



Manorial Services

A sale by private treaty

A private treaty sale of Lordships of the Manor

with

Weston-super-Mare, Somerset

and

Ellington, Huntingdonshire

All prices are subject to a 20% buyer's premium.

Please see "Conduct of sale" inside.

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LIST OF LOTS

<u>Lordships of the Manor</u>	<u>Asking price</u>	<u>Page number</u>
Weston-super-Mare, Somerset	£20,000	p. 5
Burgh le Marsh, Lincolnshire	£8,500	p. 9
White Hall, Lincolnshire	£7,000	p. 11
Ellington, Huntingdonshire	£20,000	p. 13
Whiteoxen, Devon - under Offer	£8,000	p. 23
Grittenham, Wiltshire - under Offer	£12,000	p. 25
Banyards, Suffolk	£7,500	P. 26
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Ufford Hall, Suffolk	£7,500	P. 29

The Lordship of the Manor of Weston-super-Mare, Somerset

The historic seaside resort



©Ian Brodie Photo

Towns and villages have prospered through history for many different reasons. Some find themselves in an advantageous place to trade, others have rich mineral wealth or are places where trade routes converge. A few however can be said to have expanded thanks to sudden need for leisure and pleasure. Weston-super-Mare is one such place that has earned fame beyond Britain by finding itself suddenly desired for its bracing air and bathing.

People have lived at Weston since at least the Iron age. For almost 2000 years it remained a quiet fishing village nestled beneath the Mendips on the Bristol Channel. Unlike many towns which grew in the 19th century and for whom the Lord of the Manor was a distant memory the Lords of the Weston-super-Mare played a central role in its meteoric rise.

Weston lies at the western end of a large out crop of rock known as Worlebury Hill. This was the site of an Iron Age fort known as Worlebury Camp which was excavated in the 19th century. The surrounding land is a largely flat and marks the limits of the Somerset Levels.

The Manor appears to have had just four familial owners in its 950 year history. At the time of Domesday Weston received the following entry

*William holds of the Bishop of Coutances, Westone
Algar held it in the time of King Edward and geld three hides
and one virgate of land.*

The arable is three carucates.

In demesne are two carucates and two servants and four villains and four cottagers.

There are seventeen acres of meadow and twelve acres of coppice wood

Pasture twelve furlongs long and two furlongs broad and six furlongs of moor

It was and is worth sixty shillings.

Weston was a wealthy and productive Manor with an ideal balance of arable, pasture, woods and meadows. William was a local tenant of the Bishop of Coustance. The Bishops' lordship appears to have been fleeting since by the early 11th century Weston had come into the possession of the Clapton family of Clapton-in-Gordano, a few miles to the north (and now famed as a service station on the M5). The first of the family was Wido who held his land, including Weston, as part of the honour of Gloucester. It is likely that Wido was a Saxon who managed to either retain his family lands after 1066 or had rendered some service to the Normans. His son, Arthur, is the first noted Lord of Weston, possibly as early as 1125. He was succeeded by his son Nigel Fitz-Arthur. There is some evidence that Nigel married Adeva, daughter of Robert Fitz-Harding, grandson of Sueno, 3rd King of Denmark, by Eva, niece of William the Conqueror and through which union he was granted another manor, that of Kingscote, in Gloucestershire. Weston passed to Nigel's unnamed younger son who took the surname of Arthur. The descent of the family is uncertain until the reign of Henry III (1216-1272) when William Arthur is recorded as Lord of Weston. He was followed by his son Sir Richard Arthur, then Sir William Arthur, who was deputy Constable of Bristol Castle.

In 1404 the Manor was held by Sir Thomas Arthur who was an intimate of the Lords Berkeley of Berkeley Castle. Although their estate was not a great one the family were certainly influential in Somerset and Gloucestershire and held various official posts. The family had established themselves at Clapton, and Weston, known at this period as Weston-juxta-Mare, formed a core part their estate. At this period it was a small fishing village and the Lord of the Manor assumed control of the sale of catch by the granting of fishing stalls. This was not always appreciated by the fishermen and in 1492 there was a protracted legal dispute between John Arthur, Lord of Weston and several locals over fishing at Birnbeck, site today of the famous pier. On 30th November Arthur and ten armed men raided the Birnbeck fisheries and are reported to have taken;

a hundred horse-loads of Barons (sprats)
four young tubbelyns (cod)
three hundred haddock
and two hundred whiting

The fisheries consisted of nets strung across the shore and presumably Arthur considered these to be his by manorial right. Later records show that the Lords of Weston continued to grant leases to fishing stalls which usually included a small building and a parcel of land. The leases were for three lives or 99 years depending on which was the shorter.

The Arthur family remained as Lords of Weston-super-Mare (or merely Weston as it was known between the 16th and 17th centuries) until the death of Edward in 1595. He had two daughters and the Manor then eventually passed to his son-in-law William Winter of Dyrham in Gloucestershire who had

Birnbeck Pier, ca. 1900



married the eldest daughter, Mary. The Winter family had something of a troubled existence at Weston during the 17th century. The family, who were based mainly at Lydney in Gloucestershire were ardent Royalists and during the early part of the Civil War, William Winter was arrested by Parliamentary forces despite his pleas that, unlike his kinsmen, he had not taken part in any action against Parliament. He was imprisoned and remained so for the the duration of the war, dying whilst still incarcerated in 1649. His two children, Henry and Grace were minors and their estate was left seemingly to the ravages of their guardians. On attaining his majority Henry Winter set about losing what he had left on the gaming tables of London. On his death in 1685 he had so little left that his memorial in the parish church went uncompleted. Henry's son and heir, also Henry, was faced with such large debt that he was forced to sell his estate and Weston-super-Mare was duly sold in 1696 to a local gentleman, John Piggot.

At the beginning of the 19th century Weston was still a small fishing village. The Smyth-Piggot family (as they had become) had a small cottage in the village which was used as a summer retreat from their main residence at Brockley Court. In the early years of the 19th century there was a vogue amongst the middle and upper classes for holidays to the coast for bathing and the Smyth-Piggots realised there was potential for development at Weston. In 1810 they secured a private Act of Enclosure of common land and it was divided into freehold lots. At the same time they built and opened a hotel. Although it was a slow start, in the 1820s Weston connected to Bristol by coach and since it could be reached in a couple of hours from the city it began to attract more visitors. John Hugh Smyth-Piggot planted trees on Worlebury Hill and its slopes were laid out with walks and private, speculative villas built below. The greatest boost to the fortunes of the town came in 1841 when the town was connected by rail. This led to a huge rise in the number of day-trippers, especially after a larger station was added in 1866. The growth of Weston was prodigious. In 1821 it had a population of just 738 yet twenty years later this had reached over 4000, by the 1880s it had reached nearer to 40,000.

In 1883 Cecil Hugh Smyth-Piggot sold land and the beach front to Weston-super-Mare Local District Board for the use of public recreation. Interestingly, the indenture, which is available online, reserved out the manorial rights including that of treasure trove. The family also sold land within the manor to the local council for the development of parks and amenities for holidaymakers. By this time Weston-super-Mare was the largest seaside resort in the West of England and it was popular with workers from Bristol and South Wales whilst retaining some of its earlier genteel charm. In 1904 the Grand Pier was opened adding a further attraction and in the 20th century the town became the most popular destination in the South West of England. The Smyth-Piggot family retains its connections to the town as Lords of the Manor.

Weston-super-Mare, ca. 1890s



Some famous names hail from Weston-super-Mare, including; John Cleese, Jeffrey Archer, Jill Dando and Roald Dahl.

There is a number of original documents associated with the Manor which form part of the conveyance.

We will accept offers for Weston-super-Mare until 30 June, 2021.

Offers starting at £20,000



Aerial view Weston-super-Mare

Documents associated with this manor in the public domain

1482-1482: rental, with other manors

1555-1559: court roll, with other manors

1690-1690: survey

1694-1694: particular

1852-1852: ownership of land in manor

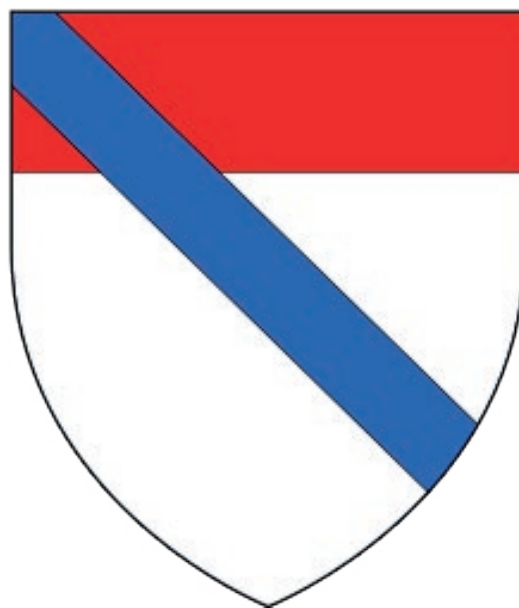
Bristol Archives

Hampshire Archives

Somerset Heritage Centre

The Lordships of the Manor of Burgh le Marsh, Lincolnshire

Alfred the Great is remembered for many reasons, not least of which was halting the advance of the Danes across England. One of the ways in which he was able to control them was by establishing fortified settlements across his realm which served to protect the local populations. These were known as Burgs or Burghs and the Manor of Burgh le Marsh was established by Alfred to protect this part of Lincolnshire. There is some evidence to suggest that the Saxons chose this site because it had previously been a Roman Castrum, or fortified camp, established to guard this part of the east coast. The settlement is situated on raised ground which the Romans themselves had made higher to provide a commanding view of the surrounding area. Today Burgh le Marsh is a small town which lies five miles from Skegness.



