the sum of £ 180 by the said *Mark Watkins*

paid to the said EDWARD STAFFORD HOWARD as such Commissioner as aforesaid before the execution of these presents (the receipt whereof the said EDWARD STAFFORD HOWARD doth hereby acknowledge) the

said EDWARD STAFFORD HOWARD on behalf of His Majesty and under *his with the consent of the Lords Commissioners of His Majesty's Treasury signified by their Warrant dated 26 November 1903* the powers of the Crown Lands Acts 1829 to 1894 doth by these

presents grant and convey unto the said *Mark Watkins* and *his* heirs All that piece or parcel of land *and premises*

*Enrolled 28<sup>th</sup> Dec 1903*



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containing <sup>a r h</sup> 5.3.29 or thereabouts situate at Batbrook  
in the <sup>said</sup> County of Monmouth \_\_\_\_\_

\_\_\_\_\_ together with the messuage erected thereon which said land and premises are delineated and coloured red on the plan on the back of these presents save and except out of this Grant all mines minerals stone and other substrata whether of a metallic or of any other nature within under or upon the said land and premises with full power from time to time and at all times for ever hereafter to enter upon search for work use raise carry away and enjoy the same as fully and effectually to all intents and purposes as if this Grant had not been made AND ALSO save and except full power from time to time and at all times hereafter to search for work dress use raise carry away and enjoy any other mines minerals stone or substrata belonging to His Majesty and lying beyond the limits of the land and premises hereby granted through or over the same as fully and effectually to all intents and purposes as if this Grant had not been made PROVIDED NEVERTHELESS that the persons working the said mineral substances shall make reasonable compensation and satisfaction to the owners of the surface of the said land and premises for any injury which may be done to such surface and to any buildings now standing thereon the amount of such compensation to be in every case settled by the Receiver of Crown Rents whose award under his hand shall in every case be final ~~AND ALSO save and except out of this Grant (but subject to the provisions of the Ground Game Act 1880) all Game~~



