

The Dixie Estate Sutton Coldfield

Transcription by Don McCollam

of a

**Schedule of Deeds and Documents,
held by Emmanuel College,
Cambridge**

**compiled by
Roger Lea (approx. 2008)**

N.B.

Further reference to the Dixie Estate can be found on the website of the *Sutton Coldfield Local History Research Group* (www.sclhrg.org.uk>*historyspot*) in the following articles: Edward Willoughby [38], Marmaduke Dawney [166], College Estate Arms [439] and Dixie [384])

Don McCollam
April, 2023

The Dixie Estate, Sutton Coldfield

Box 29, Bundle B

*B22 contains letters and papers 1590-1653 (checked Aug.1999).
B1 is the College's title deed to the estate.*

16th November 1594 B1

Bargain and sale, Nicholas Fuller of London, esq. and Rowland Odell of London, merchant, to the College, of property conveyed to them by Simon Parratt. Consideration £500 [for typed copy see B29]

27th September 1596 B2

Letter of attorney appointing Richard Lister, M.A., Fellow of the College to receive the annual rent of £30 from Simon Parrott and to enter on the property in case of non-payment. Endorsed, note that Lister entered Steresfeyld for non-payment of rent due at Mich. 1596, 29th November 1596 in the presence of Francis Gough and John Bedell.

13th November 1596 B3¹

Letter of attorney appointing Anthony Harrison of Barnards Inn Middlesex, gent., for the same purposes. Endorsed, memorandum that Harrison read the letter aloud and demanded the £15 rent on 23, 24 and 25 November at the telling house on the West part of the Royal Exchange, but no rent was paid. Signed by Harrison and three witnesses between 4 and 5pm. On the 25th.

Undated B3²

Note of bonds: Perrott and Richard Simonds to Nicholas Smyth of Westminster gents, in £200, 9th March 1592; another similar bond.

19th August 1598 B4 and related papers: B22

Letters patent, exemplification of Chancery decree on behalf of the college against Simon Weston, Thomas Keene, and Ann Perrott (now married to Marmaduke Dawney) concerning a statute staple of Simon Perrott by virtue of

which money had been claimed from the College's lands in Sutton Coldfield, even though it had already been discharged: the College's property to be freed from it.

28th October 1598 B5

Release and quitclaim, Thomas Gybons of Sutton Coldfield esq; to the College, of an annual rent of 6d arising out of the White Hart in Sutton.

26th March 1601 B 6¹

Agreement, Nicholas Smythe of Westminster and William Gardyner of Langham, Surrey, esquires; executors of William Gardyner of Bermondsey esq, and the College, concerning, a statute staple dated 25th June 1590 by which Simon Perrott was bound to the late William Gardyner in £600, now in the hands of the executors, and a lease of some of the lands made by the College to Marmaduke Dawney at the request of Smythe and Gardyner, (see B 25-6) dated 26th March 1601: if any attempt is made to put the statute staple in force they will assign it to the College. The College agrees to indemnify the land let to Dawney against all claims except the statute.

26th March 1601 B 6²

Smythe and Gardyner's bond to keep the agreement.

October 1604 B7 (virtually illegible)

"College letter of attorney to William Bridge, to enter upon Marmaduke Downey's lease". Endorsed, note that he entered upon and took possession of the property by taking possession of Maney House, 6th October 1604. [found in a box of miscellaneous documents, 1990. For Bridge cf. col.9.10, no 49 - the same man?]

18th January 1605 B 8 [B9]

Copy of the Lord Chancellor's decree empowering Sir Wolstan Dixie and not the Company of Skinners to nominate a schoolmaster "of the said Colledge" and fellows and scholars in the University of Cambridge.

1st December 1607 B9 [B10]

Covenant and agreement between the College and Sir Wolstan Dixie concerning the Dixie fellows and Scholars. [Endorsed, note of production of deed in a court case 1696.]

1st July 1621 B10 [B8]

College's letter of attorney appointing Thomas Reddit of Cambridge, yeoman, to take into the College's possession all the lands leased to Marmaduke Downey and to order them to the best profit he can until Lady Day 1622, under the special direction of Chadderton.

**5th October 1624 B11^{1,2}
12th November 1625 [B12]**

Acquittances from the Warden and Society of Sutton Coldfield for 19s 4d yearly chief rent due from the College lands.

7th January 1639/40 Bosworth B12 [B11]

Letter from Sir Wolstan Dixie to the College asking them to increase the amount paid to the Dixie Fellows and Scholars now that the value of the lands has increased, according to the covenants made in 1607. [B9]

16th November 1594 B13²

Tenure of lands in Sutton Coldfield at the time when the College bought them. [No valuation]

August 1592 B 13¹

Survey of the lands purchased by Fuller from Parrott and demised to Parrott. Later note that the acreage does not agree with the measurement made by the College. [For terrier and notes, 1592, see B22 (ii)]

26th June 1598 B13³

Rental of property in Maney and Wylde.

27th September 1598 B13⁴

Survey of the lands and tenements in Sutton Coldfield.

1619 B13⁵

Survey of lands in Sutton Coldfield and Maney, taken by Sir Wolstan Dixie.

Undated B13⁶

List of rentals and leases up to B19.

28th November 1678 B14

Sir Wolstan Dixie's bill in Chancery against the College for augmenting the Dixie Fellowships.

[**B15**, the College's answer to the bill was found to be missing in 1975.]

8th October 1670 B16¹⁻²

Lease and counterpart, the College to John Rastall of Sutton Coldfield, gent., for 21 years from Mich. 1670. Annual rent £29.

[Original B16² lease to James Heath for 21 years from Lady Day 1689 - found to be missing in 1975.]

6th July 1699 B 17¹⁻²

Lease and counterpart to Charles Chadwick of Sutton Coldfield esq. of a lately built stone messuage called the White Hart and [other specified lands and tenements] for 21 years from Lady Day 1699. Annual rent £26, payable half-yearly, and two fat capons or 5s at each audit. [Original lease purchased by college in 1938.]

6th July 1699 B 17³

Chadwick's bond to keep covenants.

5th June 1742 B18 [B19]

Survey of the College's lands in Sutton Coldfield measured by William Tranter, with receipt for his charge of £2. 7s. 8d.

10th May 1743 B19¹ [B18]

Counterpart lease to John Gibbons of Sutton Coldfield, gent, for 21 years from Lady Day 1743. Annual rent £70, payable half-yearly.

10th May 1743 B19²

Gibbons bond to keep covenants. [Formerly BUR.0.7]

25th January 1764 B20

Counterpart lease to John Kendrick of Sutton Coldfield, yeoman, for 21 years from 5th April 1764. Annual rent £70, payable half-yearly. Agreement for demolition and rebuilding of the Bulls Head Inn. [For bond see B25/13]

7th March 1701 [volume] B21

Copy of Lord Keeper Wright's decree concerning the Dixie Foundation; copies of form agreed upon for the nomination of the Dixie scholars and fellows, 13th November 1700, signed and sealed by Dixie; receipts of rent and disbursements 1701-1735.

[B22 - letters and papers, 1590-1653 -is in a separate box, with List in the box.]
B26]

1825-1827 B23

Abstract of Mr Bedford's title to land at Maney; letters and papers concerning inclosure, collection of rents etc. [List with bundle.]

[B24/¹⁻⁵ have been added to B22, where they belong. List in the box.]

1662, 1696-1700 B24/⁶⁻²⁸

Legal papers relating to Chancery case between the Dixie family and the College. [List in box. See also B26, B28.]

Dixie Estate, Sutton Coldfield: Land at Little Sutton, Box 29, Bundle Bb

Undated Bb1

Abstract of title of Thomas Rochford to 7/8 parts of two pieces of land at Little Sutton, known as Turners or Coopers croft and the lesser or little Jackamoore [deeds abstracted dated 1655-1790].

25th and 26th September 1800 Bb2¹⁻²

Lease and release (1) Thomas Rochford of Hill, Sutton Coldfield, yeoman, nephew and heir of the late John Rochford of Little Sutton, yeoman, and Sarah his wife; (2) Thomas Chattock of Hay House, Aston, gent; (3) John Hacket of Moor Hall, Sutton Coldfield, esq; (4) William Marler of Hill, wheelwright, and John Curzon of Hill, yeoman, his trustee; (5) Charles Nevill of Sutton Coldfield Saddler. (Conveyance by Rochford and his mortgagees to Marler and his trustee.) Property: 7/8 parts of Turners, otherwise Coopers Croft, containing 3a [boundaries] and the Lesser or Little Jackamoore containing 1-1/2a [boundaries], both in Little Sutton quarter in Sutton Coldfield. Consideration £167.

27th and 28th April 1831 Bb3¹⁻²

Mortgage (lease and release), William Marler of Little Sutton, wheelwright, to William Smith of the New House, Sutton Coldfield, gent; of property as in Bb2, also 2 messuages, one formerly a shop in Little Sutton, known as the Stone House, and the allotment set out in respect of the property under the inclosure, to secure £350.