Arms of Cromwell of Tattershall

In Domesday Book there were a number of manors recorded but the main estate was held by Earl Alan of Brittany and Richmond. It had been part of the extensive estate of the Saxon Earl Edwin. The Manor remained a possession of the Richmonds until the reign of Henry II (1154-1189) when it passed on the marriage of Constance, daughter and heiress of the last Earl, to Ranulph, Earl of Chester. On his death it reverted to Arthur, Duke of Richmond, Constance's son from her first marriage.

During the reign of Henry III (1216-1272) the Manor was forfeited to the King who granted it to Peter of Savoy, the uncle of Queen Eleanor. Peter, the 9th count of Savoy, and Marquis of Italy, was born in Susa in 1203. He had many connections in England, his brother, Boniface, was Archbishop of Canterbury and his niece, Eleanor, was the wife of Henry III. In 1240 Henry invited Peter to England and granted him large estates also making him the Earl of Richmond. Henry showered power and positions on a rather reluctant Earl and Peter was made Sheriff of Kent and a royal counsellor. In 1242 he sailed with Henry to Poitou in France before later having to travel to Italy to defend his family's estates from the Count of Geneva. Peter returned to England in 1247 having consolidated his Italian Estates, bringing with him a 'bevy' of foreign women anxious to marry English noblemen. This, and Peter's desire to obtain several lucrative wardships of young noblemen, began to create resentment with some English barons. In the early 1250s Peter developed a friendship with Simon de Montfort, Earl of Leicester but this did not seem to have interfered with his friendship with the King. As the dispute between the barons, led by de Montfort, and Henry escalated, Peter joined the party of the former in forcing the king to accept the committee of twentyfour, appointed to ensure the reforms. During 1259 as tensions heightened, Peter, who was at heart a moderate passed to the King's side and Montfort had him removed from the committee. A year later Peter was instrumental in the reconciliation of Henry with his son Edward. When civil war broke out in 1263 the hostility to foreigners was such that Peter was forced to return to Savoy. Peter remained abroad and took no part in the war until 1265 when he was present at Pevensey Castle, defending it from the younger Simon de Montfort. After the King's victory at Evesham Peter was restored to all his lands. He died in 1268 in France and is buried at the Abbey of Hautcombe. Peter was described as a '*prudent man, proud and hardy and terrible as a lion; who so held himself in his time that he put many folks in subjection under him and he was so valiant that men called him "le Petit Charlamagne"*'.

The descent of Burgh le Marsh from this point is rather obscure but later in the reign of Henry it was found that Robert, Lord Tateshull held the estate. It remained in this family and passed to his grandson, Robert, who died in 1302. He had no children and so his estate was divided between his three sisters. Burgh

le Marsh passed to Joan, who was married to Sir Robert Driby. They had a daughter, Alice, who was married to Sir William Bernake and it was from his family that the manor received its other name of Bernack Hall. On the death of Sir William's grandson, also William, the Manor descended to his sister Maud, wife of Ralph de Cromwell.

Ralph de Cromwell, who came from Tattershall in the county was made Baron Cromwell and summoned to Parliament in 1375. He died in 1398 and was succeeded by his son Ralph. In turn he was succeeded his son, Ralph, the 3rd Baron. He served in the household of Thomas, Duke of Clarence and later Henry V at Agincourt in 1415. He fought in France until the death of Henry and returned to England where he was appointed to the Regency Council to the infant Henry VI. Soon afterwards he was made Chamberlain of the Household. This was the senior position on the royal household and it was his job to organise the 'Chamber', the rooms in which the king would spend his time and receive visitors. Cromwell lost this job in 1432 during a bout of infighting between the Duke of Gloucester and Cardinal Beaufort. When power shifted towards the latter a year later he was made Lord Treasurer of England. Since England was embroiled in wars in France, Cromwell spend much of his time trying to raise money to continue the fight. His tenure however was marred by an economic depression brought on by a lack of precious metals in Europe. Known as the Great Slump, this eventually led to a large scale rebellion led by Jack Cade in 1450 and ultimately was a factor in the outbreak of the Wars of the Roses, a decade later. Although an adherent of the Yorkists, Cromwell died a few years before this war became serious.

On his death in 1456 the Manor of Burgh le Marsh passed to Maud, one of Cromwell's two nieces. She was married to Robert Willoughby, 6th Baron Willoughby de Eresby and through this union the Manor passed to this family who held it for over four centuries.

In 1907 the Manor was sold by Lord Willoughby to Willie Wray and it remained with the descendants of this family until recently when it was obtained by a private individual who is the present Vendor.

Burgh Le Marsh



The Lordship of the Manor of White Hall, Lincolnshire

History is never an even playing field, neither is information spread evenly and conveniently for scholars or laymen to discover. Even in a country as old and developed as England not everything can be easily found nor will facts always be available. This applies to the study of Lordships of the Manor as much as to any other branch of history. For some manors there are boundless sources of history with rich and colourful details, for others, not so much. The Manor of White Hall falls very much into this latter category. Of all the counties of England, Lincolnshire is one of the least written about. There are no great Victorian tomes on its history nor are there any parochial histories as part of the great Victoria County History series. Many parishes in the county have only the briefest of mentions and for more of the manors within their boundaries many fewer.



Frederick William John Hervey, 3rd Marquess of Bristol,
Arthur Stockdale Cope

What is known is that the Manor of White Hall principally lies in the parish of Kirkby le Thorpe or Kirkby Laythorpe, a couple of miles east of Sleaford in the flat fenlands of this part of the county. The Manor has belonged for several centuries to the Hervey family, the Marquesses of Bristol and it is included in several key documents in that family's descent. It passed to the family on the marriage of Isabella, daughter and heiress of Sir Robert Carr and John Hervey, 1st Earl of Bristol. This wedding brought Bristol a large estate in Lincolnshire and a number of manors including White Hall. This had been in the Carr family since the early 16th century. A family document now belonging to the present Lord Bristol notes that in December 1637 Sir Robert Carr's father settled the Lincolnshire estate on his kinsmen Robert Carr, Lord Ancram and his sons in the event that either of the sons married Sir Robert's daughter. This settlement was, according to the record, *supposed to be the result of some transaction at the gaming table*. The contemporary title deeds listed the Carr manors and amongst them was the Manor of White Hall. The extent of the Lordship is not given, but its location in the parish of Kirkby La Thorpe is confirmed by a rental dating from the latter quarter of the same century, this records that *you have also wood in Evedon (the neighbouring parish) contents about tenne acres it belong to the Manor of Whitehall in Kirkbye, for yee timber thereof being olde very tall*.

Although this confirms that Whitehall, or White Hall, lies in Kirkby La Thorpe the location and extent of the manor house and land itself is not certain. A further record made in 1635 confirms this when it is described as a 'messuage'. This implies that it was likely a manor house or large farm house with a demesne farm attached. The record, which is a grant of tithes records an exchange of tithe between the two parish of Kirkby and Evedon between Sir Robert Carr and the rector of Kirkby. This concerns *the tithes of all corn and hay yearly growing on 140 acres of ground in the fields of Evedon belonging to a messuage in Kirkby Laythorpe called the White Hall, (which) have from time immemorial been taken as a portion of tithes due to the church*. This reference also obviously confirms where the White Hall was but also that part of the Manor lay in the parish of Evedon.

