Manorial Services
A sale by private treaty

Vol. 11

Catalogue 2025

A private treaty sale of
Lordships of the Manor
with
Rowley Regis, Staffordshire

All prices are subject to a 20% buyer's premium.
Please see "Conduct of sale" inside.

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Image front page: Andrew MacCallum, *In Sherwood Forest, Nottinghamshire: Winter Evening After Rain*, 1881

List of Lots

Lordships currently available

See the our website for other available Lordships of the Manors

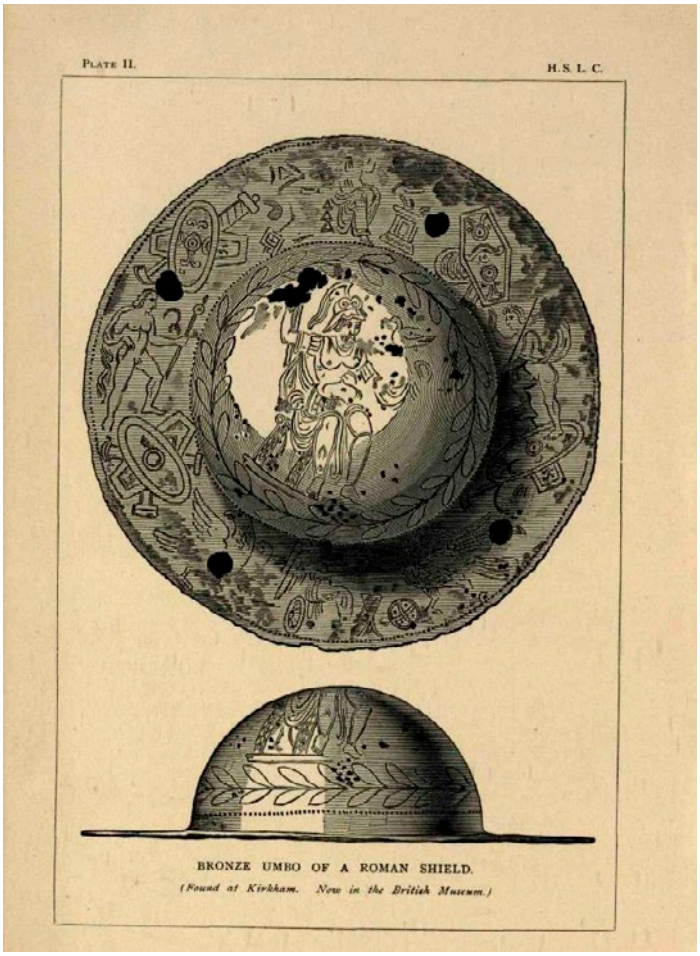
The Lordship of the The Manor of Kirkham, Lancashire

Kirkham lies midway between Preston and Blackpool and was one of the largest parishes in the county, comprising some 45,000 acres.

This is an ancient place. In 70AD, when the Roman army entered Lancashire, they built a fort at Carr Hill, near the modern town centre. A more permanent structure was built in 120 AD and became an important garrison for the Roman Legions. The town later developed on the site of the *vicus* which would have grown up along side the fort. Many finds of Roman artefacts have been found in the town , including a 2nd Century shield boss or umbro, which is held by the British Museum and was unearth in 1792.

After the Norman invasion of 1066 the manor became part of the estate of William I. He held most of the land in this part of Lancashire, known as Amounderness, but later granted it to Roger de Poictou. In 1100 Roger gifted it to the priory of St. Mary's, Lancaster, a monastic institution founded by him from the Abbey of Sees in Normandy. This grant lasted only a few years before it was regranted to the Shrewsbury Abbey. This grant was later to cause a legal fight between the monks of Shrewsbury and Theobald Walter, who claimed to have received a similar such grant of the advowson of the parish church from King John. Amazingly this case rumbled on through the long reign of Henry III (1216-1272) and was only settled by his successor, Edward I in 1280. The manor and the advowson were then given by Edward to the Cistercian monks of Vale Royal Abbey in Cheshire. Six years later the town was granted borough status by the King but the Abbots remained as Lords of the Manor and controlled the local market through a grant originally made in 1207.

The issue of the advowson of the parish church proved to be a thorn in the side of subsequent abbots. In 1327 the abbot, Peter, was summoned by the Archbishop of York to account for their claim. He had to produce both the grant from Edward I and four witnesses to attest that this had been the case since 1286. At the same time, Adam, a monk from Shrewsbury launched a counter claim, arguing that his house held



The Roman boss found in 1792

the advowson from the time of Theobald Walter. One can only assume that the income from the church by way of tithes was of great value. This suit settled after 15 years in favour of Vale Royal, by which time Peter had been murdered in 1340 after an armed raid on Vale Royal Abbey by unknown assailants who destroyed a number of buildings. It may well be that this was related to Peter's legal battle as in 1337 he had been at violent odds with his tenants in Kirkham who had objected to his attempts to assert the abbey's feudal rights over them. They claimed that since the grant of 1286 they had been freemen and not subject to the abbey's feudal jurisdiction. The dispute was so ferocious that many tenants followed Peter on his journey from Cheshire to Rutland. There they captured him, held him prisoner and one of the abbot's servants was killed trying to protect him. It took an intervention by Edward III to free Peter but is seems that bitterness toward him eventually led to his death three years later.

Further legal troubles were only ended by Edward III in 1364 when he declared that the abbots of Vale Royal were the Lords of Kirkham and held its church and that was the end the matter. The succeeding abbots held Kirkham until it was dissolved by order of Henry VIII in 1538. It was noted at the time that;

Walter, abbot of Vale Royal, in 24 Edward I., obtained a grant of the manor of Kirkham in free alms, with the privilege of a free market there; and at the same time a grant to the burgesses of Kirkham, that the said borough be a free borough for ever; that the burgesses have a free guild, with a prison, pillory, and ducking-stool; assize of bread, beer, measures, and weights: and that the said abbot grant to the said burgesses two bailiffs, who shall have and hold courts, and enjoy the perquisites of those courts. The market and fair were confirmed to the abbot by charter, dated 15th January 14 Edward IV.

After the Dissolution the manor was then granted to Christchurch College, Oxford but was leased out to the Clifton family of Lytham making them the de facto lords of the manor:

The fee farmer (Clifton) convenes annually a jury of thirteen inhabitants, who constitute a court leet, and meet in June, when they nominate two bailiffs for the borough, a constable for the borough, town, and township, with tax layers, viewers of fish, flesh, and other provisions; scavengers, by-law men, affeerers, swine ringers, pinders or pounders, assizers of bread and beer, and leather searchers. The lord himself appoints a collector of tolls. The bailiffs

Slr Thomas Clifton

and twelve or more burgesses constitute a corporation in virtue of charters in the town's chest.

Thomas Clifton had in fact leased the manor three years before the dissolution of Vale Royal and it was left to his son Thomas in 1582.

When the manor was assessed by Parliament in 1650 it was found to be in the possession of Thomas Clifton, *a papist delinquent* who paid a yearly rent to Christchurch *the said rent being uncertain rysing or falling according to the prise of corn or greyne sold at the markett att Oxford.*

The Clifton lease of the manor was of a remarkable longevity. The family could trace its lineage to at least 1257 when William de Clifton is recorded as holding land in Amounderness. In 1662 Sir Thomas Clifton was created a Baronet (presumably for loyal support of the Crown during the Civil War) but the title became extinct on his death in 1694 and the lease passed to his nephew. The family remained in possession of the lease until the end of the 19th century.

In 1933 the manor was sold by Christchurch College for £300 to Edward Sergeant of the town. The family have retained the Lordship ever since. Claims to market and fair have been asserted by the Vendor's family in the past but Manorial Services has no current information on the status of the market.

A Cisterican Monk of Vale Royal Abbey

A Selection of Manorial Documents in in the Public Domain

1500-1600: court roll	Oxford University: Christ Church Archives
1582-1582: court roll	Lancashire Archives
1588-1588: court roll	
1591-1591: court roll (poor condition)	
1611-1612: court roll (in a book), with other manors	
1611-1612: court roll	
1640-1640: rental, with other manors	
1653-1653: particulars (for sale of Earl of Derby's estates)	
1680-1811: court book	
1689-1689: rents	
1703-1703: surveys of tenements, with other manors	
1703-1703: survey, with other manors	

The Lordship of the The Manor of Langford, Bedfordshire

Lying in the low clay lands of Bedfordshire is the Saxon village of Langford. The earliest reference to it dates from 944 when a settlement arose on the banks of the River Ivel at a convenient ford.

Before the Norman invasion, the manor was held by the thegn, Lewin. His tenure did not survive the aftermath of 1066 and he was soon displaced by Walter Fleming, who was given the manor by William the Conqueror. Walter was the founder of the Wahull family, who remained as Lords of the Langford for 550 years.

The Domesday entry for the manor is extensive and notes that it consisted of;

12 villagers. 7 smallholders. 5 slaves.

16 ploughlands. 4 lord's plough teams

1 lord's plough teams possible

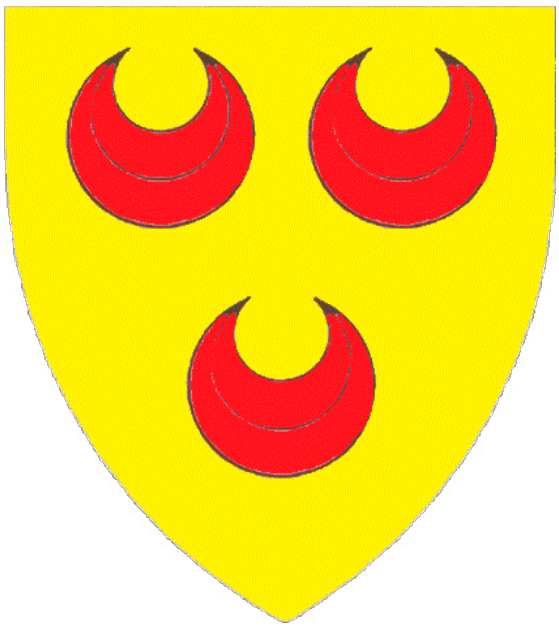
9 men's plough teams.

Meadow 16 ploughs.

Pasture 300 sheep. Woodland 16 pigs. 2 mills, value 1 pound 6 shillings and 7 pence.

Annual value to lord: 15 pounds 10 shillings in 1086; 10 pounds when acquired by the 1086 owner; 15 pounds in 1066.

This was a valuable and well populated manor and formed an important part of Walter's Bedfordshire Estate which was centred on his castle at Odell in the north of the county. Then it was known as Wahull and Walter was made Baron of Wahull. The genealogy of the Wahull line is as follows;



Wahull Arms

Walter the Fleming;

Walter de Wahull, son of Walter the Fleming;

Simon de Wahull, son of Walter - flourished around the middle of the 12th century;

Walter de Wahull son of Simon, Baron by 1160 -1172;

Simon de Wahull, son of Walter - died before 1197;

John de Wahull, son of Simon - died about 1217;

Rose, wife of Robert Lisle and Agnes, wife of Robert Basingham sisters of John; Rose died in 1222 without issue, leaving Agnes Baroness in her own right, she died in 1238;

John de Basingham, son of Agnes - died 1239;

Saher de Wahull, died in 1250;

Walter de Wahull, son of Saher - died before 1269;

John de Wahull, son of Walter - died 1296;

Thomas de Wahull, son of John - died 1303;

John de Wahull, son of Thomas - born 1302 -1336;

John de Wahull, son of John - born about 1320 -1348;

John de Wahull, son of John died 1367;

Nicholas de Wahull, 1410;

Thomas de Wahull, son of Nicholas - born about 1387 -1421;

Thomas de Wahull, son of Thomas - died in 1441;

John de Wahull, son of Thomas - born 1436 -1490;

Fulk de Wahull, son of John - died in 511;

Nicholas de Wahull, son of Fulk - died in 1531;

Anthony de Wahull, son of Nicholas - died in 1542;

Sir James Comyn

Anthony was the last male member of the family to be Lord of Langford. She was before three weeks old at the time of her father's death and later married Richard Chetwood when still a young woman. Chetwood died soon after they were married and she then married Sir George Claverly. Her eldest son, Richard Chetwood, succeeded to the manor as a young boy and became Lord of Langford in around 1580. In 1628 he sold the manor to Charles Nodes, who held the manor of Shephall, in Hertfordshire. He was Sheriff of Hertfordshire in 1646 and died in 1651. He was succeeded by his son, George, who sold the Lordship of Langford in 1704, to John Draper.

Draper sold Langford 12 years later to Thomas Browne. The descent after Browne is rather uncertain but it appears that by 1775 it was held by John Schutz, who had married Mary Browne, but in the same year sold it to Edward Kynaston. Later it was held by John Jackson, who sold it in 1820 to Samuel Edwards. He was one of the instigators of the Enclosure of Langford open fields in 1827. The Lordship later passed to the Rainsford family and then the Gurneys before being purchased by Henry Chaundler, a solicitor from Biggleswade. The manor then passed to his daughter, Anne, who married James Comyn, a High Court Judge and became Lady Comyn when her husband was knighted in in 1978. She sold the manor to the current owner in 1989.

Please note that commons and wastes are excluded from the sale.

Langford village sign

A Selection of Manorial Documents in in the Public Domain

Hertfordshire Archives and Local Studies

1641-1649: court rolls

1650-1652: court book

1721-1745: court book

1675-1690: minute book

1683-1745: court papers

1697-1745: minute books

1697-1697: rental and terrier

1700-1750: index to court book

1747-1936: court books

1799-1820: surrenders and admissions

1800-1802: quit rental

1806-1806: schedule of court rolls

1806-1823: stewards papers

1807-1816: minute book

1807-1816: draft court roll

1821-1832: quit rentals

1821-1935: books of fees

1821-1907: minute books

1824-1824: list of quit rents payable for cottages and land on the waste

1840-1901: quit rentals, with some correspondence

1840-1840: rental of quit rents

1885-1902: steward's correspondence

1885-1885: appointment of steward

1902-1908: rent rolls

1902-1902: appointment of steward

1905-1931: quit rent rolls

1916-1916: minutes

Birmingham: Archives

Bedfordshire Archives

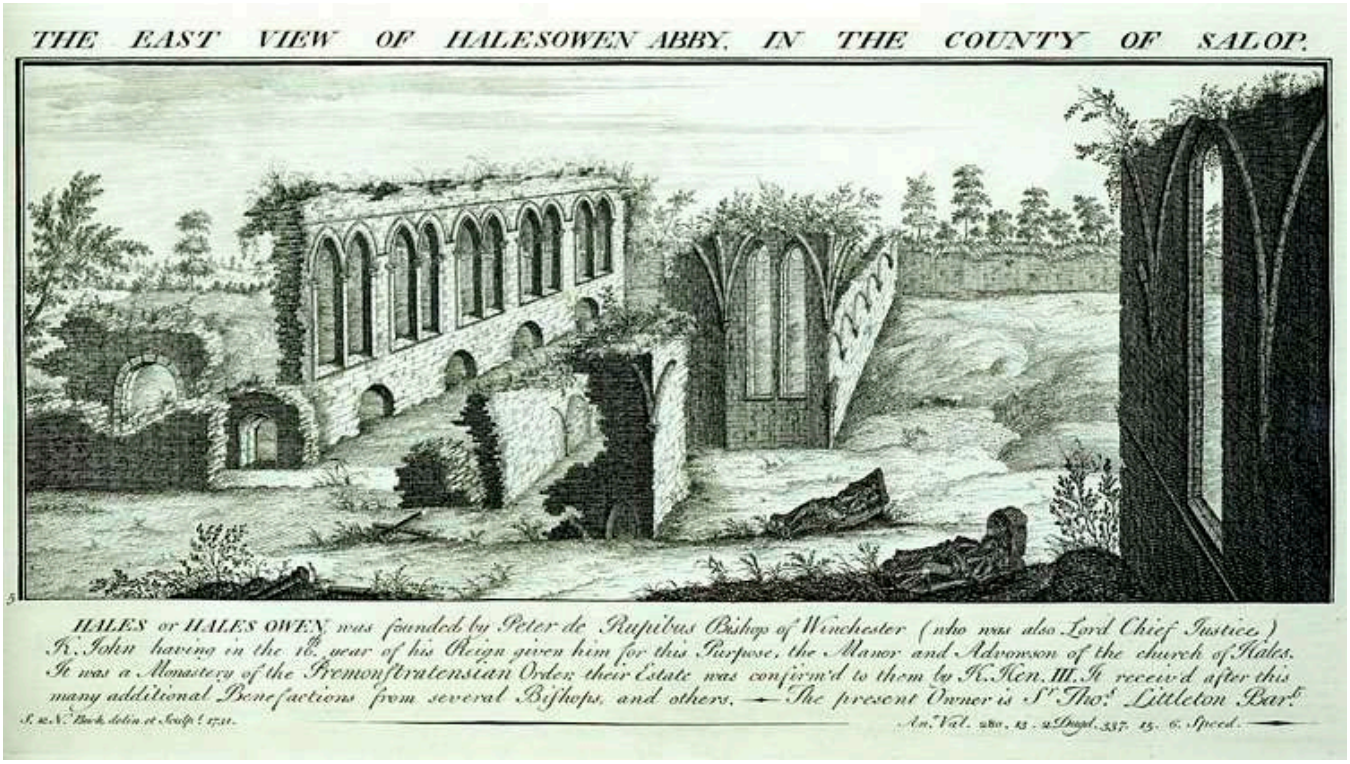
The Lordship of the The Manor of Rowley Regis, Staffordshire

The manor of Rowley Regis lies in the very southern peninsula of the pre-1974 county boundary of Staffordshire. Before the Industrial Revolution of the later 18th century this was a quiet rural village but it was transformed in the 19th century into a bustling centre of metal working and coal mining.

At the time of Domesday Book (1086) Rowley actually formed part of Worcestershire but it has been transferred several times between this county and Staffordshire and even Shropshire. Today it lies in the modern construct known as the West Midlands but which is more familiarly known as The Black Country but was, for most of its history part of Staffordshire.

After the Norman invasion of 1066, Rowley was claimed by William the Conqueror as his own and remained in the hands of the Crown unto the latter part of the next century and it is from period that it received its name of Rowley Regis.

In around 1170 Rowley Regis was granted by Henry II to Richard de Rushall who held it from the king for an annual fee of £10. He was succeeded in around 1200 by his son, Richard who died in 1240. His successor was Philip de Rowley, who may have been Richard's son but of whom very little is recorded other than his death in around 1270. It appears that Rowley may have been incorporated into the great territorial barony of Dudley around this time. By the 1280s the manor was found to be held by the Baron, Roger de Somery. For a family who had a great deal of land there is a relative dearth of references to them. Roger's father had re-fortified Dudley Castle in 1260s and the family were prominent supporters of Henry III in his protracted wars against the Barons, led by Simon de Montford, but there is little beyond the bare facts of their births and deaths. Roger died in 1291 and was succeeded by his wife Agnes, who seems to have taken control of the family manors whilst her son, John, was a minor. She died in 1308 and Rowley Regis duly passed to her son along with the Barony of Dudley. On his death in 1322 the Somery estates fell into some chaos as John had no heir and various claimants came forward. The territorial Barony was therefore effectively dismantled and Rowley Regis came into the hands, firstly, of William de Harvey and then John de Hampton before being granted, by the latter, to Halesowen Abbey in around 1331.



Engraving of the remains of Halesowen Abbey

Founded in 1218 by Peter de Roches, Halesowen was of the Premonstratensian Order and held land in Worcestershire and Shropshire. In 1464 it absorbed the lands of Dodford Priory and it became one of the wealthiest religious houses in the Midlands. When the house was suppressed in 1538 most its lands and manors were granted to John Dudley, 1st Duke of Northumberland but Rowley Regis was retained by the Crown until 1555 when it was given to John Sutton, 4th Baron Dudley. Sutton came from a relatively poor noble family and was the nephew of Leonard Graye, Viscount Grane. Grane recommended the young man to Thomas Cromwell in 1358, writing *I beseech your lordship to be good lord unto my poor nephew Dudley.* Dudley's father, John, had become mired in debt and lost his estates in 1535. He was known to his peers as *Lord Quondam* or *Lord Has-Been*. Sutton the younger served the Crown as a soldier, being made governor of Hulme Castle in 1547. He was captured by the Scots in 1548, a year after they seized Berwick and £200 was paid in ransom for his freedom. He succeeded as the 4th Baron Dudley in 1553 and in 1554 Dudley Castle was restored to him, with Rowley Regis following in the next year. In 1575 he entertained Queen Elizabeth there, in an attempt to gain her favour.

