

SUMMARY: The document below is the copy on the patent rolls of the grant dated 8 June 1539 by which King Henry VIII granted to John de Vere (1482-1540), 15th Earl of Oxford, a mansion near London Stone which had belonged to the Priory of Tortington. As the grant mentions, Sir Richard Wingfield (b. in or before 1469, d. 1525) had leased the property before the dissolution of the religious houses. From the online edition of *The Dictionary of National Biography*:

On 28 November [1523] he received a 24-year lease of a large London mansion on Candlewick Street in St Swithin's parish, with gardens, two great gates, and adjoining tenements.

By a fine in Easter term, 1573, Oxford granted the property to the Queen in order to facilitate its sale. Under the original grant to the 15th Earl, the property was held from the Crown in chief by knight-service. By letters patent dated 11 June 1573, the Queen regranted the property back to Oxford to be held from the Crown 'in free burgage of our said city of London, and not in chief', thus freeing it from the onerous incidents of feudal tenure such as prerogative wardship (see TNA C 66/1101, mm. 32-3). It would appear that Oxford had a buyer for the property before taking this step. In the same year, 1573, he sold the mansion to Sir Ambrose Nicholas, a member of the Company of Salters who served as Lord Mayor in 1575-6. On 12 June 1573 Oxford acknowledged in Chancery a recognizance for £2000 to Ambrose Nicholas (see TNA C 66/922, Part 27 and TNA PRO 30/34/14, No. 3), confirming that it was in that year that he sold the mansion, and that his grant of it to the Queen in Easter term of that year, and her subsequent regrant to him, altering the tenure by which the property was held, was for the purpose of facilitating the sale. Further evidence of Sir Ambrose Nicholas' purchase of the mansion from Oxford in 1573 is Stow's comment that 'in this Oxford Place Sir Ambrose Nicholas kept his mayoralty' in 1575-6. In his last will, dated 30 April 1578, Sir Ambrose Nicholas mentions his purchase of the mansion 'commonly called or known by the name of Oxenforth Place', and directs that it be sold by his executors after his death (see TNA PROB 11/60, ff. 165-7). It was later purchased, either directly from the executors of Sir Ambrose Nicholas or at some later time, by Sir John Harte, who served as Lord Mayor in 1589-90, and also kept his mayoralty there (see Thoms, William J., ed., *A Survey of London written in the year 1598 by John Stow* (London: Whittaker, 1842), p. 84):

On the north side of this church [=St Swithins] and churchyard is one fair and large built house, sometime pertaining to the prior of Tortington in Sussex, since to the Earls of Oxford, and now to Sir John Harte, alderman, which house hath a fair garden belonging thereunto, lying on the west side thereof. On the back side of two other fair houses in Walbrook, in the reign of Henry VII, Sir Richard Empson, knight, chancellor of the duchy of Lancaster, dwelt in the one of them, and Edmond Dudley, esquire, in the other; either of them had door of intercourse into this garden, wherein they met and consulted of matters at their pleasures. In this Oxford place Sir Ambrose Nicholas kept his mayoralty, and since him the said Sir John Harte.

For the will of Sir John Harte, see TNA PROB 11/103, ff. 1-7.

The King to all to whom etc., greeting. Be it known that we, in consideration of good & faithful and acceptable service to us by our dearly beloved cousin, John de Vere, now Earl of Oxford & our Great Chamberlain of England, before this time done to us, of our special grace, certain knowledge & mere motion have given, granted and by these presents do give & grant to the same John, Earl of Oxford, all that our great messuage or tenement in the parish of Saint Swithin next to London Stone in Candlewick Street within our city of London, with one large garden & one small garden adjoining the said messuage, with free ingress & egress by two large gates, of which one extends towards Candlewick Street near the parish church of Saint Swithin aforesaid towards the south, and the other lower down towards the north, with all the land between the foresaid two gates, together with all & singular cottages, curtilages, tenements, cellars, land, soil, walls & other their entire appurtenances adjoining & belonging to our said messuage or tenement, situate, lying & being in the said parish of Saint Swithin within our City of London aforesaid, as fully & entirely as Richard Wingfield, knight, late Chancellor of our Duchy of Lancaster, at any time held our said messuage or tenement, garden and other the premises with the appurtenances, & as fully & entirely as the foresaid Earl now holds & occupies our said messuage or tenement, garden and other the premises with the appurtenances, which certain our messuage or tenement, garden & other the premises with the appurtenances, at the time of the dissolution & suppression of the same late monastery or priory & before, belonged & appertained to the late monastery or priory of Tortington in our county of Sussex by the authority of parliament suppressed & dissolved, and were parcel of the lands, tenements & possessions thereof;