There is also perhaps an unwitting clue to the eventual fate of the manor house itself in this short record. The description notes that the manorial land of White Hall was found *in the fields of Evedon*. The implication is that it was part of the complicated pattern of strips which would have divided the large open fields of Evedon. This system was also prevalent in Kirkby. There is some evidence to suggest that the original settlement of Kirkby was further to the south of the modern village and it seems likely that the Carr family

enclosed the open fields of Kirkby in the 17th century which would have effectively combined the manorial land of the parochial manor and that of Whitehall. Since Whitehall was a reputed manor - it had no manorial tenants - there was no manorial administration. Clearly it was important to the Carr family who included it in the terrier of 1637 and in all subsequent transfers and descents of the Hervey estates well into the latter half of the 20th century; for instance it is included in an estate settlement made in 1802 in connection with the marriage of Charles Rose Ellis and Elizabeth Catherine Caroline Hervey (daughter of late Lord Hervey). It is included in a list of manors held by the 3rd Marquess of Bristol on his Inland Revenue return of 1907 and in a list of manors held by the estate collated in 1965. The Manor is currently held by the present Marquess.

you have in Durrington three pcells of wood being all great
timber; cont about 4 ^{res} acres which were pchased by yr father of
Stardish, & by him not long before of my Se: of Suffolk they were
some tyme pte of the possession of the Duke of Norfolk ~ ~ ~

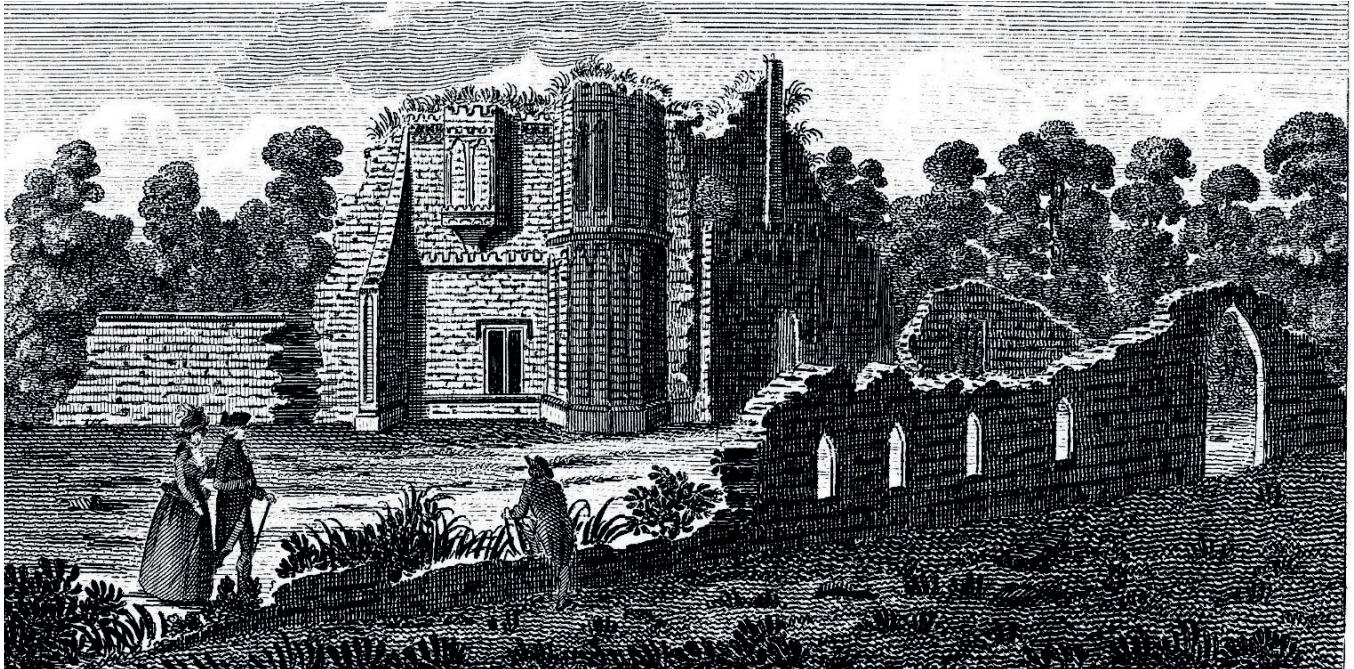
^{Evedon}
you have also wood in evedon; contents about ~
tenne acres; y^t belong to yr manor of Whitehall
in Kirkbye, for yr timber thereof being olde very
tall & well harted I know y^t Sr Will^m Garne yr
uncle was offered a thousand pounds ~ ~ ~

^{Conerbye}
you have also ^{the} wood in this Towne cont about ⁴ four
acres, y^t was some tyme pcell of the possessions of Sr
Henry Lacksonham Knight ~ ~ ~

you have besides these in hedge & hedges within
every of yr aforesaid manor Townes, great
store of Ashes & Elmes

The Lordship of the Manor of Ellington, Huntingdonshire

This Lordship is sold together with several parcels of common land.



Ramsey Abbey in Huntingdonshire, Boswell, Henry: "The Antiquities of England and Wales" (1786)

Most manorial lordships are of an ancient lineage but few can definitively trace their history back to a time before William the Conqueror's great Domesday Book of 1086. The manor of Ellington however can claim this distinction since it is recorded as being part of the the estate of Ramsey Abbey when it was founded in 969. It formed part of a grant of land between Alfwold, brother of the abbey's founder, Oswald, Bishop of Worcester, and his wife Alfiled. This grant was later confirmed by King Edgar (953-975) and Edward the Confessor (1042-1066) last of the Saxon kings.

After the Norman conquest the manor remained in the hands of the abbey and was assessed in Domesday book as containing 10 hides, around 1,200 acres, which was a sizeable manor for the time and would have provided its monks with a handsome income. It remained part of the abbey's extensive estate for the entire medieval period. In 1379 it provided one of the Abbots, Edmund de Ellington who was therefore Lord of the Manor until his death in 1396. During one of the periodic assessments of the manor it was found to render to the abbey *40s yearly instead of 5 lbs. of cheese and 5 lbs. of lard and, like all the farm manors, gave 16d. to the poor from Maundy acre on Maundy Thursday.*

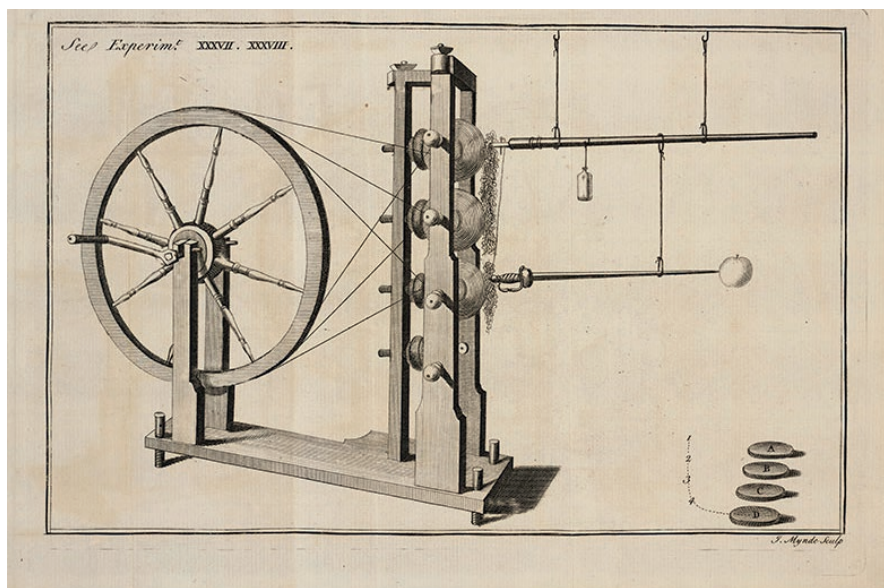
As Lord of the Manor the abbot had the right of gallows, tumbril (right to check the weight of coins), view of frankpledge and amendment of the assize of bread and ale, waif, warren, hidage from Ellington also the market rights of; tallage, merchet, leyrwyte and other rights such as setting and collecting a poll tax; wardship and marriage of his tenants. These were considerable rights and made the abbot literal lord and master over the villagers.

Ramsey Abbey was dissolved in 1539 and for a few years the Manor was retained by the Crown. In 1547 it was granted to Sir Walter Hende who died three years later. It was then purchased by Sir John Mason and his wife Elizabeth and included 1000 acres of wood land but was sold within a short time to Gabriel Throckmorton. It remained in the hands of this family until the 18th century. Robert Throckmorton, born in 1607, was close friends of the Cromwell family and invested heavily in the emerging American colonies, spending part of his life there. After his death and the proving of his will, Ellington passed to his oldest son Albion, who died childless in 1681. The family retained their America estates throughout this period and

these passed, along with Ellington, until 1720 when the latter was sold to Thomas Handasyd. He was a retired Governor of Jamaica and had spent a lifetime in the armed forces. Born in 1645 in Northumberland he fought in the Anglo-Dutch War of the early 1670s but achieved prominence in 1688 when he accompanied William of Orange to England to claim the throne from James II in what became known as the Glorious Revolution. A year later he commanded an expedition to retake the town of St John's, Newfoundland, which had been captured by the French. When he and his 300 men arrived at the town he discovered that the French had left and that the conditions there were so harsh that when he eventually arrived back in England only 80 men remained alive. In 1702 he was appointed Governor of Jamaica, remaining in post until his retirement in 1710. His purchase of Ellington was part of the expansion of his estate at Gaynes Hall in Cambridgeshire and he remained Lord of the Manor until 1729.