John's son and heir, Edward, 5th Lord Dudley, was one of the first landowners to look for income based on industrial rather than exclusively agricultural production. He shared the spendthrift nature of his grandfather and in an attempt to pay off his increasing debts he looked to exploit the plentiful mineral rights in his Worcestershire and Staffordshire estates. He built several blast furnaces and sunk mines, bringing in his illegitimate son, Dud, to manage his ironworks but his strategy led to very limited results. His personal life was the subject of much gossip and he abandoned his wife, Theodosia, to live with his mistress, Elizabeth Tomlinson, who bore him 11 children and was described by as contemporary *as a lewd and infamous woman, a base collier's daughter*. In 1597, his debts had become so extreme that he was incarcerated at Fleet Prison. He was never able set his finances straight and his debts and scandals followed him to his death in 1643. His granddaughter Frances and her husband, Humble Ward, a London jeweller, inherited both her father's estates, including Rowley Regis, and his debts. She became Baroness Dudley in her own right and the title then passed to their son, Edward Ward, who became the 7th Baron Dudley. Humble Ward managed to pay off his father-in-law's debt and the family then largely retreated from public life.

The manor of Rowley Regis remained with in the Ward family for the next 350 years. Edward Ward, 9th Baron Dudley was one of the first landowners to use Thomas Newcomen's steam engines in 1712 to drain his mines in Tipton. His grandson, John, was elevated to the Viscount Dudley in 1763. John William Ward, 4th Viscount was created Earl of Dudley. He had served as Foreign Secretary in the government of George Canning. The succeeding Earls held the Manor of Rowley Regis until the end of the 20th century when they sold it to the present holder. Rental records from the 19th Century show that the manor consisted of several hundred acres of demesne land, including White House and a considerable number of copyhold tenants.

Edward Sutton, 5th Earl of Dudley

A Selection of Manorial Documents in in the Public Domain

1399-1403: court rolls	Keele University Library
1330-1338: court rolls	Dudley Archives and Local History Service
1346-1346: court roll	
1353-1367: court rolls	
1376-1387: court rolls	
1404-1491: court rolls	
1455-1462: rental	
1518-1524: court rolls	
1531-1533: court rolls	
1556-1573: court book	
1559-1565: accounts	
1559-1568: presentments	
1561-1563: court book	
1593-1597: survey of farms	
1600-1600: extent	
1614-1776: court books	
1622-1692: steward's papers	
1640-1692: steward's papers	
1652-1653: presentments	
1665-1675: presentments	
1685-1685: court roll	
1702-1702: suit roll	
1704-1704: estreats	
1710-1821: presentments	
1720-1738: suit rolls	
1723-1729: extracts from court rolls	
1747-1769: suit rolls	
1778-1925: court books	
1786-1796: suit roll	
1834-1858: court rolls	
1883-1884: court rolls	

John Ward, 1st Earl of Dudley

The Lordship of the The Manor of Ufford Hall, Suffolk

This Manor was held by Robert de Ufford during the reign of Edward I (1272-1307), and seems to cover the area of the parish of Cheapenhall formerly known as the hamlet of Chepenhall, now spelt Chippenhall. Robert assumed the surname of Ufford once he had acquired the Lordship. There is a large entry for Chippenhall in Domesday Book (1086):

In Chippenhall nine freemen under patronage; two and a half carucates of land (see Glossary). Always 17 smallholders; 10 ploughs. Meadow, 12 acres; woodland, 300 pigs. Value then 100 shillings now £6. Half a church, 20 acres. One plough. It has two leagues in length and one in width; 15d in tax. The jurisdiction is in the bishop (of St Edmunds') manor of Hoxne, but Edric held half from Bishop Aelmar. Of this manor, Walter holds four freemen; one carucate of land. (Value) 30 shillings. It is in the assessment of £6. Robert (Malet's) mother (holds) three (freemen); 80 acres. Humphrey (holds) one (freeman); 20 acres. Value 5 shillings in the same assessment. Walter son of Grip (holds) one (freeman); 120 acres. Value 40 shillings in the same assessment.

Robert de Ufford was the younger son of the Suffolk landowner John de Peynton, and attended Edward I on his crusade to the Holy Land between 1270 and 1273. On their return Edward sent him to intensify the introduction of English laws into Ireland, which had been started by King John more than sixty years before. He also built Roscommon Castle 'at countless cost'. On the 21 November 1281 Stephen de Fulburn, the Bishop of Waterford, was appointed as Justice in his place, since Ufford 'by reason of his infirmities' could no longer perform his duties. Later in Edward's reign, Adam, son of Sir Robert le Bevant granted and confirmed by 'deed without date, to Henry, son of William de Sancroft and Margery his wife and the heirs of the said Henry a certain messuage together with his houses and buildings in this parish of Fressingfield.' The centre of the Lordship was and remains Ufford Hall, a half-timbered building, dating from the 16th century (for the avoidance of doubt, not included in the sale of the Lordship of Ufford Hall).

The de Sancroft family held the Lordship of Ufford Hall for several centuries, starting with William, who was married to a Margery, and living in the reign of Edward I. The male pogency of this family has been worked out as follows:

Ufford Hall

Henry

Simon, 1304

John, 1338

John, son or more distant descendant, such as great grandson, 1414

Stephen, 1432

John, 1470

John, 1478

Robert married Alice

William, 1528, married another Alice

Francis, perhaps a great great grandson, died 1628, married Margaret

Francis, married Catherine

Dr William Sancroft, Archbishop of Canterbury

William Sancroft

Francis Sancroft married Margaret Boucher and was the father of Archbishop William Sancroft. The Archbishop was born at Ufford Hall, and was the leader of the seven Bishops who were imprisoned in the Tower of London in the autumn of 1688 for opposing the policies of the Catholic James II (VII of Scotland). More specifically, Archbishop Sancroft and his eminent colleagues refused to read the king's Edict of Toleration, which included Catholics. It was in this year that James married Mary Beatrice, the daughter of the Duke and Duchess of Modena, a Catholic. This prompted Parliament, to attempt to prevent the the marriage being consummated, or to ensure that any children were bought up as Protestants. James was one of our more ideological kings and was totally committed to the Catholic cause in a country that had become Protestant. He had started to fill the shrievalties and lord lieutenancies with Catholics. Army officers who were Catholic were promoted, and his inability to perceive the resentment of the overwhelming protestant population at his actions. He also 'dispensed', of his Royal Prerogative.

Six leading noblemen wrote to the the Stadtholder of the Netherlands, William of Orange, a Protestant, to come to England with an army. He was married to King James's daughter Mary, by his first wife, Anne Hyde. Archbishop de Sancroft and many Anglicans refused to read the 'Second Declaration of Indulgence' and he, with six other top bishops, were tried for seditious libel. The king, however, unlike his ancestors, no longer controlled the judiciary, and the Seven Bishops Case was dismissed. Their acquital was greeted with popular rejoicing. William of Orange landed at Torbay, Devon, and began marching towards London. James sent John Churchill, Earl of Marlborough, to stop him, but Churchill was also a Protestant and joined William. James then took to flight and went to France where Louis XIV welcomed him. Despite his opposition to Catholic James, Archbishop Sancroft was greatly troubled in accepting Willaim who had been offered the crown by Parliament in 1689 jointly with his wife. He would have to crown them William III and Mary II. Consequently, Sancroft was removed as Archibishop of Canterbury in 1690. He died at Ufford Hall in 1693, where he was buried in the Chantry of the Chapel.

Francis Sancroft died in 1708, and the Lordship passed to his son William, and on his death it was devised to his widow Catherine for life. The Lordship was purchased by Sir John Major, whose posterity were created Lord Henniker and Lord Hartismere, and he sold Ufford Hall Lordship in 1987 to a private purchaser. A descent of the Henniker family is given with this Memoire. There are about 900 inhabitants and the architecture of the manor house is printed in Nikolaus Pevsner's *Buildings of England* series.

A selection of Documents associated with the Manor in the Public Domain.

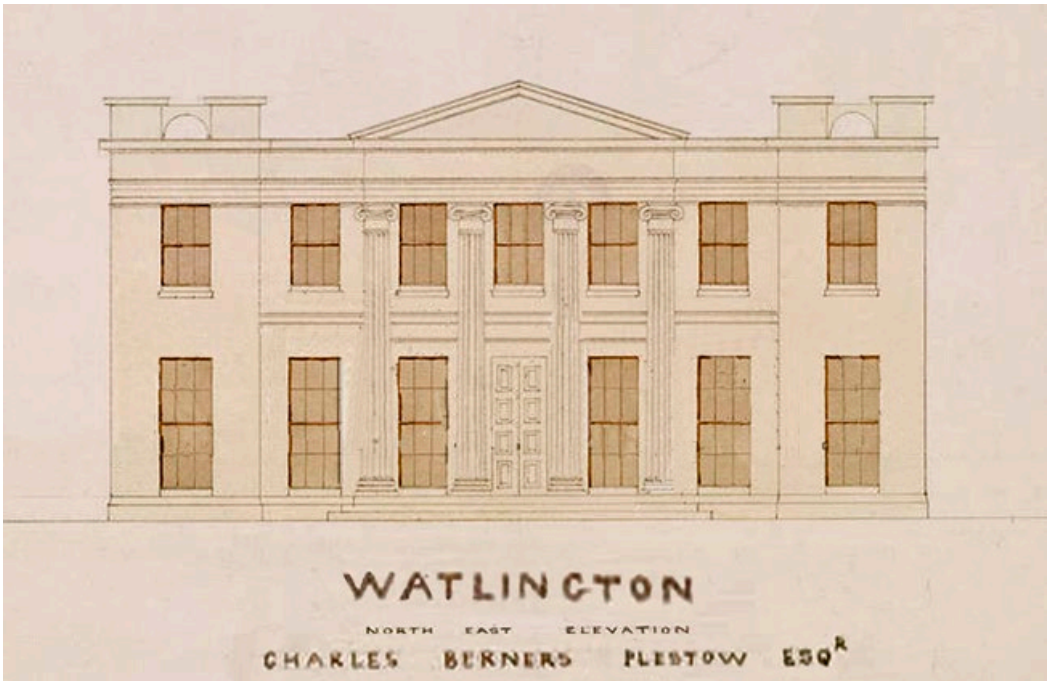
1581-1581: minister's accounts	Suffolk Archives - Ipswich
1664-1664: court roll	
1673-1686: court roll	
1693-1697: court roll	
1698-1782: surrenders and admissions	
1760-1760: survey	
1793-1925: court books	
1800-1900: court book	
1802-1819: presentments	
1803-1803: precept to seize premises	
1815-1824: notices for holding court	
1888-1888: quit and free rental	
1890-1890: index of tenants	
1892-1919: quit and free rent accounts,	
1902-1929: court extracts	
1909-1922: quit rent accounts	
1921-1935: quit and free rent accounts	
1929-1929: correspondence rel to stewards' fees and admissions	

The Lordship of the The Manor of Watlington Colts, Norfolk

Lying in the fertile fenland of the Great Ouse, Watlington is a parish of some 1600 acres. This was likely a Norse settlement since its name means *farm or place of Hwaetel's people*. Watlington is around 7 miles south west of Kings Lynn. The manor of Watlington Colts, also known as Trussbutts lies partially in the parish of Watlington and partially in the neighbouring parish of Shouldham.

In the great Survey of 1086 this manor was held by Ralph, Lord Baynard. The commissioners found that the manor had previously belonged to a Saxon woman, Ailid, who had been the holder of a large estate in the area. This was a valuable and extensive estate, with £2 per year and consisting of numerous tenants and freemen as well as a mill, a fishery and two churches.

The Lordship was stripped from Baynard's grandson, William, after he had joined the rebellion of Robert, Duke of Normandy in 1101. Baynard was one of the few Anglo-Norman barons who supported the Duke and he paid a heavy price. The Baynards are perhaps most remembered today for building Baynard's Castle, in Co Durham. It was then granted to the powerful Clare family, known as the Earls of Clare. They were effectively overlords of the manor and it was held locally from them by Geoffrey Fitz Piers. Geoffrey came from a fairly modest Essex family but through good family connections became a prominent courtier during the reign of Richard I. He was appointed one of five judges of the King's Court, who advised the Regents during Richard's crusading and from 1189 began to accrue estates in East Anglia. In 1198 he was made Chief Justiciar by Richard, which made him the King's principal minister and when that king was crowned in the same year he was created Earl of Essex. He later served King John in a number of roles, including Constable of the Tower of London from 1198 to 1205 and High Sheriff of Yorkshire and Buckinghamshire. He was granted Berkhamsted Castle by John and other estates, and donated land in Watlington to Shouldham Priory, which he had founded in 1190. It is likely that some of the manorial extent was given to the Priory and it may have been that the manor was divided into moieties for a time in the 13th century. The Priors of Shouldham are noted as having an interest then, as did the Trussbutt family: Roger Trussbutt is noted as such in 1255. A contemporary inquisition also found that Adam de Botefoy also held an interest in the Lordship but it seems that the Trussbutt ownership became paramount since they are recorded as Lordship of the Manor by the 14th Century and it is from this period that the manor became sometimes known as Trussbutts.



A drawing of Watlington Hall, c1830

The Trusbutt family hailed from Runton Holme, a couple of miles south of Watlington. Nicholas Trussbutt succeeded his father as Lord of the Manor in the mid 14th century and it passed through several more generations. In a will dated 31 December 1451, Thomas Trusbutt was found to be Lord of Trussbutts. His son and heir, John, was the last of the line. His estates passed to his only daughter, Jane. She married Thomas Colt of Greys Hall at Cavendish in Suffolk and though this marriage became part of this family's estate and was subsequently known as Watlington Colts. Colt himself was from Cumbria and was a successful courtier and royal official during the reign of Edward VI. He was made Chancellor of the Exchequer and later, a member of the Privy Council. He was succeeded by his son, John, who died in 1521 at the age of 57. John had eight children with his wife, Joan Elrington, and his estates were inherited by his eldest son, George, who died in 1578.

Colt family arms

George's son, Sir George Colt was the last member of the family to be Lord of the Manor. By this time the family estates had moved largely to Essex and Watlington Colts was first leased out in 1581 and then sold to Thomas Schuldham, or Shouldham, in 1596 .The conveyance included *the manor of Watlington Coltes or Watlington Trusbuttes with appurtenances in Watlyngton and all his messuages, lands and tenements etc. in Rongton Holme, Thorpland, Watlington, Totnell, Seche, Secheth, Wigenhall St. Mary Magdalen, Wigenhall St. Peters, Wigenhall St. Germans, Wigenhall St. Maryes, Terrington and Mershlonde*

Thomas Shouldham sold Watlington Colts to Sir Francis Gawdy, Justice of the King's Bench in Norfolk who took part in the trial of Sir Walter Raleigh in 1603. On his death in 1605 his estates passed to his granddaughter, Francis, who had married Robert Rich against Gawdy's wishes, in 1605, but he was unable to alter his will after breaking off relations with them. Rich was the eldest son of the Earl of Warwick and was an avowed puritan. He became the 2nd Earl of Warwick in 1619 and spent much of his time and wealth in colonial ventures. He invested in various companies, such as the Virginia and the Somers Isles and established a small fleet of privateers which caused problems for the former company and led to his estrangement from court. He was already an opponent of Charles I when the Civil War broke out in 1642, and was appointed as commander of the Parliamentary fleet. In 1648 he led an attack to retake Deal Castle from Royalist forces. His grandson and heir, Robert, married Francis, the daughter of Oliver Cromwell. By this time however the manor of Watlington Colts had been sold to Sir George Hare of Stow Hall.

The Lordship of Watlington Colts remained in the Hare family for several generations before being sold to the Plestow family, who purchased the Watlington Hall Estate and various manors, including Colts, in the late 18th century. Three generations of the family held the manor before selling it to George Coote in the 1869. In 1929, his daughter, Mary Humphreys sold the manor to Robert Holmes Edleston, ancestor of the present owner.

Watlington Village sign

The Lordship of the The Manor of Calverton, Nottinghamshire

Everyone has heard of Robin Hood and his adventures in Sherwood Forest but unlike the stories and movies, this was not a great tract of trees spread across the land but a forest as was conceived by the Normans, as an area in which the king could hunt and which was subject to its own special laws.

A great survey of the Forest was made in 1609 and Calverton was one of 20 manors found in the South Walk division. It lies 7 miles north east of Nottingham on low-lying sandy soil by Dover Beck. The restrictions placed on agriculture and grazing in the Forest appears to have led to Calverton developing a more 'industrial' economy than many similar ones, with woodworking and textiles being important. It is primarily known at the birthplace of The Revd. William Lee, who invented the stocking frame in 1589. This was the main industry in the village until the 19th century when it became a centre of coal mining.

In the great Survey of 1086, known to us as Domesday, Calverton is recorded as a being a berewick of the manor of Blidworth and was recorded as having;

6 bovtaes of land to the geld

There is 12 oxen

There are 7 villans and 2 borders have 2 ploughs

There is a church and a priest and 2 acres of meadow

Woodland pasture 8 furlongs long and 3 broad

Worth 40s

Thomas Pelham-Holles, 1st Duke of Newcastle

The presence of a church and a priest would likely explain why Calverton became a separate manor under the ownership of Roger Pictavensis. The descent from the 11th century is rather fractured, as the Lordship was divided into a number of fees, or moieties. For instance, in 1270 the Chapter of Southwell and Breewood Priory held and John Vylers held one-fourth of a fee of the honor of Lancaster. In 1276 William Botiller held a fee here, and in Crophull, under Edmund, Earl of Lancaster. In 1280 Adam Everingham held a fee and 1286 Robert Everingham also held a fee. In 1318 Breewood Priory had a charter of privileges. In 1341 Ralph Vylers gave lands to Worksop Priory; and Sampson Strelley held lands here. It seems as though the Vylers family were the Lords of the manor during much of this period though in 1346 Alexander Gonaldeston held some new inclosures in a place called Wikes, within Sherwood Forest and in 1476 Robert Rempston held rents here.

The descent of the manor after the 15th Century is extremely difficult to determine but by the 18th century the manor had become the property of the Pelham family although the exact date of the acquisition remains uncertain. This ownership is confirmed by a variety of manorial documents deposited by the family in the 20th century at Nottingham University Library. In 1711 it seems to have been part of the inheritance of Thomas Pelham, the nephew of the Duke of Newcastle upon Tyne, who had died childless. A year later, the already rich Pelham became 'fabulously' rich when he inherited his father's estates in Sussex and his title of Baron Pelham of Laughton. His combined lands gave him an income of £32,000 a year, an astronomical sum in 1712. He not only controlled vast lands but these gave him considerable political influence and when George I came to the throne in 1714, Pelham was raised to the peerage as Viscount Houghton. Within the year he was raised yet again and was given the titles Marquess of Clare, and Duke of Newcastle upon Tyne. He quickly formed a friendship with the new king and was appointed to the Garter in 1718. There followed a rapid political rise, culminating in him becoming Secretary of State for the Southern department in 1724 which was essentially the position of foreign minister. He became one of the dominant politicians of the 18th century. Newcastle served as the Foreign Minister under Walpole from 1730 to 1739 and he played a major part in formulating the Treaty of Vienna in 1731 This effectively reorientated Britain policy away from Europe towards a more mercantilist outlook. His actions and accomplishments are too many for this short history but can be summarised by naming the positions he held. He served as Minister of War from 1739 and then as Foreign Minister once more from 1748 to 1754. After the death of Henry Pelham in March 1754 Newcastle ascended to the position of Prime Minister. However, his two and a half years in this post proved the least successful of his career and after a series of blunders he was forced to resign in November 1756. This wasn't the end of his career, since he remained as Minister of Finances under Pitt. He finally left office in 1767 and died a year later.

The Manor of Calverton remained as part of the estate of the Dukes of Newcastle into the 20th century. The 10th and final Duke died in 1988 thus making the title extinct. but the estate had passed into the hands of Trustees who sold the Lordship to the present owner not long afterwards.

Please note that the mines and minerals are reserved from the sale.