Wild Fowl Rabbits and Fish with the exclusive right for His Majesty His

Heirs Successors and Assigns and all persons authorised by him or them

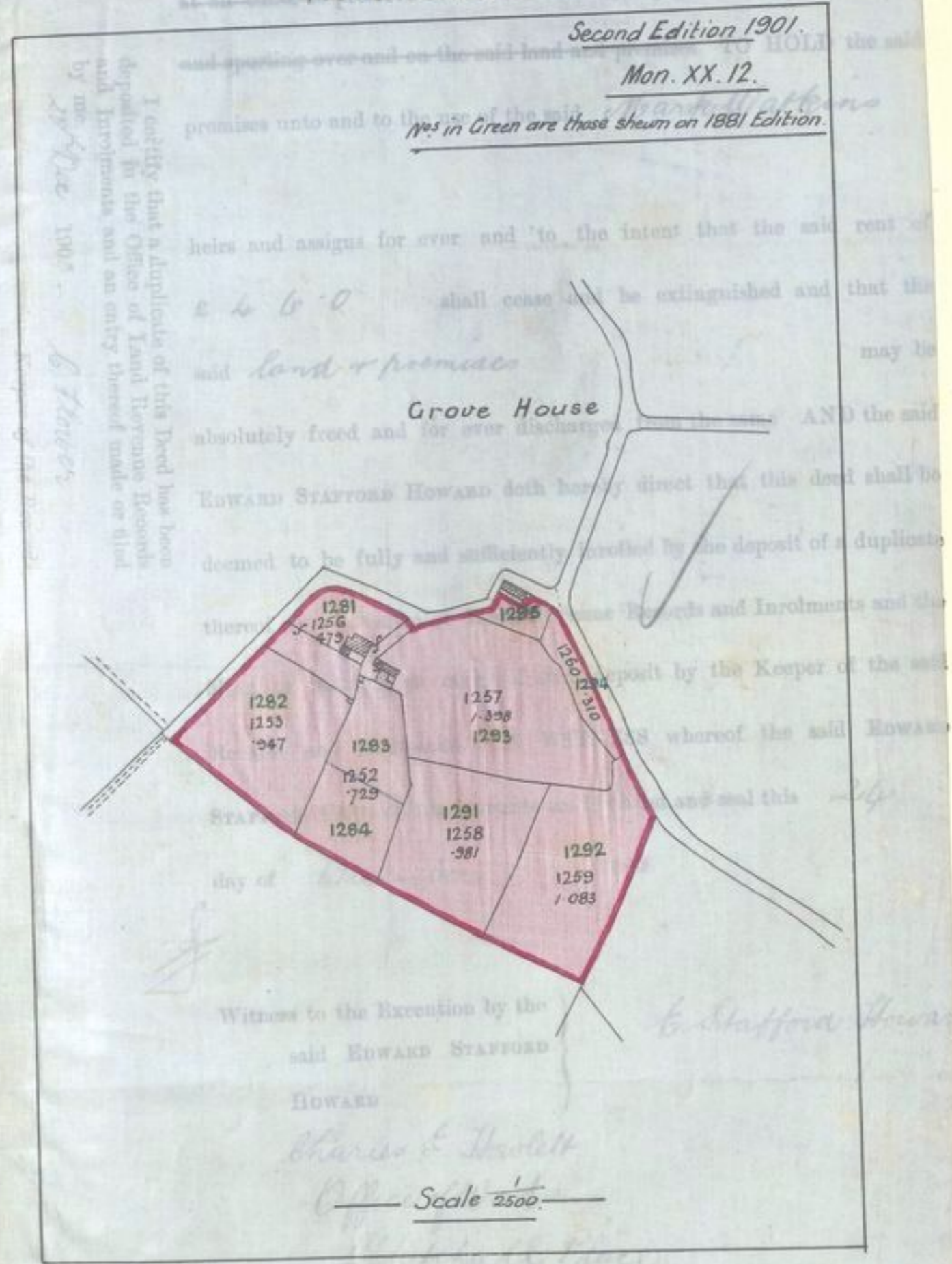
*M. Watkins*

Second Edition 1901.

Mon. XX. 12.

nos in Green are those shown on 1881 Edition.

I certify that a duplicate of this Deed has been deposited in the Office of Land Revenue Records and Investments and an entry thereof made or filed by me *1905* *Edwards*



Witness to the Execution by the said EDWARD STAFFORD HOWARD

*Ed Stafford Howard*

*Charles E. Howell*  
Scale  $\frac{1}{2500}$

*London 1901*



~~Wild Fowl Rabbits and Fish with the exclusive right for His Majesty His Heirs Successors and Assigns and all persons authorised by him or them at all times to preserve the same and of hunting shooting fishing coursing and sporting over and on the said land and premises~~ TO HOLD the said premises unto and to the use of the said *Mark Watkins*

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 *28th Dec 1903.* *E. Howard*  
Keeper of the Records

heirs and assigns for ever and to the intent that the said rent of £ *4-6-0* shall cease and be extinguished and that the said *land & premises* may be

absolutely freed and for ever discharged from the same 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 IN WITNESS whereof the said EDWARD STAFFORD HOWARD has hereunto set his hand and seal this *24*

day of *December* 1903

Witness to the Execution by the said EDWARD STAFFORD HOWARD

*E. Stafford Howard*

*Charles E. Howlett*  
*Office of Woods*  
*Whitehall Place*  
*London W.*

Approved.



Dated  
30 September  
1903.

Forest of  
Dean.

Mr. Jesse Voice  
and others

to  
The King's  
Most  
Excellent  
Majesty

Surrender  
of  
The Sandstone  
Iron Gale.

