

Articles of an Agreement

made this Eighteenth day of June one thousand eight hundred and forty five
Between The Right Honorable
John Charles Earl Spencer of the
one part and John Augustus Beaumont
^{Esq} of ^{St. Pauls Churchyard} Strand ^{W.C.} in the County
of Surrey Esquire of the other part

Whereas the said John Charles Earl Spencer is seized in fee simple of or in a Capital Messuage or Mansion House called Wimbledon House with the pleasure grounds Garden Offices and appurtenances thereto belonging as the same are now in the occupation of His Grace the Duke of Somerset under a Lease thereof which will expire on the twenty fifth day of March one thousand eight hundred and forty eight and the said Lease includes the Furniture and fixtures the particulars or Inventory whereof are set forth in the Schedule annexed to the said Lease And whereas the said Earl is also seized in fee simple to the Park of Wimbledon and certain Lands and Hereditaments near or adjoining to the said Park situate in the parishes of Wimbledon and Wandsworth or one of them And whereas the said Earl holds under a Lease from the Dean and Chapter of Worcester for the life of Lord Duncannon certain Glebe Lands and the Tithes of the Rectory or Parsonage of Wimbledon And whereas all the said Lands hereinbefore referred to are subject to Tithe and Land tax And whereas in or about the year one thousand seven hundred and ninety two

George John Earl Spencer the Father of the present
Earl purchased of the then Duke of Bedford the
Manor of Down and certain Lands and Hereditaments
situate and being at Mandsworth aforesaid subject
to the payment of the yearly rent of Twenty two
pounds to the Trustees of the Will of Elizabeth Howland
formerly of Acretham in the said County of Surrey
bearing date the twelfth day of October one thousand
seven hundred and seventeen **And** whereas the
said John Charles Earl Spencer hath agreed to sell to
the said John Augustus Beaumont the said Capital
Messuage or Mansion house of Wimbledon House
pleasure Grounds Garden Offices and appurtenances
together with the Park of Wimbledon and the several
Messuages or Tenements Lands and Hereditaments
mentioned and set forth in the Schedule hereunder
written free from incumbrances except the yearly sum
of Twenty two pounds hereinafter mentioned including
the Timber growing thereon (except any that may be
growing on the Glebe) and the furniture and fixtures
in and about the Mansion House as scheduled to
the Lease thereof together with the Tythes during
the existence of the present Lease of such Lands as
are held for the life of the said Lord Duncannon
situate in the parish of Wimbledon at the price or
sum of Eighty thousand pounds ~~subject to~~ ^{before}
and to the Title of such of the Lands as are in the
parish of ~~Wimbledon~~ ^{Mandsworth} and subject also to the
stipulations and agreements hereinafter contained.

MS
First - The said Earl shall be at liberty if required
by the Duke of Somerset previous to the completion of
this purchase to grant to the said Duke a further

Lease of the Mansion house and premises Furniture
and fixtures as at present occupied by him for a
further term of seven years to commence at Lady
day one thousand eight hundred and forty eight
subject to the payment of the same rent and to
the same stipulations or agreements as are contained
in the existing Lease but should the said purchase
be completed before the granting of such further
Lease the said John Augustus Beaumont shall
and will grant the same when required by the
said Duke.

Secondly - The said John Augustus Beaumont
is to pay the purchase money or sum of Eighty
thousand pounds on the twenty ninth day of
September next to which time all outgoings shall
be cleared by the said Earl and from which time
the said John Augustus Beaumont shall be
entitled to the rents and profits but if the completion
of the said purchase shall from any cause whatsoever
be delayed beyond the said twenty ninth day of
September next then the said John Augustus
Beaumont is to pay interest on the said sum of
Eighty thousand pounds at the rate of four pounds
per cent per Annum from that day until the
day of completion.

Thirdly - The said Earl shall forthwith
at his own expence make out and deduce a good
Title to the said Mansion house Lands and
Hereditaments but as to Lands and Hereditaments
purchased of the Duke of Bedford the said Earl
shall not be required to produce any earlier title
than the Conveyance thereof to the late Earl Spencer

George John Earl Spencer the Father of the present
Earl purchased of the then Duke of Bedford the
Manor of Down and certain Lands and Hereditaments
situate and being at Wandsworth aforesaid subject
to the payment of the yearly rent of Twenty two
pounds to the Trustees of the Will of Elizabeth Howland
formerly of Streatham in the said County of Surrey
bearing date the twelfth day of October one thousand
seven hundred and seventeen And whereas the
said John Charles Earl Spencer hath agreed to sell to
the said John Augustus Beaumont the said Capital
Messuage or Mansion house of Wimbledon House
Pleasure Grounds Garden Offices and appurtenances
together with the Park of Wimbledon and the several
Messuages or Tenements Lands and Hereditaments
mentioned and set forth in the Schedule hereunder
written free from incumbrances except the yearly sum
of Twenty two pounds hereinafter mentioned including
the Timber growing thereon (except any that may be
growing on the Glebe) and the furniture and fixtures
in and about the Mansion House as scheduled to
the Lease thereof together with the Tythes during
the existence of the present Lease of such Lands as
are held for the life of the said Lord Duncannon
situate in the parish of Wimbledon at the price or
sum of Eighty thousand pounds and to the
Tithe of such of the Lands as are in the
parish of ^{Wandsworth} ~~Wimbledon~~ and subject also to the
stipulations and agreements hereinafter contained.