We give also & by these presents we do grant to the forenamed John, Earl of Oxford, the advowson, gift, presentation & right of patronage of the rectory [+&] vicarage of the parish church of Saint Swithin aforesaid next to London Stone aforesaid in our City aforesaid, and all & singular the messuages, cellars, solars, lands, tenements, gardens, curtilages, rents, reversions & services and other our hereditaments whatsoever with their appurtenances & commodities whatsoever situate, lying or being in the foresaid parish of Saint Swithin within our said City of London which to the said late monastery appertained or belonged, as fully & entirely and in such ample manner & form as Thomas Maye, late prior of the said late monastery or priory or his predecessors, priors of the same late monastery or any of them in right of that late monastery on the fourth day of February in the twenty-seventh year of our reign or at any time before had, held or enjoyed (pl. & s.) or ought (pl. & s.) to have, hold or enjoy all & singular the premises with the appurtenances, and as fully & entirely and in such ample manner & form as all and singular those premises came or ought to come to our hands by reason & pretext of a certain Act for the dissolution of certain monasteries, abbeys, priories & religious houses begun in our Parliament at London on the third day of November in the twenty-seventh year of our reign, & thereafter adjourned to Westminster, & continued by divers prorogations until, to & on the fourth day of February in the twenty-seventh year of our reign, & then there held, among other things published & provided, and are now in our

hands or ought or should be, & in such ample manner & form as we are seised thereof on the day of the making of these presents;

All which certain messuages or tenements, gardens, lands, tenements [sic?], curtilages, rents, reversions & other the premises above by these presents given & granted are of the clear yearly value of fifteen pounds by year, & not above;

To have, hold & enjoy all & singular the foresaid messuage, garden, lands & other the premises with the appurtenances to the forenamed Earl of Oxford & the heirs males of the body of the same Earl lawfully begotten, to be held of us, our heirs & successors in chief by knight-service, viz., by the twentieth part of one knight's fee, and by a yearly rent of thirty shillings in the name of a tithe or yearly tenth part of all and singular the premises to be yearly paid to us, our heirs & successors, at our Court of the Augmentation of the Revenues of our Crown at the feast of Saint Michael the Archangel for all rents, services & demands whatsoever therefore in any manner to be claimed, rendered, paid or made;

And further of our more abundant grace we do give & by these presents do grant to the forenamed John, Earl of Oxford, all issues, rents, revenues & profits of the foresaid messuage, garden, tenements & other the whole premises with the appurtenances from the feast of Saint Michael the Archangel last past hitherto resulting or arising, to have to the same Earl of our gift without account or any other thing therefore to us, our heirs & successors in any manner to be rendered, paid or made, notwithstanding that express mention etc. In testimony [+of which] thing etc. Witness the King at Westminster the 8th day of June.

By himself, the King, and on the date etc.

LM: D' con' pro Iohanne Comite Oxonie

1 Rex Omnibus ad quos &c Salutem Sciatis quod nos in consideracione boni & fidelis ac acceptabilis seruicij nobis per Carissimum Consangineum

2 nostrum Iohannem de Veer nunc Comitem Oxonie & magnum Camerarium nostrum Anglie ante hec tempora nobis facti de gracia nostra speciali ac ex

3 certa sciencia & mero motu nostris dedimus concessimus ac per presentes damus & concedimus eidem Iohanni Comiti Oxonie totum illud magnum

4 Mesuagium nostrum siue tenementum nostrum in parochia Sancti Swithin iuxta London stone in Candelwykstrete infra Ciuitatem nostram London

5 cum vno grandi gardino & vno parvo gardino dicto mesuagio adiacentibus cum libero introitu & exitu per duas magnas portas de quibus

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6 vna se extendit versus Candelwykstrete iuxta ecclesiam parochialem Sancti Swithin predictam versus Austrum Et altera inferius abinde versus

7 boriā cum tota terra inter predictas duas portas iacente vna cum omnibus & singulis cotagijs curtilagijs tenementis celarijs terra solo muris &

8 ceteris suis pertinentijs vniuersis dicto mesuagio nostro siue tenemento nostro adiacentibus & pertinentibus scituatis iacentibus & existentibus in dicta parochia Sancti Swithin

9 infra Ciuitatem nostram London predictam adeo plene & integre prout Richardus Wyngfeld Miles nuper Cancellarius Ducatus nostri