A Selection of Manorial Documents in in the Public Domain

1323-1324: court rolls	Nottingham University Library, Manuscripts and Special Collections
1329-1329: court roll	Staffordshire County Record Office
1329-1329: rental	
1334-1335: court rolls	
1340-1340: court roll	
1375-1376: court rolls	

Calverton

The Lordship of the The Manor of Horham Jornegans, Suffolk

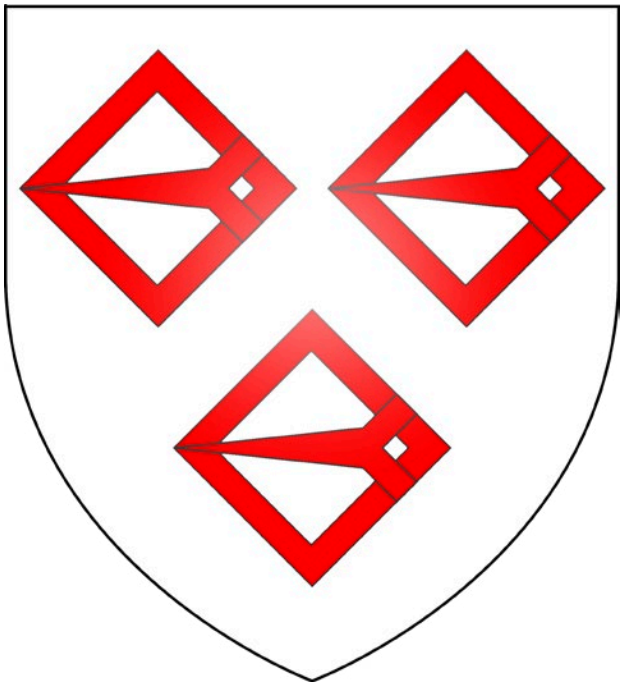
At the time of Domesday Book, which was completed in 1086, there were a number of manorial estates in the parish of Horham - pronounced *Horrum*. Most were held by Robert Malet, Lord of the Honor of Eye. The land, which later became the manor of Horham Jornegans (otherwise Jernegans or Shermans), was long associated with a family of that name who seem to have been of Danish origin. According to the early historian, William Camden, the first members of the Jornegan family were brought to England as soldiers in the retinue of King Canute in around 1030 and they were given land in near Harwich.

The first Jornegan connected to Horham is thought to have witnessed a deed to the monks of Castle Acre Abbey in Norfolk. He died in 1182 and he was succeeded by his widow, Sibilia and a son, Sir Hugh. He married Maud de Watheby. He is one of the Suffolk Knights recorded in the Black Book of the Exchequer as holding a manor of the Honor of Eye in 1201 and it is likely this was Horham Jornegans. This passed to his son, Sir Hubert, in 1203. He fought on the side of the Barons in their war against John (1199-1216) and lost property as a result of forfeiture. When Henry III became king, most of his land, including at Horham, was returned to him and he lived in relative peace until his death in 1239.

The Lordship passed to his second son, Sir William Jornegan but he died without an heir and so it passed to his younger brother, Sir Hugh. In 1243 Sir Hugh drew up an agreement with his mother, Julian, settling the manor on her for her lifetime. From this agreement we learn that the extent included a park, windmill and various feudal rights such as *house-bote*, (an allowance of wood for repairs), *hey-bote* (an allowance of wood to repair hedges or fences) and *pannage* (right to let pigs forage in woodland).

In 1272 Sir Walter Jornegan succeeded to the family estates including Horham and he died in 1299. His son and heir, Sir Peter, was sub-escheator of the county in 1283, but otherwise has left scant evidence of his life other than that he was long lived, dying in 1350. His son, Sir John, succeeded to Horham.

The family remained Lords of the Manor until the death of Sir John Jornegan in around 1572. The manor was then granted, or assigned, to William Sherman, the Sir John's Trustee. He had been succeeded by his son, John by 1597.



Jornegan Arms

In 1609 Horham Jornegans was purchased by Sir Edward Coke. Lawyers are not always considered to be of great consequence when it comes to historical events but Sir Edward Coke was an exception. He was the son of a barrister turned landowner near Norwich and entered the legal profession in 1578. He quickly gained a reputation as a skilled lawyer and through the patronage of William Cecil, Lord Burghley, entered public life and became a member of Parliament. In 1593 he was nominated as Speaker of the House of Commons and a year later, Attorney General. In this role he championed the prerogatives of the Crown and led several state prosecutions against Sir Walter Raleigh, the Earl of Essex, one of the conspirators involved in the Gunpowder Plot of 1605. During the reign of James I, Coke fell from favour and reversed his previous legal position to undertake a series of cases against royal prerogatives. Coke championed the idea of free speech and became an open critic of Charles I's attempt to raise money without the sanction of Parliament. Charles declared martial law in 1627 and had those who refused to pay loans to him arrested. Soldiers were billeted in private homes prompting Coke's famous declaration that "the house of an Englishman is to him as his castle". In response, Coke drew up what became known as "The Resolutions" denying that Kings had the right of arbitrary arrest. This became the basis of the Habeas Corpus Act of 1679. He also formulated the idea that the king could not raise money without the approval of Parliament, and his legal opinions became the basis of Parliament's action and eventual victory over the Stuart monarchy by way of the Civil War and Great Revolution of 1688.

Sir Edward Coke

The Coke family remained as Lords of the Manor until the mid 18th century, by which time the family had been raised to the peerage as the Earls of Leicester. Horham Jornegans was sold to Sir Joshua Vanneck, a successful Dutch born merchant who established an estate based at Heveringham Hall. In the early 19th century the family sold the lordship to Mattias Kerrison. He was known locally as the 'Bungay Millionaire' having made money through the development of the Staithe navigation. Later Horham Jornegans passed to the Maskell family and their descendants in whom it remains. There is a very large collection of manorial documents for the manor held by Suffolk Archives.

Horham lies two miles west of Stradbroke and is thought have been a Norse settlement. The composer, Benjamin Britten, had a writing retreat in the village in the 1970s.

Facons Sir Edward Kerrison

A selection of Documents associated with the Manor in the Public Domain.

1276-1376: court rolls	Suffolk Archives
1300-1400: rental (fragment)	
1316-1316: extent	
1328-1393: minister's accounts (non-consecutive)	
1341-1361: collector's accounts (non-consecutive)	
1344-1350: reeve's accounts	
1353-1354: valor	
1391-1401: court rolls	
1400-1500: rentals	
1400-1500: minister's accounts	
1407-1505: court rolls	
1427-1431: estreats	
1436-1437: court roll	
1450-1451: estreats	
1472-1474: minister's accounts	
1492-1492: estreats	
1500-1600: rentals	
1500-1600: court proceedings	
1512-1512: extent	
1514-1538: court roll	
1522-1522: extents	
1538-1603: estreats (non-consecutive)	
1549-1625: court rolls	
1554-1559: rent receipts	
1567-1567: survey	
1610-1612: rental, with other manors	
1624-1625: bailiff's accounts	
1628-1925: court books	
1639-1652: court roll	
1758-1807: minute book	
1809-1827: minute book	

1823-1832: court fines received

1876-1886: rental

1887-1898: minute book

1900-1905: quit and free rentals

1925-1925: rental, with other manors

Horham village from church tower

The Lordship of the The Manor of Lamerton, Devon

Lamerton is a large parish lying three miles from Tavistock. It includes the villages of North BrentTor, Ottery and Hilltown. The named manor of Lamerton is one of a number of lordships within the parish; as is usual for Devon where the rich soil meant that parishes could support a number of manorial holdings. The village was once more populous than it is now and was a centre of manganese mining, unimportant component in the production of glass.

At the time of Domesday Book, the Manor of Lamerton was held by Reynold Adobede, but it notes that Roger Giffard holds *Lamerthon from the Honour of Plympton in Fee*. It is almost certain that Giffard was a tenant of Adobede, of whom little is recorded. Certainly in succeeding decades the Manor became the possession of the Giffard family. Sir Walter Giffard of Weare Giffard is recorded as Lord of Lamerton during the reign of Henry III (1216-1272). He seems to have been the last of the line since he left his daughter Emma, as his sole heir, though she appears to have held it jointly with her mother. An entry from 1276 notes that

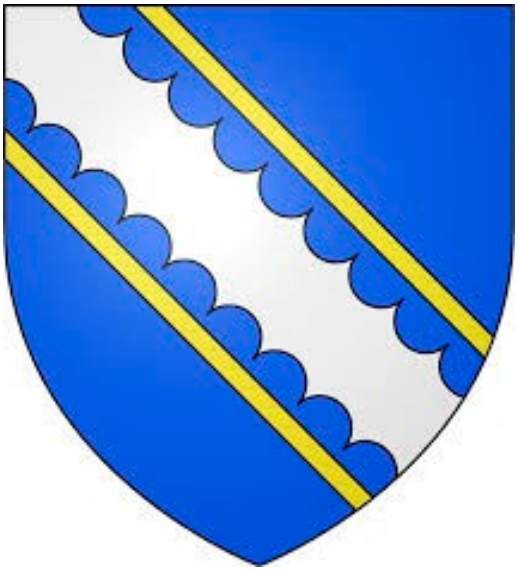
Lamerton, Aveton, Withchurche and Were. The manors, held of Is[abel] countess of Albemarle by service of 13½ knights' fees.

The countess was the overlord as Lord of the Honour of Plympton.

Emma was married three times, firstly to Sir Hugh Widworthy, secondly to Sir William Trewin and lastly to Sir Robert Dynham. She had one child, with her second husband, who hailed from an estate at Modbury. This was their son William, who inherited both Lamerton and Weare-Gifford from his mother. He adopted the surname Weare from his mother. The manor passed to his son and then to his gransdon, also William (II) who was known as Trewin alias Weare.

Lamerton was a wealthy manor. In 1389 one of the Weare's tenant, Richard Northcote was declared to be 'an idiot' and his land was escheated to the Crown. It was described in the Calendar of Inquisition Post Mortem as being;

Two-thirds of 12 cottages, of a mill, and of a carucate of land, held of the lord of Lamerton by knight's service and service of 4d. yearly and suit to the court of Lamerton every three weeks. And the said two-thirds render 8d. to the prior of Launceston for the weir of the afore-said mill.



Fortescue Arms

A knight's service was the estimated cost of keeping a knight in the field for a year and many whole manors were held by this service.

During the reign of Henry IV (1399-1413) We are married Elizabeth, daughter and heiress of John de Filleigh but died shortly after Henry VI ascended to the throne. His daughter and heiress, Joan, married Richard Denzell and thereby the Manor of Lamerton and the rest of her estates passed to this family. In time Richard Denzell inherited the manor and he left a daughter Elizabeth to inherit his estates. She married Martin Fortescue in 1454 and brought the manor to the family who would hold Lamerton for the next five centuries.

The Fortescue family hailed from Filleigh in the County. The family could trace its origins back to Sir Richard le Forte who arrived in England with the Conqueror in 1066 but by the 17th century had split into a number of branches both in Cornwall and in Devon. Arthur Fortescue lived at Penwarne in Mevagissey and it was his son, Hugh, who married Bridget Boscawen. Hugh was successful politician, sitting in Parliament for five seats over several decades. His son, also Hugh, succeeded his father in 1719. Hugh was appointed a Gentleman of the Bedchamber to George, Prince of Wales in 1723 but was ousted from his position after refusing to support Prime Minister Walpole's Excise Bill in 1733. After Walpole fell from power, Fortescue was rehabilitated in Parliament before being raised to the Peerage as Baron Fortesuce. The family estate, including the Manor of Lamerton, passed to his younger brother, Matthew, when Hugh died childless in 1751. Matthew's only son, Hugh inherited in 1785. The Manor remained in the hands of the family until the later 20th Century

Lamerton Manor House

A selection of Documents associated with the Manor in the Public Domain

1423-1597: court rolls (extracts)	Devon Archives
1424-1431: court roll (non-consecutive)	
1465-1483: rents and profits account	
1522-1593: court rolls and books	
1600-1700: valuation	
1600-1625: survey	
1600-1625: list of tenants	
1600-1625: rent rolls	
1613-1619: court rolls	
1625-1648: court rolls	
1647-1671: rentals	
1661-1676: court book	
1678-1678: presentments	
1681-1681: appointment of steward	
1682-1682: rent roll	
1700-1725: rentals	
1717-1735: accounts	
1754-1824: rentals	
1846-1846: rental, with other manors	
1868-1876: chief and conventionary rental, with other manors	

Lamerton village.

The Lordship of the The Manor of Martlesham, Suffolk

Lying near the head of the River Deben a few miles east of Ipswich, Martlesham the village took its name *mearals ham* (the mooring-place) from its position next to the winding creeks and stream which feed the river. The Romans came here in the first century BC and there is evidence enough to suggest they had a settlement here.

In Domesday the manor was the property of Ranulf and consisted of around 300 acres of demesne along with a mill, 20 cattle, 27 pigs, 212 sheep and 12 bee hives. These exact numbers illustrate the exacting details which the Domesday commissioners included in their assessments. In addition there are attributed to Martlesham, 3 'rouncies,' which is a terms for horses.

The descent of the manor, also known as Martlesham Hall, is rather obscure after the 11th century, and its next appearance in the record dates from 1316 when it was held by Richard Brewse. He was the son of Sir Giles de Brewse and it seems likely that he had held the manor at the end of the 13th century, but this cannot be established with any certainly. Richard died in 1323 and five years later it was found that the manor was held by Sir John de Verdon of Brisingham in Norfolk, where his family had resided for many generations. Verdon was regarded as man of *great hospitality* and was famed for treating his tenants well and for spreading his generosity wherever he travelled. It is thought that he was summoned to attend Parliament in the early years of the reign of Edward III (1327-1377). In 1344 he settled Martlesham on his son Thomas but on his death in 1346 he was succeeded by his grandson, Sir Thomas.

Sir Thomas was still a very young man when he died a few months later and the manor and estate then passed to his uncle, Sir John de Verdon and his aunt, Maud. After Maud's death, Sir John remarried, and he settled Martlesham upon his second wife, Isobel, daughter and heir of Sir Thomas Visdelieu of Shelfhanger in Norfolk. His only child by this marriage was also Isobel, and she married Sir Imbert Noon whereby the manor passed to him by right of this marriage.

The singularly named Noon sadly appears not to have left much of an impression in the history books other than his marriage and ownership of Martlesham, which was brief, since he died in 1412. The manor subsequently passed to his eldest son, Sir Edmund Noon. From Noon's Parliamentary biography we find that his family hailed from Tilney, near to King's Lynn. Noon had fought for Edward III in Gascony in the early 1370s and he was an esquire in the household of Richard, Prince Wales (later Richard II). He held a number

Martlesham Creek

of lucrative government sinecures, including the office of gauger of wines in the principal ports of Norfolk. He seems to have survived the downfall of Richard in 1399 without trouble and he passed into the services of Henry IV and was assigned to the household and service as steward of Henry's second son, Thomas of Lancaster. He was elected as a knight of the shire for Norfolk in 1406 and after his wife's death a year later he withdrew from public life and died in 1412.

Sir Henry Noon inherited the lordship of Martlesham and his father's other estates as well as his services and sinecures. Sir Henry fought with Henry V in France and was granted *seisin of the castle and lordship of Condé-sur-Noireau in Normandy, worth 2,000 écus a year (roughly equivalent to £333).* At his death in 1422 he was the Master of the King's Horse.

The Lordship remained in the hands of the Noon family for the rest of the 15th century. In 1531 Sir Thomas Jermyn of Rushbrooke Hall in Norfolk is recorded as paying relief for the manor. This was likely because his son-in-law, Francis Noon, who had inherited from his father Henry, was unable to make the payment himself or was a minor. Thirty years later Francis was involved in a legal action against Roger Warren in connection with the manor, the details of which are unknown, but it is likely that Noon had taken out a mortgage from Warren. When he died in 1574 he still had possession of Martlesham and it passed to his son, Thomas. He was also involved in legal proceedings, against William Pilbrowe in order to recover the title deeds to 100 acres in the manor. Thomas died in 1606.

Between then and 1639 the manor f passed out of the hands of the Noons, after 200 years of ownership and it was found to be the possession of William Goodwin at the time of his death in 1639. Having no children, the manor passed to his brother, John. He died in 1644 when Martlesham descended to his son John. He married three times and died in 1699 when his estates passed to his third wife, and widow, Elizabeth. She held the manor in her own right, presenting to the church in 1724 and died in 1736. He son, John Goodwin became Lord of Martlesham, but died a few years later in 1746. The Lordship eventually passed to his granddaughter, Anne, who married George Doughty of Theberton Hall, a 20 miles to the north. He is recorded as Lord of the Manor at the time of his death in 1798. Members of the Doughty family served as rectors of Martlesham for almost 200 years.

The Lordship was eventually acquired by the political George Tomline, who established the port of Felixstowe. After his death in 1889 his estates, including Martlesham and several manors in the area near Ipswich, passed to his kinsman Ernest Preytman. He was a member of Parliament for Woodbridge in Suffolk from 1895 to 1906 and served as Civil Lord to the Admiralty from 1900 to 1903. He was made a Privy Counsellor in 1917. The Lordship remained with the Pretyman family until 1989 when it was sold to the family of the present holder. There is a large collection of manorial papers connected to this manor held at Suffolk Archives.

George Tomline

A Selection of Manorial Documents in in the Public Domain

1413-1460 court rolls

1460-1460: court roll

1488-1509: court roll

1500-1600: survey

1500-1600: rental

1520-1557: court rolls

1570-1580: court roll

1600-1700: suit roll (within minute book)

1603-1613: court roll

Suffolk Archives - Ipswich

1615-1625: court book

1619-1619: rental

1632-1669: court books

1633-1641: court roll

1639-1799: steward's papers

1644-1739: minute book

1663-1684: rentals

1678-1701: court book

1709-1709: rentals

1716-1800: court books

1723-1723: rental

1745: rentals (2)

1745-1786: minute book

1756-1758: rentals (4)

1784-1799: rentals (3)

1798-1798: minute book

1800-1862: steward's papers,

1807-1865: minute book

1807-1917: court book

1863-1863: rental

1869-1876: statement of account of profits

1870-1870: rental

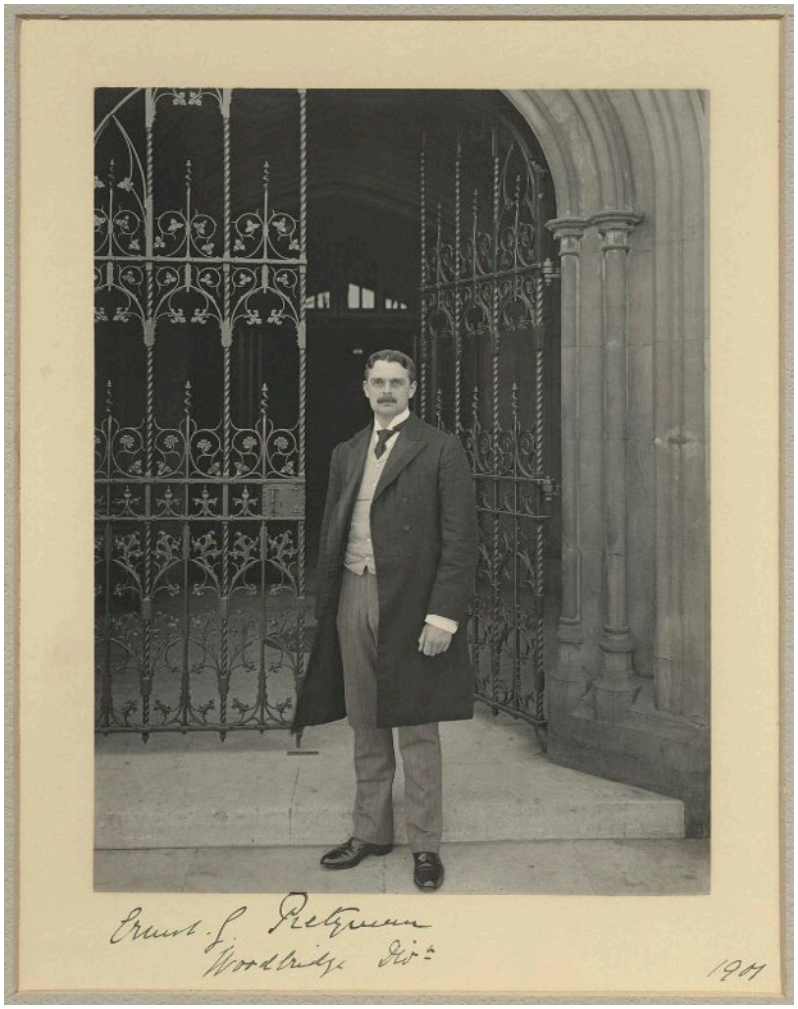
Suffolk Archives - Ipswich

1873-1873: particulars of tenancies

1879-1882: statement of account of profits

1880-1903: rentals, with other manors (2)

1888-1921: minute book



Ernest Pretyman

Manor of Monks Hall, Lincolnshire
In association with Strutt and Parker

This is a fenland manor, situated in the fertile flatlands first drained and reclaimed by the Romans. Monks Hall lies in the parish of Gosberton, a mile north-west of the village. The ancient manor house sat on a moated site, two sides of which remain in traces.

The site of a farm or manor at Monks Hall likely pre-dates the Norman invasion and it was likely a holding of the Peterborough Abbey, from which it evidently took its name. In 1086 it was probably accounted for as part of the Abbey's great manor of Donnington. It later became a manor in its own right but there is some confusion as to whether Monks Hall remained as part of the property of Peterborough Abbey or, at some point later, became attached to nearby Swineshead Abbey. The former seems likely to have regained the property by the 15th century, if it had ever lost it. In 1460 there is record of a Justice of the Peace being appointed as steward of the Manor of Monks Hall by the monks and Prior, against the wishes of the abbot. As a result of the appointment, a riot ensued, led by the tenants.

