

Dean Forest

The Hon: C

A Gore to

W. A. A. Croll

P. d. Kingsford

This Indenture

made the sixth day of December one thousand eight hundred and fiftyfour Between The Queen's Most Excellent Majesty of the first part The Honorable Charles Alexander Gore the Commissioner of Her Majestys Woods Forests and Land Revenues to

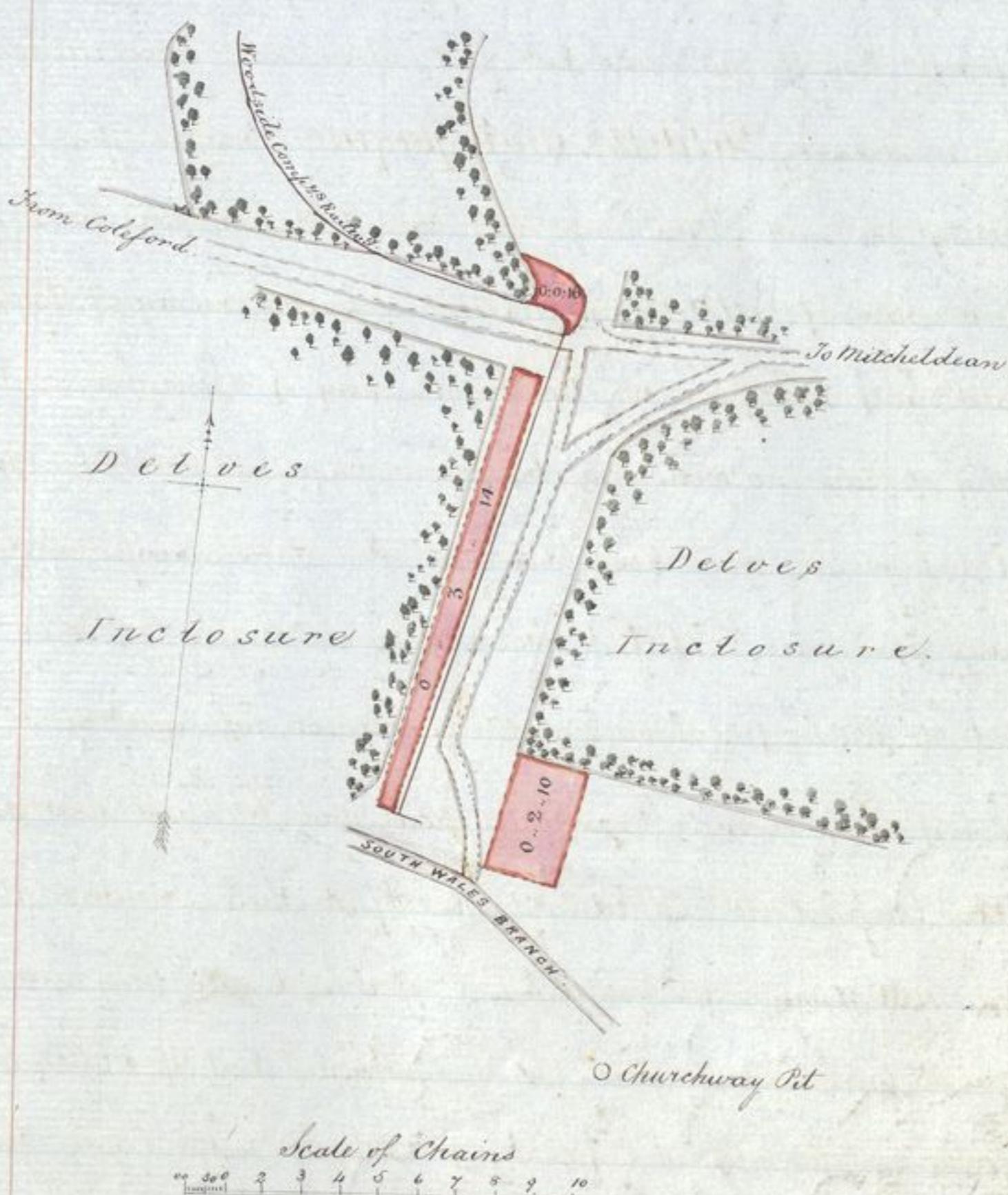
the management and direction of certain of the Woods Forests and Land