10 Lancastrie dicta Mesuagium siue tenementum nostrum gardina ac cetera premissa cum pertinentijs aliquando tenuit & adeo plene & integre prout predictus

11 Comes eadem mesuagium siue tenementum nostrum gardina ac cetera premissa cum pertinentijs modo tenet & occupat Quod quidem mesuagium siue

12 tenementum nostrum gardina & cetera premissa cum pertinentijs nuper Monasterio siue Prioratui de Tortington in Comitatu nostro Sussex auctoritate

13 parlamenti suppresso & dissoluto tempore dissolutionis & suppressionis eiusdem nuper Monasterij siue Prioratus & antea spectabant &

14 pertinebant Ac parcella terrarum tenementorum & possessionum inde fuerunt Damus eciam & per presentes concedimus prefato Iohanni Comiti Oxonie

15 aduocationem donacionem presentationem & ius patronatus Rectorie Vicarie ecclesie parochialis Sancti Swithin predicte iuxta London stone

16 predicto in Ciuitate nostra predicta Ac omnia & singula Mesuagia selaria solaria terras tenementa gardina curtilagia redditus reuersiones &

17 seruicia ac alia hereditamenta nostra quecumque cum suis pertinentijs & commoditatibus quibuscumque situata iacentia siue existentia in predicta parochia

18 Sancti Swithin infra dictam Ciuitatem nostram London que dicto nuper Monasterio pertinebant siue spectabant adeo plene & integre ac in

19 tam amplis modo & forma prout Thomas Maye nuper Prior dicti nuper Monasterij siue Prioratus aut predecessores sui Priores eiusdem

20 nuper Monasterij vel eorum aliquis in iure nuper Monasterij illius quarto die ffebruarij Anno regni nostri vicesimo septimo Aut vnquam antea omnia &

21 singula premissa cum pertinentijs habuerunt tenuerunt vel gauisi fuerunt habuit tenuit vel gauisus fuit aut habere tenere vel gaudere debuerunt

22 siue debuit Ac adeo plene & integre ac in tam amplis modo & forma prout ea omnia & singula premissa ad manus nostras racione & pretextu

23 cuiusdam actus de quibusdam Monasterijs Abbathijs Prioratibus & Domibus religiosis dissoluendis in parlamento nostro apud London

24 tercio die Nouembris Anno regni nostri vicesimo primo inchoato & deinde vsque Westmonasterium adiornato & per diuersas prorogaciones vsque ad & in quartum

25 diem ffebruarij Anno regni nostri vicesimo septimo continuato & tunc ibidem tento inter alia editi & prouisi deueniunt seu deuenire

26 debuerunt Ac in manibus nostris iam existunt seu existere debent vel deberent & in tam amplis modo & forma prout nos die confecionis

27 presencium simus inde seisiti Que quidem omnia Mesuagia siue tenementa gardina terras tenementa curtilagia redditus reuersiones & cetera

28 premissa superius per presentes data & concessa sunt clari annuali valoris quindecim librarum & non vltra per annum habendum tenendum & gaudendum

29 omnia & singula predicta Mesuagium gardinum terras & cetera premissa cum pertinentijs prefato Comiti Oxonie & heredibus masculis de corpore ipsius

30 Comitibus legitime procreatis Tenendum de nobis heredibus & successoribus nostris in capite per seruicium Militare videlicet per vicesimam partem

31 vnus feodi Militis Ac per annualem redditum triginta solidorum nomine decime siue annualis decime partis omnium et singulorum premissorum nobis

32 heredibus & successoribus nostris ad Curiam nostram Augmentacionum reuencionum Corone nostre ad ffestum Sancti Michaelis Archangeli annuatim soluendum pro

33 omnibus redditibus seruicijs & demaundis quibuscumque proinde quoquo modo petendo reddendo soluendo vel faciendo Et vlterius de vbiori

34 gracia nostra damus & per presentes concedimus prefato Iohanni Comiti Oxonie omnia exitus redditus reuenciones & proficua predictorum Mesuagij gardini

35 tenementorum & ceterorum omnium premissorum cum pertinentijs a ffesto Sancti Michaelis Archangeli vltimo preterito hucusque prouenientes siue crescentes habendum eidem Comiti ex

36 dono nostro absque compoto seu aliquo alio proinde nobis heredibus & successoribus nostris quoquo modo reddendo soluendo vel faciendo Eo quod expressa

37 mencio &c In cuius rei &c Teste Rex apud Westmonasterium viij die Junij

per ipsum Regem & de data &c