

SUMMARY: The document below is the fine of 2 May 1580 by which clear title to the manors of Wanstead and Stonehall passed from Leicester to Thomas Skinner for £40 (Emmison records the sale price on p. 236 of vol. V of *Feet of Fines for Essex* as £400, but in the original document the wording is ‘quadraginta libras sterlingorum’ i.e. £40). The fine was part of a complex series of fines, some of which no longer appear to be extant. A fine in 1579 records Leicester’s purchase of the manor of Wanstead from Robert, Lord Rich for £400 (see Emmison, vol. V, p. 225). Shortly thereafter the first mention of Stonehall occurs. Leicester conveyed the manors of Wanstead & Stonehall to John Huband and others in 1580 for £800 (see Emmison, vol. V, p. 234), and almost immediately conveyed them to Thomas Skinner by the fine below on 2 May 1580. By a fine on 11 June 1582, Thomas Skinner and his wife Blanche conveyed the two manors back to Leicester for 200 marks (see CP 25/2/131/1686/24ELIZITRIN, Item 41). On p.12 of vol. VI of *Feet of Fines for Essex*, Emmison records the sale price as 2000 marks, but in the original document the wording is ‘ducentas marcas argenti’, i.e. 200 marks. On 6 October 1583 Thomas Skinner and his wife Blanche again conveyed the two manors back to Leicester, this time for £80 (see CP 25/2/132/1691/25/26ELIZIMICH, Item 39). On 18 May 1584 Thomas Skinner and his wife Blanche once again conveyed the manors back to Leicester by a fine for £80 (see CP 25/2/132/1693/26ELIZIEASTER, Item 46); Emmison records the sale price on p. 25 of vol. VI of *Feet of Fines for Essex* as £800, but in the original document the wording is ‘octoginta libras sterlingorum’ i.e. £80. The descriptions of the property in the fines of 6 October 1583 and 18 May 1584 differ in only a single detail (in the former there are said to be 400 acres of meadow whereas in the latter there are said to be 40 acres), but there is another, perhaps more significant, distinction in that the fine of 18 May 1584 uses only the singular ‘manor’ throughout, which may be of importance in that specific property rights were attached to manors, and it would thus make a difference whether there were two distinct manors, or only a single manor. On 9 June 1585 Leicester purchased the manors of Cranbrook and Rayhouse from Oxford for the purpose of increasing the park at Wanstead (see Evelyn MS 258b), Oxford having purchased Cranbrook and Rayhouse on 6 May 1584 from Israel Amyce and his wife Martha (see CP 25/2/132/1693/26ELIZIEASTER, Item 39). This interconnected series of transactions involving Leicester, Oxford, Israel Amyce and Thomas Skinner is significant because the outlawry of Israel Amyce for debt on 20 April 1584 (which resulted in a bond of Oxford’s in the amount of £4000 escheating to the Queen) and the fraudulent practices of Thomas Skinner both played significant roles in Oxford’s financial downfall.

This is the final agreement made in the court of the Lady Queen at Westminster one month after Easter in the year of the reigns of Elizabeth, by the grace of God Queen of England, France & Ireland, Defender of the Faith, etc. from the Conquest the twenty-second [=2 May 1580], before James Dyer, Thomas Meade & Francis Wyndham, justices, & others faithful to the Lady Queen then there present, between Thomas Skinner, querent, and Robert, Earl of Leicester, deforciant, of the manors of Wanstead alias Wannstead & Stonehall with the appurtenances, and of forty & three messuages,

two mills, four dovecots, forty & three gardens, eight hundred acres of arable land, two hundred & seventy acres of meadow, eight hundred acres of pasture, three hundred & forty acres of wood, one thousand acres of furze & heath, thirty acres of marsh & one hundred shillings rent with the appurtenances in Wanstead alias Wannstead, Barking, Stonehall, Woodford, Walthamstow, Leyton & Ilford, and also of the advowson of the church of Wanstead alias Wannstead;

Whereof a plea of covenant was summoned between them in the same court, namely that the foresaid Earl has acknowledged the foresaid manors, tenements, & rents with the appurtenances and the advowson aforesaid to be the right of himself, Thomas, as those which the same Thomas has of the gift of the foresaid Earl, and he has remised & quit-claimed them from himself & his heirs to the foresaid Thomas & his heirs forever;

And besides the same Earl has granted for himself & his heirs that they will warrant to the foresaid Thomas & his heirs the foresaid manors, tenements & rents with the appurtenances and the advowson aforesaid against the foresaid Earl & his heirs forever;

And for this acknowledgement, remission, quit-claim, warrant, fine & agreement the same Thomas has given to the foresaid Earl forty pounds sterling.