Revenues of the Crown including (amongst other parts thereof) the Royal Forest
Place of three of Dean with the duties and powers appertaining thereto have been assigned
small pieces of by Order under the hands of the Commissioners of Her Majestys Treasury of the
Wasteland in the second part and Alexander Angus Croll of Coleman Street London and
Forest of Dean in Edward Kingsford of Wellington Street London Bridge Southwark Gentleman
the County of of the third part Whereas by an Act of Parliament made and passed in the
Gloucester for the first and second Years of the Reign of Her present Majesty intituled "An Act
better working of for regulating the opening and working of mines and Quarries in the Forest of
the Woodside Collye and Hundred of Saint Briavels in the County of Gloucester" It was by

the twentyfifth Section of the said Act enacted that it should be lawful for the
6th Dec: 1854 Commissioners for the time being of Her Majestys Woods Forests Land Revenues
works and Buildings from time to time to grant Leases for Terms not exceeding
thirty one Years to any Free Miner or other person entitled to a Gale or Mining
Work of any part of the uninclosed waste Land of the said Forest for the purpose
of erecting thereon any House Building or Machinery for the more convenient
working any Mine or for any purpose connected with any Mine or work
so as there should not be included more than one and a half Acres of Land
in any such Lease And whereas the said Alexander Angus Croll and Edward
Kingsford as the Registered Owners of a certain Gale or Colliery called the Woodside
Colliery in the said Forest of Dean lately applied to the said Charles Alexander
Gore as such Commissioner as aforesaid (in whom the powers given to the Commissioners
for the time being of Her Majestys Woods Forests Land Revenues Works & Buildings

by the said recited Act as aforesaid have now become vested) to grant to them a Lease of the three small pieces of waste Land hereinafter described for the purpose of erecting thereon a House with suitable Offices and Stabling and for a Landing place for coal and a Coal Yard for the sale of Coal raised and gotten from the said Colliery and to be used in connection with and for the better and more conveniently working the said Colliery And whereas the said Charles Alexander Gore as such Commissioner as aforesaid hath agreed to grant them a Lease thereof for the term and subject to the Rent Covenants and Conditions and Restrictions hereinafter reserved and contained Now this Indenture witnesseth that in pursuance of the said Agreement and in consideration of the Rent Covenants Conditions and Restrictions hereinafter reserved and contained and on the part of the said Alexander Angus Groll and

Edward Kingsford their executors administrators and assigns to be paid observed and performed The said Charles Alexander Gore as such Commissioner as aforesaid by virtue and in exercise of the powers and authorities now vested in him in this behalf and of every other power or authority in anywise enabling him so to do Both by these Presents demise and lease unto



said Alexander Angus Croll and Edward Kingsford their executors administrators and assigns as such Registered Owners of the said Woodside Colliery as aforesaid All those three several pieces or parcels of Land (part of the unenclosed Waste Lands of the said Forest of Dean) situate neare to the Churchway terminus of the South Wales Line of Railway in the said Forest containing together by recent admeasurment one acre and two rods which said three several or parcels of Land with the respective quantities thereof are more particularly described in the plan drawn in the Margin of these Presents and are thereon coloured Red, To have and to hold the said three several pieces or parcels of land with the appurtenances unto the said Alexander Angus Croll and Edward Kingsford as such Registered owners as aforesaid their executors administrators and assigns for the Term of Thirypone Years from the twentyfourth day of June now last past determinable nevertheless as hereinafter mentioned Yelding and paying therefore yearly and every Year during the said Term unto the Queens Majesty her heirs and successors the rent or sum of Thirypone Shillings of lawful money of Great Britain to be paid half yearly on the twentyfifth day of December and the twentyfourth day of June in every year by equal payments without any deduction for land tax or any other taxes sewers or other rates charges assessments or impositions whatsoever And the said Alexander Angus Croll and Edward Kingsford do hereby for themselves their executors administrators and assigns covenant with the Queens Majesty her heirs and successors that they the said Alexander Angus Croll and Edward Kingsford their executors administrators or assigns will during the continuance of this demise pay unto the Queen Majesty her heirs and successors the said Yearly Rent of Thirypone shillings on the days hereinbefore appointed for payment thereof without any deduction or abatement whatsoever And also will pay the Land tax and all others