This Indenture made the thirtieth day of September One thousand nine hundred and three Between Jesse Voice of Old Street Blakeney near Newnham in the County of Gloucester Gentleman and Clara his Wife of the first part Richard Phillips of Yrkeley near Sydney in the said County of Gloucester of the second part Thomas Morgan of Coreley School Tenbury in the County of Worcester and Henry Morgan of Nash School Tenbury in the said County of Worcester of the third part Edward Stafford Howard Esquire C.B. His Majesty's Gavelor of the Forest of Dean in the said County of Gloucester of the fourth part and The King's Most Excellent Majesty of the fifth part Whereas by Grant dated the twenty seventh day of September One thousand eight hundred and fifty eight a Gale of the Sandstone Iron Mine in the said Forest was granted to Henry Beech And whereas by divers Assignments and operations of law the said Gale is now vested in the said parties hereto of the first second and third parts and they have requested the said Edward Stafford Howard as such Gavelor as aforesaid to accept on behalf of His Majesty a Surrender of the said Gale which the said Edward Stafford Howard has agreed to do Now this Indenture witnesseth that in pursuance of the premises the said parties hereto of the first and second parts as Beneficial Owners and the said parties hereto of the third part as Mortgagees Do hereby surrender to the King's Majesty All that Gale called the Sandstone Iron Mine and all other the premises held by virtue of the said Grant To the intent and purpose that the same and all the estate and interest now subsisting in the said premises under or by virtue of the said Grant may be merged and extinguished in the reversion freehold and inheritance of the said premises now vested in His Majesty in right of His Crown

And



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

Signed sealed and delivered by the above named Jesse Voice } Jesse Voice (L.S.)  
in the presence of  
Denham W. Westmacott  
1 Whitehall Place,  
Solicitor.

Signed sealed and delivered by the above named Clara Voice } Clara Voice (L.S.)  
in the presence of  
Harold W. Berthou  
Lydney, Glos.  
a Commissioner for Oaths.

Signed, by setting his mark, and sealed and delivered by the above named Richard Phillips in the presence of } Richard Phillips (L.S.)  
Tom Robins. } His X Mark.  
Yorkley, in Lydney,  
Gloucestershire  
Collier

Signed sealed and delivered by the above named Thomas } T. Morgan. (L.S.)  
Morgan in the presence of  
William Beddoes  
The Church Style Farm,  
Coreley, Tenbury,  
Farmer.

Signed



Signed sealed and delivered  
by the above named Henry  
Morgan in the presence of  
Edwin Corfield,  
The Bliffords, Nash,  
Farmer.

H. Morgan. *(Signature)*

Signed sealed and delivered  
by the above named Edward  
Stafford Howard in the presence  
of

E. Stafford Howard. *(Signature)*

Chas E Howlett,  
Office of Woods,  
1 Whitehall Place,  
London. S.W.

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.

5th Jan: 1904.

W. J. Green  
Assist: to the Keeper of the Records.

*(Handwritten initials)*

Dated  
18 Dec  
1903

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Dated 18 December 1903. This Indenture made the eighteenth day of December One thousand nine hundred and three Between Barthrop Benson formerly of Coleford in the County of Gloucester and now of 5 Mecklenburgh Square in the County of London Dean Forest Gentleman Norman Alexander Scrutton of 18 Billiter Street in the City of London Gentleman Willis James B. Benson Campbell Scrutton of 16. 18 Billiter Street aforesaid Esq. and Gentlemen (the ~~last~~ <sup>last</sup> two named persons being the others Executors and Trustees of the late Alexander Scrutton who died on the eighteenth day of May One thousand nine hundred and two) hereinafter called "the Grantors" of the Most Excellent Majesty's Gaveler of and for the Forest of Dean in the County of Gloucester of the second part and The King's Majesty Most Excellent Majesty of the third part Whereas the Gales or Iron Mines respectively called the "Old Ham Pit Surrender Iron Mine Work" and the "Lambquay Iron Mine" situate of in the Forest of Dean and County of Gloucester are now vested in the Grantors and they have requested the said Edward Stafford Howard as such Gaveler as aforesaid to accept on behalf of His Majesty a surrender as from the thirty-first day of December One thousand nine hundred and two of the said Gales which the said Edward Stafford Howard has agreed to do Now this Indenture witnesseth that in pursuance of the premises the said Grantors are Beneficial Donors with the consent of the said Edward Stafford Howard testified by his executing these presents Do surrender to the King's Majesty from the said thirty first day of December One thousand nine hundred and two All those Gales called "The Old Ham Pit Iron Mine Work" and "The Lambquay Iron Mine" respectively To the intent and purpose that the said Gales and all the estate and interest now subsisting therein may be merged and extinguished in the reversion freehold and inheritance of the said premises now vested in His Majesty in right of His Crown. And the said Edward Stafford Howard doth hereby direct that this Deed shall be deemed to be fully and sufficiently