9th September 1843 Bb4

Transfer of mortgage, (1) John Smith of the Inner Temple, London, barrister; [son of William]. (2) Elizabeth Marler of Little Sutton, widow [of William] William Marler of same, farmer [son of William] and Thomas Sedgwick of Wood End, Shenstone, Staffs, timber valuer [executor of William Marler]; (3) Thomas Hay wood of Sutton Coldfield, timber merchant, to secure £350.

Property as to Bb3, except for little Jackamoore, which was included in the Mortgage by mistake, having been conveyed to Francis Beynon Hacket in 1814.

7th May 1849 Bb5

Conveyance, (1) Honoria Haywood of Sutton Coldfield, widow, Thomas, and William Haywood of same, timber merchants; (2) William Marler of Little Sutton, farmer, and Thomas Sedgwick; (3) Charles Loveridge of Birmingham, gent; (4) Thomas Hackett of Sutton Coldfield, yeoman. (Conveyance by trustees for sale under William Marler's will to Charles Loveridge and his trustee.) Consideration: £350 to the mortgagees and £83 to the trustees for sale. Property: 3 acres 2 roods 35 perches called Turners or Coopers Croft [boundaries].

1849 Bb 6

Abstract of title of the devisees in trust for sale under the will of Mr. William Marler deceased to a piece of freehold land called Coopers Croft situated in Little Sutton. [Marked "for Mr. Charles Loveridge, purchaser of lot 3"]

[Note that Bb7, conveyance by Francis B. Hackett to Charles Loveridge, 12 November 1852, and Bb8, exchange, Loveridge with Emmanuel College, 28 February 1866, were sent to Eddowes, Perry and Osbourne on 5 August 1955. B9 and B10 were also sent but subsequently returned.]

5th January 1866 Bb9

Consent of the Copyhold Commissioners to the exchange. [with full details of land involved.]

16th April 1866 Bb10

Letter from the Commissioners giving details of investment of £200 consideration money paid to the College as part of the exchange.

Dixie Estate, Sutton Coldfield

Box 29, Bundle A

18th December 1531 A1

Grant, Thomas Hurst, Warden of Sutton Coldfield, and the fellowship of the same to William Alen of the same, of 20 strips of land in a pasture called Beremors, with William's land on either side, also a piece of land in Hallfilde and other pieces called Whilweys and Hudslough. Annual rent 9s 6d, payable half- yearly, fine 2s. Given at the common house called le Motehall.

10th October 1547 (8th April 1545) A2

Probate of will of William Alen, gent; bequeathing all his lands and tenements to his wife Anne for life and then to Robert Harecourt, gent; on trust to make various payments [details]. To Antony and Walter Harecourt, and to Antony and Walter if Robert dies childless.

23rd June 1577 A3

Lease, Walter Harcourt of Tamworth, Staffordshire; gent; and Edward his son, to Robert Fytche junior, Vyvyan and Richard Fytche, three of the sons of R.F. senior of Allesley, Warwickshire, gent; a mansion house or messuage in Maney in Sutton Coldfield, now occupied by Walter Harcourt, various crofts and closes[specified] in Maney and Wylde in Sutton Coldfield, a cottage with a backside in Maney occupied by Thurstones Lowe, carpenter, and all their other messuages and lands in Sutton Coldfield, reserving one messuage and two cottages [occupiers] and one piece of meadow called Edowe croft occupied by Walter, and a gift of all growing corn and grain: no rent until Mich. next, then for 40 years, rent free for 12 years, because £240 has been paid as a fine, and then £20 a year payable half-yearly.

23rd June 1577 A4¹

Statute merchant between the same parties.

23rd June 1577 A4²

Indenture between the same parties making void a statute merchant by which the Harecourtes are bound to pay £500 to Robert Fytche, provided that they keep all the covenants in their lease [A3].

Michaelmas Term 1577 A5

Fine between John Potter, George Gardener and Anthony Bowyer, and Walter and Edward Harecourte and Dorothy wife of Edward, concerning a messuage, a cottage, two gardens, one orchard, 60a land, 30a meadow, 300a pasture, 60a wood and 1000a furze and heath in Sutton Coldfield.

1936 B29 [B28]

Copy abstract of the College's title to lands at Maney. [Abstract consists of a typed copy of B1.]

**49-57 Wollaton Road,
1-9 Longford Road Sheffield,
Box 30, Bundle A**

August 1967	Requisitions on title. A17
August 1967	List of deeds and documents. A18
6 th May 1969	Notice of assignment of lease of 51 Wollaton Road [see A10]. A19
17 th June 1974	Lease and counterpart lease of 55/3 to D.L. Stone and Mrs F. Stone. A20 ¹⁻²
November 1974	Detailed list of leases and related documents. A21.
6 th July 1976	Assignment of lease of 55 Wollaton Road, B Clarke to D. Barter. A22.
5 th July 1977	Licence to assign [relating to A22]. A23.
Undated	Copy of identification plan of premises. A24.

Sutton Coldfield – the White Hart and a house etc. in Maney or the Wylde. Box 29, B25

27th February 1622/3, B25/1

Lease, the College to Edward Willoughbie of Sutton Coldfield, esq; of the White Hart Inn, a house now being built adjacent to it, and various pieces of land (described), in consideration in his having rebuilt the White Hart in stone at his own expense (dimensions of building and details of rooms given), the previous timber inn having been burnt down, and also having built 2 other houses ... [next lines illegible], all in Sutton Coldfield, for 40 years, rent £11 a year. [Parchment badly rubbed, stained green in places].

B25/1A,B

Willoughbie's bond to keep covenants [badly damaged]. Another copy in good condition [BUR.0.7]

28th October 1659 B25/2

Lease, the College to Robert Pargiter of Greatworth, Northants, gent., of the White Hart inn and various messuages and lands (described), for 21 years at a yearly rent of £11. [Damaged possibly eaten on folds]

28th October 1659 B25/2A

Pargiter's bond to keep covenants[formerly BUR .0.7.]

9th January 1676 B25/3

Assignment of remainder of term, John Cooper late of Sutton Coldfield, gent., to Lucy Frost of same, widow: recites that Phyllis Pargiter of Battersea, Surrey, widow of Robert, being entitled to the remainder of his lease of the White Hart [B25/2], assigned the remainder of the term to John Cooper on 22 November 1670.

28th November 1677 B25/4, B25/5

Lease and counterpart, the College to Lucy Frost of Sutton Coldfield, widow of the White Hart and other messuages and lands (described) for 21 years, at a yearly rent of £11 for the first 3 years and £14 for the rest of the term.

[B25/4 is badly worn on some of the folds.]

26th March 1601 B25/6

Lease, the College to Marmaduke Dawney of Sutton Coldfield, esq., of a mansion house in Maney or the Wylde, 3 cottages (tenants named) - these appear in later leases - and various pieces of land and meadow (described) for 21 years at a yearly rent of £33. [B6 refers.]

3rd November 1647 B25/7

Lease, the College to Rowland Thornton of Coleshill, Warwickshire, yeoman, of a mansion house [as in B25/6] for 21 years at a yearly rent of £29.

3rd December 1647 B25/8

Bond, Rowland Thornton to the College in £50, to keep the covenants in the lease.

1st November 1652 B25/9

Lease, the College to Rowland Thornton late of Coleshill, of the same property for 21 years at a yearly rent of £29.

30th March 1654 B25/10

Bond, John Rastell of Sutton Coldfield, yeoman to the College in £100 to observe the covenants in Rowland Thornton's lease.

9th August 1689 B25/11

Lease, the College to Thomas Freeman of Sutton Coldfield, yeoman of the same property for 21 years at a yearly rent of £29.

26th March 1710 B25/12

Lease, the College to John Davis of Market Bosworth, Leicestershire, gent; of the same property for 21years at a rent of a peppercorn for the first year, £10 for the second year and £30 as part of a fine of £60, and £40 a year for the remainder of the term.

26th March 1710 B25/12A

Davis bond to keep covenants [formerly BUR.0.7.]

25th January 1764 B25/13

Bond of John Kendrick of Sutton Coldfield, yeoman, in £500 to the College, to keep the covenants in a lease of the same date [property not specified.] [For lease see B20]

1694-1710 B26

Correspondence and papers relating to the Chancery case between the Dixie family and the College. [List in box with B22. See also B24, B28.]

1854, 1855, 1860. B27

Three Counsel's opinions on questions concerning Dixie advowsons.