Essex

Examined

According to the form of the statute the first proclamation was made on the ninth day of May in Easter term in the twenty-second year of the within-written Queen;

The second proclamation on the eleventh day of May in the same term;

The third proclamation on the thirteenth day of May in the same term;

The fourth proclamation on the sixteenth day of May in the same term.

The fifth proclamation was made on the fifteenth day of June in Trinity term in the twenty-second year of the within-written Queen;

The sixth proclamation on the seventeenth day of June in the same term;

The seventh proclamation on the twentieth day of June in the same term;

The eighth proclamation on the twenty-second day of June in the same term.

The ninth proclamation was made on the twenty-first day of November in Michaelmas term in the twenty-third year of the within-written Queen;

The tenth proclamation on the twenty-third day of November in the same term;

The eleventh proclamation on the twenty-sixth day of November in the same term;

The twelfth proclamation on the twenty-eighth day of November in the same term.

The thirteenth proclamation was made on the seventh day of February in Hilary term in the twenty-third year of the within-written Queen;

The fourteenth proclamation on the ninth day of February in the same term;

The fifteenth proclamation on the eleventh day of February in the same term;

The sixteenth proclamation on the thirteenth day of February in the same term.

Examined

1 Hec est finalis Concordia facta in Curia Domine Regine Apud Westmonasterium A die Pasche in vnum mensem

2 Anno regnorum Elizabethhe dei gratia Anglie ffrancie & Hibernie Regine fidei defensoris &c A Conquesto

3 vicesimo secundo Coram Iacobo Dyer Thoma Meade & ffrancisco Wyndam Iusticiarijs & alijs domine

4 regine fidelibus tunc ibi presentibus Inter Thomam Skynner querentem et Robertum Comitem Leicestrie

5 deforciantem de Manerijs de Wansted alias Wannsted & Stonehall cum pertinentijs ac de quadraginta

6 & tribus Mesuagijs duobus Molendinis quatuor Columbarijs quadraginta & tribus gardinis

7 octingentis acris terre ducentis & septuaginta acris prati octingentis acris pasture

8 trescentis & quadraginta acris bosci Mille acris Iampnorum & bruere triginta acris Marisci

9 & Centum solidatis redditus cum pertinentijs in Wansted alias Wannsted Barkynge Stonehall Woodforde

10 Waltham Stoe layton & Ilford Necnon de aduocacione ecclesie de Wansted alias

11 Wannsted Vnde Placitum conuencionis summonitum fuit inter eos in eadem Curia Scilicet quod predictus

12 Comes recognovit predicta Maneria tenementa & redditus cum pertinentijs ac aduocacionem predictam esse ius ipsius

13 Thome Vt illa que Idem Thomas habet de dono predicti Comitis Et illa remisit &

14 quieteclamavit de se & heredibus suis predicto Thome & heredibus suis Imperpetuum Et preterea Idem Comes

15 concessit pro se & heredibus suis quod ipsi Warantizabunt predicto Thome & heredibus suis predicta Maneria

16 tenementa & redditus cum pertinentijs ac aduocacionem predictam contra predictum Comitem & heredes suos

17 Imperpetuum Et pro hac recognicione remissione quietaclamacione Waranto fine & concordia Idem

18 Thomas dedit predicto Comiti quadraginta libras sterlingorum

Essex

examinatus

Secundum formam statuti

Prima proclamatio facta fuit Nono die Maij termino Pasche Anno vicesimo secundo Regine infrascripte

Secunda proclamatio vndecimo die Maij eodem termino

Tercia proclamatio terciodecimo die Maij eodem termino

quarta proclamatio sextodecimo die Maij eodem termino

Quinta proclamatio facta fuit quintodecimo die Iunij termino sancte Trinitatis Anno vicesimo secundo Regine infrascripte

sexta proclamatio decimo septimo die Iunij eodem termino

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septima proclamatio vicesimo die Iunij eodem termino

octava proclamatio vicesimo secundo die Iunij eodem termino

Nona proclamatio facta fuit vicesimo primo die Novembris Termino sancti Michaelis Anno vicesimo tercio Regine infrascripte

decima proclamatio vicesimo tercio die Novembris eodem termino

undecima proclamatio vicesimo sexto die Novembris eodem termino

duodecima proclamatio vicesimo octavo die Novembris eodem termino

Terciadecima proclamatio facta fuit septimo die februarij termino sancti Hillarij Anno vicesimo tercio Regine infrascripte

quartadecima proclamatio nono die februarij eodem Termino

quintadecima proclamatio undecimo die februarij eodem termino

sextadecima proclamatio terciodecimo die februarij eodem termino

examinatus