enrolled



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 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 Barthrop Bonsor in the presence of Cecil Feiling Clerk to Messrs Lyoh, Phillips, Walters & Williams, Solicitors 3 Finsbury Circus E.C.

B. Bonsor (L.S.)

Signed sealed and delivered by the above named Norman Alexander Scrutton in the presence of Alex. King Clerk. 18 Billiter St. E.C.

N.A. Scrutton (L.S.)

Signed sealed and delivered by the above named Willis James Campbell Scrutton in the presence of Alex. King 18 Billiter St. E.C. Clerk.

W.J.C. Scrutton (L.S.)

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 S.W.

E. Stafford Howard (L.S.)

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.

5. Jan. 1904. W. J. Green. Assist: to the Keeper of the Records



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Sched 03-04  
No. 22

TINTERN ESTATE.

File 6019.

To all to whom these presents shall come EDWARD STAFFORD HOWARD Esquire C.B. the Commissioner of Woods in charge of the Land Revenues of the Crown in the County of Monmouth on behalf of the King's Most Excellent Majesty SENDETH GREETING WHEREAS the *messuage* lands and hereditaments hereinafter more particularly described and intended to be hereby conveyed are held of His Majesty in right of His Crown by *Mary Spencer* Widow \_\_\_\_\_ of \_\_\_\_\_

at the ~~net~~ rent of  $\pounds$   $\frac{7}{6}$ <sup>s d</sup> per annum AND WHEREAS the said EDWARD STAFFORD HOWARD as such Commissioner as aforesaid hath contracted with the said *Mary Spencer* \_\_\_\_\_ for the sale to *her* \_\_\_\_\_ of the said premises for the sum of  $\pounds$  65 \_\_\_\_\_

NOW KNOW YE that in consideration of the sum of  $\pounds$  65 \_\_\_\_\_ by the said *Mary Spencer* \_\_\_\_\_ paid to the said EDWARD STAFFORD HOWARD as such Commissioner as aforesaid before the execution of these presents (the receipt whereof the said EDWARD STAFFORD HOWARD doth hereby acknowledge) the said EDWARD STAFFORD HOWARD on behalf of His Majesty and under the powers of the Crown Lands Acts 1829 to 1894 doth by these presents grant and convey unto the said *Mary Spencer* \_\_\_\_\_ and *her* \_\_\_\_\_ heirs All that \_\_\_\_\_ pieces or parcelsof land \_\_\_\_\_