10th January 1695 B28

Information from the Attorney General to the Lord Keeper concerning the Dixie case. [See also B24, B26. Found loose and added to box]

Dixie Estate, Sutton Coldfield: property in Tamworth Lane Box 29, Bundle Cc

10th and 11th May 1831. Cc1-2

Lease and release, James Edward Homer of Wraxall Somerset, esq., son and heir of Edward Homer, late of Birmingham, merchant, afterwards of West Town, Barksell, Somerset, esq., deceased, who was the brother and heir of William Homer, late of Sutton Coldfield, gent., to William Wilkins of Sutton Coldfield, tallow chandler, of 2 closes of land beside the turnpike road from Sutton Coldfield to Tamworth called Tamworth Lane, called the Whitehouse Close and Tamworth Lane Meadow, formerly 3 closes, containing 5A [boundaries given], and the allotment to be made in respect of the land under the inclosure. Consideration £600.

12th May 1831 Cc2

Mortgage, Wilkins to Edward Kendrick of Weeford, Staffordshire, yeoman, to secure £500. Enclosed, note of repayment of £200, 28th December 1846.

24th December 1869 Cc3

Assignment of mortgage, Wilkins, and the representatives of Kendrick to Richard Fowler of Erdington, Aston, land agent, and Richard Potter of Coleshill, farmer, to secure £300.

13th July 1871 Cc4

Conveyance, (1) Benjamin Dain, late of Birmingham, now of Slade House, Gravelly Hill, Aston, gent., (2) Fowler and Potter [as in Cc3]; (3) Howard Samuel Smith of Birmingham, public accountant; (4) John Samuel Jerome of Holland House, Sutton Coldfield, gent. (Conveyance by Mortgagees and their representatives following bankruptcy of Wilkins to Jerome, purchaser at auction.) Property: 5 Acres 2 Roods 28 Perches. Land [boundaries given] with a cottage occupied by John Warton.

1873 Cc5

Abstract of title of John Samuel Jerome.

8th December 1873 Cc6

Memorandum of terms of tenancy, the College, and John Clent Boucher.
(Yearly tenancy, rent £30 per annum. [Note that Cc7, exchange between Mrs M.E. Jerome, S. Cook and J. Reynolds, and the College, 17th November 1874, and Cc8 the consent of the copyhold commissioners, were sent to Eddowes in January 1908.]

3rd March 1902 Cc9

Duplicate agreement for easement for a sewer through the land in Tamworth Lane, the College, and the Corporation of Sutton Coldfield, with plan.

Dixie Estate, Sutton Coldfield
Blake's Pieces
Box 29 Bundle Dd

24th and 25th January 1839 Dd 1-2

(Lease and Release.) Conveyance, William Fosbury, late of Edgbaston, now of Everton near Liverpool, esq. and others, to George Bodington of Sutton Coldfield, surgeon, of three fourth parts of two closes of land at Maney, called Blakes Piece and Far Blakes Piece, [occupiers and previous names given] containing 10 Acres 3 Roods and 1 Perches. With plan (on back of second sheet of release).

25th January 1839 Dd 3

Acknowledgment of deeds by Mrs. Susannah Power Robinson, wife of Thomas Baker Robinson of Birmingham (parties to D1-2).

29th March 1851 Dd 4

Conveyance, devisees under the will of Mary Wood deceased, and others, to George Bodington, of one fourth part of the same lands. Attached, undertaking by William Turner on behalf of devisees to produce deeds relating to John Wood's life estate in the land and to provide copies, at Bodington's expense.

29th March 1851 Dd 5

Acknowledgment of deeds by Hannah, wife of William Turner.

31st December 1862 Dd 6

Conveyance, George Bodington to John de Heley Chadwick of New Hall Sutton Coldfield, esq., of land as in Dd 1, now found to contain 10 Acres, 3 Roods and 5 Perches [boundaries given]. Consideration £1400.

19th January 1863 Dd 7

Mortgage, Chadwick to Thomas Henry Cope of Cannock Staffordshire, draper, to secure £900.

2nd May 1868 Dd 8

Exchange between Chadwick and Emmanuel College: Blakes Pieces for 3 closes of land fronting on Coles Lane, Maney [acreages and details given]. Mortgage paid off and £415.11s paid to the College.

6th November 1866 Dd 9

Consent of the copyhold Commissioners to the exchange.

9th March 1868 Dd 10

Bank of England receipt for £415.11s.

26th October 1868 Dd 11

Lease to James Reynolds of the Coldfield, Sutton Coldfield, farmer, on a yearly lease. Annual rent £28, payable quarterly, and 2s a year to the Bursar.

Dixie Estate, Sutton Coldfield
Blake's Pieces
Box 29 Bundle Dd

25th April 1870 Dd12

Assignment of lease, Reynolds of the School Farm, Sutton Coldfield, to Edwin Jenkins of Wylde Green, Farmer.

19th December 1923 Dd 13

Lease to Emanuel Bill of 90 Holland Road, Sutton Coldfield, John Bill of 92 Holland Road, and Randolph Boycott of Coleshill Road, of two pieces of land between Maney Hill Road and Coles Lane containing 17.062 Acres, for 5 years from 25th of March 1923. Annual rent £43.10s, payable quarterly. To be used as allotments. With plan.

The remainder of this bundle, Dd 14-23, consisted of building leases and confirmation deeds dated 1936-1937. They were all sent to Eddowes Perry and Osbourne, Solicitors, at Sutton Coldfield, in August 1968, in connection with the College's purchase of the head lease. A copy of the list prepared at that date is in the box, and the leases are listed in the old catalogue.

**Sutton Coldfield, Muffins Den, Nicklins Field,
Little Sutton.
Box 29, Bundle Ee**

16th September 1872 Ee 1(1)

Lease to Joseph Newbold of Roughley, Sutton Coldfield, Farmer, and George Handley of Handsworth, Staffordshire; gardener of 5 messuages at Muffins Den, Little Sutton, and 2 closes of land behind them containing 5 Acres 2 Roods and 7 Perches, recently purchased from Charles Webb [see bundle Aa], on a yearly tenancy from 25th March last. Annual rent £54, payable quarterly and 2s a year to the Bursar.

11th July 1878 Ee 1(2)

Agreement with Joseph Newbold for tenancy of same land at £60 a year after the first year, and for £119.17s 9d to be spent on improvements and repairs (endorsed as referring to the Plough and Harrow Inn.)

14th February 1882 Ee 1(3)

Memorandum of agreement with Newbold for tenancy of 6 closes of land, containing 45 Acres 2 Roods and 14 Perches at Nicklins Field, and Coopers Croft, containing 4 Acres 0 Roods and 12 Perches, at Little Sutton, on a yearly tenancy from 25 March next. Annual rent £80, payable quarterly and 2s a year to the Bursar. With schedule of lands.

11th February 1885 Ee 1(4)

Memorandum of agreement with George Hook of Perry Barr, Birmingham, for Yearly tenancy of land at Nicklins Field and Coopers Croft, Little Sutton, from 25th March 1885. Annual rent £65, payable quarterly, and 2s a year to the Bursar. With plan and schedule of lands.

8th February 1889 Ee 1 (5)

Memorandum of agreement with William Burton junior of Little Sutton for yearly tenancy of, Coopers Croft, Little Sutton from 25th March 1889. Annual rent £9 payable quarterly, and 2s a year to the Bursar.

23rd July 1891 Ee 2(1)

Agreement with Charles Arnold of Roughley for quarterly tenancy of house and garden [at Muffins Den] from 25th March 1891; rent £1.7s and 6d a quarter.

22nd July 1891 Ee 2(2)

Similar agreement with Jacob Dale of Roughley.

5th October 1891 Ee 2(3)

Memorandum by Thomas Waldron of terms under which he is to be allowed to occupy his cottage until 25th March 1892.

22nd July 1891 Ee 2(4)

Agreement [as Ee 2(1)] with Ellen Wilson of Roughley.

30th June 1892 Ee 2(5)

Similar agreement with Edward Waldron of Roughley for cottage formerly occupied by Thomas Waldron.

Sutton Coldfield, various properties

Box 29, Bundle Ee

2nd August 1824 Ee 20

Lease to Richard Sandon of Sutton Coldfield, Shoemaker, of a messuage, outbuildings, garden, and part of a yard [details], 2 pieces of pasture called Fowl Meadow containing 2 Acres 2 Roods 7 Perches and 3 Acres 1 Rood 9 Perches, and Hatcheth Meadow, 1 Rood adjoining Fowl Meadow [details], for 21 years from March 1824. Consideration £49.10s; annual rent £33, payable half-yearly, and 2s a year to the Bursar. [Nos. 30, 31, 32 on plan A]

28th March 1846 Ee 21

Lease to Richard Sadler of Sutton Coldfield esq., of 2 pieces of pasture or meadow called Fowl Meadow, containing 2 Acres 2 Roods 7 Perches and 3 Acres 1 Rood 9 Perches [details] and Hatcheth Meadow [as in Ee 20], for 21 years from March 1845. Consideration £24.15s; annual rent £16.10s and 1s a year to the Bursar. [Nos. 30, 31, 32 on plan A]

2nd August 1824 Ee 22

Lease to Richard Brown of Sutton Coldfield, plumber, and glazier of a messuage and part of a yard [details], and 3 pieces of arable and pasture called the Rough Leys, containing 7 Acres 2 Roods 17 Perches in all, exclusive of a pool of water, for 21 years from March 1824. Consideration £67.10s; annual rent £ 40, payable half-yearly, and 2s a year to the Bursar. [Nos. 26-29 on Plan A].