4.

taxes, sewers and other rates, charges, assessments and impositions whatsoever which now are or may at any time during the said term be taxed, assessed or imposed upon the said demised premises or any part thereof. And also that the said Alexander Angus Croll and Edward Kingsford their executors, administrators or assigns will forthwith inclose and fence in the said pieces or parcels of land to the satisfaction of the said Charles Alexander Gore or other the Commissioner or other Officer or Officers for the time being exercising the powers respectively now exercised by the said Charles Alexander Gore and will during the continuance of this demise at their own costs keep the same well and sufficiently inclosed and fenced in as aforesaid and in good and proper order and condition with all necessary and requisite drains, sewers and watercourses. And will at all times hereafter make good all damage or injury which may at any time happen or be occasioned to the lands, trees, property or possessions of Her Majesty or of any adjoining Owner or Owners by reason of the use or occupation of the said demised premises for the purposes aforesaid. And that it shall be lawful for the said Charles Alexander Gore or other the Commissioner or other Officer or Officers aforesaid or the Deputy Surveyor or Deputy Gaoler for the time being of the said Forest with Workmen, Servants, Agents or others at all times during the continuance of this demise to enter into and upon the said demised premises for the purpose of viewing and examining the state and condition thereof. And the said Alexander Angus Croll and Edward Kingsford do hereby for themselves their executors, administrators and assigns further covenant with the Queen's Majesty, her heirs and successors that they the said Alexander Angus Croll and Edward Kingsford their executors, administrators or assigns will not at any time during the continuance of this demise without the consent in writing of the said Charles Alexander Gore as such Commissioner as aforesaid or other Officer or Officers aforesaid for that purpose first had and obtained erect or build or permit

or suffer to be erected or built upon the said pieces or parcels of land hereby
demised or any part or parts thereof any Steam Engine or Fire Engine or
any erections or buildings whatsoever other than and except a House with
suitable Offices and Stabling as aforesaid nor permit or suffer the said demised
Premises or any part thereof to be occupied or used otherwise than for the
purposes aforesaid and in connection with the said Woodside Colliery and
and for the better and more conveniently working the same and in strict or
conformity with (so far as the same may be applicable thereto) the rules
orders and regulations of the Dean Forest Mining Commissioners made for
the working of Gales Pits Levels and Works in the said Forest And will not
commit or suffer to be committed any waste spoil damage or injury to the
said demised Premises or any part thereof or to the Enclosures lands Trees
Property or Possessions of Her Majesty or of any adjoining Owner or Owners
nor do or suffer to be done any act or thing whatsoever which may be or
become a nuisance annoyance or disturbance to the Queens Majesty her
heirs or successors or to the Owners or Occupiers of any contiguous Premises
And also that they the said Alexander Angus Croll and Edward Kingsford
their executors administrators or assigns will at the end or other sooner
determination of the said term peaceably and quietly leave surrender and
yield up unto the Queens Majesty her heirs and successors or to the said
Charles Alexander Gore as such Commissioner as aforesaid or other the
Officer or Officers aforesaid on behalf of Her Majesty or to whom he or they
shall direct or appoint to receive the same the said demised Premises in
good and proper order and condition And also will at their own costs or
within three Calendar months from the respective dates thereof cause all
assignments which may at any time hereafter be made of these Presents or
of the Premises hereby demised or any part thereof to be enrolled in the

6.