After the Dissolution of Peterborough Abbey in 1538, its lands and manors were absorbed into the royal estate. It certainly remained this way into the 17th century. A copy of the court roll dated 11 April 1608 records the surrender of *Edward Skipwith, and Elizabeth his wife, of 3 messuages and land in Gosberkirk, to the use of their heirs* to the Royal Steward of the manor.

At some point in the early 17th century, likely to have been 1629, the manor was granted by the Crown to Sir John Finch but it is not clear if he purchased the manor, or held it on lease. Finch was one of the most important legal figures in the early part of the century. Being the younger son of a noble family, Finch trained as a lawyer and was elected as Member of Parliament for Canterbury in 1614. Three years later he became Recorder of the House. In 1625 he came to the attention of Charles I, who had heard him speak and he was appointed as counsel and attorney-general to queen Henrietta. He received a knighthood in the process and it is perhaps then that he was granted Monks Hall. There is certainly evidence that he was involved in its administration at this period. In 1628 he was elected speak in the House of Commons, a position he held until the parliament was dissolved in 1629, not to be sit again for 11 years. Finch was a Catholic and was appointed Chief Justice in 1634, a position in which he was remembered for his prosecution of William

Sir John Finch

Prynne and John Langton, two outspoken republicans. As a reward for his services during the long period of Royal rule, he was raised to the Peerage as Baron Finch but on the early sitting of the Long Parliament in 1640, he proved so unpopular that he was impeached. His estates, including Monks Hall, were later seized by Parliament and he fled to Holland.

The Lordship is next recorded in the hands of Daniel Finch, Earl of Nottingham, a cousin of Sir John. He is recorded in the Court Books of the manor as being its lords from 1676 to 1712. This member of the Finch family wisely refrained from overt support for the monarch, and when the catholic James II was on the throne (1685-1688) stayed away from court. He served both William III and Queen Anne and was made President of the Council on the accession of George III. By the time of his death in 1730 he had sold the manor to Fernando Gorges. He was Lord of Monks Hall until 1727 when it was purchased by Christopher Clayton, he in turn sold the manor in 1752 to the Irish Peer, Robert, Earl of Luxborough. Born Robert Knight, he was the eldest son of Robert Knight, the cashier of the South Sea Company, who was infamous for absconding to France with a fortune made from the company before its collapse. As an Irish peer he was able to stand for Parliament, and sat as an MP for Grimsby in 1761. In 1770 he was made a Knight of Bath and died in 1772.

In 1757, Monks Hall was purchased by John Calcroft who was Lord of the Manor for 30 years before selling it to Benjamin Smith in 1787. Smith was a lawyer who founded his own practise at Horbling and became a pioneer of local legal work in property and finance rather than in litigation. He was the model of a county lawyer, working for estates in collecting rents, preparing leases, managing properties and serving as the steward for several manorial courts. He also became a money-lender, or scrivener, and through this practise made enough money to become a Lord of the Manor in his own right, purchasing Monks Hall in 1787 from John Calcroft, who employed Smith as his steward at the manor court in the 1760s. Smith was one of a number of local lawyers and land owners who steered various Acts of Enclosure in the fenlands and sat on drainage committees in a bid to improve these flat tracts of wetland. On his death in the 1830s the manor and his other properties passed to his son, Benjamin, who inherited the family firm. The Smith family remained as Lords of the Manor of Monks Hall until 1981 when it was sold to a private buyer in a sale of Lincolnshire manors. Benjamin Smith and Company existed for 250 years, until 2001 when it was taken over by Chatterton's of Horncastle.

Benajmin Smith

A Selection of Manorial Documents in in the Public Domain

1448-1456: court rolls	The National Archives
1562-1565: court rolls	
1574-1580: court rolls	
1597-1609: court rolls	
1615-1629: court rolls	
1496-1496: court roll	Huntingdonshire Archives
1663-1670: minute book	Cambridgeshire Archives
1648-1892: survey	Lincolnshire Archives
1676-1935: court book	
1676-1935: rental	
1716-1804: verdict	
1716-1804: minutes, draft	
1728-1781: suit roll	
1729-1797: rent	
1734-1799: court roll abstract	
1734-1756: rentals (8)	
1759-1759: list of fines	
1813-1892: account	
1838-1853: court roll, draft	

Monks Hall Farm

The Lordship of the The Manor of St Johns, Essex

Just 14 miles from the centre of London, lies the Manor of St Johns, or St Johns in Lambourne, just beyond the end of the Central line, on the edge of the Hainault Forest.

The manor, originally referred to as Lambourne and Abridge, was created in the 12th century through the acquisition of land by the Knight Hospitallers and gifts from a number of local landowners, including Peter de Valoines and William de Bois. The Order of the Hospital of St. John of Jerusalem was founded in 1099 after the First Crusade, and officially recognised by Pope Pascal II in 1113. The order was founded to support the work of the hospital, which tended Christian travellers in the city. The order followed the principals of the Augustinians, taking vows of poverty, chastity and obedience. It soon developed into a military order, to protect pilgrims travelling to the Holy Land and it received donations of land across Europe to pay for its activities.

The manor remained in the hands of the Hospitallers until the order was dissolved in 1538. For a time the Lordship rested with the Crown before being granted to Richard Morgan and Thomas Carpenter. These were likely land speculations since the estate was soon sold to Robert Taverner, who died in 1556. His son and heir, Thomas, was still a minor at the time of his father's death and he was made a royal ward. St Johns was recorded as being valued at £23 15s and his mother was granted dower in it until her son reached the age of 21.

Thomas Taverner sold the manor in 1597-8 to Sir Robert Wroth. He was a wealthy forest official in Enfield Chase and sat in nine Elizabethan Parliaments as a Member for Middlesex, and was a client of the Secretary of State, Robert Cecil. He amassed a fortune in land purchases and sales at his death in 1604 left the Lordship of St Johns to his eldest son, Robert. In 1608 the manor was assessed and found to include *4 messuages, 2 gardens, 100 acres of land, 20 acres of meadow, 100 acres of pasture, 80 acres of wood, and 8s. rent*. In 1630 St Johns was sold by John Wroth to Richard Peacock who received the royal confirmation of all rights and privileges connected with the manor but lived only four more years, dying in 1634, leaving the estate to his son, Edward.

In 1641 Edward sold, or leased, the Lordship to John Charles and in 1647 it was sold once more, to George Bagstar. Bagstar subsequently sold St John's Farm to William Browne of Abridge but the manor and its rights was sold separately to Edward Palmer, squire of Dews Hall in the parish.

Knights hospitallers

Between 1668 and 1697 Henry Billingsley Palmer, son of Edward Palmer, took out a number of mortgages on his estate. One of the mortgagees being Richard Lockwood. In 1709 Palmer sold the manor to Catlyn Thorogood, an official of the South Sea Company. He was responsible for the renovation of St Mary and All Saints Church in Lambourne, giving it the Georgian appearance that is still retains today. After his death in 1732, Thorogood's son and heir, Pate, sold his estates, including the manor of St Johns, to Richard Lockwood, described by the Essex historian Philip Morant as *an eminent Turkey merchant*, and the son of the above mentioned Richard Lockwood. Lockwood made his fortune trading in the 'Levant' and was appointed a Gentleman of the Privy Chamber to Queen Anne. He was returned as a Member of Parliament for Hindon, one of the so-called rotten boroughs, abolished in 1832. Lockwood fought, won and lost several elections before becoming a Member for the City of London in 1722. He used the fortune he made in trading to enlarge Dews Hall. His son and heir, Richard, held the Lordship of St Johns for forty years after the death of his father. He died in 1794 and was succeeded by his brother, the Revd. Edward Lockwood.

After Edward's death in 1802 there was a separation of the Dews Hall estate between members of the family but it was reunited under William J. Lockwood in 1842. The manor subsequently descended to Lt.-Gen. William M. Wood, son of W. J. Lockwood who had assumed the surname of Wood in 1838 on inheriting the property of an uncle. Lt.-Gen. Wood died in 1883 and was succeeded by his son Amelius R. M. Lockwood, who had reassumed the original family name in 1876. Amelius was a former soldier who became a Member of Parliament for Epping from 1892 to 1917. He was man who lent his talents and influence to a variety of causes and organisations, including being Provincial Grand Master of the Essex Freemasons, Vice President of the RSPCA, President of the Royal Horticultural Society and Chairman of the Governors of Chigwell School from 1893 to 1922. He was also a director of the London and North-Western Railway and was appointed a Privy Councillor in 1905. He was raised to the peerage as Baron Lambourne of Lambourne in 1917 but by then his only heir, his nephew, Richard Lockwood, had been killed at the Battle of Aisne on September 1914. After his death in 1928 the estates were sold, including the manor of St Johns, which had been reunited with St Johns Farm in the 19th century. The manor of St Johns was sold in the 1970s and once again, to the family of the present owner, in 1989.

Ameliu Lockwood

A Selection of Manorial Documents in in the Public Domain

1349-1350: minister's account, with other manors	The National Archives
1580-1730: steward's papers	Essex Record Office
1691-1735: court rolls	
1713-1742: steward's papers	
1713-1742: steward's papers	
1718-1729: rentals	
1726-1747: steward's papers	
1730-1735: court rolls	
1730-1735: presentments	
1730-1730: court roll	
1730-1730: rental	
1734-1734: rental	
1746-1746: presentments	
1746-1746: court roll	

St Mary's All Saints

The Lordship of the Manor of Diddington, Warwickshire

Diddington Hall

Lying in the extensive parish of Hampton-in-Arden is the manor of Diddington. This estate including a small hamlet of the same name lies to the north of Hampton on Diddington Lane and borders the large Stonebridge Estate to the East.

This manor is known as a reputed manor, which means it was a freehold estate without feudal tenants. The earliest mention of the manor occurs in the 12th century when it was gifted to the nuns of Markyate Priory in Bedfordshire by Sir Roger de Mowbray. In 1190 the priory leased the land to William de Arden and in 1231 Diddington was purchased outright by his son Hugh for 30 marks. Arden was also the Lord of the Manor of Knowle and Kinwalsey. The Manor remained in the possession of the Arden family for several generations. On the death of William de Arden in 1296 it was assigned to his widow Agatha and to his daughter Amice. In 1284 Amice's husband John le Lou sold Diddington and the Knowle estate to Edward I and Queen Eleanor. The estate was held as a possession of the Queen and a gift from Edward. Although like most dynastic marriages that between Edward and Eleanor was arranged for a political purpose (in this case to secure England's claims over Gascony) it later developed into a union of deep love and affection. She was only 13 when she was wed to Edward, he was only a couple of years older. They were both in England by 1255 and by all accounts shared a loving and faithful relationship, which was unusual for the 13th century. Edward is not known to have had any extramarital relationships nor fathered any children outside of his marriage. Indeed it was widely reported that the couple shared a harmonious and lively relationship. Diddington with rest of the Knowle Estate was a gift for Eleanor from Edward, and when she died in 1290 was given to Westminster Abbey as part of a large endowment for a chantry to be erected in the memory of her soul. Such was his love for Eleanor that Edward commemorated her with a series of twelve crosses from Westminster to Lincoln. Only two survive - Waltham Cross and Charing Cross.

Diddington remained a part of the Westminster Abbey estates until its Dissolution. In 1541 it was granted to the Bishop of London but in 1559 the grant was revoked and instead the Manor was taken back into the hands of the Crown. In 1573 Queen Elizabeth granted Diddington, with Knowle, to her favourite, Robert Dudley, Earl of Leicester. Leicester was one of the most prominent figures in Elizabethan England and a great favourite of the Queen herself. The son of the Duke of Northumberland, Leicester came to prominence early in the reign of his friend, Elizabeth. Indeed, he is often considered the most likely candidate as her husband. His first wife, Amy Robert died in 1560 in murky circumstances, falling downstairs. Unfortunately for Leicester this actually ruined his chances of marrying the Queen

since the scandal of Amy's death was so large. He remained unmarried for 18 years, hoping that his chance would come but eventually he married Lettice Knollys, Countess of Essex, and was promptly banned from court. Leicester amassed a great estate in Warwickshire, centred on Kenilworth Castle, ten miles to the south and Diddington was very much part of this process. His lavish lifestyle is well documented and he spent a fortune on his Warwickshire lands and in particular, remodelling and developing Kenilworth . Despite upsetting Elizabeth with his second marriage they were later reconciled and he spent much time with her. When the Spanish Armada was threatening England in July 1588, Leicester was standing at her side when she delivered her famous speech at Tilbury. Leicester died suddenly a few later and Elizabeth was heartbroken, she reputedly locked herself in her rooms for days until the door was forced open by Lord Bughley.

On his death, Leicester's manor at Diddington reverted to the possession of the Crown where it remained until 1622 when it was granted to Sir Fulk Grevil, Lord Brooke. He had been a faithful servant of Elizabeth and was a Warwickshire man, born at Alcester in 1554. He was also a noted member of the court of James I, who granted him Warwick Castle in 1604. Grevil spent the enormous sum of £20,000 in renovating what had become a dilapidated complex. Grevil was murdered in 1628 by a servant, Ralph Haywood who believed that his master had left him out of his will after promising otherwise. He is buried at the church of St Mary In Warwick. Diddington passed to his adopted son, Robert Grevil who was killed during the siege of Lichfield in 1643 fighting on the side of Parliament. It then passed to his son Francis and in turn, his brothers, Robert and Full, who died in 1710. By this time the Manor had been gifted to Fulk's son, Algenon, who retained it until 1743 when he sold it to William Smith. In 1754, Smith's widow, Henritetta sold it to Benjamin Palmer. Palmer may have offered it for sale in 1759 since Warwickshire Record Office hold details of *Manor of Diddington, capital messuage and lands adjoining in Hampton-in-Arden* along with other lands in the county (WRO CR 299/79/1-6) but appears to have retained it until 1772 when it passed to a relative, David Lewis. By this time it seems that the estate had actually been divided into moieties since when Lewis died a years later he was found to have held it jointly with Henry Greswold, who died in 1823. Eventually the Manor and rest of the Knowle estate passed to a descendent of Benjamin Palmer, Jane Wilson and hence into the hands of this family. In 1887 it was sold to Mrs J B Clarke and later sold to Major G Everitt, in whose family it remained until 1982 when it was sold to Edgar Philips.

Edward I Eleanor

Robert Dudley, Earl of Essex

The Lordship of the The Manor of Belper, Derbyshire

Belper lies in the heart of Derbyshire and owes its current size to the Industrial Reveloution of the late 18th Century. The world's second water-powered cotton mill was built here by Jedediah Strutt in 1784. The town's name is thought to be a corruption of *Beaurepaire* meaning a beautiful retreat and is linked to a hunting lodge of Edmund Crouchback, 1st Earl of Lancaster, who was Lord of Belper in the late 13th century.

The earliest references to Belper appear to be in Domesday Book where it is referred to as Bradelei and was formed as part of the great lordship or honour, of Duffield. This lordship was centred on Duffield Castle, erected to protect the royal hunting ground of Duffield Frith. It was known as a fee because within its control originally lay a number of manors comprising Duffield, Belper, Alderwasley, Biggin, Hazelwood, Heage, Holbrook, Hulland, Idridgehay, Southwood, Turnditch and Windley. This history and descent of these manors is the same as that of Duffield Fee. After the Norman invasion the whole area, known as the Amber Valley, was granted to Henry de Ferrers, as part of the great Honor of Tutbury. Ferrers owned a huge amount of land in Derbyshire estates, centred on nearby Duffield Castle which was erected to defend it. The original castle was destroyed in 1173 after William De Ferrers took part in the rebellion of the sons of Prince Henry against his father, Henry II. The family restored its position under the rule of John and a second castle was built on the same site, to the north of the village centre, on a prominence above a bend in the river.

In 1266 de Ferrers fought against Henry III in a rebellion against the king's perceived favouritism towards foreigners. After a rebel defeat at Chesterfield, Belper, as part of Duffield was seized and regranted to Edmund, Earl of Lancaster. Duffield castle was destroyed, this time permanently but the honour remained, with Belper as part of it.

Belper remained a possession of the Duchy, and after the succession of Henry IV, the Crown, until 1628 when it was sold by Charles I to the Corporation of the City of London. Within a year the Corporation sold its interest to Sir Edward Leche, keeping the sub-manors of Heage and Holbrook. Leche was appointed a Master in Chancery in 1619 and knighted in September 1621, and owned other properties in Derbyshire such as Hathersage, Over Padley and Nether Padley as well as land in Suffolk and his main residence at Squerries in Kent. During the Commonwealth period, Sir Edward seems to have benefited greatly as he rapidly acquired the wool and lamb tithes for a number of his Derbyshire parishes and amassed considerable wealth. He died in 1652.

Arms of Paul Jodrell of Duffield

After the death of Sir William Leche or Leech in 1673 there was a period of some legal dispute with Sir Ambrose Philips being Lord of the Manor from 1674 to 1678 and then Philip Jodrell. Sir William Leech certainly had land in Belper, this is explicitly mentioned in his will of 1673;

to son William, £3,000 at 21, out of manors, lands etc, prebend or rectories of Sawley and Wilne; to son Philip, land near 'Beaureper' [Belper] called Bradley land, and £1,000 at 21, out of lands to be sold; if John, William or Philip die before 21, the survivor.

However, Paul Jodrell is recorded as Lord of the Manor in 1696. The Jodrell family were members of the Derbyshire landed gentry and could trace their lineage back to the 13th century. The Derbyshire Jodrells were a cadet branch of the Cheshire family who lived at Yeardsley in Cheshire

The manor remained with the Jodrell family for the next 200 years when it was sold to Sir Timothy White in 1891. Sir Timothy was the founder of the chemist chain "Timothy Whites" which was a high street staple until the 1980s. In 1976 Sir John White sold the manor which was then sold again in 1998 to the family of the present holder.

The manor of Belper was one of the administrative centres of the Honour, and courts would often meet here. There was a manor house which no longer remains, but Manor Farm House, situated on New Breck Road, in the town, still stands and is a Grade II listed building.

Manor Farm

A selection of Documents associated with the Manor in the Public Domain.

1278-1611: court roll (non consecutive)	The National Archives
1326-1328: reeve's accounts	
1333-1334: court roll	
1333-1340: court rolls	
1357-1363: reeve's accounts	
1370-1378: ministers' accounts	
1399-1401: valors	
1400-1402: ministers' accounts, with other manors	
1409-1414: court rolls, with other manors	
1414-1415: rental	
1416-1421: ministers' accounts	
1419-1444: ministers' accounts, with other manors	
1428-1442: court rolls, with other manors	
1439-1547: ministers' accounts (non consecutive)	
1536-1537: list of bondholders	Derbyshire Record Office
1588-1676: book of extracts on copyhold estates from court rolls	
1596-1607: court book	
1613-1628: court books	
1616-1626: court rolls	
1640-1790: court books, including drafts (Duffield Fee)	
1746-1775: verdicts (bundle)	
1824-1925: court books, including drafts (Duffield Fee)	
1608-1610: court book	Norfolk Record Office

Belper Mill

The Lordship of the Manor of Michaelotts, Cambridgeshire
In association with Strutt and Parker

Many manors were created after 1066 by a process known as sub-infeudation. A large manorial estate was divided into two or more estates and the feudal characteristics which made up a 'manor' were transferred to the new manor which became self administering. This process can be seen in the creation of the Lordship of the Manor of Michaelotts, which lies in the Cambridgeshire parish of Linton, a few miles from the county town. This was created in around 1267 by Sir Simon de Furneaux from his manor of Barham. He took 60 acres of demesne and 50 acres of tenant's land to create a new Lordship which was held by a knight's fee from the Lords of Barham and was granted to his son Michael.

The Furneaux family had held Barham since the Norman invasion and the manor formed part of the Honour of Richmond. They remained landowners in the parish until the 1370s, but Michaelotts (Michael's Lot) was conveyed by Michael de Furneaux in the late 13th century to Simon de St Omer who then granted it to his brother, Ralph, in 1315. The family of de St Omer could trace their lineage to 11th century Normandy and a Baron of that name had come to England with The Conqueror. They had a number of estates in the east of England, including Brundale and Thraston in Norfolk.

The descent of the manor in the 14th century is a little obscure but in 1397 it was found to be in the possession of Nicholas Parys (Paris) who owned the largest manor in the parish, namely Linton. He died in 1425 and his lands passed to his nephew, Henry Parys. His son was aged just 3 years old when his father died in 1427 and at his death in 1466 his own son Robert was also a minor. He lived until 1504 when he was succeeded by his son John. His son and heir, Philip was treasurer to Bishop Gardiner during the 1530s and became a wealthy courtier. In the same decade he purchased the wardship of Anne Bolyen's cousin, Edward Bolyen, which allowed him an income from Bolyen's land and gave him the right to marry the young man to whomever he chose. In 1540 he was given the lucrative position of receiver-general of the Court of Augmentations and married Edward to his own daughter, Agnes. Parys was a staunch Catholic and on the accession of Mary in 1553 was knighted after publicly disavowing the crowning of Lady Jane Grey.