He was succeeded by his son, Roger who was also a military man. He took part in the resistance to the Jacobite Rebellion in 1715 but afterwards became involved in politics and was elected MP for Huntingdon in 1722. In 1745, during the last and greatest of the Jacobite rebellions, Handasyd was called into action once more and after taking part in the Battle of Prestonpans where the rebels were finally defeated, he was appointed Commander in Chief of Scotland and made lieutenant-general, a position he held for six months. He later returned to politics and made only his second yet final speech in the Commons in 1751. After his death in 1763 Ellington passed to his brother Clifford. In 1771 Ellington was sold to Sir William Watson, an early pioneer in the study of electricity, most famously conducting it through 12,000 feet of cable at Shooter's Hill in London in 1747. He later became a close ally of Benjamin Franklin in science and politics. Sir William died in 1787 and was succeeded by his son, another William, who was knighted in 1796 and died in 1825. The property passed to his sister Mary, widow of the Rev. Edward Beadon, and in the following year was held by the Rev. John Watson Beadon, apparently her son, who held it until 1835. It then descended to the Rev. Frederick Flemming Beadon, who died in 1880. Lieut.-Colonel Reginald Henry Beadon, his son, held it from 1880 to 1922, when his executors sold it to Mr. Kenneth Hunnybun before passing to the family of the present holders in 1950.

Ellington is described as *a curiously shaped parish* containing around 2,700 acres of mainly arable land.



Watson's electricity machine

Documents associated with this manor in the public domain

1253-1254	Ministers Accounts
1415-1416	Valor of Manor
1443-1446	Court Rolls
1427-1428	Court Rolls
1454	Court Roll
1513	Court Roll
1290	Court Rolls
1294-1407	Court Rolls
1425-1469	Court Rolls
1300-1350	Extent
1311-1319	Reeves Accounts
1418-1421	Rental
1441-1448	Rental
1461-1483	Schedule of Rents
1486-1509	Court Rolls
1514-1537	Court Rolls
1590-1710	Rent Roll
1591	Book of Customs
1600	Terrier
1672-1889	Admissions
1755-1824	Court Books
1763-1907	Minute Books
1806-1852	Quit Rents
1868-1925	Court Books
1806-1852	Quit Rents
1868-1925	Court Books

British Library

National Archives

Huntingdonshire Archives

Ramsey Abbey



Throckmorton. Gules a cheveron argent with three gimel bars sable thereon.



Waste in the Manor of Ellington, Huntingdonshire

The title to the Lordship of the Manor of Ellington is being sold together with a number of plots of land within the village. These include the village green and all of the extents are registered common land under the 1965 Commons Registration Act. The total area measures approximately 6 acres.

The extents which are registered as common land are as follows;

The Village Green (VG22 on the plan)

The Pond (CL36 on the plan)

The Pound (CL37 on the plan)

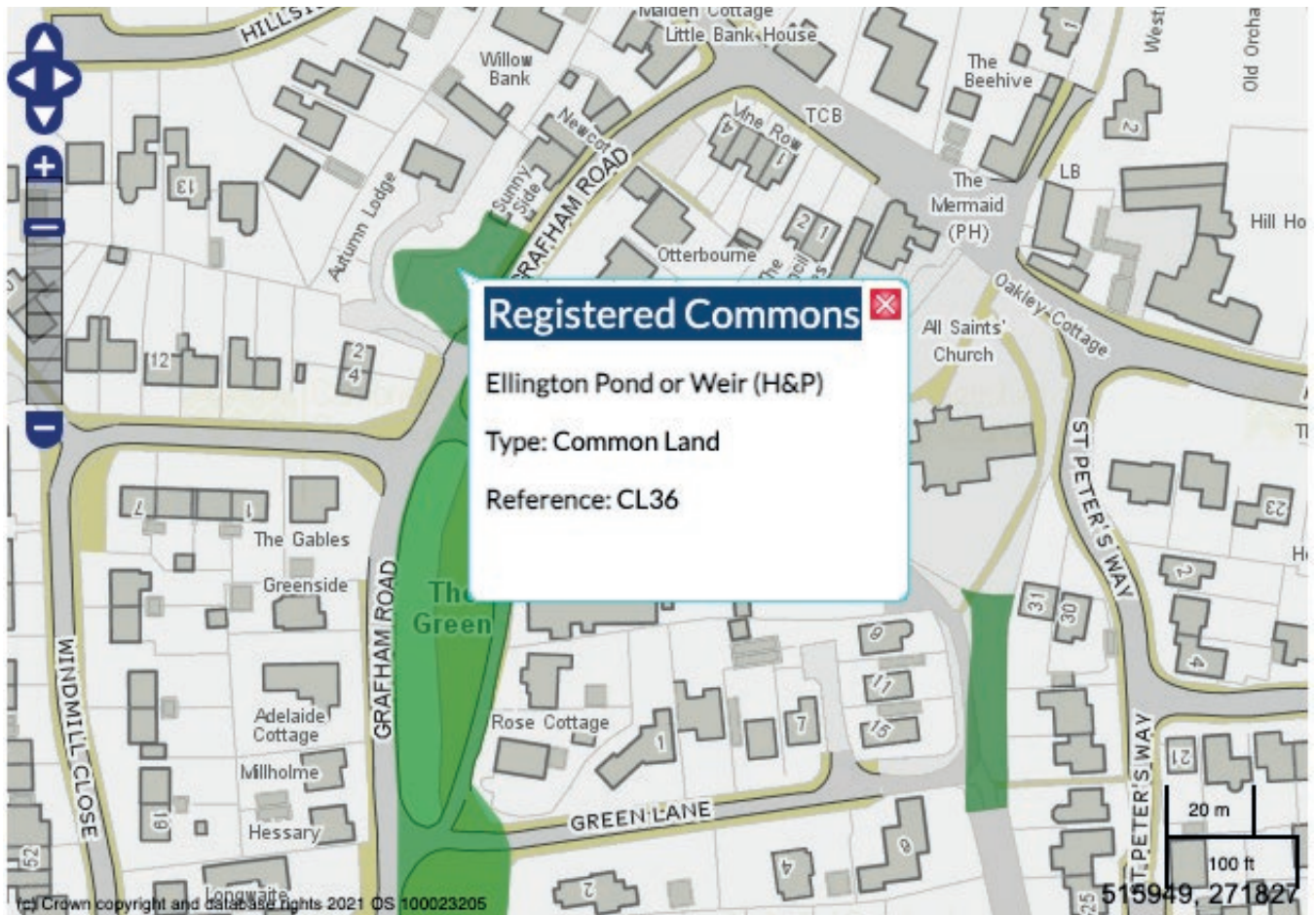
Thorpe Road Common (CL38 on the plan)