Office of Land Revenue Records and Enrolments and Estimates or Bocquets thereof
respectively to be entered in the Office of the said Commissioners of Her Majesty's Woods
Forests and Land Revenues Provided always and these Presents are granted upon
this express Condition that the said term hereby granted shall absolutely cease and
determine when the said Colliery called the Woodside Colliery shall cease to be worked
Provided lastly and these Presents are upon this express Condition that if the said
Rent hereby reserved or any part thereof shall be unpaid for thirty days next after
either of the days of Payment on which the same ought to be paid or if the said
Alexander Angus Groll and Edward Kingsford their executors adutors or assigns
do not in all things observe perform and keep all and singular the Covenants
Provisions Conditions and Restrictions herein contained and on their parts to be
performed and kept according to the true intent and meaning of these Presents
then and from thenceforth and in any of such cases it shall be lawful for Her
Majesty her heirs and successors or the said Charles Alexander Gore as such
Commissioner as aforesaid or other the Officer or Officers aforesaid into and upon
the said denised Premises or any part thereof in the name of the whole to
reenter and the same thenceforth to have again retain reprofess and enjoy
as in his or their former Estate and the said Alexander Angus Groll and
Edward Kingsford their executors adutors and assigns and all other Occupiers
thereof thenceout and from thence to expel put out or move this present
Indenture or anything herein contained to the contrary thereof notwithstanding
And the said Charles Alexander Gore 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 of any Entry of such Deposit by the Keeper of the said Records
and Enrolments *In witness* whereof the said Parties to these Presents
have hereunto set their hands and seals the day and Year

first above written &c.

Charles Alexander Gore (Ld) & Angus (Ld) Groll Edward (Ld) Kingsford

Signed Sealed and Delivered by the within named Charles-
Alexander Gore in the presence of

Geo Sale Bedford

Office of Woods &c

Signed Sealed and Delivered by the within named Alexander
Angus Groll and Edward Kingsford in the presence of

John Parker Bolding

35 Church St London - Sol.

I certify that a duplicate of this Deed has been deposited in the
Office of Land Revenue Records and Enrolments and an entry thereof made
or filed by me and also that the within named Charles Alexander Gore was
directed that such deposit and entry should be sufficient enrolment of this
Deed

J. R. Larnside

Keeper of the Records

11th April 1855

X J. R. L.