First - The said Earl shall be at liberty if required
by the Duke of Somerset previous to the completion of
this purchase to grant to the said Duke a further

Lease of the Mansion house and premises Furniture
and fixtures as at present occupied by him for a
further term of seven years to commence at Lady
day one thousand eight hundred and forty eight
subject to the payment of the same rent and to
the same stipulations or agreements as are contained
in the existing Lease but should the said purchase
be completed before the granting of such further
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entitled to the rents and profits but if the completion
of the said purchase shall from any cause whatsoever
be delayed beyond the said twenty ninth day of
September next then the said John Augustus
Beaumont is to pay interest on the said sum of
Eighty thousand pounds at the rate of four pounds
per cent per Annum from that day until the
day of completion.

Thirdly - The said Earl shall with
at his own expence make out and deduce a good
Title to the said Mansion house Lands and
Hereditaments but as to Lands and Hereditaments
purchased of the Duke of Bedford the said Earl
shall not be required to produce any earlier Title
than the Conveyance thereof to the late Earl Spencer

dated the sixth July one thousand seven hundred and ninety two and as to two acres one rood and thirty one perches or thereabouts purchased by the said Earl of Samuel Hoare require the said Earl shall not be required to produce any other Title thereto than the Conveyance to him dated the sixth November one thousand eight hundred and forty four —

Fourthly — The title to the Glebe and Tithes shall commence with the Lease from the Dean and Chapter of Worcester and the said Earl shall not be required to produce any other title thereto —

Fifthly — The said John Augustus Beaumont shall be at the expense of the Conveyance Assignment of the Glebe and Tithes and of all Assignments and Surrenders of outstanding Terms and Deeds of Covenant for the production of such of the Title Deeds as will be retained by the said Earl and all attested and other Copies of and Extracts from Deeds Wills or of other Documents which the said John Augustus Beaumont may require shall be paid for equally by the parties hereto and be prepared by the Solicitors for the said Earl but this provision is not to apply to any Deeds Will or other documents which are matters of record of which no copies shall be given and where there are any printed copies of Deeds in the possession of the said Earl the same shall be accepted in lieu of attested or other copies by the said John Augustus Beaumont.

Sixthly — The said Earl shall not be required to identify the freehold lands with the description in the Title Deeds except those comprised in the Conveyance of the sixth day of July one thousand seven hundred and ninety two further than by the production of a

Plan and Particular made or dated in the year one thousand seven hundred and eighty seven.

Seventhly — The Lands in Handsworth shall be conveyed subject to the payment of the yearly sum of Twenty two pounds and the said John Augustus Beaumont shall indemnify the said Earl his heirs and assigns against such payment —

Eighthly — The Lands in the said Schedule marked Glebe are believed to be correctly stated but should any error be hereafter discovered in such description no compensation or allowance is to be claimed by or paid to either party As Witnesses the hands of the parties. —

Witness

John Beaumont
Warrick Chambers.

Warrick Chambers.

Warrick Chambers.

The Schedule above referred to

| No. on Plan | Premises described | Occupiers | State of Cultivation | Quantities |
|-------------|--------------------|-----------|----------------------|---------------------|
| | | | | Co. v. p. Co. v. p. |

In Handsworth Parishes

| | | | | |
|-----------------|--------------------------|--------------------------|-------------------|---------------|
| 1. | Part of Five Acres | In hand | plantation | 3. 2. 3/4 |
| 2. | Wood | d ^o | Wood | 10. 1. 15 |
| 3. | Part of Twelve Acres | d ^o | plantation | 6. 2. 7 |
| 4. | Wood | d ^o | Wood | 1. 2. 18 |
| 5. | Cottage and Garden | Rich ^d Kearne | " | " " 32 |
| 11. | Wood above wall piece | In hand | " | " 3. 7 |
| 12. | Well piece (part of) | Tho ^s Pusey | Grass | 27. 3. 3 |
| 12 ^a | plantation in ditto | In hand | plantation | " 1 " 28. " 5 |
| 13. | Carriage Road | W. S. Paterson | Road and Grass | 4. 2. 30 |
| 14. | Plantation | In hand | plantation | " 3. 17 |
| 15. | Halls Cover | ditto | Wood | 3. 2. 4 |