XX. 8 & XXI. 5.

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enrolled by the deposit of a duplicate thereof in

containing <sup>together</sup> 1.3.32 or thereabouts situate at *bleiddon*  
in the County of Monmouth

together with the messuage erected thereon which said land and premises are delineated and coloured red on the plan on the back of these presents save and except out of this Grant all mines minerals stone and other substrata whether of a metallic or of any other nature within under or upon the said land and premises with full power from time to time and at all times for ever hereafter to enter upon search for work use raise carry away and enjoy the same as fully and effectually to all intents and purposes as if this Grant had not been made AND ALSO save and except full power from time to time and at all times hereafter to search for work dress use raise carry away and enjoy any other mines minerals stone or substrata belonging to His Majesty and lying beyond the limits of the land and premises hereby granted through or over the same as fully and effectually to all intents and purposes as if this Grant had not been made PROVIDED NEVERTHELESS that the persons working the said mineral substances shall make reasonable compensation and satisfaction to the owners of the surface of the said land and premises for any injury which may be done to such surface and to any buildings now standing thereon the amount of such compensation to be in every case settled by the Receiver of Crown Rents whose award under his hand shall in every case be final ~~AND ALSO save and except out of this Grant~~ (but subject to the provisions of the Ground Game Act 1880) all Game

*by me.*  
*5. Jan: 1904.*  
*to J. Green.*  
*Asst: to the Keeper of the Records.*