Philip was succeeded in his estates at Linton, including the Lordship of Michaelotts, by his grandson, Robert but he died whilst still a minor in 1572. The title therefore passed to Sir Philip's younger son, Ferdinand who died in 1601. It descended then to his eldest son, Philip who died in 1617. His heir was his eldest son, Charles, who was still a child. He appears not to have married and died without having had children in 1658. The family remained Catholics and Charles was fined by the Commonwealth government in the 1650s, but did not have his estates seized. There is no record of him having taken part in the Civil War. His brother and heir, John, was also fined as a papist and a royalist and was forced to raise a mortgage on the Linton estates from two Londoners, Robert Tempest and John Carter, who are briefly named as Lords of the Manor. John died in 1667, having taken back control of his lands and Michaelotts passed to his son Philip.

Sir Thomas Sclater

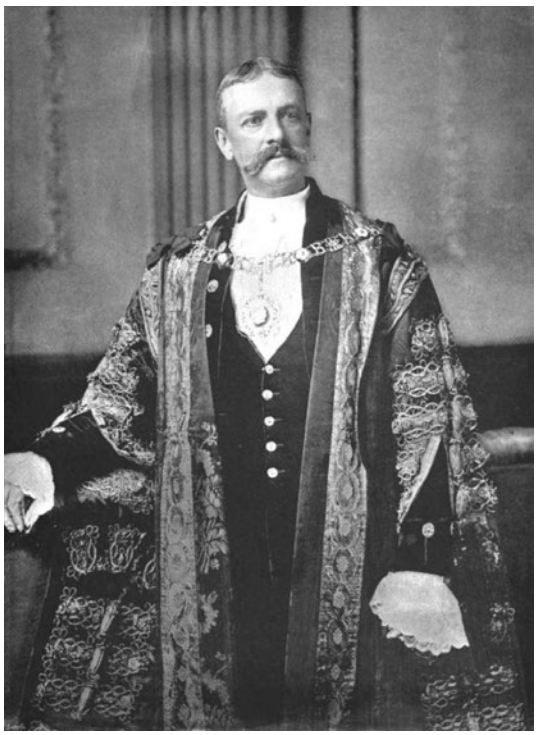
Philip Parys was the last male member of this long lived family and he died without leaving an heir, in 1672. His lands and estates were sold to pay off his debts but Michaelotts was retained by Philip's mother, Anne, and her husband, Sir Joseph Colston. The Parys estate was then bought by Sir Thomas Sclater. Born in Halifax, Sclater attended Trinity College, Cambridge and became a doctor of medicine in 1649. In 1659 he was elected to the third and final Protectorate Parliament but supported the Restoration of the Monarchy in 1660, for which he was created a baronet in the same year. He became a wealthy man in the 1660s and bought Catley Park in Linton and later Michaelotts in 1677.

Scalter was Lord of the Manor for only a few years before his death in 1684. He settled his lands on Thomas, the son of the his nephew Edward Sclater. Edward trained as a lawyer and through his many connections sat as Member of Parliament for Bodmin in Cornwall from 1713. Though a relatively wealthy man in his own right, Thomas married Elizabeth Bacon who appears to have been his own ward. She was the heir of a London merchant who had purchased considerable estates in Huntingdonshire. Unusually, Edward adopted her surname and at the time of his death, in 1736, was said to have been worth £200,000; around £25 million today. It was reported at the time that he died not having made a will but this was later shown to be incorrect when a will of 1724 was produced leaving his estates to a 'kinswoman' Sarah, the wife of his coachman, Edward King, and her two sons.

Both Robert King or his brother Thomas, appear to have earned the reputation of being disreputable. His life was described by the Reverend William Cole in the 1740s;

He was at college when he inherited, and was married while at school to a porter's daughter in Bishopsgate-street, a very good sort of woman and makes him an admirable wife. His son by her died about 1746. Mr. King's father was a coachman and the estate came to his family by means of his wife. Mr. King died of drink at Bath in 1749.

His brother, Thomas faired little better and had run through the fortune by 1777. By this time the Linton estate, including Michaelotts had been sold to Thomas Bromley, Lord Montfort. In 1772 it was sold again, to Edmund Keene, Bishop of Ely. It then passed to his son, Benjamin, who died in 1837 and was succeeded by his son, the Revd. Charles Edmund Ruck-Keene in 1837. He died in 1880 and Michaelotts passed to his son, Edmund. At his death in 1888 the manor came to his son, Capt. Charles Edmund Ruck-Keene who sold the Catley Park estate in 1904 to Sir Walter Henry Wilkin, retaining the lordships of the manor, which passed on his death in 1919 to his daughter Olive, who married Lt. N. Nightingale in 1936. The family sold the title in 1987 to David Broad.



Walter Wilkin

Documents in the Public Domain Associated with this Lordship

1577-1577: terrier	Cambridgeshire Archives
1775-1775: notes	
1800-1850: notes relating to a terrier	
1800-1850: copy of a terrier	

Linton

The Lordship of the Manor of Stanton Drew, Somerset

The Lordship of Stanton Drew lies in the parish of the same name, between Pensford and Chew Magna. Perhaps the most notable feature in the Lordship is a large standing stone known as Hautville's Quoit. This was once a much larger rock, supposed to have weighed over thirty tons, but it was gradually chipped away over the centuries as the local inhabitants used it for mending their roads and houses. The quoit is a late megalithic burial chamber with a romantic legend attached to it. It is said that a local giant, named Sir John Hautville, lived nearby on the top of May Knole Hill and was supposed to have thrown the rock from the summit of his hill to were it now lies when he was clearing land to build a house. In the 18th century it is recorded as lying in a full circle of other stones but many since appear to have been lost or removed, though many remain Nevertheless it formed part of a large complex which some archaeologists think may have been a structure to rival Stonehenge.

The Lordship of Stanton Drew is first mentioned after the Norman Conquest when it was found in the hands of the Stanton family. First Roger, then William and then Hugh de Stanton were its lords and by the reign of Henry II (1154-1189) it was in the possession of Robert de Stanton who held it by service of two knights fees. His heir was Geoffrey de Stanton who held a number of estates in the area as well as this Lordship, including Timborough and Stowey. A Lord of the Manor from a following generation was known as Drogo de Stanton and from this name came the derivation of Drew, for which the Lordship was subsequently known. By the reign of Edward III (1327-1377) the family had adopted the surname Drew, and in 1338 we find Walter Drew as Lord of the Manor.

In the 14th century the Drew family were succeeded by the Clerke family and in the 1440's Robert Clerke granted Stanton Drew to a local man, Richard Choke and this family held it until the early 16th century. The most noted member of this family was undoubtedly Sir Richard Choke who inherited the Lordship from his father, John. Sir Richard was born in the parish and the family were so prosperous that he could afford to seek a career in the law. He was a member of the Middle Temple in London and in 1453 was created king's serjeant a position which he served until 1461. He then served as a justice of the Common Pleas until 1483 and during this period was knighted (in 1465). His activities in the law were widespread and lucrative and he often received royal commissions. For instance, he was granted a commission to raise money for the defence of Calais during the reign of Henry VI. During the reign of Edward IV he acted as a justice of assize for seven counties and as a justice of the peace for Staffordshire and Worcestershire. In 1469 Choke was a party to a sentence of attainder against Sir Thomas Hungerford, who had been arrested for planning to assassinate King Edward in a Lancastrian plot. Evidently he served the Yorkist cause well since he

Artist reconstruction of the Standing Circle

retained influence into the 1480s and was summoned to the Parliament of 1482. When Lord of the Manor of Stanton Drew he entered into a protracted law suite against John Boteler over possession of it. The bass of Boteler's claim on the manor is not known but it may have been contacted to a mortgage that Choke took out on his property. The suite ended, after a number of years, in 1452 when he achieved a final release from Boteler of any interest he may have held. Hostility between the two families was finally ended two years later by Boteler's sister, Edith Sampbroke, who confirmed Choke as the legitimate Lord.

Choke's advice and administrative skills were sought after and he acted for a number eminent men of his day, including William, Lord Botreaux, Sir John Fastolf (on whom Shakespeare's Falstaff is based) and Humphrey, duke of Buckingham. As well Stanton Drew he held the Manors of Long Ashton, Temple Cloud and Ranston in Dorset. He is thought to have kept a 'great house' at Long Ashton which was lavishly furnished and there is a monument and effigy to him at the parish church there.

The grandson of Sir Richard, Sir John Choke, eventually sold the Lordship of Stanton Drew to Giles, Lord Daubney. Daubney had served both Edward IV and Richard III but finally rebelled against the latter and joined the forces of Henry Tudor in Brittany. When Tudor invaded England in 1485 Daubney accompanied him and fought at the battle of Bosworth at which Richard was defeated and Henry ascended to the throne as Henry VII. Daubney became one of Henry's most trusted advisors and a powerful figure in the South-West of England. A year after Bosworth he was raised to the peerage as a baron. He served Henry in a number of capacities until finally becoming Lord Chamberlain in 1495. At his death in May 1508 he was rewarded with a magnificent funeral in Westminster Abbey an alabaster effigy of him still survives.

After Daubney's death, Stanton Drew came into the hands of Sir John Cooper. His son and heir, Anthony-Ashley Cooper was a notable politician of the era who fought for Charles I and then Parliament in the Civil War. He was raised to the Peerage as the first Earl of Shaftesbury in 1672. The Lordship of Stanton Drew later passed out of the Cooper family and into the possession of the Coates family before later descending to the Strachey family in the 19th century. The Strachey family held the Sutton Court Estate, which Stanton Drew formed part, until 1973 when, on the death of the 2d Baron Strachie it passed to his great nephew Lord O'Hagan, who held the manor until 2008.

Top: Remaining quoit and stones Bottom: Round Cottage

The Lordship of the Manor of Great Raveley, Huntingdonshire

Great Raveley is the largest village in a group known as The Raveleys. It is situated a few miles from Ramsey in the centre of the modern country of Cambridgeshire, but was historically part of the small county of Huntingdonshire. The parish includes Great Raveley Fen to the north, which is just 3 feet above sea level though the remaining land is higher pasture. Its name has been written in many forms from *Rorflea, Roflea, Raflea*, or *Reflea* in the 10th Century to *Magna Rauele, Great Ravele* and *Raffleya* in the 14th.

The Manor can be traced back as early as 974, when it was granted by King Edgar to Ramsey Abbey. After the Norman invasion of 1066 the Abbey was able to hold onto it's estate here and the manor was under the control of several officials, sometimes monks, sometimes laymen. The reeve, who arranged and accounted for all work carried out, was chosen by the tenants at the manorial court. He (always a man) also collected rents. In addition there was a seneschal who supervised the Abbey's manors in the area, a kind of regional manager and the bailiff, who lived in the manor. The effect of the Black Death which killed as many as half of the population of the village was still felt in a number of vacant tenancies. It is possible that the relatively large amount of demesne land was caused by the Abbey taking empty land in hand.

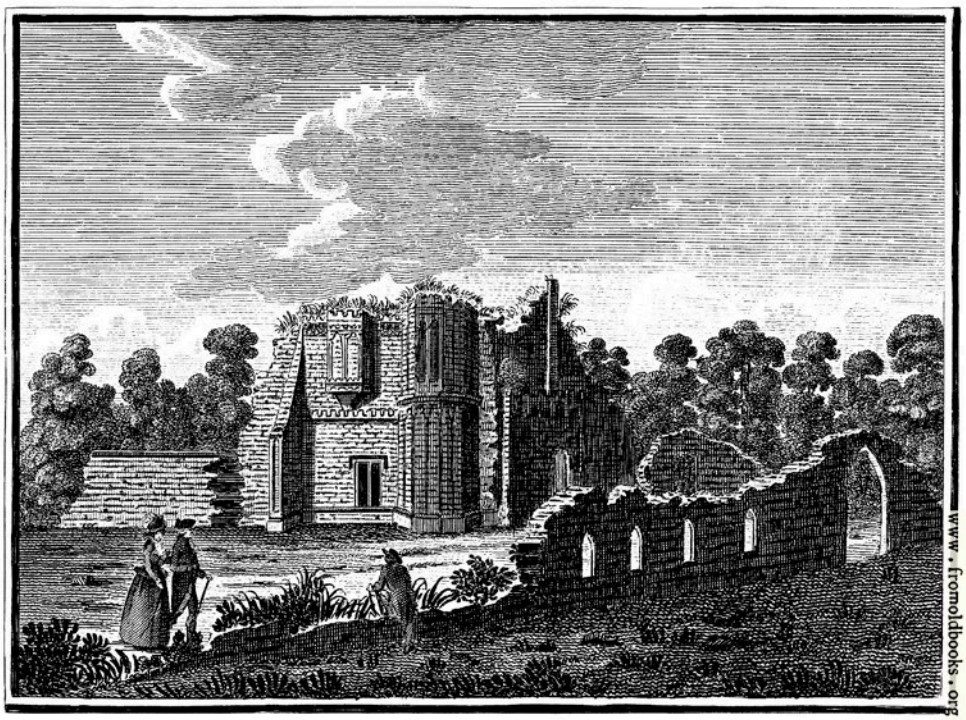
After the Dissolution the manor was granted to Sir Richard Cromwell (alias Williams). The family's fortune was made by the Protector's great-grandfather, Richard Williams, son of a Welsh gentleman from Glamorganshire, Morgan ap William. This Richard was introduced to the Court of Henry VIII by his kinsman, the great courtier and royal secretary Thomas Cromwell, later Earl of Essex. Some sources suggest that Richard's mother was Cromwell's sister, others that Cromwell himself had married the widow of a Williams'. Richard soon became a favourite of the King and was one of the gentlemen sent to suppress the northern Catholic rebellion known as the Pilgrimage of Grace. In recognition of his services he was appointed one of the Visitors of the religious houses as his kinsman pursued the policy that led to the Dissolution of the Monasteries. The rewards started to pour in - Richard was granted the estates of the nunnery of Hinchinbrook and the great abbey of Ramsey, both in Huntingdonshire, as well as several other smaller religious houses. Then, in 1540, he distinguished himself at a joust in Westminster. During the tournament he was knighted by Henry VIII and presented with a diamond ring off the King's own finger. On Henry's recommendation he changed his name to Cromwell in honour of his relation, the Earl of Essex.

Sir Richard Cromwell

Cromwell's fortunes were in no way injured by the sudden ruin and execution of the Earl. In 1541 he became High Sheriff of Huntingdonshire and Cambridgeshire (the two counties were then, as they have been again in recent years, counted as one civil administration, and the High Sheriff was chosen in rotation from the old county of Cambridge, from the Isle of Ely, and from Huntingdonshire) and in 1542 he was elected to Parliament as MP for Huntingdonshire. He was appointed a Gentleman of the Privy Chamber and served in France as a general of infantry. And all the while he accrued more and more honours and more and more estates and wealth. It was said when he died in 1546 that he must have left a prodigious fortune to his two sons, as big an estate as any peer. Sir Richard was the great-great grandfather of Oliver Cromwell and can be found as a character in Hilary Mantel's brilliant Wolf Hall.

After 1542 the manor passed to the Sewster family who held it until the later 17th century when the family became the Peytons, on the marriage of Francis, the daughter and heiress of Sir Robert Sewster, to Sir Algernon Peyton in 1667. He died just four years later and the estate passed to their son, Sir Sewster Peyton, the Master of Buckhounds to Queen Anne. He married Anne, the daughter of George Dashwood of London and died in 1717.

Great Raveley then passed to his son and heir Sir Thomas Peyton and he died without having had children, in 1771. The manor then passed to his nephew, Henry Dashwood who was required by an Act of Parliament to take the name Peyton. It was this Henry Peyton who was instrumental in obtaining an Act of Enclosure in 1786 for the open land in the manor. The manor remained in the Peyton family until the late 20th century when it was purchased by the present owner.



Ramsey Abbey

Documents in the Public Domain Associated with this Lordship

1252-1253: ministers' accounts, with other manors	British Library
1375-1400: rental, with Upwood	
1399-1399: rental, with other manors	
1487-1487: court roll	
1497-1497: court roll, with other manors	
1533-1537: court rolls	
1451-1461: bailiffs' and collector's accounts	The National Archives

Fen Land, Great Raveley

The Lordship of the Manor of Hoxne or Hoxne Hall, Suffolk

In association with Strutt and Parker

The village of Hoxne (pronounced locally as Hoksan) lies a few miles from the local market town of Diss. It is known principally for two widely different reasons. Firstly it gives its name to a regional subdivision of the Pleistocene geological era (which dates from 2.58 million years ago to as recently as 11,500 BC.) The Hoxian Era dates from roughly 500,000 BC and is so called due to various deposits found in the village which confirm this as an interglacial era. Perhaps of more relevance to this history is the Hoxne Hoard - the largest collection of late Roman gold and silver coins ever found from the entire Roman Empire. The hoard, consisting of over 14,000 coins and dozens of larger pieces of tableware and jewellery, was discovered by a detectorist, Eric Laws, in 1992. The collection is on display at the British Museum and has an estimated worth of £4.2 million.

Of even more recent importance, is the connection between Hoxne and St Edmund, King of East Anglia. The martyred king was patron saint of England until the 14th century. Edmund was killed by Norsemen at a battle in the village in 869 and a cross marks the site. This was formerly the spot of an oak tree - known as St Edmund's Oak, or the Royal Oak which collapsed in 1848. The oak stood within the manor of Hoxne and the then Lord of the Manor, Sir Edmund Kerrison erected a memorial in its place. This too collapsed during a storm and was replaced by his daughter, Agnes Burrell Bateman-Hanbury.

A local myth has it that Edmund hid under Goldbrook Bridge to escape the Norsemen, but a glint of his spurs alerted a local newly married couple and then alerted his enemies. It is said that he cursed any newly wed couples who crossed the bridge.

The connection between Hoxne and St Edmund was such that in 1101 the parish was granted a chapel by the Lord of the Manor, the Bishop of Norwich, dedicated to the saint and granted to his priory at Norwich. The manor was also recorded as forming part of the grant the gifts seems to have lapsed since his successor as Bishop was noted as Lord of the Manor in 1227. The Manor itself had been in the hands of the Church since the 10th century.

Hoxne Monument

Hoxne remained a possession of the Bishops of Norwich until 1535 when it was leased by an Act of Parliament to Charles Brandon, Duke of Suffolk. In 1539 it was leased to Thomas Southwell. The manor is thought to have included the episcopal palace, the rectory and the advowson of the vicarage and was valued at £92 19s - a valuable asset. In 1543 it was granted once more, this time as a freehold, to Sir Robert Southwell, Master of the Rolls. Southwell came to prominence as the tutor to Thomas Cromwell's son, Gregory. Through his service to Cromwell he married Margaret, the daughter and heiress of Sir Thomas Neville. In 1536 he entered the service of the King and became a solicitor of the court of augmentations. In 1542 he was made Master of the Rolls and was knighted. As a servant of the Crown he was able to amass a large landed estate and this included Hoxne, for which he paid the extraordinary sum of £1500. He continued as Master of the Rolls until 1550 still was on good terms with the regime of Edward VI. After the kings death in 1553 he witnessed the document which vested the crown to Jane Grey but he swiftly switched his allegiance to Mary after this succession fell apart. He served Mary in a number of capacities, and was sheriff of Kent in 1554 during the rebellion of Sir Thomas Wyatt in 1554. He died in 1559 and the manor of Hoxne passed to his son, Thomas.

Thomas died in 1567 and the title descend to his son, Sir Robert Southwell, who married Elizabeth, the daughter of the Earl of Effingham. Southwell had a distinguished naval career, being Vice-Admiral of Norfolk from 1585-1598. During this time he fought the Spanish Armada in 1588, in command of the Elizabeth Jonas. He died in 1598 and Hoxne passed to his son, Sir Thomas, who sold it, in 1621, to Alexander Presott. Prescott died within weeks of its purchase and it then descended to his son, Sir John Prescott, High Sheriff of the county in 1627. He died in 1640 and the Manor passed to his son, William. He lived for just two more years and then it passed to his sister Jane, who was married firstly to Sir Thomas Fisher and secondly to William, son of Lord Maynard. It therefore came to this family.

Jane and William had no children, and after her death in 1675, he married Susan, daughter and heiress of Thomas Evans of Bow in Middlesex. When William died in 1704 the manor came to his son, Thomas. He attended Christ's College, Cambridge and then devoted his time to looking after his estates at Hoxne and at Passenham in Northamptonshire. He became the MP for Eye in 1710 and was later employed as the Commissary-general of Stores in Minorca from 1717. From 1723 Thomas gained the position of Commissioner of Customs a post he retained until 1730. He never married and on his death in 1742 his estates passed to his cousin, William Maynard, later the 6th Lord Maynard.