In Kimbleton Parish

| | | | | | | |
|---------------------------|--|---------------|------------|------|----|-----|
| 16. | Part of Pear Tree Stile Field | W.S. Paterson | Graze | 18. | 3. | 20 |
| 17. | Part of Middle Park | ditto | ditto | 13. | 1. | 24 |
| 18. | Plantation | In hand | plantation | 4. | 2. | " |
| 19. | Long Shaw | In hand | Wood | 3. | 3. | 28 |
| 20. | Ladder Mile Field | W.S. Paterson | Arable | 13. | 2. | 9 |
| 21. | Twenty seven Acres | ditto | ditto | 26. | " | 36 |
| 22. | Ride in ditto | ditto | Ride | 1. | 1. | 24 |
| 23. | Thirty Acres | ditto | Arable | 30. | " | 12 |
| 24. | Ride in ditto | ditto | ditto | " | 2. | 28 |
| 25. | Paddock | ditto | Graze | 9. | 2. | 10 |
| 26. | Wood | In hand | Wood | 4. | " | 33 |
| 27. | Harrods Field | W.S. Paterson | Arable | 26. | 1. | 27 |
| 28. | Belt in ditto | ditto | " | 1. | 1. | 15 |
| 29. | Barn Field | Tho. Rively | " | 6. | 1. | 9 |
| 30. | Lower Meadow | ditto | Graze | 8. | " | 23 |
| 31. | Farmhouse but- buildings, yards Garden &c. | ditto | Homestead | 1. | 3. | 26 |
| 32. | | ditto | | " | 3. | 33 |
| 33. | Stable field | ditto | | 6. | 0. | 38 |
| 34. | | ditto | | 1. | 1. | 33 |
| 35. | | ditto | Graze | " | 3. | 26 |
| 36. | | ditto | ditto | 5. | " | 22 |
| 37. | | W.S. Paterson | ditto | " | 2. | 25 |
| 38. | | ditto | ditto | " | 2. | 25 |
| 39. | | ditto | ditto | " | 3. | 16 |
| 40. | | ditto | ditto | 2. | 2. | 18 |
| 41. | | ditto | ditto | 1. | 2. | 32 |
| 42. | Seven Acre Meadow | ditto | ditto | 7. | " | 14 |
| Total Acres in Wandsworth | | | | 259. | " | 21. |

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|------------------|--|---------------|---------------|-----|----|----|
| 43. | Roadway | W.S. Paterson | Graze | " | 3. | 16 |
| 44. | House, Outbuildings yard and Garden | ditto | " | " | 1. | 32 |
| 45. | Red Barn Field | ditto | Arable | 14. | 2. | 21 |
| 46. | Rick Yard Field | ditto | " | 12. | 2. | 12 |
| 47. | Farm house, yards Outbuildings, Garden &c. | W.S. Paterson | Homestead | 3. | 2. | 14 |
| 48. | Orchard | ditto | Graze &c. | 1. | 1. | 14 |
| 49. | Paddock | ditto | ditto | 4. | " | 36 |
| 50. | Ash Spinny | In hand | Wood | 1. | " | " |
| 51. | Sixteen Acres | W.S. Paterson | Arable | 17. | " | 10 |
| 52. | Ride in ditto | ditto | Ride | " | 1. | 23 |
| 53. | Fancy Meadow | ditto | Graze | 17. | 1. | 33 |
| 54. | | ditto | Pond and Wood | 6. | 2. | 20 |
| 55. | Part of Middle Park | ditto | Graze | " | 3. | 26 |
| 56. | The Lake | In hand | Water | 7. | 2. | 6 |
| 57. | Pond Piece | W.S. Paterson | Graze | 22. | 2. | 37 |
| 58. | Part of Pear Tree Stile Field | W.S. Paterson | Graze | 16. | 2. | 32 |
| 59. | Plantation | In hand | plantation | 4. | 3. | 17 |
| 60. | Three cornered Twenty Acres | Tho. Rively | Graze | " | " | 20 |
| 61. | Part of Well Piece | ditto | ditto | 16. | 1. | 37 |
| 62. | Twelve Acres | ditto | ditto | " | 1. | 29 |
| 63. | Plantation | In hand | plantation | 12. | 2. | 23 |
| 64. | Biggin Bottom | Tho. Rively | Graze | 2. | 3. | 27 |
| 65. | Belt | In hand | plantation | 21. | " | 20 |
| 66. | Belt | ditto | Wood | 8. | 2. | 14 |
| 67. | Evergreen Hill | Tho. Rively | Graze | 2. | 1. | 28 |
| 67. ^a | Hedge row | ditto | " | 16. | " | 19 |
| | | | | " | 1. | 12 |