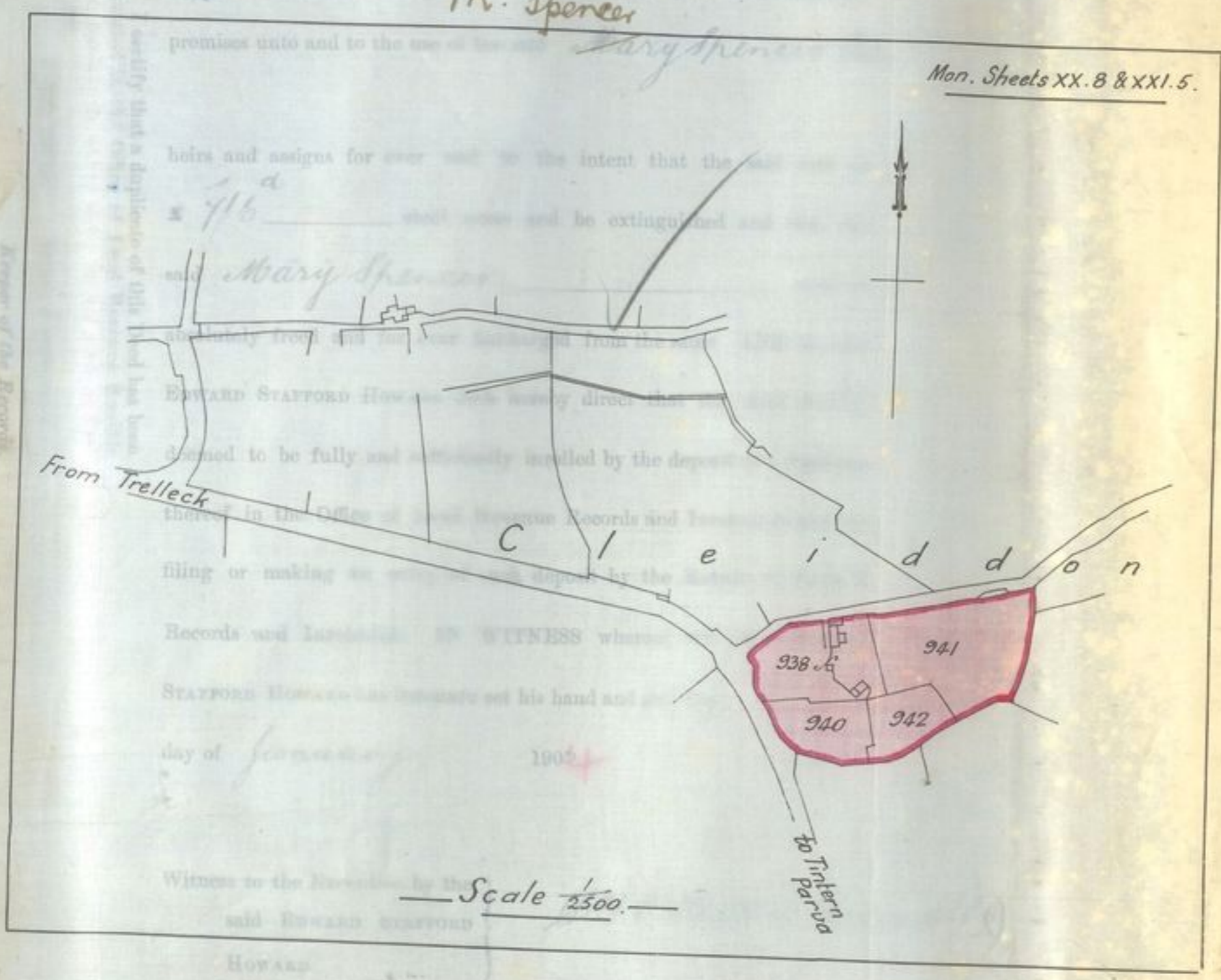


Wild Fowl Rabbits and Fish with the exclusive right for His Majesty His  
Heirs Successors and Assigns and all persons authorised by him or them  
at all times to preserve the same and of hunting shooting fishing coursing

*M. Spencer*

*Mary Spencer*

Mon. Sheets XX. B & XXI. 5.



From Trelleck

Clevedon

to Tintern

Scale  $\frac{1}{2500}$

Office of Woods,  
Whitehall Place

Approved.



~~Wild Fowl Rabbits and Fish with the exclusive right for His Majesty His~~  
~~Heirs Successors and Assigns and all persons authorized by him or them~~  
~~at all times to preserve the same and of hunting shooting fishing coursing~~  
~~and sporting over and on the said land and premises~~ TO HOLD the said  
premises unto and to the use of the said *Mary Spencer her*

heirs and assigns for ever and to the intent that the said rent of  
£ <sup>s d</sup> *7/6* shall cease and be extinguished and that the  
said *Mary Spencer* may be  
absolutely freed and for ever discharged from the same 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 IN WITNESS whereof the said EDWARD  
STAFFORD HOWARD has hereunto set his hand and seal this *4<sup>th</sup>*

day of *January* 190*4*

Witness to the Execution by the  
said EDWARD STAFFORD  
HOWARD

*(Sd) E. Stafford Howard (Ld)*

*Morton Evans*  
*Office of Woods*  
*Whitehall Place*

*Approved.*

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.  
*5 Jan 1904*  
*W. J. Green*



*John 55*

Dated  
23 December 1903

County  
of Hants

E. Stafford  
Howard Esq. CB  
a commissioner  
of Woods &c.

to  
L. Stevens Esq.

lease  
of a House known  
as Turgy  
Lawn Cottage  
in the Parish of  
Minstead.

Commencing  
5 July 1903  
Term of Year  
Expires 5 July 1943

Rent  
£40 per annum

**This Indenture** made the twenty third day of December One thousand nine hundred and three Between The Kings Most Excellent Majesty of the first part Edward Stafford Howard Esquire CB the Commissioner of His Majesty's Woods Forests and Land Revenues in charge of the hereditaments hereinafter demised of the second part and Laurence Stevens of No 45 South Moulton Street Oxford Street in the County of London Contractor (hereinafter called "the lessee") of the third part **Witnesseth** that in consideration of the rent and covenants hereinafter reserved and contained to the said Edward Stafford Howard as such Commissioner as aforesaid in exercise of the powers of the Crown Lands Acts 1829 to 1894 and of all other powers in anywise enabling Commissioners of His Majesty's Treasury signified by their Warrant dated the twenty-third day of December One thousand nine hundred and three **Doth** on behalf of His Majesty demise and lease unto the lessee **All** that piece of land (hereinafter called "the said land") containing twenty perches or thereabouts situate in the Parish of Minstead in the County of Hants and being on the west side of the road from Fynderhurst to Salisbury Together with the messuage and buildings erected thereon and which messuage is known as Turgy Lawn Cottage which said premises are delineated and coloured light and dark red on the plan annexed hereto. Together with the appurtenances Reserving unto His Majesty His Heirs and Successors all timber and substrata upon or under the said demised premises And reserving also unto His Majesty His Heirs and Successors and the lessee and occupiers for the time being of any other buildings or land belonging to His Majesty the free passage of water and soil from such other buildings or land through the channels sewers drains and watercourses for the time being belonging