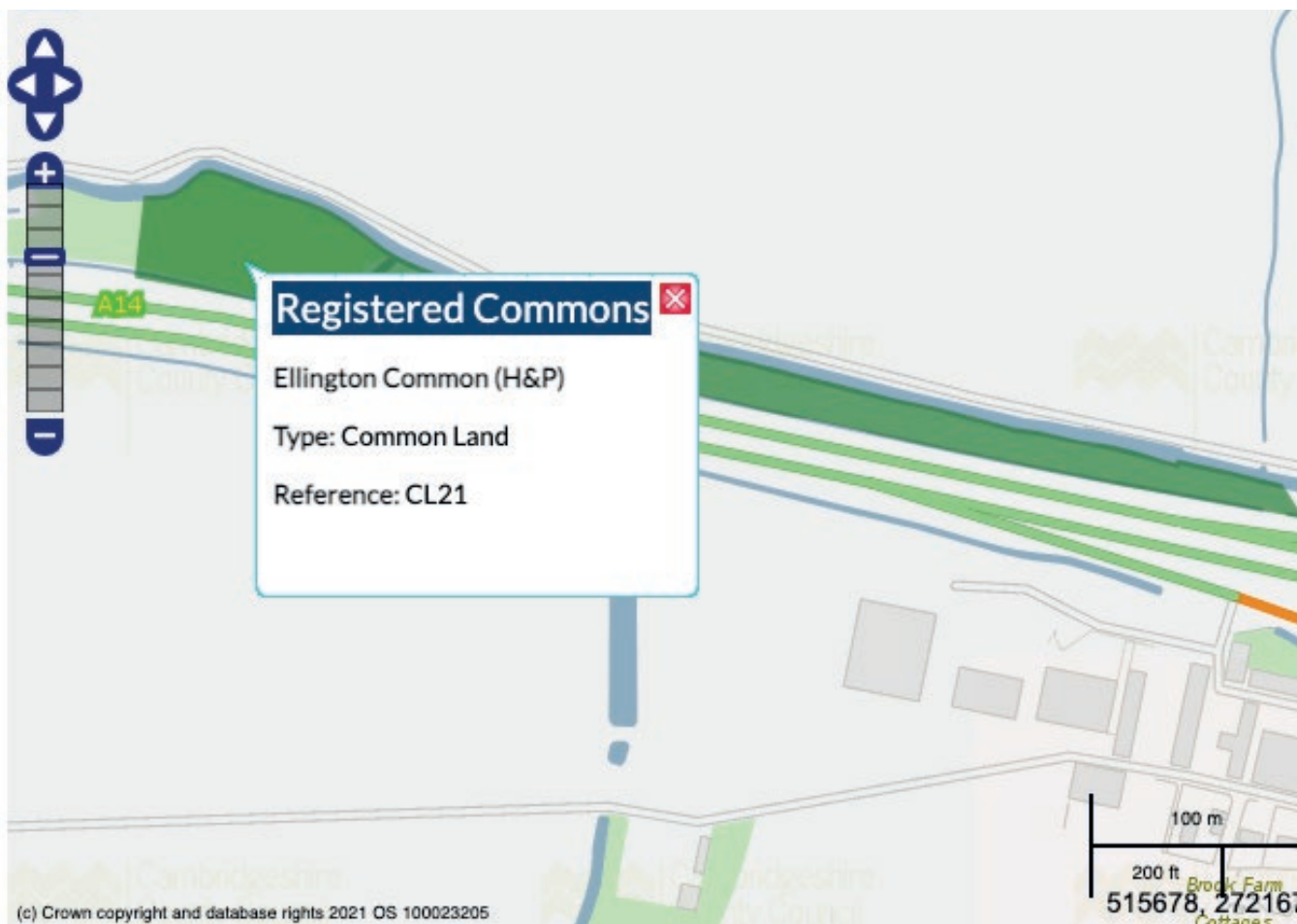
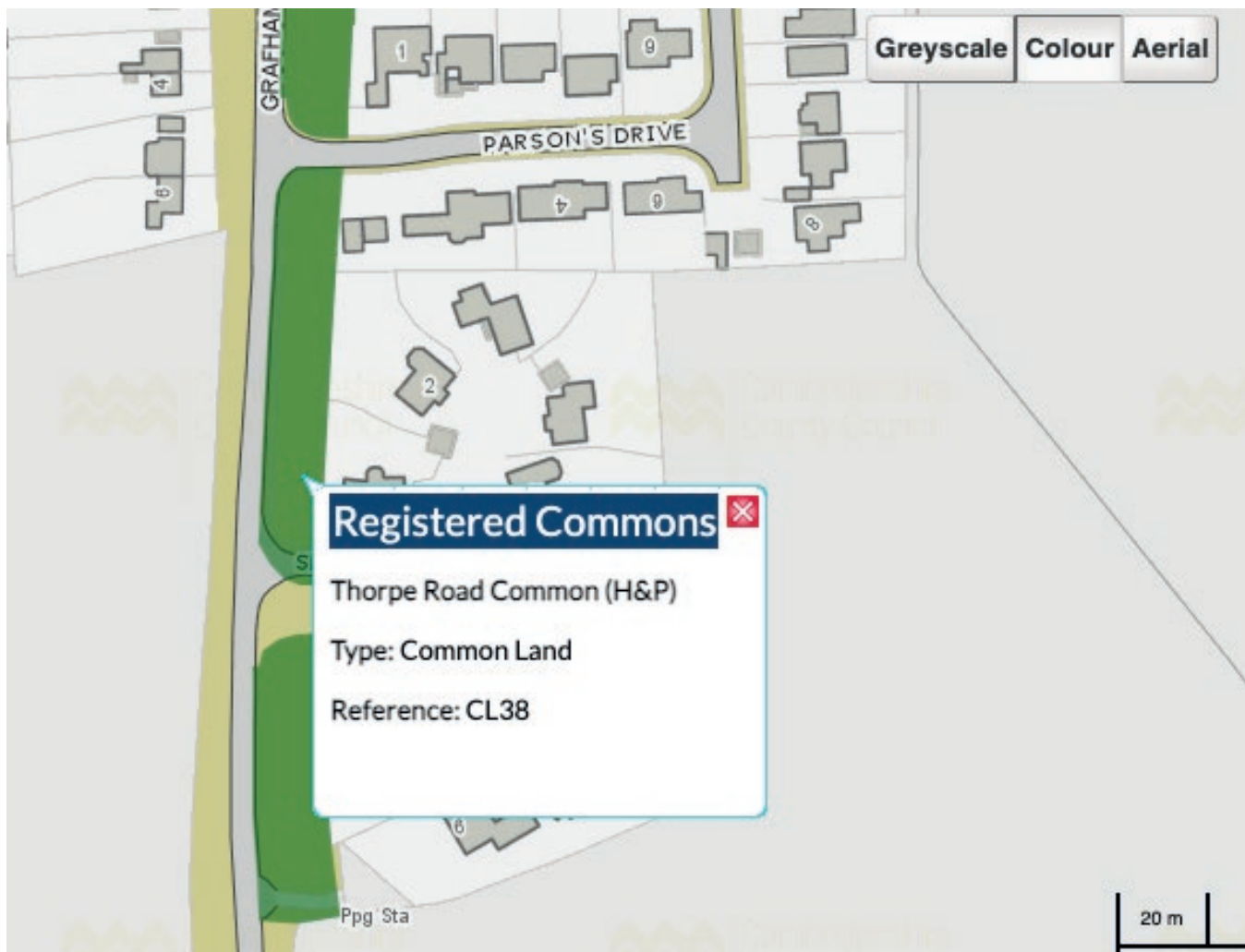
Ellington Common (CL21 on the plan)

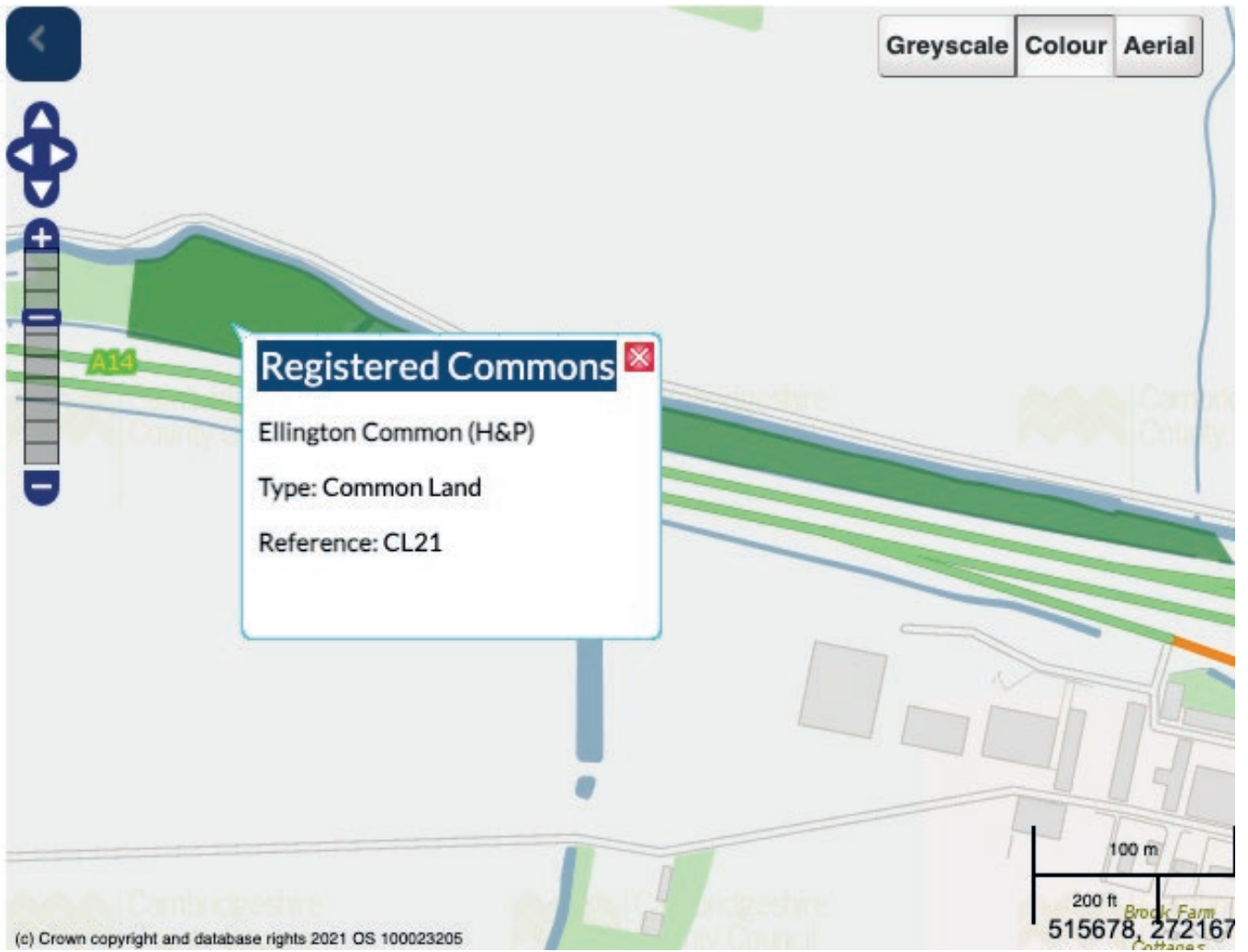
Since these plots are registered under the 1965 Act they are classed and protected as recreation areas. The Vendor is not aware of any liabilities or encumbrances on the extents.