Fee £1.18.6

Dated 13 April

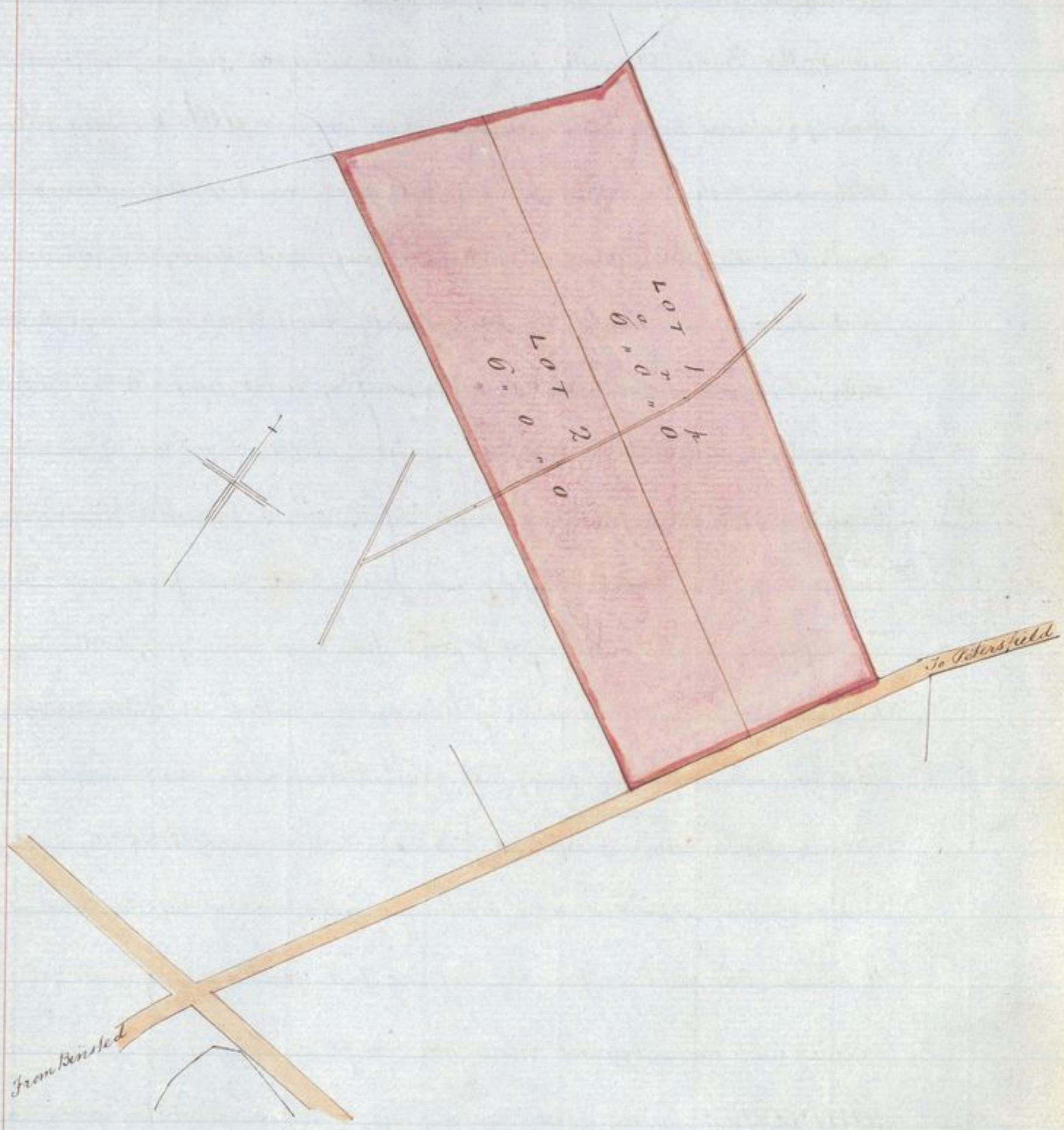
This Indenture

made the thirteenth day of April One

1855 thousand eight hundred and fifty six Between Henry Lewis Wickham
 Henry Lewis of No. 15 Chesterfield Street Mayfair in the County of Middlesex Esquire of the first
 part The Honorable Charles Alexander Gore the Commissioner of Her
 The Queen's Majestys Woods Forests and Land Revenues to whom the management and direction of
M: E. Majesty certain parts of the Land Revenues of the Crown and certain duties and powers (including
 Conveyance a power to purchase with the consent of the Lords of Her Majestys Treasury the Land and
 of her Allotments Hereditaments hereinafter described and intended to be hereby conveyed) have been assigned
 of Land at Binsted by Order under the hands of two of the Commissioners of Her Majestys Treasury on
 behalf of Her Majesty of the second part and The Queen's Most Excellent Majesty
 of the third part Whereas the pieces or parcels of Land and Hereditaments hereinafter
 described and intended to be hereby conveyed were lately part of the Commonable and
 Waste Lands within the Parish of Binsted in the County of Southampton And
 Whereas by virtue of the provisions of an Act of Parliament made and passed in
 the ninth Year of the Reign of Her present Majesty Cap: 118 the said pieces of land
 and Hereditaments hereinafter described have been allotted and awarded by the
 Valuer duly appointed in pursuance of the said Act to the said Henry Lewis Wickham
 in respect of certain other Lands and Hereditaments situate in the said Parish of
 Binsted and in the Parish of East Wellowham in the said County of Southampton
 which the said Henry Lewis Wickham was then and is now seized of or well
 entitled to for an Estate of Inheritance in fee simple free from incumbrances
 but the Award of the said Valuer has not yet been confirmed And whereas
 under the authority of an Act of Parliament passed in the tenth Year of the Reign
 of his late Majesty King George the Fourth Cap: 50 and of an Act passed in the
 fifteenth Year of the Reign of Her present Majesty Cap: 42 the said Charles
 Alexander Gore with the consent of the Lords Commissioners of Her Majestys
 Treasury testified by their Warrant bearing date the eighth day of February