30th March 1846 Ee 23

Lease to Brown of some property for 21 years from March 1845. Consideration £64.17s; annual rent £43.5s payable half-yearly and 2s a year to the Bursar.

23rd March 1867 Ee 24

Counterpart lease to John Samuel Jerome of Sutton Coldfield Gun barrel maker, of the Rough Leys [as in Ee 22] for 21 years From March 1866. Annual rent £30, payable quarterly, and 2s a year to the Bursar. [Nos 26,27,28 on plan A]

2nd August 1824 Ee 25

Lease to Robert Betts of Sutton Coldfield, victualler of the Sun Inn, 2 Cottages adjoining it, 2 Acres 1 Rood 22 Perches pasture called Simcox Close, and 2 Acres 36 Perches pasture or meadow called Coxcroft Meadow, for 21 years from March 1824. Consideration £40.17s and 6p; annual rent £27.5s, payable half-yearly and 2s a year to the Bursar. [Nos. 14, 20, and 46 on plan A. Sun Inn was later the Collage Arms.]

27th March 1846 Ee 26

Lease to Betts of the Sun Inn, a house and butcher's shop adjoining it, 2 cottages and gardens adjoining the yard, Simcox close, Coxcroft Meadow now containing 2 Acres 1 Rood and 17 Perches (21 Perches frontage land added under the inclosure), and the new meadow containing 1 Acre 1 Rood and 35 Perches, for 21 years from March 1845. Consideration £ 61.16s; Annual rent £41. 4s, payable quarterly and 2s a year to the Bursar. [Nos 14 and 20 on plan A.

Sutton Coldfield, various properties

Box 29, Bundle Ee

2nd August 1824 Ee 27

Lease to John Buggins of Sutton Coldfield, farmer of the Tunnel Grounds, 3 pieces of arable containing 6 Acres 3 Roods and 12 Perches, 6 Acres 1 Rood and 32 Perches and 6 acres 2 Roods and 24 Perches and Lower College Close, 2 Acres 3 Roods, for 21 years from March 1824. Consideration £48; annual rent £32, payable half-yearly, and 2s a year to the Bursar. [Nos 1,2,3,9,10 on plan A.]

28th March 1846 Ee 28

Lease to same of the Tunnel Grounds, 26 Perches frontage land (under the inclosure) between those closes and the Birmingham and Watford Gap turnpike road, 1 Rood 25 Perches between the closes and Green Lanes and the College Closes, for 21 years from 29th September 1845. Consideration £64.17s 6d, annual rent £43. 2s 6d payable quarterly, and 2s a year to the Bursar. [Nos 1, 2, 3 on plan A]

*

28th November 1851 Ee 29

Lease to same of the bowling Green House, Maney, with 1 Rood 35 Perches Garden, and 4 nearby pieces of land: Bowling Green Piece, 1 Rood 30 Perches; The Cup Piece, 1 Acre 3 Roods 18 Perches; the Driffold Piece, 4 Acres 1 Rood 29 Perches; Jenkins Piece, 1 Acre 3 Roods 2 Perches, for 15 years from March 1851. Annual rent £22.16s payable quarterly, and 2s a year to the Bursar. [For 1846 lease of this property see Ee 35.] [Nos 38, 40, 41, 42, 43 on plan A.]

15th May 1860 Ee 30

Consent to assignment of the lease [Ee 29] by the executors of John Buggins' will to George Bodington of the Driffold, Sutton Coldfield, gent.

*

5th March 1847 Ee 28A

Note of terms on which John Buggins agrees to lease a house and land lately rented by Edwin Bunn [found inside Ee 30.]

20th June 1860 Ee 31

Assignment of John Buggins lease [Ee 29] to George Bodington. Consideration to the executors £60.

20th March 1867 Ee 32

Lease to George Bodington of the Driffold, Sutton Coldfield, doctor of medicine, of the Bowling Green House, Maney, with the garden and Bowling Green Piece containing 3 Roods 25 Perches; the Cup Piece containing 1 Acre 3 Roods 18 Perches; Jenkins Piece containing 1 Acre 3 Roods 2 Perches; part of Holly Edge Piece and Driffold Piece (severed by railway) containing 1 Acre 3 Roods 24 Perches; and a piece of land, the other part of these closes, on the other side of the railway, containing 1 Acre 3 Roods 13 Perches [boundaries given] on a yearly tenancy from March 1866. Annual rent £25, payable quarterly, and 2s a year to the Bursar. [Nos.38, 41, 42, 43, and parts of Nos. 39, 40, on plan A.]

Sutton Coldfield: Muffins Den, Nicklins Field, Little Sutton Box 29, Bundle Ee

16th July 1846 Ee 3

Lease to Edward Waldron of Sutton Coldfield, farmer of 6 closes of land in Nicklins Field containing 45 Acres 2 Roods and 14 Perches for 21 years from 29th September 1845. Consideration £82.10s; annual rent £55, payable quarterly, and 2s a year to the Bursar.

23rd March 1867 Ee 4

Counterpart lease to Edward Waldron of Colletts Brook, farmer, of 6 closes of land in Nicklins Field and Coopers Croft at Little Sutton, containing 4 Acres 1 Rood and 7 Perches, for 21 years from 29th September 1866. Annual Rent £86, payable quarterly and 2s a year to the Bursar.

25th March 1870 Ee 5

Memorandum of terms of agreement of letting cottage at Nicklins Field to Gregory Cooper, rent £10.10s, to quit on 29th September next.

25th March 1870 Ee 6 Similar memorandum relating to Amos Cope.

25th March 1870 Ee 7 Similar memorandum relating to William Carton.

25th March 1870 Ee 8 Similar memorandum relating to Thomas Brooks.

17th March 1873 Ee 9

Memorandum of terms of verbal tenancy of Abraham Bond of Little Sutton, machinist: 5 cottages and 3 Acres land at Nicklins field, annual tenancy from 29th September 1872. Annual rent £30. With copy of notice to quit dated 24th September 1875.

17th December 1881 Ee 10

Surrender of Edward Waldron's lease [Ee 4] by Thomas Waldron.
Consideration £25.

Various properties in Sutton Coldfield, Maney and Wylde Green

Footnotes taken from the old catalogue. Plan A = War.1

2nd August 1824 Ee 11

Lease to Jeremiah Taylor of Sutton Coldfield of Smiths Close, 2 Acres 3 Roods and 6 perches arable land at Wylde Green, for 21 years from March 1824.

Annual rent £6, payable half-yearly, and 1s a year to the Bursar. [No. 5 on plan A.]

2nd August 1824 Ee 12

Lease to Joseph Clive of Sutton Coldfield; gun maker of Thatch Moor, 4 Acres 24 Perches pasture [boundaries given] for 21 years from Mich. 1824.

Consideration £12; annual rent £8, payable half-yearly, and 1s a year to the Bursar. [Nos 22 and 23 on plan A]

10th March 1846 Ee 13

Lease to Joseph Clive of Sutton Coldfield, farmer, of land as in Ee 12, also a small piece of land between Thatch Moor and New Hall Brook containing 20 Perches and Holly Hedge Piece, 2 Acres, 3 Roods, 22 Perches arable land near the Driffold [boundaries given] for 21 years from Mich. 1845. Consideration £21.13s 6d; annual rent £14. 9s, payable quarterly, and 1s a year to the Bursar. [Nos 22, 23 and 39 on plan A.]

Sutton Coldfield various properties

Box 29, Bundle Ee

2nd August 1824 Ee 14

Lease to Francis Hearnshaw of Sutton Coldfield; millwright of a messuage in Sutton Coldfield with blacksmith's shop and 3 Roods 14 Perches land; a cottage and 1 Rood 10 Perches Garden; 2 pieces of arable land, Upper and Lower Coblers Leasows, containing 2 Acres 3 Roods 29 Perches and 3 Acres 2 Roods 19 Perches; Rollersons Close, 5 Acres 27 Perches arable; Thatch Moors, 5 Acres 9 Perches pasture; for 21 years from March. 1824. Consideration £76. 9s; annual rent £41.6s; payable half-yearly, and 2s a year to the Bursar. [Nos. 36, 37, 24, 25, 4 and 21 on plan A.]

16th March 1846 Ee 15

Lease to Samuel Loveridge of Wylde Green, gent, of Rollasons or Rollersons Close at Wylde green, 5 Acres 27 Perches arable land [boundaries given] for 21 years from March 1845. Consideration £17.25s annual rent £11. 8s payable quarterly and 1s a year to the Bursar. [No 4 on plan A.]