The plots of waste are shown on the accompanying plans.









The Lordship of the Manor of Whiteoxen, Devon

The Manor of Whiteoxen straddles the parishes of Dean Prior and Rattery, lying a mile north of the Great Western Railway which runs between London and Penzance. It formed part of the Marley Estate which was a property of the Carew Baronets until broken up in the 1920s. Whiteoxen or Whiteoaken as it was also known, was one of a number of manors held by the Carews in the area.

At the time of Domesday Book in 1086 Whiteoxen was part of the Manor of Rattery, which was held by William de Falaise. The entry reads:

*Roger holds this of William (de Falaise) of it
Roger has a demesne for half a plough.
There Roger has two bordars and one serf and
a hundred sheep and three acres
of meadow and one length of pasture.*



Sir Thomas Carew, Drawn by G. Clint and engraved by E. Smith after a painting by Sir Anthony Van Dyke

The descent from this period is rather obscure but in the following century the Manor was granted or gifted to the Abbey of St Dogmaels in Pembrokeshire, Wales by Robert FitzMartin. In 1242 it is recorded as "Whittekedean", in 1285 as "Wittekedon" and in 1305 as "Whyttokedon". These variations of a spelling are entirely normal in the Medieval period when there was no standard form of written English. The name itself derives from the Anglo-Saxon for Hwitiuc's Hill. During the 13th century the Abbey is recorded as holding *a fourth part of a knight's fee in Wittokedone, of Nicholas Fitzmartin, of his Barony of Dartington.*

The Manor remained as a possession of St Dogmael's Abbey until its Dissolution in 1536. The Abbey had been founded between 1113 and 1115 by Ralph FitzMartin, and followed the Tironesian Order whose founding abbey was at Tiron in France.

It is likely that the Crown held onto the Manor for some time after the Dissolution as there is little evidence that it was disposed of in the immediate aftermath of the seizure. By the 17th century it had passed to the Palk family. The Palks were local gentry and first recorded in the person of Henry, who was Lord of the Manor of Ambroke during the reign of Henry VII (1485-1509). On the marriage of Elizabeth Palk, heiress of her father, Walter, to Sir Henry Carew, the Manor of Whiteoxen, with the rest of the Marley Estate, passed to this ancient family who could claim to trace their ancestry back to the Anglo-Saxon, Ortho, a thegn of Edward the Confessor. The family were established at Ottery Mohun, in Devon by the time of the birth of Sir Peter Carew in 1514. Sir Peter was an independently minded man. He was educated at Exeter Grammar school, but angered his tutors through frequent truancy. On one occasion he escaped lessons by climbing a turret of the city wall and threatening to jump down if his master followed. For this he was punished by being led back to the school on a leash *like a dog*. At sixteen his prowess in riding and other exercises led him to be noticed by Henry VIII and he was taken to Hampden to be a gentleman on the court. He spent time travelling with the King, and was sent by him to fetch Anne of Cleves, the King's fourth wife from Germany in 1539. In the war with France, which began in 1544, he joined Henry's forces with one hundred foot soldiers dressed in black, at his own expense. A year later his brother, Sir George Carew was captain of the Mary Rose, Henry's flag ship, which floundered in Portsmouth harbour on its way to attack the French fleet. In the last year of Henry's reign, 1547, Sir Peter was made sheriff of Devonshire, and on the death of Henry's son,

Edward in 1553 was publicly opposed to the installation of Lady Jane Grey as monarch, instead proclaiming Mary, as Queen. His loyalty was vexed with Mary's proposed marriage to Philip of Spain and he conspired to stop it. His intrigue was discovered and he fled to Italy, before being arrested and returned to England to be confined in the Tower. On the accession of Elizabeth in 1558, he returned to royal favour and retired to his Irish estates. Later members of the family included Sir Thomas Carew, who was made a baronet in 1661 and Sir Henry Carew, Bart, who was Lord of the Manor in 1822. The last member of the family to hold Whiteoxen was Sir Rivers Carew.

Whiteoxen remained a part of the Marley Estate until 1925 when the farm was sold with the rest of the freehold land but the manorial titles were retained. The manor house of Whiteoxen, still stands today and although not included in this sale can be visited as a bed and breakfast destination. It had a number of tenant occupiers but the Palk family themselves did not live there but instead shared their time between their main residence at Haccombe and nearby Marley House. In 1839 it is noted in an estate terrier that the occupier was James Easterbrook. At the end of the 19th century it was tenanted by Richard Andrews.

White Oxen Manor House



The Lordship of the Manor of Grittenham, Wiltshire

This manor is registered with the Land Registry

Until the creation of the Ordnance Survey in the mid 19th century many place names remained uncertain and varied. They often depended on local use and how they might have been written in various documents over time. Take the Lordship of the Manor of Grittenham for instance. It can alternatively be known as Grettenham, Gruttenham or even Grottenham, although the former is the least likely to be used. The settlement of Grittenham had its name fixed on the map with this spelling but a new Lord of the Manor might choose their own.

Grittenham is found a few miles west of Royal Wootton Bassett in the parish of Brinkworth. It was, and remains a rural area, once formed by large open fields, divided into a myriad of smaller areas known as strips. It seems likely that at an earlier time Grittenham was a much larger village than now and this was likely a result of the inclosure of the open land in the 16th century. This will be explained in due course.



Grittenham Henry Fox, st Baron Holland by John Giles Eccardt

The Manor is thought to predate the Norman Conquest and was claimed as a possession of Malmesbury Abbey as part of a larger estate known as Brokenborough. The Abbey was already an old institution in 1066, having been founded in the late 7th century. The date at which it was endowed with the land at Grittenham is not known for certain but it is likely that it was made during the reign of King Eadwig (955-959) as part of a large gift of fifty hides of land he granted to the Abbey. A charter made in 1065 notes that *Grutenham counts for one hide* and by the time of Domesday this land had been granted to an unnamed knight. It was soon returned to the Abbey, which retained Grittenham for the next 450 years.

At the time of the Dissolution in 1538, the Manor was seized by the Crown and held by Henry until 1541 when it was granted to John Ayliffe. It is described at the time to consist of *demesne land divided into five portions and a number of copyholds* and measured around 1500 acres. Ayliffe was a resident of London who had served as sheriff of the city and knighted in 1549. He was one of the emerging middle classes who prospered under the Tudors. His profession was that of barber surgeon to Henry VIII and is featured in a painting of Henry by Holbein known as "King Henry VIII and the Barber Surgeons". This was a profession midway between a barber who cut hair and shaved mens chins, and doctor who would be allowed to undertake various medical procedures such as amputating limbs and blood-letting. Ayliffe was known to have successfully treated the king for a fistula and for which the grant of Grittenham was the direct reward as was 100 marks, left in Henry's will, specifically for Ayliffe. On his death in 1556 the Manor passed to his son John and then to his son, also John.

It was under the stewardship of the latter members of the family that a drastic change was made to the physical shape of the Manor. Whereas until the end of the 16th century, Grittenham had remained largely unchanged for centuries, the new lords of the manor decided to follow an economic trend of the day and enclosed the open field, ploughed up the intricate strips of land and created large fields of grass and pasture land for sheep. The manorial copyholders, and many of the villagers were ejected from the village and their homes pulled down. Many of them moved to nearby Brinkworth. The Ayliffe family built a manor house, known as Grittenham House and it became something like a small landed estate. This was a common pattern amongst landowners but caused much distress amongst the labouring poor who lost their land and their livelihoods at the same time. By 1680 there were over 400 acres of grassland, 250 of meadow and 180

of pasture, whereas before 1550 almost all of the land would have been arable or fallow on rotation.

The Manor remained in the hands of the Ayliffe family until 1737 when it passed from the last surviving member, Judith, daughter of George Ayliffe to her cousin Susanna Strangeways. Although she was married she alone was lady of the Manor, until her death in 1758 when it was passed to her daughter's brother-in-law, Henry Fox. Fox was one of the leading politicians of the 18th century and served various Whig administrations as Secretary at War, Southern Secretary and Paymaster of the Forces. He achieved notoriety in 1744 when he eloped with the daughter of the Duke of Richmond, Caroline Lennox, which was one of the major social scandals of the 1740s. This didn't appear to harm his political prospects and two years later he was appointed Secretary at War under the Duke of Newcastle. During the decade he became a close friend and confidant of George II and although he was tipped to be Prime Minister the position always remained just out of reach. He was an ally of Newcastle but was considered too ambitious and 'grasping' by his colleague and when William Pitt became Prime Minister in 1757, Fox was left out of the cabinet. He was appointed as Paymaster and remained in this post until his resignation in 1765. He was created the first Baron Holland in 1763.