last hath contracted and agreed for and on behalf of Her Majesty with the said
Henry Lewis Wickham for the absolute purchase of the Fee simple and inheritance
in possession free from incumbrances (but subject to any liability there may be to
rates for repairs of private and occupation Roads made or to be made under the
Binsted Inclosure) of the said pieces of Land and hereditaments herein after
described and intended to be hereby conveyed with the Appurtenances for the price
of Three hundred and ten pounds And wherefore it has been agreed that the
said Henry Lewis Wickham shall enter into such absolute Covenants for the
Sale and further assurance of the said hereditaments as are hereinafter contained
Now this Indenture Witnesseth that in pursuance of the said
Agreement and in consideration of the sum of Three hundred and ten pounds
paid by the said Charles Alexander Gore as such Commissioner as aforesaid
and on behalf of Her said Majesty to the said Henry Lewis Wickham at or before
the execution of these presents the receipt of which said sum of Three hundred
and ten pounds by the said Henry Lewis Wickham doth hereby acknowledge and
from the same doth acquit release and discharge the Queens Majesty her heirs and
successors and also the said Charles Alexander Gore as such Commissioner as aforesaid
All the said Henry Lewis Wickham doth grant and release unto the Queens
Majesty her heirs and successors All that allotment piece or parcel of Land
situate in the Parish of Binsted in the County of Southampton containing Six
Acres more or less bounded on the South by the Road leading from Blacknest
to the Farnham and Petersfield Turnpike Road on the North by a Public
Road and the Lodge Inclosure on the East by Land allotted to Henry Birmingham
Esquire and on the West by the piece of Land next hereinafter described And
Also all that allotment piece or parcels of Land containing Six Acres more
or less situate in the said Parish of Binsted adjoining the piece of Land herein
before mentioned on the East part and fronting the said Road leading from

Blacknest to the Tarrington and Petersfield Turnpike Road on the South part
and bounded on the North part by a Public Road and the Lodge Inclosure and on
the West by other Land allotted to the said Henry Lewis Wickham and lately sold
by him to William Eade which said pieces of Land are more particularly described



in the plan drawn in the margin of these Presents and are thereon colored Red
Together with all Trees hedges ditches fences ways passages waters water-
courses mines minerals commons profits privileges easements emoluments and