2nd August 1824 Ee 16

Lease to Lucius Chattock Jenkins of Sutton Coldfield; farmer of Dawsons Hill, 8 Acres 2 Roods 24 Perches arable, Broom Hill, 10 Acres 1 Rood 1 Perch, adjoining Dawsons Hill and 3 closes called Maddocks Hill Closes containing 2 Acres 3 Roods 2 Perches, 3 Acres 3 Roods 15 Perches, and 5 Acres 3 Roods 25 Perches, for 21 years from March 1824. Consideration £69; annual rent £46, payable half-yearly, and 2s a year to the Bursar. [Nos. 7,6, 33, 34, and 35 on Plan A.]

2nd March 1846 Ee 17

Lease to Maria Eliza Jenkins of Maney, widow of the same lands (with 27 Perches frontage land added to Broom Hills, allotted by the inclosure Commissioner), for 21 years from March 1845. Consideration £77.8s; annual rent £51.12s, payable quarterly, and 2s a year to the Bursar.

2nd August 1824 Ee 18

Lease to Joseph Clarke of Sutton Coldfield; farmer of 3 closes of land, arable and pasture, called the Wheelways, containing 13 Acres 29 Perches [details] and 3 pieces of pasture called the Beard Moors, containing 13 Acres 1 Rood 4 Perches [details], all in Sutton Coldfield; for 21 years from March 1824. Consideration £64. 17s 6d; annual rent £43.5s payable half-yearly, and 2s a year to the Bursar. [Nos. 11, 12, 13, 17, 18, 19, on plan A.]

27th March 1846 Ee 19

Lease of same lands to Joseph Todd of New Shipton, Sutton Coldfield, farmer, for 21 years from March. 1845. Consideration £71.2s; annual rent £48.8s, payable quarterly, and 2s a year to the Bursar.

Sutton Coldfield: Various properties

Box 29, Bundle Ee

29th October 1868 Ee 33

Lease to George Fowler Bodington of Sutton Coldfield; Doctor of Medicine; of the same properties on a yearly tenancy from March 1868. Annual rent £25, payable quarterly, and 2s a year to the Bursar.

2nd August 1824 Ee 34

Lease to Thomas Brentnall of Sutton Coldfield; victualler, of the Bowling Green House with the yard and garden containing 1 Rood 35 Perches; 5 pieces of arable land, Bowling Green Piece containing 1 Rood 30 Perches, Cup Piece containing 1 Acre 3 Roods 18 Perches, Driffold Piece containing 4 Acres 1 Rood 10 Perches, Hollyhedge Piece containing 2 Acres 3 Roods 22 Perches and Jenkins Piece containing 1 Acre 3 Roods 2 Perches, for 21 Years from Mich. 1824. Annual rent £78, payable half-yearly, and 2s a year to the Bursar. (Nos. 38, 39, 40, 41, 42, 43 on plan A.)

28th March 1846 Ee 35

Lease to Edwin Bunn of Maney, innkeeper, with John Buggins of the Coldfield, Sutton Coldfield, Farmer, as surety of property as in Ee 29 for 21 years from Mich. 1845. Consideration £34.4s. Annual rent £22.16s, payable quarterly and 2s a year to the Bursar. [For 1851 lease of this property see Ee 29.]

28th March 1846 Ee 35A

Agreement of terms on which John Buggins will stand surety for Bunn. [inside Ee 35A]

23rd March 1867 Ee 36

Lease of Edwin Jenkins of Wylde Green, Sutton Coldfield, Farmer of the Tunnel Grounds, 3 closes of arable land containing 6 Acres 3 Roods 33 perches, 6 Acres 2 Roods 16 Perches and 6 Acres 3 Roods 30 Perches, between the turnpike road and Green Lane; a close formerly Sincox's close and the New

Meadow [boundaries], Upper College Close, 2 Acres 74 Perches, and Lower College close, 2 Acres 3 Roods [boundaries]. Upper and Lower Cobler's Leasowe, 3 Acres 2 Roods 19 Perches and 2 Acres 3 Roods 29 Perches between Coles Lane and Maney Lane; Dawsons Hill and Broomhills at Wylde Green, containing 8 Acres 2 Roods 24 Perches, 8 Acres 26 Perches and 2 Acres 1 Rood 3 Perches; on a yearly tenancy from Mich. 1866. Annual rent £123, payable quarterly, and 2s a year to the Bursar. (Nos. 1, 2, 3, 14, 9, 10, 24 and 27 on plan A.)

23rd March 1867 Ee 37

Copy of Ee 36.

20th July 1867 Ee 38

Counterpart lease to Sarah Sadler of Sutton Coldfield, widow, of Hatchett Meadow and Fowl Meadow [as in Ee 20] for 21 years from Mich. 1866. Annual rent £20, payable quarterly and 2s a year to the Bursar. (Nos. 30, 31, 32 on plan A.)

20 March 1867 Ee 39

Lease to Joseph Todd of New Shipton, Sutton Coldfield, Farmer of the Wheelways a close of pasture containing 13 Acres 29 Perches, near Wylde Green and Penns, and Beard Moors, 2 Closes of pasture containing 13 Acres 1 Rood 4 Perches, near Penns [details] on a yearly tenancy from Mich. 1866. Annual rent £60, payable quarterly, and 2s a year to the Bursar. [Nos. 11, 12, 13, 17, 18, 19 on plan A.]

Sutton Coldfield various Properties

Box 29, Bundle Ee

2nd August 1824 Ee 40

Lease to Joseph Webster of Sutton Coldfield, Farmer of the Upper and Lower Meadow in Sutton Coldfield containing 2 Acres 3 Roods 32 Perches and 1 Acre 3 Roods 24 Perches for 21 years from Mich. 1824. Consideration £18; annual rent £12, payable half-yearly, and 1s a year to the Bursar [Nos. 15 and 16 on plan A.]

21st March 1846 Ee 41

Lease to Baron Dickinson Webster of Penns, esq; of the Upper and lower Meadow, containing 2 Acres 3 Roods 32 Perches and 2 Acres 2 Roods 24 Perches, near Penns [details] for 21 years from Mich. 1845. Consideration £18. 12s; annual rent £12. 8s payable quarterly, and 1s a year to the Bursar. [Nos.15 and 16 on plan A.]

2nd August 1824 Ee 42

Lease to Samuel Waddams of Sutton Coldfield, Fellmonger of a Blacksmith's shop in Sutton Coldfield with 20 Perches Garden and 2 Roods 25 Perches pasture adjoining, for 21 years from Mich. 1825. Consideration £9; annual rent £5. 5s payable half-yearly, and 1s to the Bursar. [No. 36 on plan A.]

27th March 1846 Ee 43

Lease to William Davis, Innkeeper, and Richard Davis, maltster, both of Maney, of a messuage at Maney with a Blacksmith's shop, garden and pightle containing 3 Roods 14 Perches; Upper and Lower Coblers Leasows, 2 pieces of arable containing 2 Acres 3 Roods 29 Perches and 3 Acres 2 Roods 19 Perches; and the Thatch Moor, 5 Acres 9 Perches pasture or meadow; for 21 years from Mich. 1845. Consideration £49. 10s; annual rent £33, payable quarterly, and 2s a year to the Bursar. [Nos. 36, 24, 25 and 21 on Plan A.]

9th June 1868 Ee 44

Lease to Edwin Jenkins of Wylde Green of the Maddocks Hill closes, containing 2 Acres 3 Roods 2 Perches, 3 Acres 3 Roods 15 Perches and 5 Acres 3 Roods 25 Perches, in Maney [boundaries given] on a yearly tenancy from Mich. 1867. Annual rent £28.2s. 6d, payable quarterly, and 2s a year to the Bursar. [Nos. 33, 34 and 35 on plan A.]

Undated Ee 45

Memorandum of terms of Jenkins' tenancy of a cottage and land at Maney from Mich. 1871: yearly tenancy, rent. £12. [No.36 on plan A.]

29th October 1868 Ee 46

Lease to James Horsfall of Small Heath, Aston, wire manufacturer of the Upper and Lower Meadow containing 2 Acres 3 Roods 32 Perches and 2 Acres 2 Roods 24 Perches, on a yearly tenancy from 24th June 1868. Annual rent £17, payable quarterly, and 2s a year to the Bursar. [Nos. 9 and 10 on plan A.]

Property South of Sutton Coldfield. Box 29, Bundle F

- e) Land at Walmley, East of Birmingham-Sutton Coldfield Road, near Penns Pool.

[10] 20th February 1883 F14

Copy award of arbitrators between the Aston Rural Sanitary Authority and the College in the matter of compensation for running a sewer through college land near Penns. With plan.

12th April 1883 F14A

Covering letter to the above.

28th September 1885 F15

Agreement between the same parties as to the passage of sub-drains through the same land. With loose plan.