On his death in 1774, Grittenham passed to his son Stephen, the 2nd Baron but he died a few months later in the same year and so the Manor passed to his son, Henry, 3rd Baron. Henry, was another prominent politician of the early 19th century who, served as the Lord Privy Seal in the Ministry of the Talents led by Lord Grenville in 1807. From him it passed to his son Henry, 4th Baron in 1840 and on his death in 1859 it passed to his wife Mary, Lady Holland. From her it came to Leopold Fox-Powys and in 1895 it was sold by Thomas Powys, Baron Lilford to George Llewellyn Palmer who served as Lieutenant-Colonel of the Royal Wiltshire Yeomanry during the First World War. Grittenham remained in the Palmer family until the end of the 20th century.

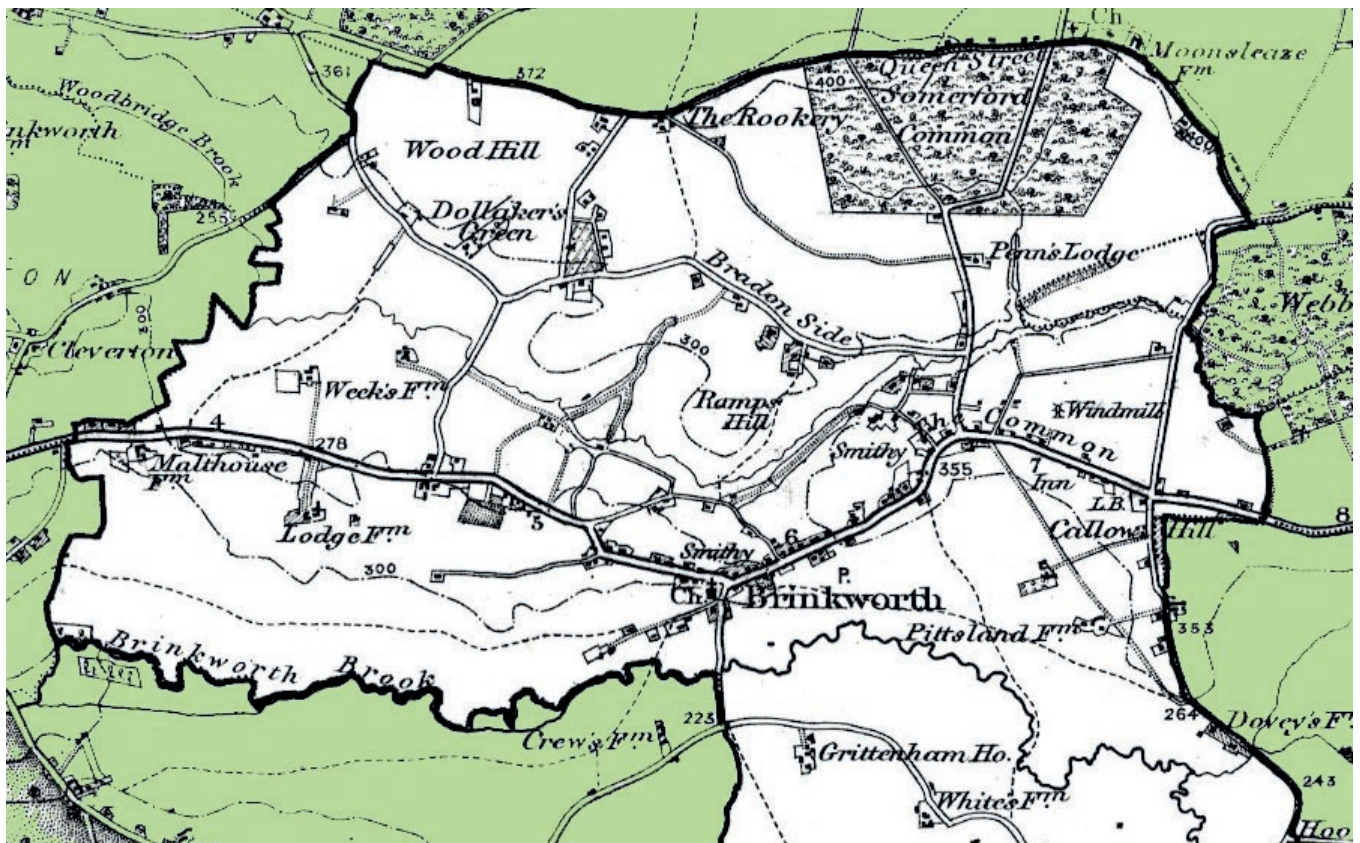


Hans Holbein, *Henry VIII and the Barber Surgeons*

Documents associated with this manor in the public domain

1541 Grant of the Manor
1722 Map of the Manor
1760 Map of the Manor

Wiltshire History Centre



1890s Map of the Brinkworth. Does not show the Manor. Wiltshire & Swindon History Centre

The Lordship of the Manor of Banyards, Suffolk

Suffolk has always been one of the wealthiest parts of England and one of the earliest areas to develop sophisticated agriculture after the Roman Empire departed in the 5th century. Its rich, fertile lands ensured that a good living could be made from relatively small holdings. This is why most parishes in the county have a number of manors. The parish of Tunstall is no exception for this contains not just the named manor but also that of Banyards, or Baynards.

Tunstall is located a few miles East of Wickham Market and a five miles West of the North Sea coast. The manor of Banyards, or Baynards as it is sometimes referred, was centred on a farm of the same name and a number of other parcels of freehold and copyhold land found both in the main village and in surrounding parishes.

Little is recorded of the early history of the manor: It is likely that Banyards evolved from part of Tunstall Manor. The earliest known Lord of the Manor Richard de Holbroke, a wealthy Suffolk land owner but relatively obscure for our purposes. In the following century the Manor passed to Richard Baynard, presumably from whom the Manor is named and who was originally from Spexhall. The Baynard family laid claim to have descended from Ralph Bainard, a powerful Norman lord who was award 44 Manors in Norfolk after the invasion of 1066. At his death in 1428 Richard passed the Manor to his eldest son Robert. On his death it passed to his daughter Margaret and in turn to her husband Thomas Bacon of Baconsthorpe who died in 1485. That these ladies and gentleman are rather scantily recorded in history is really a testament to the wealth of Suffolk since these are families who began as villans, or free tenants, under noble lords who, over the course of the 12th and 13th century could accrue land to become farmers and then minor landowners, essentially the first expression of the English middle classes. There were wealthy enough to own manors but made little impression on the great historical moments of their day. It is through their property that there are remembered.

The descent of Banyards then become a complicated affair of female heirs and marriages. Thomas Bacon died in 1485 and the Manor remained with his wife Margaret. She is thought to have married gentleman of the name Wingfield. At her death in 1504 she left three granddaughters- Elizabeth, Eleanor and Katherine. The Manor ultimately appears to have passed to the former since it was her husband, Sir John Glemham, of Glemham Hall who was holding it at his death in 1537. Banyards passed to his son Sir Henry Glemham who served as deputy-lieutenant of Suffolk.

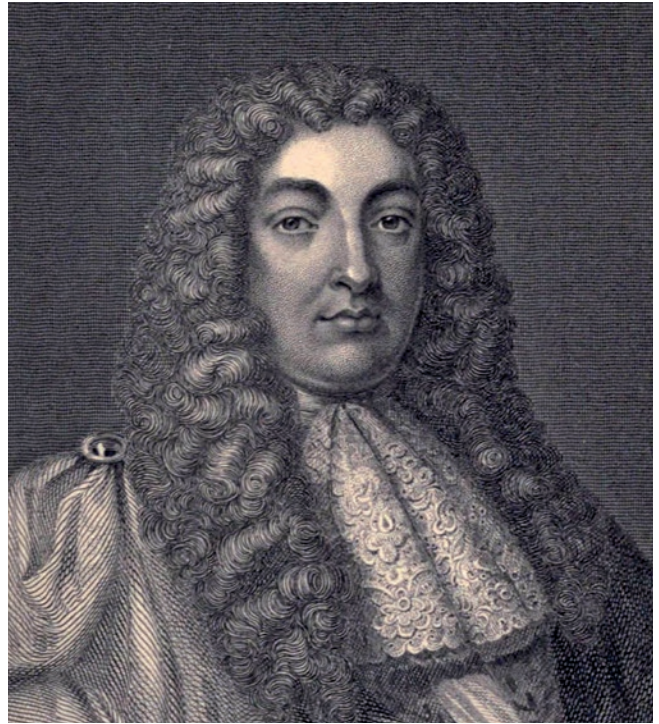


Glenham Hall

He was succeeded by his son Sir Thomas in 1632. This scion of the family is perhaps its most celebrated son. Born in 1594 he was educated at Oxford after which he betook himself to the German wars, serving in various continental armies until 1617 when he was knighted by James I. He was elected a member of Parliament for Reigate in 1621 and succeeded to the Glemham estate a year later though he continued his military career through the 1630s. At the outbreak of the Civil War in 1642 he rallied to the Royal cause and was with Charles I at York and he was appointed Governor of the city a few months later. The city was famously besieged by Parliamentary forces in 1643 and Glemham managed to organise a successful defence until relieved by Prince Rupert. after the Prince's sounding defeat at Marston Moor, Glemham was left with a mere 1500 men to defend York but he held out for two months before being allowed to leave the city with his men when his defeat became inevitable. He remained one of the king's most important and trusted officers. He was appointed as Commander in Chief of the four Northern Counties in 1644, and based himself in Carlisle. Later he was appointed Governor of Oxford and resisted a fierce siege at the hands of Sir