appurtenances whatsoever to the said pieces of Land and Hereditaments belonging or reputed to belong or deemed to be parcel or member thereof And all the Estate right title interest property claim and demand whatsoever of the said Henry Lewis Wickham of in or out of the said Hereditaments and premises To have and to hold the said pieces of Land and Hereditaments and other the premises or hereinbefore described and hereby conveyed or intended so to be unto and To the use of The Queens Majesty her heirs and successors for ever as part and parcel of the possessions and Land Revenues of the Crown And the said Henry Lewis-Wickham doth hereby for himself his heirs executors and administrators covenant with The Queens Majesty her heirs and successors in manner following (that is to say) That he the said Henry Lewis Wickham now hath good right and full power to convey the said pieces of Land and Hereditaments hereby conveyed or intended so to be in manner aforesaid And that the same hereditaments and premises shall at all times hereafter remain and be To the use of The Queens Majesty her heirs and successors and be peaceably and quietly held and enjoyed and the rents and profits thereof received & taken accordingly without any hindrance eviction or disturbance claim or demand whatsoever of or by the said Henry Lewis Wickham his heirs or assigns or any other person or persons whomsoever And that free and clear and absolutely acquitted and discharged or otherwise by the said Henry Lewis-Wickham well and sufficiently indemnified from and against all estates titles charges and incumbrances whatsoever except as appears by these Presents And further that he the said Henry Lewis Wickham and his heirs executors and administrators and all other persons rightfully claiming any estate right title or interest in or to the said hereditaments and premises hereby conveyed or intended so to be shall and will at all times hereafter upon the request of the Commiss^r or Commissioners for the time being to whom the management of Her Majestys

I certify that a Duplicate of this Deed has been deposited in the Office of Land Revenue Records and Enrolments and an Entry therof made or filed by me - And also that the within named Charles Alexander Gore directed that such Deposit and entry should be sufficient Indenture of this Deed.

J. H. Lumsden - Keeper of the Records -

May 1855.

Woods Forests and Land Revenues shall have been confided or of the Law Officers of the Crown for the time being and at the costs and charges of the Queens Majesty her heirs or successors make do and execute all such further or other acts deeds and assurances whatsoever for the further or more perfectly and absolutely conveying the said hereditaments and premises To the use of the Queens Majesty her heirs and successors as by the said Commissioner or Commissioners or Law Officers for the time being as aforesaid shall be reasonably required And the said Charles Alexander Gore as such Commissioner as aforesaid doth hereby direct that this Deed shall be deemed to be fully and sufficiently enrolled by the deposit of a Duplicate thereof in the Office of Land Revenue Records and Enrolments and the filing or making an entry of such deposit by the Keeper of the said Records and Enrolments In witness whereof the said parties to these presents ^{of the first and second parts} have hereunto set their hands and seals the day and year first above written

Henry L. Wickham

Charles A. Gore

Received of and from the Queens Majesty by payment of the within named Charles Alexander Gore the sum of three hundred and ten pounds of lawful money of Great Britain being the consideration Money expressed to be paid in the within written Conveyance
Witness
Henry L. Wickham

W. R. Dukinfield
Camillus Fawcett

Signed Sealed and Delivered by the within named Henry Lewis Wickham in the presence of W. R. Dukinfield of Eaton Place 33 London W^tart.
Camillus Fawcett - Secy. University Club

Signed Sealed and Delivered by the within named Charles Alexander Gore in the presence of Geo. Sule Bedford - Office of Woods &

*See St. 11.6
x G. S.*

Woolmer Pond Cottage. **Articles of Agreement** made and entered into this

Agreement, fifth day of May One thousand eight hundred and fifty five **Between the**
letting the cottage **Queens Most Excellent Majesty** of the first part **The Honorable**
to David **James Kenneth Howard** the Commissioner of Her Majestys Woods
Chapman **Forests and Land Revenues** to whom the management and direction of certain
5 May 1855 parts of the Land Revenues of the Crown including among other parts thereof
 the Hereditaments hereinafter mentioned with the duties and powers appertaining
 thereto have been assigned by order under the hands of two of the Commissioners
 of Her Majestys Treasury on behalf of Her Majesty of the second part and
David Chapman of Rake in the parish of Rogate in the County of
 Sussex Shoemaker of the third part.