17th March 1910 F17

Counterpart lease to Arthur Vincent Jerome of 3.963 Acres land at Walmley (O.S. No. 2532) for 5 years from Lady Day 1910. Annual rent £10, payable half-yearly. With plan. To be used as a golf course.

25th March 1915 F24

Counterpart lease to same of same piece of land for 14 years from Lady Day 1915. Annual rent £10, payable half-yearly. With plan.

- f) Land at Wylde Green: Birmingham Road; Green Lane; Little Green Lane.

1908 F9

Abstract of title of Edgar T. Eastwood to land at Lichfield Road, Sutton Coldfield (Wylde Green.)

28th May 1908 F10

Board of Agriculture's order of Exchange, under the Inclosure Acts, Eastwood and the College, land at Wylde Green. With schedule and plan (O.S. map). [F12 - 18th June 1907 counterpart lease to Frank Jance of land in Little Green Lane for 99 years from 25th March – is missing.]

17th July 1907 F13

Counterpart lease to William, Richard, and Timothy Smith of 1930 square yards of land with frontage to Little Green Lane and Green Lane, Wylde Green, for 99 years from Lady Day 1907. Annual rent £16. 1s and 8d, payable half- yearly. With plan. Endorsed, notes of sales of freehold, 1973-1990 [houses in Little Green Lanes] [with photocopy]

24th June 1901 F18

Agreement with the Corporation of Sutton Coldfield for giving up land for the widening of Little Green Lane and Green Lane. With plan and typed copy of agreement (F18A).

[Most of the remaining documents in this section have been sent to the College's solicitors at various dates, doubtless in connection with sales of freeholds. A few are missing without explanation.]

Property South of Sutton Coldfield: Maney, Walmley, Wylde Green Box 29, Bundle F

Many of the items listed in the old catalogue are not found in the bundle; presumably they were handled over when the properties to which they were related were sold.

a) The Driffold Maney.

F2-8, F26 - no documents present.

b) Holly Cottage, Bishops Road, Maney

F1, 1a, 16 - no documents present. Also, F7a-b.

c) Land with frontage on the Birmingham-Sutton Coldfield Road separated from the Driffold site by the railway.

[F11- authority from the Board of Agriculture to grant lease to C.F. Marston, 25 May 1901- is missing.]

3rd July 1901 F19

Counterpart lease to Charles Frederick Marston of Sutton Coldfield, civil engineer, and surveyor, of 6 Acres 2 Roods 14 Perches at Maney [boundaries given] on a building lease for 120 years from Lady Day 1901. Rent: a peppercorn for the first year, £50. For the second year, thereafter, increasing by £10 a year until it reaches £120 a year for the 9th and subsequent years, payable quarterly. With plan. Endorsed notes of sale of freeholds, 1970-1989 [houses in Manor Hill and College Hill.]

1901 F19A

Draft of F19

12th December 1922 F45

[Copy] counterpart lease, C.F. Marston to L.A. Lawley and R.W. Stanton, of 509 square yards fronting on to Birmingham Road, for 99 years from Lady Day 1922. Annual rent £10.12s, payable quarterly. With plan.

28th April 1980

Notice of assignment of 14 and 14A-D Birmingham Road by Editha Singleton to Ali A.D. Alsaidi.

- d) Part of a triangular plot of land on the Birmingham Road immediately south of Holly Cottage.

30th September 1911 F20

Counterpart lease to Mrs. Rosa Mary Booker of a piece of land at Maney [boundaries given] containing 1597 square yards, for 99 years from March 1911 (except for a small part, for 98 years from March 1912). Rent £9 for the first year, thereafter £10 a year, payable quarterly. With plan. [old catalogue states that the house on it was called “Draycotts” and that the rest of the site was occupied by “The Smithy.” Sold.]

Property south of Sutton Coldfield.

Box 29, Bundle F

March-April 1947 F33

^X[Counterpart lease to A. Radcliffe of 272 Birmingham Road for 99 years from 25th March 1920 is missing.] Notice of assignment of lease to Albert and Susan Radcliffe, 24th March 1947, and related correspondence, April 1947, has the same number.

[F 34-3 - counterpart leases of 276 and 314 Birmingham Road and 84a + 86a and 86-96 Green Lane (land on which these properties were built), 1922-not in bundle.]

30th November 1960 F37A

Mutual deed of grant of right of way between 96 and 98 Green Lane, Wylde Green, H.J. Mason and Miss F.M. Evans and others. With Plan.

[F 38- 42. Similar counterpart leases, 1923 – not in bundle.]

* For F40A, see below

[21st November 1923] F43

Photocopy (2) of Counterpart lease to W.J. Davis of site of 136-142 Green Lane. [Original sent to Eddowes. Perry and Osbourne, 18.9.89.]

[F44 – counterpart lease, 308 Birmingham Road, 1924- not in bundle. F 44A has been renumbered as F40A, as it relates to the land included in the counterpart lease F40.]

6th February 1924 F40A

Notice of demise of 122 Green Lane by E.J. Warby to Richard Unwin.

[There is no F45 in the original catalogue. F46-48 not in the bundle.]

23rd March 1932 F49

Counterpart deed altering building covenant in a lease dated 15th December 1930 [F48] between the College and W.J. Davis, land at Wylde Green. With plan. [with photocopy.]
[50-53 not in the bundle.]

9th April and 1st May 1935 F50A-B

Notices of assignments in 1928 and 1935 relating to 196 Birmingham Road [original counterpart lease probably F31-] [date corresponds; road renumbered??]

X

[23rd August 1920] F31

Photocopy of counterpart lease to Mrs. Catherine Crisp of site of 274 Birmingham Road for 99 years from 25th March 1920. [original sent to Osbourne on 20.9.89.]

Property in the town of Sutton Coldfield

Box 29, Bundle G

[Numbers in brackets are taken from old catalogue.]

27th March 1846 G1A

Lease to Edward Sadler of Sutton Coldfield; gent; of a messuage occupied by him in Mill Street, for 21 years from Mich. 1845. Consideration £30; annual rent £20 payable quarterly, and 2s a year to the Bursar. (No. 1690)

20th July 1867 G1B

Lease to Sarah Sadler, widow of the same property, now occupied by-Parkes, adjoining the Edmund College Arms Inn on one side and premises occupied by Doctor Lakin on the other, for 21 years from Mich. 1866. Annual rent £30, payable quarterly, and 2s a year a year to the Bursar. (No. 1690)

6th July 1867 G2

Counterpart lease to James Henry Lakin of Sutton Coldfield, Doctor of Medicine, of a messuage in Sutton Coldfield occupied by him, for 21 years from Mich. 1866. Annual rent £47, payable quarterly, and 2s a year to the Bursar. (No. 1691)

30th September 1872 G3

Counterpart lease to Richard Hurst Sadler of Sutton Coldfield; gent, of a measuage in Mill Street formerly occupied by Edward Sadler and now partly by Joseph Johnson and partly as a Working Men's Institute [details as in G1B,] for 40 years from March 1872. Annual rent £30, payable quarterly, and 2s a year to the Bursar. Covenant to spend at least £200 within 10 years on repairing and improving the property. (No. 1690)

10th October 1874 G4

Counterpart lease to Joseph Tailby of Sutton Coldfield butcher, of a messuage in Mill Street [as in G3] occupied partly by him and partly by Harry Bromwich, for 60 years from Mich. 1874. Annual rent £35, payable quarterly, and 2s a year

to the Bursar. Covenant to spend at least £600 within 5 years on repairing and improving the property. (No. 1690)

6th April 1878 G5

Copy of consent to assignment of lease [G2] by Lakin's executors to Alfred Henry Evans of Sutton Coldfield surgeon. (No. 1691)

10th December 1879 G6

Lease to Evans of the same property for 21 years from Mich. 1879. Annual rent £50 for 8 years, then £60, payable quarterly, and 2s a year to the Bursar. Covenant to spend £250 on improving the property. (No 1691)

10th December 1879 G7

Counterpart of G6

Property in the town of Sutton Coldfield

Box 29, Bundle 9

4th February 1888 G8

Counterpart lease to Elizabeth Green, widow, of the College Arms, a messuage and butcher's shop adjoining, occupied by James Pagett, two cottages adjoining the inn yard and a "right of road" [details] for 21 years from Mich. 1887. Annual rent £75, payable quarterly, and 4s a year to the Bursar. (Nos. 1688 and 1689.)

4th February 1888 G9

Copy of G8.

26th December 1889 G10

Counterpart lease to A.H. Evans [as G5] of a messuage [as in G5] for 21 years from Mich. 1889. Annual rent £60, payable quarterly, and 2s a year to the Bursar. (No. 1691)

26th December 1889 G11

Copy of G10.

13th August 1896 G12

Surrender of Evan's lease.

14th August 1896 G13

Counterpart lease to Evans of a messuage in High Street, Sutton Coldfield [as in G10] for 21 years from Mic. 1895. Annual rent £60, payable quarterly, and 2s a year to the Bursar. (No. 1691)

[The deeds of the College Arms, following, are out of order.] See Estate Papers (Wa.5?)