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| 68. Bullpaddock | Tho. Rively | Grafs | 6. 3. 11 |
| 69. Rick yard and Hovel and yard adjoining Bull paddock | ditto | " | " 1. 14 |
| 70 | ditto | wood &c | " 3. 19 |
| 71. "Dairy Lodge" garden Outbuildings &c | ditto | " | " 2. 27 |
| 72. | ditto | " | 1. " 18 |
| 73. Dairy Hill | ditto | Grafs | 13. 2. 28 |
| 74. Hill Field | ditto | " | 17. 2. 29 |
| 75. Rainey mead | ditto | " | 11. " 34 |
| 76. Garden | | Gunner Garden | 5. " 4 |
| 77. Rose Hill | Tho. Rively | Grafs | 8. " 4 |
| 78. Carriage Road and Grafs | W.S. Paterson | " | 7. 2. 27 |
| 79. Lower Plain | ditto | " | 15. 2. 17 |
| 80. Boat House Field | ditto | " | 23. 3. 16 |
| 81. Plantation in ditto | In hand | plantation | " 1. 4 24. " 20 |
| 82. Wood | ditto | Wood | " 1. 20 |
| 83. The "Oaks" | W.S. Paterson | Grafs &c | 31. 3. 22 |
| 84. Astron Grove | In hand | Wood | 9. 3. 12 |
| 85. Astron Grove Fields including Road | W.S. Paterson | Arable | 19. 3. 26 |
| 85 ^a . Ride in ditto | ditto | Ride | " 2. 4 20. 1. 30 |
| 86. Clump Field | ditto | Arable | 18. " 5 |
| 87. Clump in ditto | In hand | Wood | " 1. 8 |
| 88. Clump in ditto | ditto | ditto | " 1. 8 |
| 89. Ride in ditto | W.S. Paterson | Ride | " 2. " 19. " 21 |
| 90. Three Acre Wood | In hand | Wood | 3. 3. 14 |
| 91. Occupation Road | W.S. Paterson | " | 1. " 5 |

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|---|--------------------------------------|--------|----------------------|
| 92. Walk Field | W.S. Paterson | Arable | 18. " 13 |
| 93. Rough pasture | ditto | ditto | " " 26 |
| 94. Gravel pit Field | ditto | Grafs | 5. " 14 |
| 95. Slip | ditto | ditto | 1. 1. 22 |
| 96. Pond Fields | ditto | Arable | 11. 2. 30 |
| 96 ^a . Pond &c in ditto | ditto | " | " " 23 11. 3. 13 |
| 97. Occupation Road | ditto | " | " " 26 |
| 98. Lodge and garden | ditto | " | " " 27 |
| 99. Wood | In hand | Wood | " 3-7 |
| 100. Vineyard Hill | W.S. Paterson | Grafs | 25. " 21 |
| 101. Ride in d ^o | ditto | Ride | 1. 1. 24 26. 2. 5 |
| 102. Wood | In hand | Wood | 2. " 11 |
| 103. Sheep Hovel and Yards | W.S. Paterson | " | " " 9 |
| 104. Upper Vineyard Hill | ditto | Grafs | 17. " 37 |
| 105. Wood | In hand | Wood | 6. " 23 |
| 106. The Lawn | W.S. Paterson | Grafs | 59. 2. 12 |
| 107. Part of d ^o (Glebe) | ditto | ditto | 4. " " 63. 2. 12 |
| 108. Wimbledon Park Mansion Offices and pleasure grounds | His Grace the Duke of Somerset | " | 16. " 23 |
| 109. part of ditto (Glebe) | ditto | " | " " 16 16. " 39 |
| 110. Old Parsonage House and gardens (Glebe) | ditto | " | " 3. 37 |
| 111. Lodge and garden | ditto | " | " " 15 |
| 112. part of garden (Glebe) | ditto | Garden | " 1. 24 |
| 113. part of garden | ditto | ditto | " 2. 22 |
| 114. Coachhouse Stables and paddocks | ditto | " | 1. 2. 12 |

| | | | | |
|--------------------|--------------------------------|----------------|--------|-----------|
| 115 | Coachhouse and part of yard | ditto | Garden | " " 14 |
| 116 | part of yard (glebe) | ditto | " | " 1 " |
| 117 | Barn and yard (glebe) | ditto | " | " " 20 |
| 119 | Stothouse and Garden | ditto | " | " 3. 9 |
| 120 | part of wood | In hand | wood | 1. 2. 28 |
| 121 | part of d. (glebe) | ditto | ditto | 2. " 9 |
| 122 } and 123 } | Stothouse Gardens (glebe) | Paston Gardens | | 12. 2. 17 |

Total quantity Acres - 848 " " 33
~~3 " " 39~~
851. 1. 32

Witness Two pieces of land in South meadow.
 Henry Beaumont
 J. Beaumont