The said James Kenneth Howard as such Commissioner
 as aforesaid hereby agrees to let and the said David Chapman hereby agrees
 to take as Tenant to Her Majesty All that Cottage or Tenement called
Woolmer Pond Cottage with the Stable Shed and Garden thereto belonging
 containing One Acre and one rood or thereabouts situate at Selborne in the
 said County of Hants Which said Cottage and Garden are more particularly
 delineated in the plan drawn in the Margin of these Presents Together
 with the appurtenances thereto belonging To hold the same Premises unto
 the said David Chapman his executors and administrators from the fifth day
 of April One thousand eight hundred and fifty five as Tenant from Year to Year
 at the Yearly Rent of **Ten pounds** to be paid by equal quarterly payments
 on the fifth day of July the tenth day of October the fifth day of January and
 the fifth day of April in every year except as regards the first Quarter of a Year
 the rent for which quarter is to be One pound five shillings only being the
 proportion payable from the twentieth day of May instant the said Rent to

be paid into the hands of the Deputy Surveyor for the time being of the Woodlands belonging to Her Majesty within the ancient Boundary of the Forest of Woolmer in the County of Southampton her from all deductions whatsoever except property tax

And the said David Chapman for himself his heirs executors and administrators doth hereby Covenant with The Queens Majesty her heirs and successors that he the said David Chapman his executors or administrators will during the continuance of the Tenancy hereby created pay unto the Queens Majesty her heirs and successors the said Rent hereby reserved in manner aforesaid without any deduction except as aforesaid And will pay all present and future taxes rates charges tithe



tithe compositions or rents charge in lieu of tithe or other Assessments in respect of the said Premises or any part thereof except the property tax as aforesaid And also will at all times during the continuance of the said Tenancy keep and preserve the said Cottage or Tenement and the fixtures therein and also the gates and fences belonging to the said Premises in good and tenantable repair and will also keep the said Garden in good and proper Order and Condition and will deliver up the said Premises in good repair and condition on the

determination of the said Tenancy unto the Queens Majesty her heirs or successors
or to the Commissioner or Commissioners for the time being of Her Majestys
Woods Forests and Land Revenues or to whom she or they may appoint to
receive the same And also shall and will permit the said James
Kenneth Howard or the Commissioner or Commissioners for the time being
as aforesaid or such person or persons as he or they may appoint as often
as he or they shall think proper to enter into and upon and inspect the said
premises and the state and condition of the same and in case any defect
or want of repair shall be then found and notice thereof shall be given
or left by the said James Kenneth Howard or the Commissioner or Commiss^{rs}
for the time being as aforesaid to or for the said David Chapman his
executors or administrators he or they will sufficiently repair and amend
the same within one Calendar month from the delivery thereof Provided
Always and this present Agreement is upon this Condition that if the said
rent hereby reserved or any part thereof shall be unpaid for the space of
twenty one days next after either of the said days hereinbefore appointed for
payment thereof or if any breach or default shall be made by the said David
Chapman his executors or administrators in the performance or observance
of any or either of the Covenants or Agreements hereinbefore contained it shall
be lawful for the Queens Majesty her heirs and successors or the said James
Kenneth Howard or other the Commissioner or Commissioners for the time being
aforesaid on behalf of the Queens Majesty her heirs and successors into and upon
the said premises or any part thereof in the name of the whole to reenter and
therefrom to expel and remove the said David Chapman his executors and
administrators and all other Occupiers thereof anything hereinbefore contained
to the contrary notwithstanding And the said James Kenneth Howard
as such Commissioner as aforesaid doth hereby direct that this Agreement

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

James Kenneth (St) Howard

David (St) Chapman

Signed Sealed and Delivered by the within named James Kenneth Howard in the presence of Geo Sale Bedford

Office of Woods &c

Signed Sealed and Delivered by the within named David Chapman in the presence of Charles Fullick - Lynchborough Lodge - Woodman

I certify that a Duplicate of this Deed has been deposited in the Office of Land Revenue Records and Enrolments and an entry thereof made or filed by me and also that the within named James Kenneth Howard directed that such deposit and entry should be sufficient Enrolment of this Deed

J. R. Farnside

Keeper of the Records.

30th May 1855

See p. 1. n. b

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