Oakly Park

William Maynard was Lord Lieutenant of Suffolk from 1762 to 1769 and died unmarried in 1775. Hoxne passed to his great-nephew, Thomas Hesilrige. On his death in 1817, the manor passed to his cousin, Viscount Maynard, who quickly sold the estate to Mattias Kerrison. He was known locally as the 'Bungay Millionaire' having made money through the development of the Staithe navigation. The manor eventually passed as part of the estate to the Maskell family and their descendants in whom it remains.

Until the 19th century the Lords of Hoxne had often lived at Hoxne Hall. This this was demolished and rebuilt as Oakley Park by Sir Edward Kerrison.

Documents in the Public Domain Associated with this Lordship

1326-1327: bailiff's accounts	Norfolk Record Office
1414-1416: bailiff's accounts	The National Archives
1445-1446: reeve's accounts	Norfolk Record Office
1631-1631: rental	Suffolk Archives - Ipswich
1648-1648: rental	
1650-1650: rentals	
1652-1658: court roll	
1665-1666: court roll	
1667-1667: rentals (quit rents)	
1669-1727: court rolls, with Hoxne late Priory	
1679-1683: rentals (quit rents)	
1689-1689: schedule of arrears of quit rents	
1689-1689: reeve's accounts, 1631-1664	
1689-1689: rental (quit rents)	
1690-1690: rentals (quit rents), with Hoxne late Priory	
1697-1697: rental and draft rental (quit rents), with Hoxne late Priory	
1706-1706: rental (quit rents), with Hoxne late Priory	
1720-1720: copy rental (quit rents), with Hoxne late Priory, 1706	
1727-1732: rentals (quit rents), with Hoxne late Priory	
1886-1887: rental	
1887-1906: quit and free rent accounts	
1887-1887: schedules of court records	

Hoxne

OUR TERMS OF SERVICE

1. THESE TERMS

1.1 **What these terms cover**. These are the terms and conditions on which we supply services to an intending purchaser of a Lordship or Barony Title.

1.2 **Why you should read them**. Please read these terms carefully before you seek to instruct us. These terms tell you who we are, the process for purchasing a Title (which we refer to as a "**Lot**"), how we will provide certain services to you, what to do if there is a problem and other important information. If you think that there is a mistake in these terms or you want to negotiate a change to any of our terms, please contact us as indicated below.

2. INFORMATION ABOUT US AND HOW TO CONTACT US

2.1 **Who we are**. We are Manorial Services Ltd a company registered in England and Wales. Our company registration number is 12712329 and our registered office is at 426/428 Holdenhurst Road, Bournemouth, Dorset, BH8 9AA. Our registered VAT number is 359 6672 44.

2.2 **How to contact us**. You can contact us by telephone on 07957 444 473, completing the contact form on our website or by writing to us at info@manorialservices.com

2.3 **How we may contact you**. If we have to contact you we will do so by telephone or by writing to you at the email address or postal address you provided to us when you engaged us.

2.4 **"Writing" includes emails**. When we use the words "writing" or "written" in these terms, this includes emails.

3. OUR CONTRACT WITH YOU

3.1 **Our services to you**. Our services to you will consist of arranging the reservation of, and putting your offer to a vendor to purchase, a Lordship or Barony Title.

3.2 **Display of Titles**. Available Titles may be viewed in Lots from our catalogues. These are available on request. If you are interested in a Lot then you are invited to apply to us with instructions to put an offer to the vendor for the purchase of that Lot.

3.3 **How we will accept your instructions**. Our acceptance of your instructions will take place when we write to you (by letter or email) to accept them, at which point a contract will come into existence between you and us.

3.4 **If we cannot accept your instructions**. If we are unable to accept your instructions, we will usually inform you of this by telephone or in writing but if you do not receive our acceptance in writing then no contract is in existence between us.

3.5 **Limited to the UK**. Our services are limited to Lordship and Barony Titles in the UK. We accept instructions from intending purchasers outside the UK but we cannot reserve or put offers for Titles outside of the UK.

4. PROVIDING THE SERVICE

4.1 **When we will provide the service**. We will begin the services on the date we accept your instructions.

4.2 **Reserving a Title**. After you have applied to us for a particular Lot and we have accepted your instructions, we will promptly put an offer to the vendor. Subject always to contract as explained below, the Lot will be reserved on receipt of the Buyer Premium and the deposit from you in accordance with clauses 5.5 and 6.3 below and will stay reserved for a period ending three months from your receipt of the contract for purchase as explained in the next clause (or such longer period as we may confirm in writing after discussing with the vendor; depending on the Title the preparation of the contract for purchase may take longer than any timescale we may have outlined to you when we accepted your instructions).

4.3 **Contract for purchase**. On the vendor's acceptance of your offer, we will arrange with the vendor's solicitor the preparation of a contract for the sale and purchase of the Title between you and the vendor. Such contract will be on terms similar to the purchase of any land or property. Upon receipt of the contract we recommend that you take legal advice and appoint your own solicitor. To proceed with the purchase of the Title you must sign and date the contract and return it to us with the deposit and our fee referred to below.

4.4 **We are not responsible for delays outside our control**. If our supply of the contract for purchase to you is delayed by an event outside our control then we will contact you as soon as possible to let you know and we will take steps to minimise the effect of the delay. Provided we do this we will not be liable for delays caused by the event, but if there is a risk of substantial delay of more than six months from our acceptance of your instructions then, as a goodwill guarantee, you may contact us to end your contract with us for our services and receive a refund of the deposit and our fees.

5. OUR FEES

5.1 **Our fees ("Buyer Premium")**. The fees for our services to you, known as the Buyer's Premium, equate to a stepped percentage of the price of the Lot agreed with the vendor.

(a) You will pay us 20% of the price agreed with the vendor up to £50,000 and 15% of the price agreed above £50,000, plus VAT on the overall sum. For illustration purposes, if the price agreed for the Lot is £55,000, and the prevailing rate of VAT is 20%, the Buyer Premium will be £10,750 (comprising £10,000 for the first £50,000 (at 20%), £750 for the remaining £5,000 (at 15%) and £2,150 for VAT (at the 20% prevailing rate).

(b) You may also be required to pay a top-up fee too in the circumstances described in clause 6.7 below.

5.2 **Guide price for the Lots**. The guide price of each Lot is set out on our website and in the

catalogue. All Lots are zero-rated for VAT which will not be payable on the price you pay a vendor. Your instructions to us may be to offer the vendor less that the guide price but we may refuse to accept your instructions, and no contract for services will be in place between us, if we believe the vendor will not entertain that offer. Our business depends on good relations with the vendors and derisory offers therefore will not be actioned.

5.3 **We will pass on changes in the rate of VAT**. If the rate of VAT changes between your instruction and the date the vendor agrees the price of the Lot with you, we will adjust the rate of VAT that you pay.

5.4 **Currency conversion**. If we agree to accept foreign monies, these will be credited at the prevailing rate on the day that they are converted into sterling. Any shortfall shall be paid to us promptly on demand and any excess will be applied to the price payable to the vendor on completion which we will send to the vendor's solicitor.

5.5 **When you must pay and how you must pay**. We prefer BACS payments but we do accept payment by all major debit and credit cards subject to a surcharge of 1.5% (UK/EU) or 3.5% (non-UK/EU). You must pay the Buyer Premium on receipt of our invoice which we will issue at the same time as we confirm the vendor's acceptance of your offer. You must pay our invoice at the latest within seven calendar days after the date of the invoice.

5.6 **We can charge interest if you pay late**. If you do not make any payment to us by the due date we may charge interest to you on the overdue amount at the rate of 2% a year above the base lending rate of the Bank of England from time to time. This interest shall accrue on a daily basis from the due date until the date of actual payment of the overdue amount, whether before or after judgment. You must pay us interest together with any overdue amount.

5.7 **What to do if you think an invoice is wrong**. If you think an invoice is wrong please contact us promptly to let us know. You will not have to pay any interest until the dispute is resolved. Once the dispute is resolved we will charge you interest on correctly invoiced sums from the original due date.

5.8 **Right to a refund of our fees**. Your rights to the refund of our fees are as follows

(a) Even if we are not at fault but you end the contract under our goodwill guarantee set out in clause 4.4, you will receive a full refund of our fees.

(b) If, pre-contract with the vendor, your solicitors discover a defective title during their investigations which affects the vendor's ownership of the Lot, you will receive a full refund of our fees (as well as the deposit paid in accordance with clause 6.5). You will need to provide us with satisfactory evidence of the defect (usually via a letter from you solicitor) before we refund our fees.

6. THE DEPOSIT

6.1 **Reasons for the deposit**. There are two reasons why we take a deposit:

(a) **Protection for the vendor**. As any vendor requires when selling a residential property, a deposit will be payable on the entry into of the contract for the sale and purchase of a Lot too with the vendor (see clause 4.3). The deposit will form part payment of the purchase

price you agree with the vendor should you proceed to complete the purchase of the Lot.

(b) **Protection for us too**. Our business depends on good relations with the vendors and it is imperative that you will go on to honour the purchase if your offer is accepted by a vendor. As the Lot will be reserved to you and withdrawn from sale, our opportunity to sell the Lot to a genuine buyer may be lost if you unreasonably pull out of the transaction. Accordingly, should you pull out of the purchase pre-contract with the vendor for any reason other than as explained in clause (c) below, you will forfeit the deposit which will be charged to you as a reservation fee.

6.2 **Amount of the deposit**. The deposit payable to reserve any Lot will equate to 25% of the price of the Lot agreed with the vendor.

6.3 **When you must pay the deposit and how you must pay it**. As with our fees, we prefer BACS payments but we do accept payment by all major debit and credit cards subject to a surcharge of 2.5% (UK/EU) or 3.5% (non-UK/EU). You must pay the deposit at the same time as you pay our Buyer Premium – on receipt of the invoice for our fees (which we will issue at the same time as we confirm the vendor's acceptance of your offer). It must be paid at the latest within seven calendar days after the date of the invoice for our fees.

6.4 **Holding and release of the deposit**. We will hold the deposit as stakeholder for the vendor until completion of the purchase at which point it will be released to the vendor (or until it may otherwise be released to the vendor in accordance with the terms of the contract for the sale and purchase of the Lot between you and the vendor). If you pull out of the purchase pre-contract with the vendor for any reason other than as explained in clause (c) below, you will forfeit the deposit as explained above and, by way of set off, it will be released to us in payment of the reservation fee.

6.5 **Return of the deposit**. Your rights to the return of the deposit paid are as follows:

(a) Even if we are not at fault but you end the contract under our goodwill guarantee set out in clause 4.4, you will receive the deposit back from us.

(b) Once you have entered into a contract for the sale and purchase of the Lot with the vendor, the deposit may be returnable by the vendor under the terms of the purchase contract (for example if the contract is rescinded) but you will need to take this up directly with the vendor and enforce your contractual rights against the vendor.

(c) If, pre-contract with the vendor, your solicitors discover a defective title during their investigations which affects the vendor's ownership of the Lot, you will receive the deposit back from us (as well as a refund of our fees in accordance with clause 5.8). You will need to provide us with satisfactory evidence of the defect (usually via a letter from you solicitors) before we return the deposit to you.

6.6 **Deposit is also a reservation fee**. As explained above, the deposit also acts as a reservation fee if, and only if, you pull out of the purchase pre-contract with the vendor for any reason other than as explained in clause 6.5. If this occurs, we will charge you a reservation fee equal to the amount of the deposit inclusive of VAT at the prevailing rate. We may issue you with an invoice at any time after you have pulled out and we will set off your liability for the payment of our invoice by retaining the deposit.

6.7 **Election to re-use the deposit (and top-up fee)**. Rather than incur the reservation fee should you decide to pull out of the purchase pre-contract, you may elect to use the deposit to make an

offer on another Lot for an equal or lesser value so long as you make such an offer within six months (or longer as agreed with us) of you pulling out of your previous Lot. If the amount agreed for the new Lot is less than the previous reserved Lot then the deposit will still stand as the deposit under your contract with the new vendor (albeit for more than 25% of the purchase price) but if the amount agreed for the new Lot is more than the previous reserved Lot then you will need to increase the deposit to 25% of the price accepted by the new vendor. We also reserve the right to charge you an additional "top-up" fee for the new Lot on the same basis as clause (a) above, save that the additional fee will be reduced by the amount already charged for the previous reserved lot (ignoring the VAT charged when calculating the reduced fee).

7. YOUR CONSUMER RIGHTS

7.1 **Ending your contract with us**. Your rights to end the contract you have with us are limited:

(a) **If you want to end the contract because of something we have done or have told you we are going to do**, please see clause Ending the contract because of something we have not been able to do. If you are ending your contract with us because you are legally entitled to after we have done something wrong (i.e. broken the contract) or you want to exercise our goodwill guarantee in clause 4.4 above your contract with us will end immediately. We will refund you in full the deposit and the payment of our fees if you exercise our goodwill guarantee. You may be entitled to compensation if you have a legal right to end the contract because of something we have done wrong but please note our responsibility in respect of your losses in clause 11.;

(b) **In all other cases**, please see clause 7.3.

7.2 **Ending the contract because of something we have not been able to do**. If you are ending your contract with us because you are legally entitled to after we have done something wrong (i.e. broken the contract) or you want to exercise our goodwill guarantee in clause 4.4 above your contract with us will end immediately. We will refund you in full the deposit and the payment of our fees if you exercise our goodwill guarantee. You may be entitled to compensation if you have a legal right to end the contract because of something we have done wrong but please note our responsibility in respect of your losses in clause 11.

7.3 **You are unlikely to have the right to change your mind**. As we are providing services to you, you will not have a right to change your mind once we have accepted your instructions and contacted the vendor with your offer. At that point, we feel that our services to you are complete and you cannot then change your mind. Notwithstanding this position, this does not affect your rights to a refund of our fees and the return of the deposit in accordance with clause 5.8 and clause 6.5 which are more generous than your legal rights under consumer laws and, of course, we will only charge you fees in the first place if the vendor accepts your offer (or indeed any revised offer). If you wish to end the contract in what is likely to be a small window before we contact the vendor then you will need to do this as soon as possible after we have accepted your instructions (you have 14 days from our acceptance but only if we have not contacted the vendor; if we already have then our services are complete and you cannot cancel).

8. HOW TO END THE CONTRACT WITH US

8.1 **Tell us you want to end the contract**. If you are entitled to end the contract with us, please let us know by doing one of the following:

(a) **Phone or email**. Call us on 07957 444 473 or email us at info@manorialservices.com.

(b) **Online**. Complete our contact form on our website.

(c) **By post**. Write to us at 113 Bellenden road, London SE15 4HY, United Kingdom.

8.2 **How we will refund you if a refund is due**. We will refund you by the method you used for payment.

8.3 **When your refund will be made if due**. We will make any refunds due to you as soon as possible and in any event within 14 days of notifying you that you are due one.

9. OUR RIGHTS TO END OUR CONTRACT WITH YOU

9.1 **We may end the contract if you break it**. We may end our contract with you at any time by writing to you if you do not make any payment to us when it is due and you still do not make payment within seven days of us reminding you that payment is due.

9.2 **You may have to compensate us if you break the contract**. If we end the contract we may charge you reasonable compensation for the net costs we will incur as a result of your breaking the contract.

10. IF THERE IS A PROBLEM WITH THE SERVICES

10.1 **How to tell us about problems**. If you have any questions or complaints about our services, please contact us. You can telephone us at 07957 444 473 or write to us at info@manorialservices.com or at 113 Bellenden road, London SE15 4HY, United Kingdom.

10.2 **Problem with the Title**. After you have entered into a contract for the sale and purchase of a Lot with the vendor (see clause 4.3), any questions or complaints about the Title should be referred directly to the vendor and you should enforce all your rights against the vendor under that contract.

11. OUR RESPONSIBILITY FOR LOSS OR DAMAGE SUFFERED BY YOU

11.1 **Particulars may vary slightly from the catalogue**. Please note that all catalogue particulars are given as a general outline only. Although we have made every effort to display accurate particulars, these are for guidance only and are not intended to amount to amount to advice on which you should rely. Intending purchasers will need to satisfy themselves by their own investigations, inspections, searches as to the correctness of the particulars before entering into a contract with the vendor. In particular, any references in the particulars as to the geographical extent of a Lot is given for historical interest. Any rights referred to in the particulars being part of or any rights which may be associated with Lordships, Baronies, and Seignories are to be taken as historical and the operable historic rights associated with their purchase must be legally established by each new owner.

11.2 **Manorial rules**. The Lots in our catalogues are offered for sale subject to the Manorial Document Rules 1959 (No I 399); the Manorial Documents (Amendment) Rules 1963 (No 976); and the Manorial Documents (Amendment) Rules 1967 (No 963), copies of which may

be applied for from the Auctioneers. These rules are mainly concerned with the safe custody of the documents. Where documents are associated with Lots, their location and where they may be inspected by appointment, are given after the particulars for further historical research. Intending purchasers should consider consulting with a solicitor before instructing us to make an offer to the vendor.

11.3 **Recourse against the vendor**. We recommend that all intending purchasers consult with a solicitor in respect of investigating the Title and agreeing the contract with the vendor. If you do not use a solicitor regularly or would like to consult a solicitor well-versed in the law as it applies to Lordships of the Manor and Manorial Rights, we can make a recommendation. We do not accept a duty of care to you in respect of your contract with the vendor and once you have entered into a contract with the vendor, your only recourse in respect of the Title is a claim against the vendor under that contract and we are not responsible for any loss or damage under that contract, whether that relates to the Title to the Lot you have purchased or otherwise.

11.4 **What we are responsible to you for**. We are responsible though for loss or damage you suffer that is a foreseeable result of our breaking our contract with you, particularly our failing to use reasonable care and skill in arranging and reserving a Lot for you with a vendor. If we are responsible for foreseeable loss or damage then, nonetheless, in no circumstance will we be responsible for more than the fees you paid to us for our services.

11.5 **We are not liable for business losses**. We only provide services to individuals. We will have no liability to you for any loss of profit, loss of business, business interruption, or loss of business opportunity.

12. HOW WE MAY USE YOUR PERSONAL INFORMATION

How we may use your personal information. We will only use your personal information as set out in our privacy policy which is available on our website.

13. HOW YOU MAY USE OUR MATERIALS

13.1 **Ownership of materials**. We are the owner or the licensee of all intellectual property rights in our materials, including our catalogues of Lots and the content on our website. Those works are protected by copyright laws and treaties around the world. All such rights are reserved.

13.2 **Permitted acts**.

(a) You may print off one copy of our current catalogue, and may download extracts of any page(s) from that catalogue or generally on our website, for your personal use and you may draw the attention of others to content posted on our website.

(b) You must not modify the paper or digital copies of any materials you have printed off or downloaded in any way, and you must not use any illustrations, photographs, video or audio sequences or any graphics separately from any accompanying text.

13.3 **Acknowledgment of our rights**. Our status (and that of any identified contributors) as the authors of content in our catalogues or on our website must always be acknowledged.

13.4 **Prohibitions**. You must not use any part of our catalogues or the content on our site for commercial purposes without obtaining a licence to do so from us or our licensors. If you print off, copy, download, share or repost any part of our materials in breach of these terms of use, your right to use our materials will cease immediately and you must, at our option, return or destroy any copies you have made.

14. OTHER IMPORTANT TERMS

14.1 **We may transfer this agreement to someone else**. We may transfer our rights and obligations under these terms to another organisation. We will always tell you in writing if this happens and we will ensure that the transfer will not affect your rights under our contract.

14.2 **You need our consent to transfer your rights to someone else**. You may only transfer your rights or your obligations under these terms to another person if we agree to this in writing.

14.3 **Nobody else has any rights under this contract**. This contract is between you and us. No other person shall have any rights to enforce any of its terms.

14.4 **If a court finds part of this contract illegal, the rest will continue in force**. Each of the clauses of these terms operates separately. If any court or relevant authority decides that any of them are unlawful, the remaining clauses will remain in full force and effect.

14.5 **We are not your partner or agent**. Nothing in this contract is intended to establish any partnership between us or constitute either of us as the agent of the other.

14.6 **Even if we delay in enforcing this contract, we can still enforce it later**. If we do not insist immediately that you do anything you are required to do under these terms, or if we delay in taking steps against you in respect of your breaking this contract, that will not mean that you do not have to do those things and it will not prevent us taking steps against you at a later date.

14.7 **Which laws apply to this contract and where you may bring legal proceedings**. These terms are governed by English law and you can bring legal proceedings in the English courts. If you live in Scotland you can bring legal proceedings in either the Scottish or the English courts. If you live in Northern Ireland you can bring legal proceedings in either the Northern Irish or the English courts.

What is a Manorial Lordship?