22nd October 1896 G14

Counterpart lease to Elizabeth Green of the College Arms [and in property as in G8] for 21 years from 25th March 1896. Annual rent £80, payable quarterly, and 4s a year to the Bursar. (Nos. 1655 and 1689)

20th December 1897 G15

Copy assignment of lease [G14] by Mrs Green to Frederick Smith Ltd. [brewers] [original is G19.]

28th May 1906 G16

Counterpart lease, F. Smith Ltd. To Thomas Harry and Louisa Mary Nickols, of a butcher's shop premises and stable in Mill Street Sutton Coldfield. [part of property included in G14], for 10 years from Mich. 1906. Annual rent £50, Payable quarterly.

13th November 1908 G17

Surrender of lease by F. Smith Ltd. [details]. [for agreement to surrender lease see G21].

27th July 1909 G18

Counterpart lease to Oliver Essex of Edgbaston and John Goodman of Moseley, Worcs. Architects, of the College Arms and its site [details] for 99 years from 25th March 1909 [subject to specified rights of leases of adjoining properties]. Rent: a peppercorn for the first year, then £25, payable half-yearly. Covenant to spend £1500 on rebuilding the premises as a post office and shop fronting to Mill Street. With coloured plan. [Note in old catalogue formerly Box 29, J2, Post office.] In fact, it is the old J3.

Property in the town of Sutton Coldfield

Box 29, Bundle G

20th December 1897 G19

Assignment by Mrs. Green to F. Smith Ltd. of her lease of the College Arms.
[Lease is G14; copy assignment G15]

22nd December 1899 G20

Counterpart lease Frederick Smith Ltd. to William John Durant of Mill Street, Sutton Coldfield; stationer of 2 messuages or cottages fronting to Mill Street occupied by Whorwood and Peach with a [specified] right of way, for 14 years from 25th December 1899. Annual rent £35, payable quarterly. Covenant to spend at least £100 within 18 months on altering and improving the property.

25th March 1908 G21

Agreement between the College and Frederick Smith Ltd. For sale of licence to company for £500 and surrender of lease of premises. [Surrender is G17.]

5th February 1910 G22

Surrender of underlease, W.J. Durant to the College, of premises in Mill Street [underlease is G20]. Cottages have been demolished and a dwelling-house and shop have been built on the site.

1st February 1910 G23

Counterpart lease to W.J. Durant of a messuage and shop in Mill Street and abutting Reddycroft at the rear [details] with a right of footway [details] for 21 years from 25th December 1909. Annual rent £40, payable quarterly. With coloured plan.

[The rest of the bundles, G24–108, is not at present in the archives. 5/10/99.]

**Property at Little Sutton and Roughley
(formerly Muffins Den and Nicklins Field)
Box 29, Bundle H**

For earlier deeds see bundles Aa and Ee.
[Most of this bundle is not in the Archives.]

5th April 1911 H5

Agreement with the Corporation of Sutton Coldfield for giving up land for widening the highway at Little Sutton. With plan.

The Post Office Mill Street, Sutton Coldfield

Box 29, Bundle J

Undated [1909] J1

Note giving brief particulars of the property and rents.

27th July 1909 J2

Lease of property to Oliver Essex and John Goodman for 99 years from 25th March 1909 [for details see G18.] With plan.

Undated J2A

Tracing of plan with J2, coloured. [J3 is now G18; it is the counterpart of J2.]

13th December 1909 J4

Counterpart underlease, Essex and Goodman to the Postmaster General, of the Sutton Coldfield Sub Post Office, for 21 years from Mich. 1909. Annual rent £145, payable quarterly. With coloured plan.

5th January 1910 J5

Valuation of the property, including lock-up shop, by Thomas Bettridge and Co.

18th June 1910 J6

Licence from College to lessees to sublet the lock-up shop.

29th June 1910 J6

Counterpart lease, Essex, and Goodman to A.R. Bird and C.E. Raine trading as Bird & Raine, upholsterers, decorators, and carpet factors, of the lock-up shop, for 14 years from the 24th of June 1910. Annual rent £35 for the first 7 years, then £40.

10th February 1910 J8

Mortgage, Essex and Goodman to Miss Minnie Constance Jones of Handsworth, Staffs, to secure £1750; endorsed vacating receipt, 17th March 1956.

14th February 1924 J9

Consent by Mrs. M.C. Smith to Essex and Goodman to demise the lock-up shop to Bird & Raine.

6th March 1924 J10

Licence to sublet the shop, the College to Essex and Goodman.

10th March 1924 J11-12

Lease and counterpart, Essex, and Goodman, to Bird & Raine, of the lock-up shop and right of way for 21 years from 24th June 1924. Annual rent £65 payable quarterly. With plan.
[There is another copy of J9 inside J12.]

Leases of land in Wylde Green Road, Sutton Coldfield Box 29 Bundle M

M16-21 are notices of Determination of Development Value, issued by the Central Land Board for the purposes of a scheme to be made under section 8 of the town and country Planning act 1947. For correspondence etc. see Wa.2, 332-415, Wa.3, 92-205.

[M16-2.516 acres of land at Wylde Green Lane, 3rd March 1951 is missing.]

27th April 1951 M17. 4.054 acres in Little Sutton Lane, opposite Fox, and Dog public house.

26th January 1952 M18. Holly Cottage, 1930 square yards, corner of Bishops Road and Birmingham Road.

26th January 1952 M19. 1, 2, 3 High Street and 2, 4, 6 Mill Street Sutton Coldfield 3200 square yards.

28th January 1952 M20. 10, 10A, 12, 14 Mill Street Sutton Coldfield, 1400 square yards.

13th March 1952 M21. 47.49 acres fronting Slade Road, Slade Lane and Little Sutton Road, Roughley.

Box 29 also contains a bundle of copy deeds relating mainly to sales of freeholds, of which the originals have been sent to solicitors. Arranged in alphabetical by road, list with bundle.

Also copy of N14 and note about N16.

1931-1933

Bundle of notices of underleases: 5 Cambridge Avenue Emmanuel Road, Nos. 2, 16, 8, 61, 10, 12, 24, 59, 20, 9, 34. 56, 62, 15. Arranged in date order.

1926-1974

Notices of underleases and assignments, schedules of deeds and other papers: 242 Birmingham Road; 24 College Hill; Green Lanes; Little Green Lanes. Arranged in alphabetical order by road, list with bundle.

**49-57 WOLLATON ROAD,
1-9 LONGFORD ROAD, SHEFFIELD
Box 30 Bundle A.**

This property consisting of five shops with maisonettes above, was purchased in July 1967 and sold in 1979. The deals were received from Wares Murton in January 1993

1962 A1. Copy. Abstract of title of Parkin (Rotherham) Ltd. To freehold property at Bradway, Sheffield. With several copy plans. [pages sellotaped together, now coming apart.]

[30th November 1962. A2.) Copy conveyance, Parkin (Rotherham) Ltd.to John H. Parkin, esq; of freehold land at the junction of Wollaton Road and Longford Road, Bradway.

November 1964. A3. Land Charges and local searches.

[21st January 1965. A4.] Copy letter from the Town clerk of Sheffield concerning a proposed extension of time for the development.

March/April 1965. A5. Land charges search certificates (two).

[20th April 1965. A6.] Copy conveyance J.H. Parkin to Bradway Investment Co. Ltd.

1965.A7. Abstract of title of J.H. Parkin with plan and copy of A6.

11th May 1965. A8. Land charges search certificate.

11th May 1965. A9. Copy memorandum of deposit of title deeds as security by Bradway Investment Co. Ltd.

1st March 1967. A10. Counterpart lease of 51 Wollaton Road and Longford Road to B. Caley; endorsed, assignment of lease to Mrs V. White, 29th April 1969.

May 1967. A11. Enquiries of local authority.

9th May 1967. A12. Local land Charges search certificate and associated papers.

6th July 1967. A13. Copy letter from the Town clerk concerning adoption of highway and other matters.

12th July 1967. A14. Local land Charges search certificate.

18th July 1967. A15. Printed sale particulars and memorandum of purchase by the college.

16th August 1967. A16. Land Charges search certificate.

**The Post Office, Mill Street,
Sutton Coldfield.
Box 29, Bundle J**

14th June 1926. J13. Counterpart licence, Essex and Goodman and mortgagee to the Postmaster General, to make alterations and additions to the building. With plan and schedule of alterations.

3rd November 1928. J14. Memorandum by Mrs. M.C. Smith granting consent to Essex and Goodman to grant a lease of part of the premises to the Postmaster General.

13th March 1929. J15. Counterpart underlease, Essex and Goodman to the Postmaster General, until March 1951. Rent increasing by stages from £145 to £300, payable quarterly.