Thomas Fairfax before he was ordered to surrender by Charles, who had been captured by the Scots. Glemham remained loyal to the king to the bitter end of the war and in 1648 he was a commander of the Royalist remnant army which marched from Scotland into Northern England hoping to spark a royalist rebellion. At the Battle of Preston they were finally defeated and Glemham fled into exile in the Netherlands. He never returned to England.

After Glemham's death in 1649, Banyards passed to his son Sir Sackville Glemham and thence to his son, Thomas who sold the Manor to Sir Dudley North. Banyards eventually became the property of the Earls of Guildford, who retained it into the 20th century before it was purchased by the Cobbold family who held it until the 1980s when it was possessed by a private buyer.



Sir Dudley North

Manorial Documents Associated With This Manor

1575-1600: extent, with other manors
1360-1604: court extracts (vol, compiled 17th cent)
1603-1603: rental (in vol with other records)
1619-1921: court books (4, indexed)
1620-1708: steward's papers, chiefly surrenders, admissions, verdicts and presentments, with other manors (5 bundles)
1653-1682: minute books, with other manors (2)
1709-1763: court rolls (2)
1710-1710: schedule of court books, surveys and rentals, with other manors
1761-1921: minute book
1766-1779: quit rents, with other manors (14)
1780-1785: rentals (6)
1819-1833: rentals, with other manors (6)
1819-1831: steward's papers (1 bundle)
1820-1820: rental, with other manors
1832-1923: steward's papers, chiefly admissions, surrenders and enfranchisements (1 bundle)
1835-1941: papers relating to enfranchisement of copyhold land and compensation of manorial incidents, with other manors (7 bundles)
1842: rental, with other manors
1858-1858: rental, with other manors (in bundle with other papers)
1864-1870: steward's papers (1 bundle)
1876-1891: rentals, with Over Pistries (2)
1903-1903: rental, with other manors

British Library, Manuscript Collections
Suffolk Record Office, Ipswich Branch

The Lordship of the Manor of Rushmere, Suffolk

Lying 3 miles west of Ipswich, the manor of Rushmere can be found in the parish of Rushmere St Andrews. It is a large and open parish, and its extensive spaces were once used to stage huge reviews of the troops stationed nearby.

The manor is an ancient one and is recorded in Domesday Book. Before the Norman conquest it had been partially the property of Ely Abbey and partially that of local landowner called Gurth. By 1066 the Abbey held the whole estate and retained it after the Norman redistribution of lands. In 1086 the local tenant lord of the Abbey was Turchill and his land consisted of 80 acres of demesne, and 5 acres of meadow.



St Andrews church, Rushmere

Photo Credit: By mym, CC BY-SA 2.0,

<https://commons.wikimedia.org/w/index.php?curid=8045767>

Rushmere remained a possession of the Abbots of Ely until the end of the 12th century. By 1203 the manor had been sold or granted away and was in the possession of William de Freney. Three generations of this family held Rushmere until the middle part of the 14th century. By 1314 Rushmere had passed, probably through marriage of a female heiress, to Richard Lenne of Ipswich. He was granted a charter free warren by Edward II for his demesne lands in the manor in that year. However, he held Rushmere for only a short time before he died, and it was granted by his wife Emma to Giles de Wachesham and John Nott. Its descent in the 14th century is a fairly complicated affair. For instance, in 1344 it appears to have been disputed between a number of parties including John de Caston and his wife Katherine. By 1360 it had come to Sir Thomas de Holbroke who held it until his death in 1376.

Rushmere was inherited by Sir John's daughter, Margery, who married John Fastolf. Soon after the marriage he released his interest in the Manor to Sir George Felbrigg for whom another grant of free warren was made in 1384. The Manor remained in the hands of the Felbrigg family until 1423, when, on the death of Sir John it passed to his only child, Margery. She married Thomas Sampson of Brettenham and he therefore became Lord of the Manor. His arms can be seen today in the parish church of St Andrews on the arch above the west doorway. Margery outlived both her husband and her son, George and therefore when she died in 1476, Rushmere descended to her grandson, Thomas. He was an unusual figure for his day in that he refused to accept the dignity of his knighthood and was fined for doing so. It seems likely that Sampson simply could not afford the expense of being a knight. John's son and heir, Thomas certainly did use the title and at his death in 1512 Sir Thomas left Rushmere to his widow Catherine. She lived until 1546 and was buried at her ancestral estate at Lodden in Norfolk. She had no living children and Rushmere passed to her nephew Thomas Felton.

The Suffolk Feltons were a minor branch of the Northumberland Barons of Mitford. Their principal estate was at the nearby Manor of Playford. The Feltons were successful local gentry. Thomas' son and successor Sir Anthony served as High Sheriff of the county but was involved in a local scandal in 1598. He was publicly insulted by another local gent, Edmund Withypole for an unrecorded offence against the latter. Sir Anthony was outraged, drew his sword and demanded redress by way of a duel. He was retained by friends and who also prevented him seeking out extracting his vengeance on Withypole over the following days. The Earl Marshall, the Duke of Norfolk demanded that both men appear before him and reached a judgement against Withypole declaring that Sampson's reputation was entirely without blemish.

Sampson married Elizabeth, the daughter of Baron Grey of Groby, a match which illustrated that his family was certainly on the rise. His son and successor, Henry, was created a baronet by James I (1603-1625) and this title passed in turn to his son Henry, who was only five years old when his father died. Sir Henry later sat

as an MP for Suffolk in both the Commonwealth Parliaments up until 1660 and in the Restoration parliament under Charles II. His son and heir, Sir Adam, inherited Rushmere in 1590 but lived for only another seven years when the estate passed to his brother Sir Thomas. He served Queen Anne as Comptroller of the Household and married Lady Elizabeth Howard, second daughter of the Earl of Suffolk. On his death in 1790 Rushmere passed to his daughter Elizabeth, who was married to John Hervey, 1st Earl of Bristol. The Manor there came to the family who were held Rushmere until the late 20th Century.

His son, George, the 2nd Earl, served as Lord Lieutenant of Ireland in 1766 and as Bishop of Cloyne in 1767. Frederick, the 4th earl, was also A Bishop (Derry) but is famed for his great love of travel and there are hotel Bristols, named in his honour in Paris and Vienna. He was described by Sir Jonah Barrington as a man of elegant erudition, extensive learning, and an enlightened and classical, but eccentric mind: bold, ardent, and versatile; he dazzled the vulgar by ostentatious state and worked upon the gentry by ease and condescension. It is likely that it was this earl who inspired Voltaire to comment; When God created the human race, he made men, women and Herveys.



Herbert Arthur Robert Hervey,
5th Marquess of Bristol

The Lordship of the Manor of Ufford Hall, in Fressingfield, 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 pogeny of this family has been worked out as follows:

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 bone-headed kings and was totally committed to the Catholic cause in a country that was 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 acquittal 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 the present owner. 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*.



Ufford Hall

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- 1.1: Introduction
- 1.2: Importance of Solicitors
- 1.3: Taxation
- 1.4: British and overseas owners and death
- 1.5: Land Registration Act, 2002 (LRA)
- 1.6: Scottish baronies
- 2.1 Property: Real and Incorporeal
- 2.2: Treasury Solicitor (BV)

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 so-licitor 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 gener-ally traced back 50 or more years. Proof of ownership is sometimes found in family or es-tate documents: viz Assents, Probates, Wills, Mortgages, Settlements. Statutory Declara-tions 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 ad-duced 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 ex-empt, 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, un-less 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 purchas-er'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 copy-right, 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.

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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 re-forming 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, by 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 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 Winchester probably 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, eg DOMESDAY 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 MESNETENANT, 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 Commission
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 Copping (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 law 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 of 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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