1.1: Introduction

UNDER the laws of real property in England, Wales, Northern Ireland, and the Irish Republic, Lordships of the manor are known as 'estates in land' and in Courts, where they may crop up in cases to do with real property, they are often simply called 'land'.

They are 'incorporeal hereditaments' (literally, property without body) and are well glossed from the English and Welsh point of view in Halsbury's Laws of England, vol viii, title Copyholds, which is available in most solicitors' offices or central reference library.

Manors cover an immutable area of land and may include rights over and under that land, such as rights to exploit minerals under the soil, manorial waste, commons and greens. While it has always been the case that manorial rights can sometimes have a high value, this is rare because the rights are frequently unknown and unresearched (or are just not commercial). There is no value in owning mineral rights if there are no commercially exploitable minerals, such as granite or aggregate. If such benefits were routine, then asking prices by agents would be considerably higher to reflect this. However there may be future value in minerals trespass, where developers must dig down below the surface to put in footings for buildings or roads. Evidence for ownership of minerals rights is largely dependent on the individual administration of the manor and what records may be in the public domain. The Land Registry require robust proof of ownership and the Society would always recommend that Lords use a professional researcher to undertake such work, which can be expensive.

We are sometimes asked whether Lordships are a 'good investment' to which the answer is, 'what goes up can also come down.' The average price of a Manor was about £300 in 1955; about £600 in 1976; about £2,500 in 1981; about £10,000 in 1989; about £7,000 in 1992, during the last recession; about £12,000 in 1998, and about £7,000 now. Some Lordships command a premium price because of their names: Stratford Upon Avon and Wimbledon, sold respectively in 1993 and 1996 for £110,000 and £171,000. These are exceptional. At sales, some Manors will go higher or lower than the average, depending on the current financial climate. If you should enjoy a capital gain, then treat it as serendipity.

1.2: Importance of Solicitors

Like any other real property (known as real estate in the United States), Manorial Lordships belong to some one and are conveyed in precisely the same way as you would convey a house. Just as you would not contemplate the purchase of a house without legal advice, so you would be unwise to contemplate the purchase of a Manor without legal advice and you should appoint an independent solicitor/attorney. Agents such as Manorial Services and Strutt & Parker have panels of solicitors who are well versed in this arcane area of property law and will advise, but an intending purchaser is free to appoint any solicitor of his or her choice.

Solicitors will be looking principally for one thing: whether the person or company selling is the legal owner.

'Legal owner' is an important expression in law, and is quite different from a similar expression in law 'beneficial owner' (eg such as a beneficiary under a Will where the legal owner is the Executor or Trustee). The solicitor will also make inquiries with the seller's solicitors about any rights that may be passed. He will also make Land Searches at HM Land Registry.

Once you have made your offer and it is accepted, your solicitor will ask the vendor's solicitor for what is known as an Epitome of Title: ie proof of ownership over not less than 15 years (20 years in Ireland). With Lordships, in practice in the Civil Law, title is generally traced back 50 or more years. Proof of ownership is sometimes found in family or estate documents: viz Assents, Probates, Wills, Mortgages, Settlements. Statutory Declarations are common, the latter supported by persuasive exhibits from secondary sources. In effect, they are similar to the authentication of an unsigned painting, unmarked porcelain or furniture. They are as good as the person making the Declaration and the evidence adduced in exhibits. The legal expression that will appear in a Conveyance or wording very similar, in such Conveyances is 'All and Singular that Manor or Lordship or Reputed Manor or Lordship of X, in the parish of Y, in the County of Z...'

A purchaser's solicitor will check also by Searches that the seller is not a bankrupt or (if a company) where it is incorporated and not struck off or in receivership.

A solicitor will also check that the Manor is purchased 'unencumbered' (ie that there are no unexpected costs, such as the duty to repair the chancel of the local church, known as the 'lay rectorship', or 'lay impropriatorship' or to maintain the village green).

1.3: Taxation

It is not a very complicated job, but it is worth spending about £400 with a solicitor who will ask the right questions of the seller's solicitor and to get the correct paperwork. We mentioned commercial rights and capital gains on the asset: do not forget that if by chance there were potentially valuable rights on the Manor, the first thing you need to prove any legal entitlement to them is good title and conveyancing.

Value Added Tax (VAT) does not apply to the Lordship or Barony/Honour itself, but VAT on commissions paid to the agents will attract VAT at the prevailing rate (presently 20% in the UK) to all purchasers within the European Union. All other purchasers are exempt, as they are if they buy most goods in the UK.

Other taxes, such as Capital Gains or any income from a Lordship (eg mines and minerals, manorial waste) may well apply in the national jurisdiction of the owner. Owners should consult a tax accountant if need be.

1.4: British and overseas owners and death

A Lordship has a value and for all Lords of Manors, it will count as an asset at death, unless a lifetime arrangement has already been made. If you are domiciled outside the UK and your Lordship is your only UK asset, you will still need a Probate Certificate, even though the value is very likely to be well below the threshold for Inheritance Tax. This is usually a formality - an important one - and the solicitor who helped you to acquire the Lordship can do this for a deceased estate inexpensively. A Probate Certificate is important where the beneficiary wishes to sell the Lordship for a cash amount, as a purchaser's solicitor will want evidence that it was transferred lawfully: ie that no tax was due on the death of the Testator. The Probate Certificate confirms that tax was not due, or if it formed part of a larger portfolio of assets in the UK, that took the value of the estate above the Inheritance Tax threshold, that it was included as part of the entire deceased estate in the UK.

1.5: Land Registration Act (LRA) (2002)

Lords of the Manor in England and Wales were given until 13 October 2013 to register any rights they may have in the Manor against properties on the register. Registration of rights against unregistered properties and those which have not been sold since 2013 can still be made. Registration can therefore continue

indefinitely BUT if they weren't registered when the freehold is re-registered they lapse on re-registration. However the change in law did not affect freehold rights such as manorial waste, which is by definition freehold belonging to the manor and this can still be registered if sufficient evidence to satisfy the LRA can be presented. The LRA does not oblige owners to register their rights, and non-registration does not mean that the Lordship or its rights are lost. It just means that the traditional paper conveyancing continues, as opposed to electronic conveyancing today. The LRA has a goal of registering everything in the next 30 years so it might be worthwhile considering research before this deadline.

An advantage of rights registration, however - especially if an owner does not live on the spot, enabling him or her to see what is going on - is that a solicitor to a landowner, developer, or house owner, mineral excavation company, wind farm operator, and so forth, where manorial rights might apply, will make a search of the Land Registry as a matter of course. Your name and address, or the address of your solicitor, will be available on the certificate and one of you will receive a letter from a solicitor acting for some one who may need to come to an arrangement on manorial rights with the Lord. This is known as First Registration.
NB: not being registered does not affect your ownership of manorial rights, but it is better to be registered as anyone seeking changes of use of land where the Lord of the Manor may be involved will come to you. You do not need to find the developer or other individual or company if your rights are registered.

You should also note that claims to manorial rights are not retrospective. For example, if you discover that a developer has used a route across the manorial waste or Common, known as a ransom strip, to gain access to a number of houses he has built, and the houses have been built, the Civil Courts of England will not entertain a 'late claim.' The Courts will take what is known as the 'balance of convenience:' ie if you did nothing about a ransom strip before building, or other activity, took place (regardless of whether you knew about it or not), you are most unlikely succeed in such a claim.

1.6: Scottish Baronies

Scottish Baronies are essentially what in England are called 'manors', but are called 'baronies'. Indeed, Scottish Dispositions (Conveyances) routinely refer to the 'manor place' in barony documents going back centuries. Some land was still held feudally in Scotland until reforming legislation in the Scottish Parliament was enacted and came into force in November 2004. Purchasers should engage a Scottish solicitor (Scotland being a separate legal jurisdiction from England and Wales), and a seller will provide what is called an 'Opinion' or an 'Advice' from a lawyer or other land historian, who has made such things a speciality, as to the existence of a barony and the seller's entitlement to sell. Its effect is the same as an English Statutory Declaration.

It should also be noted that Scottish baronies were stripped of all interests in land in November 2004. Rights, therefore, in superiorities, reversions, mines, minerals, solum (common and waste) were abolished, and the shell title 'barony' is all that remains. In England, a Lordship stripped of all its rights exists as a 'Lordship in Gross.' There is no comparable term in Scottish Law of which we are aware.

Conveyances in Scotland tend to be called 'Dispositions' and some legal words differ, but one acquires a barony in much the same way as a Lordship in England. It should be noted that Scottish solicitors are very much more expensive in these matters than English or Irish solicitors. It is wise to get a written quotation from a solicitor before committing.

2.1: Property: Real and Incorporeal

It is perhaps obvious to state, but for the avoidance of doubt, real property is property capable of physical possession, such as a house, a field, a wood, a painting, furniture, and so forth.

Incorporeal property is incapable of physical possession. As already noted, Lordships of the Manor (and Honours or Baronies) (all from now on in this advice called 'Lordships') are incorporeal property ('incorporeal hereditaments' - literally property without body). Other forms of incorporeal property, with which readers

might be more familiar, are copyright, patents, intellectual property.

The important aspect of both forms of property ownership is that property belongs to some one come what may. The vast majority of Lordships belong to some individual or to trustees or might be held in a limited company, or a 'corporation sole,' such as the Lord Mayor and Corporation of the City of London, who are Lords of the King's Manor, Southwark, an Oxford College, a hospital charity, as Residuary Estate, and so forth.

Statute and recent Case Law is clear that incorporeal hereditaments (here meaning Lordships) cannot be claimed or prescribed: the Limitations Act (1980) and the Land Registration Act (2002), and Case Law in 2009.

2.2: Treasury Solicitor (BV)

However, one institution can lay claim to Lordships and other property.

It sometimes happens that there are no heirs to all sorts of property, including Lordships, or property is in a dissolved limited company or other defunct body. In cases such as these, this property passes to the British Treasury, in the person of the Treasury Solicitor BV (BV stands for bona vacantia, literally 'good vacancy') when the British Treasury becomes the owner. Since it was not the intention of Parliament to deny property to lost heirs or assigns, who may live at the other side of the world and be hard to locate, the Treasury does not normally seek to make sales of unclaimed property for 50 years, but maintains a friendly protective ownership in case an heir turns up within that period. Thereafter, the Treasury comes to market with the property. Lordships are no different, in this instance, from any other property and periodically Treasury (BV) Lordships come up for sale 'on the instructions of the Crown.'

The conception of the Treasury Solicitor (BV) derives from an ancient word, 'escheat.' Escheat came into being in English from the French word 'eschete' from the verb 'eschoir' which itself originates from the Latin 'escadere' 'to fall to the lot of So and So.' Some members may find, in their conveyance, that they are said to have the right to escheat within their manor. In fact, the private ownership of escheat was done away with in reforming legislation many years ago, and transferred to the Crown (ie the British State), which had always enjoyed the right of escheat where there was no heir, or a family had been forfeited and their property escheated. That 'escheat' sometimes appears in conveyances of Lordships today is a legal solecism, usually included because it appears in earlier documents connected with the Lordship, and solicitors, quite rightly, add it to a modern conveyance because 'you never know.' There may be some loophole not yet tested in the Courts, unlikely to succeed as that must be.

Lordships, therefore, always belong to some one, and cannot legally be 'claimed' by third parties, which is what some websites assert.

Manorial rights

The essence of a manorial Lordship, other than the title itself, is its relationship to the land which falls within its geographical extent. While today, and in many cases in the past as well, the great majority of land will be freehold, there might be some areas which remain under manorial ownership, as well as a range of historic rights held by the manorial Lord. Before the reform of the manorial system which took effect on 31st December 1925 the manorial Lord had greater authority, included over the land remaining under the jurisdiction of the manor court, together with any rights that could be exercised over it or within the manor more broadly. From 1st January 1926 these rights were generally retained with the title, but the interests in the land were largely abolished (but see below, in the section on manorial waste). The rights may remain as part of the Lordship today, but it is important to appreciate that this will depend on the particular history and circumstances of the manor in question.

When a vendor offers a Lordship for sale, any manorial rights of which they are aware may be included in the particulars. However, in many cases the vendor does not know which specific rights remain, because it is almost a century since they were considered to have had value and were recorded. Furthermore, the vendor may retain all of some of the rights, so that the sale is of the title only. If a purchaser is interested in manorial rights, research must be undertaken to ascertain what, if any, rights remain. This can be a challenging task, though always an interesting one, and it requires expert input. Although in principle there may be potential commercial benefit to the owner in identifying rights we would not recommend that this should be a motive for purchase: any returns are likely to be nominal and indeed exercising the rights may be controversial in the 21st century. Instead, we see it as a means of breathing new life into a manor and protecting its heritage.

The legal basis of manorial rights, and likewise the procedures for the administering the practical business of a manor, were highly complex and very technical. Manorial law evolved piecemeal over a period of six centuries, and often remained operative long after the original rationale for its development had disappeared—as we discuss below, not until the early 1920s was a serious effort made to reform the law. Crucially, although there were common frameworks and general procedures which applied to most manors, how these worked in practice and in detail varied very widely—no two manors were exactly the same, so it is vital to research each case in depth and to avoid making assumptions.

There are three major categories of manorial rights: (a) franchise and administrative rights which had been granted by the Crown to the Lord of the manor, such as the right to have a market or to hold manorial courts; (b) rights relating to the former existence of copyhold land (see below for an explanation), such as the potential ownership of mines and minerals; and (c) rights to any residual areas of non-freehold land in the manor, generally known as manorial waste. As already noted, although the history and administration of manors are broadly similar across England and Wales, each manor has its own individual history, descent, tradition and topography which means that general observations can only serve as a guideline. Each manor must be researched individually, and those general historical characteristics are only a framework.

Some rights may potentially be formally registered if sufficient evidence can be found to satisfy the rigorous requirements of the Land Registry. These include franchise rights, such as the right to hold a market; reservations of mines and minerals under land which is not registered or has not been reregistered since October 2013; in some circumstances, reservations of general manorial rights (for which only a caution can be registered) on former copyhold land; and areas of manorial waste which can be shown to have existed within the bounds of the manor and have not been made freehold or sold off.

Manorial Lords generally held courts, with a jurisdiction relating to the administration and governance of the manor. Manorial courts were absolutely standard in almost all manor until the early 18th century, but thereafter they often became infrequent or occasional, or even ceased to be held at all. There were two main types of court. The court leet dealt with the day-to-day administration of the manor and the regulation of communal interests, such as the management of grazing animals and the scouring or cleaning of drainage

ditches. The court baron dealt with manorial tenancies, the admission of new tenants, and administrative and financial regulations relating to tenanted land. As already noted, buy the 19th century manor courts were rarely held or had fallen into disuse. Others, though, still functioned, and there the Lord of the manor or his steward exercised his authority. Eventually, the Law of Property Act 1922 compulsorily abolished feudal or manorial tenancies and with it ended the legal jurisdiction of manorial courts, taking effect on 1st January 1926. Nevertheless, since then a few manorial courts have continued to operate, without legal powers but held as ceremonial community occasions—several still sit on a regular basis.

Franchise rights

Some manorial rights were granted or gifted to the Lord of the manor by the Crown, allowing him to exploit the economic and commercial potential of his land. For instance, if a Lord sought to obtain a grant giving him the right to hold a market, he anticipated that—assuming the venture was a success—he would have a lucrative asset. He could charge tolls, fines and stall-rents, and would have the power to exclude others from holding competing markets in the surrounding area, giving him a local monopoly. Other franchises, such as the right to enclose land or to authorize others to do so, and to keep certain types of game could also be granted by the Crown. The latter was known as the right of Free Warren. These grants and charters can usually be traced using the medieval government records held at The National Archives in London, or from published sources. Changes more recently might well mean that the commercial benefit of such rights has ceased: thus, since the deregulation of markets in the 1990s the original charters no longer guarantee exclusivity—but they remain a key part of the historical character of a manor.

Enfranchised copyhold

Copyhold was an ancient form of land tenure, which goes back to the early medieval period and survived for over eight centuries. It was abolished under the Law of Property Act 1922, effective from 1st January 1926. Land which was defined as copyhold was in practical terms owned by the copyhold tenant, who was given a written copy of the entry from the manorial court roll confirming his right to the tenancy and land (hence the name). This copy document could be used as legal evidence in disputes, or when the tenancy was transferred. A copyholder could sell his land, lease it out to a third party, or bequeath or gift it to whomsoever they wished, so it was theirs to dispose of as they saw fit. Crucially, though, any such change had to be recorded at the next session of the manor court, being written up in the court roll or court book.

This indicates that it was not held as an outright simple freehold property. There were residual duties, fees and customs owed as obligations or encumbrances to the Lord of the manor. Copyholders could, for example, be summoned to appear as jurors at the court leet—where administrative business was dealt with, ranging from the appointment of officials such as the constable to orders to clear ditches—and they admitted to their tenure at the court baron.

Copyholders who wanted to sell their land surrendered their copyhold tenancy to the Lord of the manor, who would then 'present' it to the purchaser, who was the next tenant. Likewise, if a copyhold tenant died his tenancy was surrendered and then his heir would be 'admitted' as the next tenant. On these occasions details of the extent of the copyhold were recorded and the customary rent was noted. In most cases the rent was very small, because had been was fixed in perpetuity centuries before, and could not be altered to allow for inflation of increasing land values. Remaining largely unchanged and unaffected by market forces for centuries, these rents of a few pence or a few shillings often carried on well into the 20th century.

As we have seen, the agricultural and industrial revolutions propelled England into a very different world and the institution of manorial courts, and the associated feudal tenancies, were increasingly viewed as outdated and cumbersome. Court leets were very often abandoned through a combined lack of interest and refusal to comply, while new structures of local government created in the 19th century took over the quasi-judicial role of Lords of the manor. Given the relatively small amount of rent income received by the Lord of the manor the courts, and the ancient copyhold tenure, were a real anachronism.

And another factor had seriously undermined their role: from the late 17th century there had been a steadily

growing practice of enfranchising copyhold—that is, a procedure whereby the tenant, in return for paying a one-off lump sum to the Lord of the manor—was granted freehold ownership over his land, severing the connection between the property and the manor. This process was extremely uneven and spasmodic: in some manors all the copyhold land was enfranchised in one fell swoop whereas in others the manorial Lord steadfastly refused to allow the change. Agitation by copyholders eventually led to legislation granting them the right to seek enfranchisement where the Lord of the manor may have been reluctant or refused to undertake the process. Legislation in 1852 required the Lord to grant enfranchisement if a tenant demanded it, and an Act in 1894 obliged the Lord to offer enfranchisement to all copyhold tenants. It was, therefore, clear that the system was dwindling away, and in 1922 the whole edifice was finally abolished and the link between the manorial title and the land was broken.

The detailed process of enfranchisement was very similar to that of a conveyance. The tenant and the Lord would negotiate an agreement, whereby the tenant consented to pay the Lord a certain sum of money and he in return agreed to sever the link with the manor, releasing the tenant from the feudal relationship. The tenant's fee was in compensation for the Lord's loss of the residual rights, duties and customs which the tenant owed. Very often however, and as in some conveyances, the Lord could reserve to himself (with the tenant's agreement) certain continuing rights and privileges, or rights would be reserved if either the 1852 or 1894 Acts were invoked.

The most widely reserved right was that which gave the Lord the mines and minerals in and under the former copyhold land. In areas such as the northern and western counties of England which had mineral wealth, and where there was a long tradition of the exploitation of mineral resources (which might include not only coal and the ores of iron, copper, lead and tin, but also stone, clay, sand and gravel) such reservations were generally made, so that the manorial Lord retained these valuable assets. They were less common, but by no means unknown, in other areas, such as the southern and eastern counties. There could have been other reservations, such as rights of escheat or easements or sporting rights, but these are much less common. Many of these rights are connected to the manorial title itself, and will be transmitted to new owners unless the vendor or a predecessor has specifically excluded and reserved them. The unreserved rights, if they can be reliably established by documentary research, can potentially be registered as overriding rights on land which is unregistered, or which has not been sold and re-registered since 13th October 2013.

The Land Registry understandably requires very detailed, accurate and certifiable evidence in order to make a registration. Suitable records can be investigated by a competent and qualified researcher. However, remember that not all manors had copyholders and many enfranchisements did not include any reservations. Research can take time and patience, and success is not guaranteed!

Manorial waste

The majority of land in England is freehold, and at some point has been bought and sold, or alternatively it might be registered commonland. However, there are often small parcels of land, such as village greens and roadside verges, which historically belonged to the Lord of the manor as part of the manorial extent, but which have never been sold off or converted into freehold. These areas are known as manorial waste. These, too, can be investigated but nothing can be done unless the legal extent of the manor, and its boundary, is first established—which is often a considerable challenge. For some Lordships there are full maps but these are certainly not common. The boundary can potentially be reconstructed by a skilled researcher using archival evidence. If, however, a Lordship is being sold with manorial waste which is reliably identified, this should be included in the particulars for that manor.