8th October 1931. J16. Counterpart underlease, same parties, for 28 years from March 1930. Rent increasing by stages from £250 to £325, Payable quarterly. With coloured plan.

[1935-1939] J17. Negative photocopies of applications for registration of land charges, the Land Registry. [None relating to the Post Office.]

24th March 1937. J18. Counterpart underlease, Essex and Goodman to the Postmaster General, of the lock-up shop adjoining the Post Office, for 22 years from 29th September 1936. Rent increasing by stages from £65 to £85. Payable quarterly. With coloured plan.

1947. J19. Abstract of will and probate of Oliver Essex deceased.

2nd June 1947. J20. Assignment of half share in proceeds of sale of Sutton Coldfield Post Office, trustees of will of Oliver Essex to John Goodman, for £1950.

[9th November 1955] J21. Copy of J20.

19th November 1954. J22. Photocopy of probate of will of Mrs. Minnie Constance Smith.

1955. J23. Abstract of title of the personal representatives of John Goodman deceased to Acocks Green Sub Post Office.

1955. J24. Abstract of title of same to Sutton Coldfield Post Office.

1955. J25. Abstract of will and probate of Oliver Essex deceased.

1955. J26. Abstract of will of John Goodman deceased.

**The Post Office, Mill Street,
Sutton Coldfield.
Box 29, Bundle J.**

October 1955. J27. Requisitions on title and replies thereto, the trustees of John Goodman to Bournville Men's Pension Trust Ltd.

13th January 1956. J28. Local search & Warwickshire County Council.

17th January 1956. J29. Local search & Sutton Coldfield Borough Council.

17th January 1956. J30. Local Search & City and Birmingham [Acocks Green].
1st and 15th March 1956. J31-J32. Official searches, Land Registry, both properties.

19th March 1956. J33. Acknowledgment to right to production of probate of John Goodman deceased his trustees to the Pension Trust.

19th March 1956. J34. Acknowledgment to right to production of probate of Oliver Essex deceased. G.S. Cottrell, his personal representative, to the Pension Trust.

19th March 1956. J35. Legal charge on the two-part offices, G.S. Cottrell, Dorothy Goodman, and John Goodman, to the Bournville Men's Pension Trust, to secure £3000. Endorsed, Vacating receipt 9th July 1957.
[Note that J36 was sent to Edwards Bigwood and Bewley on 22nd August 198-]

[4th April 1960.] J36A.

Copy counterpart underlease [J36], G.S. Cottrell, Dorothy Goodman, and John Goodman to the Postmaster General, for 5 years from 29th September 1958. Annual rent £1250, payable quarterly.

17th June 1963. J37. Counterpart further underlease (supplemental to J36), Dorothy Goodman and John Goodman to the Postmaster General for 5 years from 29th September 1963. Annual rent £1750, payable quarterly. [With copy, J37A.]

4th October 1960. J38. Death certificate of George Swinfen Cottrell (died 1st May 1960.)

[1964]. J39. Abstract of title of personal representative of John Goodman deceased to Sutton Coldfield Post Office.

12th May 1964. J40. Local search -Warwickshire County Council.

21st May 1964. J41. Local search – Sutton Coldfield Borough Council.

**The Post Office, Mill Street
Sutton Coldfield
Box 29, Bundle J**

31st July 1964. J42. Consent of the Ministry of Agriculture to the purchase of the Post office by the College for £25000.

13th August 1964. J43. Official search, land charges Registry.

26th October 1964. J44. Official search, land charges Registry.

5th October 1964. J45. Acknowledgment by trustees of Oliver Essex, deed, of the right of the trustees of John Goodman, deed, to production of various documents.

30th October 1964. J46. Assignment of leasehold premises, the Post office by the personal representative of John Goodman to the College, for £25000.

8th August 1968. J47. Counterpart lease, the College to the Postmaster General, for four years from 29th September 1968. Annual rent £2350, payable quarterly.

14th February 1973. J48. Counterpart lease, the College to the Post office, for 1.1/2 years from 29th September 1972 and thereafter on a six-monthly tenancy until determined on 29th September or 25th March in any year.

12th November 1976. J49. Counterpart lease to the Secretary of State for the Environment of 8 Mill Street formerly the Post office, for 3 years from 29th September 1976 and thereafter half-yearly [as in J48]. Annual rent £3500, payable quarterly. To be used as an employment office.

Dixie Estate, general papers

Box 29, Bundle K

Redemption of corn rents [see also Wa.1,] 179-225.

5th November 1907. K1. Authority of the board of Agriculture to apply capital money to the redemption of corn rents issuing out of property in Sutton Coldfield. With schedule of lands (identified by tithe map numbers) and rents.

20th November 1907. K2. 1-3. Three receipts From Queen Anne's Bounty for consideration money for the redemption of corn rents.

23rd November 1907. K3. Receipt from the Ecclesiastical Commission for consideration money for the redemption of corn rents, with schedule of lands and rents.

30th January 1908. K4. Certificate from the Board of Agriculture of redemption of corn rents, with Schedule of lands and rents.

2nd and 17th November 1905 9th February 1906. K5.1-3. Three receipts from the Board of Agriculture for payments for redemption of corn rents.

[K6, a bundle of Dixie Nominations for various dates, is probably now included in FE2.13.2. K7, opinion of Christopher Pemberton to the Reverend Doctor Cory concerning guardian's right to nominate, with three unspecified papers, 18th April 1829, cannot be located at present. There is a note that both were taken out 8th February 1977]

22nd March 1826 7 Geo. IV, sess 1826 K8. Copy of an act for repairing the road from Birmingham to Watford Gap in the parish of Sutton Coldfield.

5 Geo. IV, sess 1824 K9. Copy of Bill for enclosing lands within the Royal Town ... and Parish of Sutton Coldfield...

[K10 has been added to B26, where it belongs.]

Dixie Estate general papers.

Box 29, Bundle K

Undated. K11. Letter from William Robinson in London to Archibald Duff, offering to call on him. [No further details.]

[K12, “a document addressed to the Keeper of the Great Seal of England,” 1695, was not found in the bundle. It may be the item now numbered as B28.]

1872. K13. Schedule of deeds and writings relating to the properties in. Sutton Coldfield, belonging to Emmanuel College ... [containing purchases and exchanges made under or subsequent to the Enclosure Act.]

1876. K14. Schedule of leases and agreements relating to hereditaments at Sutton Coldfield between Emmanuel College and their tenants.

Leases of land in Wylde Green Road, Sutton Coldfield Box 29, Bundle M

1st March 1930.M1. Counterpart agreement with Joseph Salt for lease of land on Wylde Green Road, as and when the houses are built. 99 years from 25th March 1930; annual rent increasing by stages to £131 by 1932. With coloured plan.

[M2 and M3- Counterpart leases to Joseph Salt, 18th August 1930, of “Langdale” (No. 80) and No. 82, Wylde Green Road, with notice of assignment- are missing; M2 was sent to Eddowes, Perry and Osbourne, 24th February 1989, and M3 in July 1986, in connection with the sale of the freehold.]

[18th August 1930.] [M4.] Photocopy of counterpart lease to Joseph Salt of a messuage and premises in Wylde Green Road, [No.84], with plan and notice of assignment to Herbert Mandall Allison, 4th October 1932. [original sent to E.P.O., 24th October 1989.]

[M5 - counterpart lease Joseph Salt, 18th August 1930, of No. 86, with notice of assignment, sent to E.P.O., 3rd April 1978. M6 - counterpart lease of “Bella Vista”, no. 88, to William Jackson, 18th December 1930 - was sent to E.P.O. 24th January 1974. M7, Counterpart lease of No. 90 to W.D. Thursfield, 13th August 1931 - is missing without explanation. M8. - counterpart lease of “Glenroyde,” no.92, to R.A. Britton, 4th May 1931- sent to E.P.O., 9th January 1978. M9 - counterpart lease of “Holmside,” no.94 to W. Stokes and another, 7th November 1931 - sent to E.P.O. 8th March 1977. M10.- counterpart lease of “Maraym,” no. 96, to H.P. Dallow, 26 November 1931 - sent to E.P.O., 13th March 1978. M11 - counterpart lease of “Erin,” no.100, to C. F. Knight, 9th March 1932 - sent to E.P.O., 20th December 1982.]

31st March 1932. M12 - Counterpart lease to Marjorie Mabel Crump of “Cheslyn” [no.98], Wylde Green Road, for 99 years from 25th March 1930. Annual rent £9.10s, payable half-yearly. With plan.

M13 - counterpart lease of no. 102 to E.W. Horley, 28th July 1933 - sent to E.P.O. 17th July 1972. M14 - counterpart lease of “Dinsdale,” no. 104, to L.D. Bond, 22nd August 1932 - sent to E.P.O., 8th September 1988.

M15 - counterpart lease of no.106 unreadable.
Sent to E.P.O. 22nd June 1972.

Don McCollam
March 2023