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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 wains bolts bars and fastenings whatsoeuer and all water closets 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. At all times during the said term to cultivate the creepers for the time being growing up the said messuage and in the event of any of them dying or being injured to replace them by plants of an annual character to the satisfaction of the lessor and at the end of the term to leave all such creepers in good order and condition.

5. 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 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 Receiver the Policy or Policies of such insurance and the receipt or receipts for the premium or premiums of insurance in respect of 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 heretofore

mentioned



to or running under the said premises hereby demised To hold the said premises unto the lessee from the fifth day of July One thousand nine hundred and three for the term of Forty Years Paying therefor unto the King's Majesty His Heirs and Successors during the said term the clear yearly rent of Forty pounds by equal quarterly payments on the fifth day of January the fifth day of April the fifth day of July and the tenth day of October in every year up to and including the fifth day of April One thousand nine hundred and forty three ~~And also paying~~ the first quarterly payment thereof to be made on the tenth day of October One thousand nine hundred three and the payment of the rent for the last quarter of a year of the said term to be made in advance on the fifth day of April one thousand nine hundred and forty three And also paying on demand unto His Majesty His Heirs and Successors in addition to the rent hereinbefore reserved all such sums of money as may in pursuance of the power hereinafter contained be paid by the lessor (the term "lessor" being hereinafter defined) for mairing any building or buildings on the said land the said respective rents and sums to be paid into the hands of His Majesty's Receiver for the time being of the rents and profits of the said premises free from all deductions whatsoever except in respect of Landlord's Property Tax and Tithe Rentcharge And the lessee hereby covenants with the King's 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 days and in manner aforesaid.
2. To pay the land tax sewer rate and all other taxes rates assessments and outgoings whatsoever (except Landlord's Property Tax and Tithe Rentcharge) 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 walls posts pales iron and other



mentioned or any less amount in such name or names as he may deem proper and may recover all monies 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.

6. To paint three times over with good and proper oil colors 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 third year of the said term and the inside parts usually painted of such buildings in the fifth and last year of the said term.

7. To permit the lessor and his Agents or Servants at all seasonable times to enter into the said premises and take a plan and examine the condition thereof and also at 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 nonpayment thereof or of any part thereof the same or such part thereof as shall not be

paid



paid may be recovered by distress as rent hereby reserved and in arrears.

8. 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 or business whatsoever but to keep the said messuage and premises as a private dwelling-house or professional residence only and without making or allowing to be made any show of business therein unless with the consent in writing of the lessor.
9. Not to cut lop top injure or damage any of the trees upon the said land nor raise any subtrata 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.
10. 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 alterations whatsoever in the plan or elevation of the buildings for the time being on the said land nor alter or change any of the architectural decorations of such buildings or the fence or railings (if any) in front thereof 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 without in every case obtaining the previous consent in writing of the lessor.
11. Not to assign or underlet the said premises or any part thereof without the previous consent in writing of the lessor and 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 Letters of Administration Orders of Court and other instruments affecting the devolution of this

lease.




lease or the term hereby granted within six months from the respective dates thereof to be lodged in the Office of the Commissioners of Woods in order that Minutes or dockets thereof respectively may be entered and on demand to pay the usual fees therefor.

12. Provided always and these presents are upon this 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.

13. 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 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 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 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

Morton Evans  
Office of Woods,  
Whitehall Place.

E. Stafford Howard 

Signed