Stephen Johnson and Alan Crosby

Glossary

Abbey: Monastery or Nunnery

Ancient Demesne: MANORS held by the King in 1086, the VILLAGERs of which later successfully asserted the right to special protection and privileges.

Arrayer: royal official responsible in later medieval and early modern England for assembling military forces.

Baron: a Lord, especially in the 11th and 12th centuries, a TENANT-IN-CHIEF holding an HONOR or capital manor in return for military service, later a peer called to Parliament by a WRIT OF SUMMONS.

Bastard feudalism: later medieval version of the FEUDAL SYSTEM in which the LORD rewarded his VASSAL with a money payment rather than a grant of land.

Bend: broad diagonal line in HERALDRY

Boldon Book: compiled in 1183 for the Bishop of Durham.

Bordar: SMALLHOLDER, usually holding between five and fifteen acres in a MANOR, but sometimes identical with a COTTAGER.

Borough English: succession by the youngest (son)

Bovate: same as yardland.

Breviate: a 13th-century summary of DOMESDAY BOOK, usually containing only the names of the landholder and his tenant (if any) for each MANOR, and its assessment to the DANGELD in terms of a CARUCATE, HIDE or SULONG.

Byzantine: relating to the Byzantine (earlier the Eastern Roman) Empire ruled from Byzantium (Istanbul).

Cadet Line: junior branch of a family.

Canon Law: law of medieval Catholic Church.

Capital Manor: one held direct of the King with no mesne Lord

Carolingian: relating to the Empire ruled by Charlemagne and his successors.

Carolingian Renaissance: intellectual and cultural revival of the CAROLINGIAN period.

Carucate: the equivalent of the HIDE, both as a unit of 120 acres for assessing DANGELD in DOMESDAY BOOK and as a real land measure, in the DANELAW; also used elsewhere in ENGLAND in DOMESDAY BOOK as a real measure of land exempt from DANEGELD

Chancery: royal secretariat of late Anglo-Saxon and subsequent medieval kings.
Charter: a formal document witnessing the grant of land or of special privileges by a LORD, especially the King to a VASSAL.

Chausses: legging made of MAIL

Chief point: a location in the upper third of a shield of HERALDRY
.
Circuit: a group of three to six counties surveyed by one set of COMMISSIONERS in the DOMESDAY INQUEST.

Coats armour, coats of arms: insignia in HERALDRY, relating to a specific family or branch of a family, borne on shields or standards.

Coif: cap or under-helmet made of MAIL

Colibert: West Country: freeman

Commot: A Welsh landholding, a division of a cantrefi (hundred), implying a superiority, but less institutionalised than those Manors or Lordships along the southern coast of Wales which were occupied by the Normans at an early date.

Commendation: the act by which a VASSAL acknowledged the superiority of his LORD in Anglo-Saxon times; the equivalent of FEALTY in Norman times.

Commissioners: groups of BARONs and royal officials sent to survey the CIRCUITs and to check the returns made by manorial officials and the juries of each HUNDRED or WAPENTAKE.

Common Land Act: Act of Parliament, 1965, under which all those with an interest in Common Land, mainly LORDS, should register

Compoti: accounts

Consanguinity: close family relationship forming the "forbidden degrees" within which marriage was forbidden without special permission from the Pope.

Copyhold: a tenure by way of holding land by title of copy of COURT ROLL

Cotise: a narrow diagonal line in HERALDRY.

Cottager: person normally holding a cottage and four acres or less in a MANOR.

Counties of the Empire: provinces of the CAROLINGIAN Empire, usually larger than many English counties.

Court Books, or Rolls: lists of the proceedings at the Manorial Court

Courts: LEET and BARON, CUSTOMARY COURTS: Courts of the Manor presided over by the Steward or Bailiff. The Leet was the determination of minor crimes and civil affairs within the Manor. The Court Baron was the Court of the freeholders of the Manor. Many Courts are still held for traditional purposes today: eg Henley-in-Arden, Heaton, Alcester, Bromsgrove, Langport, Warwick.

Crucks: curved vertical roof-timbers joining at the ridge of a roof.

Curia Regis: Royal Court; the royal household in its capacity as the administrative and especially judicial machinery of Anglo-Norman central government.

Custom, customary: traditional landholdings, rights, and rents on a MANOR which were invariable

Danegeld: a land tax levied on the CARUCATE, HIDE or SULONG, originally to buy off Danish attacks on late Anglo-Saxon England; in Norman times a normal peace-time tax raised almost every year.

Danelaw: East Anglia, the East, North Midland, Yorkshire, Cheshire, and Lancashire: the areas settled by Danes or Norsemen and under Danish law rather than the laws of Wessex or Mercia.

Demesne: the land in a MANOR held by its LORD and worked by his men for his benefit, or held on lease from him: the later "home farm".

Dissolution: Henry VIII's abolition of Roman Catholicism and the taking of Church land into the Crown.

Domesday Book: strictly speaking, only the EXCHEQUER DOMESDAY OR GREAT DOMESDAY, but this is often termed Volume I, LITTLE DOMESDAY being Volume II; the final product of the DOMESDAY INQUEST.

Domesday inquest: the inquiry started in January 1086, in which England was divided into CIRCUITS surveyed by sets of COMMISSIONERS whose returns, after checking and at least two stages of abbreviation, became the EXCHEQUER DOMESDAY.

Ealdom: A governorship of an Anglo-Saxon area, held by appointment by an Ealdoman; this may be a root of the Norman EARLDOM as may also be derived from Danish Jarl (pron Yarl); not an hereditary office originally, but becoming so in the rein of Edward the Confessor.

Earldom: the territory administered by an earl, normally comprising several counties, often previously an ancient kingdom, eg Mercia, Northumbria or Wessex.

Enfeoffment: a grant of land, forming a FIEF or HONOR according to its size by a LORD to his VASSAL to be held in return for FEUDAL SERVICE.

Engrailed: with an indented edge in HERALDRY.

Entail: system of fixed succession to land which cannot be altered by a will.

Escallop: scallop-shell ornament in HERALDRY.

Escheator: a royal official administering the lands of any TENANT-IN-CHIEF which were in royal custody because he was a minor.

Estreat: an exact copy.

Exchequer: financial accounting department of Anglo-Norman central government from Henry I's reign.

Exchequer Domesday (also GREAT DOMESDAY or DOMESDAY BOOK, Volume I): the final summary of the results of the DOMESDAY INQUEST, compiled at Winchesterprobably under the direction of Samson, later Bishop of Worcester, probably in 1086-7.

Exemplification: an official copy or extract by royal officials of another document, egDOMESDAY BOOK.

Fealty: oath of loyalty sworn by a VASSAL to his LORD after the LORD had accepted the VASSAL's HOMAGE.

Feudalization: the process by which the personal links of LORDSHIP became the territorial links of the FEUDAL SYSTEM and TENURE.

Feudal service: duties rendered by a VASSAL to his LORD in return for the land granted by means of ENFEOFFMENT, which could be military (knight service), administrative (serjeanty) or ecclesiastical (frankalmoign or free alms).

Feudal system: the reconstruction by historians of the links between LORD and VASSAL, begun by HOMAGE and FEALTY, followed by ENFEOFFMENT, continued by FEUDAL SERVICE subject to the INCIDENTS of TENURE; expression first coined in C18th

Fief: a MANOR or Manors granted to a VASSAL by his LORD by means of ENFEOFFMENT to be held in return for FEUDAL SERVICE.

Folio: a sheet of parchment, folded in two or four before being sewn into a GATHERING.

Franklin: a freeman or yeoman in later medieval England.

Frankpledge, View of: Assembly of the tenants of the Manor at which they swore to uphold the custom of the Manor

Freeman: before the Norman Conquest, a man who could transfer himself and his land from one LORD to another by

COMMENDATION: after the Norman Conquest, a man holding lands within a MANOR in return for rent and very light services, unlike the VILLAGER who owed regular labour services on the DEMESNE, with access to the protection of the royal courts.

Free warren: charter of sporting rights.

Frenchmen: superior manorial tenants of French origin in DOMESDAY BOOK.

Gathering: a group of FOLIOS sewn together before binding.

Geld: see DANEGELD.

Gonfalon: banner or standard.

Gothic Revival: the period of fashionable building in REVIVAL GOTHIC, mainly in the 19th century.

Great Domesday: see EXCHEQUER DOMESDAY.

Gules: red in HERALDRY.

Halley's Comet: a COMET named after Edmond Halley, d. 1742, who observed it in 1682 and calculated its orbit round the Sun to be approximately every 76 years: illustrated in the Bayeux Tapestry
Hauberk: knee-length tunic made of MAIL.
Heraldry: system of personal identification of knights by means of insignia (COAT ARMOUR, COATS OF ARMS) on shields or standards.
Heriot: due to Lord on death of a tenant - usually his best beast.
Hide: originally a unit, varying between 40 and 1000 acres, thought sufficient to support one family. In DOMESDAY BOOK a fiscal unit on which DANEGELD was levied, and generally assumed to contain 120 acres.
High Justice: power to inflict death.
Homage: act of submission by a new VASSAL to his LORD.
Honor: land, normally comprising MANORs in several counties, held by a BARON or TENANT-IN-CHIEF.
Housecarl: a member of an élite 'Guards' infantry unit serving a King or Earl in Anglo-Saxon England.
Hundred: a unit of fiscal assessment and local government outside the DANELAW, originally containing 100 HIDEs, intermediate between the county and the MANOR, roughly equivalent in size to the modern District; cantrefi in Wales
Incidents: the payments and services to be rendered by a VASSAL to his LORD in addition to regular rent and FEUDAL SERVICE: these usually included an inheritance tax (relief) and a death duty (heriot).
Infangenthef: the power of a LORD to inflict capital punishment on his tenants, OUTFANGENTHEF

Keep: central tower of a Norman castle.

Letters patent: royal letters conferring a privilege on an individual or corporate body, sent open with a visible seal.

Lineage: authenticated genealogy or pedigree.

Lion rampant: a lion standing on its hind-quarters with its front legs in the air, in HERALDRY.

Little Domesday (also DOMESDAY BOOK, Volume II): the final CIRCUIT return for East Anglia (Essex, Norfolk, Suffolk), never summarized for inclusion in the EXCHEQUER DOMESDAY.

Lord: feudal superior of a VASSAL: always a Manorial Lord

Lordship: the mutual loyalty and support joining LORD and VASSAL.

Mail: flexible armour made of interlocking iron rings.

Manor: a landed estate, usually comprising a DEMESNE and lands held by VILLAGERs, BORDARs, or COTTAGERs and sometimes also FREE MEN, FRENCHMEN, RIDING MEN etc, which could vary in size from part of one village to several villages over a wide area; power over men (and women), ranging from civil to criminal jurisdiction; an estate in land giving authority and prestige; a land title giving superiority and gentility

Mesne tenant: a VASSAL of a TENANT-IN-CHIEF.

Minster: originally a monastery but by late Anglo-Saxon times often simply a large and important church.

Missus Dominicus (plural Missi Dominici): a Minster of the CAROLINGIAN Empire.

Nasal: metal nose-piece attached to a helmet.

Open fields: the major divisions, normally two or three, of the cultivated arable area of a medieval village outside the Highland Zone of England and Wales, in which one field each year in succession was left in rotation-fallow, the other one or two being communally ploughed and sown with winter and spring grains.

Or: gold or yellow in HERALDRY.

Outfangenthef: power to inflict capital punishment within the MANOR on non-tenants without recourse to Royal justice

Palisade: fence of pointed stakes firmly fixed in the ground.

Pannage: right to pasture swine.

Pennon: long narrow flag carried on the end of a spear or lance.

Perambulation: a survey made by walking the boundary of the Manor. Still continued in some Manors
Perpendicular: style of Gothic architecture in vogue from the mid-14th to the 16th century.

Piscaries: fishing rights.

Plain: blank, uncoloured space in HERALDRY.

Plough (team): a team of six to twelve oxen, yoked in pairs, pulling a plough; in DOMESDAY BOOK usually eight oxen.

Presentment: to introduce into court.

Priory: a monastery or nunnery dependent on an ABBEY or Cathedral.

Proper: natural colours in HERALDRY

Property Act: 1922-5, a series of legislative measures regulating the ownership of land, including MANORS

Quota: the number of knights required to serve a LORD on behalf of a VASSAL, especially to serve the King.

Rape: An area of jurisdiction in Sussex

Reformation: the period 1529-59 in which England first rejected the religious authority of the Pope and then changed from Catholic to Protestant doctrine and beliefs.
Revival Gothic: Gothic architecture as revived from the late 18th century onwards.

Revival Norman: Norman architecture as revived in the 19th century.

Riding men: Anglo-Saxon free tenants rendering escort-duty and messenger-service to their LORD.

Rolls of Arms: records of the COATS OF ARMS borne by different families, especially those made by an authority in HERALDRY.

Sable: black in HERALDRY.

Saracenic: relating to the Arabs of Syria or Palestine.

Satellites: records preserving copies of parts of the earlier stages of the DOMESDAY INQUEST.

Scutage: a tax levied in place of personal military service by VASSALs - a cash payment

Secular arm: the Royal criminal jurisdiction to which a heretic or other person guilty of a serious offence under CANON LAW was transferred for serious punishment, especially execution.

Sheriff: principal official administering a shire or county in the Anglo-Saxon and medieval periods for the Crown

Smallholder: see BORDAR.

Soc and Sac: similar to the French oyer and terminer, to hear and decide in OE, usually in the Court of the LORD

Sokemen: free tenants subject to the jurisdiction of the MANOR but owing little or no service to its LORD.

Sub-tenants: tenants holding land from a TENANT-IN-CHIEF or a Manorial Lord

Sulong: the Kentish equivalent of the CARUCATE or HIDE, both as a fiscal unit and as a land measure, but usually double the size of the HIDE.

Survey: a written description of the boundaries of a Manor and the fields and properties within the Manor. It is not a map.

Teamland ('land for one plough'): a Norman-French term for the English

Carucate or hide: used as a measure of land area of no fixed acreage.

Tenant-in-chief: a LORD holding his land directly from the King.
Tenure: the conditions upon which land was held under the FEUDAL SYSTEM by a VASSAL from a LORD who was a MESNE TENANT, a TENANT-IN-CHIEF or the King.

Terrier: register of landed estate.

Testamentary causes: cases concerning the probate of wills or the administration of the effects of those who died without making a will.

Thegn: a VASSAL, usually a manorial LORD, holding land by military or administrative services in Anglo-Saxon and early Norman England.

Treasury: the main financial department of late Anglo-Saxon and early Anglo-Norman government, located at Winchester.

Turbary: Manorial right to cut turf.

Valor: valuation

Vassal: a feudal inferior of tenant or a MESNE TENANT, of a TENANT-IN-CHIEF or of the King.

Vert: green in HERALDRY.

Villager: the normal peasant farmer of Anglo-Norman England, usually holding between 1 and 3 YARDLANDs from the LORD of a MANOR in 1086.

Wapentake: the equivalent of the HUNDRED in parts of the DANELAW.

Wergild: money-payment in compensation for death, injury or loss, graduated according to the social standing of the victim.

Witan: Anglo-Saxon and early Norman Royal Council.

Writ: royal letter conveying orders and information in a summary form.

Writ of summons: WRIT addressed to a named recipient to attend Parliament; as such, generally held to confer peerage status.

Yardland: a quarter of a HIDE.

Yoke: Kentish and East Anglia - same as plough.

ABBREVIATIONS
NA: National Archives formerly Public Record Office
BL Cat: Catalogue of the British Library
BExtP: Burke's Extinct Peerage
BLG: Burke's Landed Gentry
Bod: Bodleian Library
BP: Burke's Peerage
BRS: British Record Society
Bull IHR: Bulletin of the Institute of Historical Research
Bull MSGB: Bulletin of the Manorial Society of Great Britain
C: century
c : circa
Close R: Letters from the Close Rolls
CR: Charter Rolls
d : died
dau: daughter
dsp : died without issue
dvp : died in life of father
ex : executed
HA: Historical Association
infra : below
k: killed
kn: knighted
m : murdered
NLI: National Library of Ireland
NRA: National Register of Archives
PR: Patent Rolls
PRO: Public Record Office, see NA
qv : which see
Rec Com: Record Commision
Rec Soc: Record Society
RO: Record Office
Rot Parl: Rolls of Parliament
RS: Rolls Series
SQE: Statute Quia Emptores (1290)
SR: Statutes of the Realm
supra : above
temp: in the time of
TRHistS: Transactions of the Royal Historical Society
vide : see

The Manorial Society of Great Britain

The Society was founded in 1906 and included among its committee the Archbishop of Canterbury, the Lord Chancellor, and the Master of the Rolls. It was based in Mitre Court, Temple, London, and in origin sought to locate and to protect manorial records which - with the exception of institutions, such as the Ecclesiastical (now Church) Commissioners, the Crown in its several forms, Oxford and Cambridge colleges - were in private hands.

By 1906, the lands of the majority of Manors had been enfranchised and the need to maintain and keep manorial records (such as court rolls) for estate purposes disappeared. We can judge how many of these must have been left lying around an estate office and almost certainly thrown away from the date gaps in the records of some Manors in this catalogue. Even where copyhold continued into the 20th century, it must have been the case that many medieval and Tudor records, mostly in Latin were discarded as being of no further use.

The 19th century, however, saw the blossoming of county histories, often in multi-volume sets, many editions of which are at the Society today. These were written by highly educated men, often clergymen with leisure. Men, like Blomefield and Lipscomb (1810 and 1850), then Coppinger (1904-11) produced remarkable histories by Hundreds, then the Manors within each Hundred, using records in private ownership. We can only be amazed at their determination and grasp of palaeography and topography, knowledge of genealogy and national history.

Such records are not only of use in understanding the management of landed estates, but are also records of the names of ten-ants, many of whom succeeded one another. It became Jaw to register births, marriages, and deaths in England and Wales in 1538, and this was done by the Church. But what of the many people who were never married - there were far more than the modern mind might expect? What of those generations of ordinary folk who were born before 1538? There may be some kind of record in a gravestone, but these are fewer the longer you go back. But there are, in some cases, medieval and early Tudor Court Rolls, listing tenants which can take a family back to the Middle Ages. The growth of interest in family history has grown enormously in the last 40 years, with television programmes tracing celebrities descended from 'ordinary folk'. In fact, these do not seem to go back beyond the reign of Queen Victoria, and in that sense the impression may be gained that this is far as can be attempted. This is not so in many cases. The Society began to publish list of Manors and their documents from such diverse sources as individuals in Surrey or the Manors of New College, Oxford, producing 16 publications. Unsurprisingly, the Great War disrupted this work, but with peace in 1918 the Prime minister of the day, David Lloyd-George, began to look at the many Acts affecting Manors, copyhold, and real property generally, and it was decided to consolidate them and abolish copyhold in several Property Acts in the 1920s. The important one, so far as records are concerned, was the 1922 Act, subsection (7) of Section 144A(7), which sought to define manorial documents and place them under the protection of the Master of the Rolls. ' Manorial documents', in the meaning of the Act as affected by several Statutory Instruments, have come to be Court Rolls, surveys, maps, terriers, documents and books pf every description relating to the boundaries, franchises, wastes, customs, and courts of a Manor, whether in being on 1 January 1926 or obsolete.

County Record Offices were charged with maintaining such documents as these that were donated, and as Manors ceased to enjoy Copyhold income so solicitors, who had often acted as Stewards and kept records at their offices, handed documents over to the local CRO. The British Record Society was formed in 1931 and the publications part of the Society was taken over by this body.

The Society was headed in the late 1920s, until his death in 1945, by Hubert Knocker, a solicitor in Guildford, Surrey, who was Steward to many Manorial Lords in the county, and he was summoning Courts for as late as 1935. The Society has notices of Courts at Otford, for example, which were pinned up on church and other

noticeboards. Mr Beaumont, an East Anglia solicitor, did much the same in his area.

Mr Knocker was succeeded by Hubert Hughes, whose committee gave evidence in 1955 to the Common Land Committee of the House of Commons, which translated into the Commons Registration Act of 1965. He was succeeded by his wife, Constance, on his death in 1967, and she handed over to Robert Smith in 1980.

The Society's public face is its social functions and publications, some of the latter of which are given below. But we regularly receive inquiries from government, local authorities, quangos, solicitors, historians, genealogists, and the general public on some manorial aspect, all of which are answered as fully as we can .

The Society has members who pay a subscription of £70 a year, or £500 for life, and for this they can ask for advice and assistance on manorial matters. They also receive information about social events, the last of which was the Annual Reception at the House of Lords. The annual carol service in December, are held at the Church of Most Holy Redeemer, Exmouth Market, London.

Visit the website: www.manorialsociety.co.uk

Further reading about Lordships of the Manor is available on the Manorial Society website.

Manorial Services

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