

THE QUEEN'S GRANT OF OXFORD'S LANDS
TO THE EARL OF LEICESTER

This indenture made between the most excellent princess and our most dread Sovereign Lady Elizabeth, by the grace of God Queen of England, France & Ireland, Defender of the Faith, etc. of thone party, & the right honourable Lord Robert Dudley, Knight of the Order of the Garter, Master of the Queen's Majesty's Horses, & one of her Highness' Privy Council, of thother party, witnesseth that our said Sovereign Lady, with the advice of the Master & Council of her Grace's Court of Wards & Liveries, knowing her Majesty's special determination therein to benefit the said Lord Robert Dudley, is contented & pleased to grant, & by these presents doth grant, demise, & to farm let unto the said Lord Robert Dudley all the manors, lands, tenements, with all & singular their appurtenances in the Counties of Essex, Suffolk, and Cambridgeshire, late the inheritance of the right honourable John de Vere, Earl of Oxford, hereafter particularly declared, that is to say:

The manor of Hedingham to the castle of uplands & Hedingham to the castle of burgage, with three parts [sic for parks?] in the said county of Essex, whereof the rent & farm, as well of the freeholders as of the customary tenants there being in the charge of William Brewster, deputy of Charles Tyrrell, esquire, bailiff there, are by year above all charges **£29 19s 3-1/2d**. The rent of the burgage there, **£6 4s 3d**. The rent & farm of 2 meadows there, whereof one is called Rush meadow, containing 7 acres, & thother called Marsh meadow, containing 7 acres, late in th' occupation of the said Earl, by year **28s**. The rent & farm of a warren of coneyes & one hop-garden & one dovehouse there, late in th' occupation of the said Earl, by year **66s 8d**.

The manor of Grays with all & singular th' appurtenances in Sible Hedingham, & one tenement called Peppers, now in the tenure of Richard Wastlyn within the said county of Essex, by year **£16**.

The manor of Prayors alias Bower Hall with the lands in Sible Hedingham within the said county of Essex, whereof the rent & farm as well of the freeholders as of the customary tenants there, by year **£28 19s 7d**. The rent & farm of the site of the said manor of Prayors with the demesnes there, now in the tenure of William Fallford, by year **£7**.

The manor of Little Yeldham alias Over Yeldham with th' appurtenances in the said county of Essex, & one pasture there called Hide field, now in the tenure or occupation of Robert Spring, by year **£24 5s**.

The manor of Earls Colne with the park there in the said county of Essex, whereof the rent of assize of the tenants of the said manor in the charge of Robert Jegon, bailiff there, all by year **£24 17s 4d**. One meadow called the Hall meadow, containing by estimation 18 acres, late in th' occupation of the said Earl, by year **36s**. One piece of pasture called Bonners, containing by estimation 16 acres, by year **16s**. One other piece of pasture called the Gall, containing by estimation 7 acres, by year **7s**.

One pasture called Warehills in the parish of Steeple in the said county of Essex, by year **41s 8d**.

The manor of Maldon with certain lands called Flanderswick within the said county of Essex, whereof certain lands in Maldon aforesaid now in the tenure of John Church, by year **£12 6s 8d**. Certain other pieces of land in Maldon aforesaid now in the tenure of John Coker, by year **£7 19s 8d**. A farm called Flanderswick farm, late in th' occupation of the said Earl, by year **£8 6s 8d**. Certain parcels of land called Bromsteads, parcel of

Flanderswick, now in the tenure of Anthony Sparrow, by year **100s**. The rent & farm as well of the freeholders as of the customary tenants there, by year **65s 8d**.

The manors of Stansted Mountfichet, Burnells, & Bentfield Bury in the said county of Essex, whereof the herbage of the park of Stansted aforesaid, with all the houses & buildings called Lodge's, together with the meadows, feedings, & fishings within the said park, now in the tenure of John, Lord Darcy, by year **£23 6s 8d**. The rent & farm of the site of the said manor with the demesnes there, now in the tenure of Robert Hellam, by year **£13 6s 8d**. The rent & farm of the manor of Bentfield Bury aforesaid, now in the tenure of John Hubberd, by year **£11 6s 8d**. The rent of assize of the tenants there, by year **£50 5s 11-1/2d**.

The rent & farm of one tenement called Parks, now in the tenure of John Hall, valued by year at **106s 8d**, & also th' herbage of a wood there called Chelmissesey wood, by year **13s 4d**.

The manor of Nether Yeldham in the said county of Essex, whereof the rent of assize of the tenants of the said manor, by year **£6 14s 11-1/2d**. The rent & farm of the site of the manor of Yeldham Hall with th' appurtenances, now in the tenure of Robert Plombe, by year **£13 6s 8d**. The rent & farm of one barn there called Browne's barn, with [+a] certain meadow & pasture to the same belonging in Great Yeldham, now in the tenure of the said Robert Plombe, by year **£8**. The rent & farm of one tenement called Levingtons with th' appurtenances, now in the tenure of Edmund Harrington, by year **£8**. One other messuage in Yeldham aforesaid called Poole, now in the tenure of Edmund Browne, by year **£6 13s 4d**. Two parcels of lands called Boscotts & Sandpitts with th' appurtenances, now in the tenure or occupation of William Fitch, by year **33s 4d**. Certain other lands in Yeldham aforesaid called Boveleys, now in the tenure of William Fitch, by year **53s 4d**. Certain lands with th' appurtenances in Sible Hedingham called Rentbutlands, now in the tenure of John Bond, by year **26s 8d**. One meadow containing 8 acres, late in the tenure of the said Earl at the time of his death, by year **16s**.

The rent of assize of the tenants of the manor of Sheriffs, by year **52s 9d**. The rent & farm of the site of the manor aforesaid with the demesnes to the same belonging, now in the tenure of John Ward, by year **£6 12s 8d**. The rent & farm of th' herbage of one parcel of wood called the Gall in Gaines Colne aforesaid, by year **3s 4d**.

The rent & farm of the manor of Vaux with all & singular th' appurtenances in Belchamp Otten in the said county of Essex, now in the tenure of Thomas Golding, **£14 13s 4d**.

The rent & farm of one tenement & 80 acres land and pasture with th' appurtenances called Pevers in Sible Hedingham, now in the tenure of Maurice Walford, by year **53s 4d**.

The rent of assize of the tenants of the manor of Great Bumpstead within the said county of Essex, by year **£17 16s**. The rent & farm of the site of the said manor with the demesnes there, now in the tenure of Thomas Porter, by year **£13 6s 8d**.

The rent of assize of the tenants of the manors of Gobions & Waltons in the said county of Essex with **14d** for the rent of 4 hens, one cock, & one goose, by year **60s 2d**. The rent & farm of the site of the manors of Gobions & Waltons with the demesnes there & all the lands, meadows, & pastures with th' appurtenances in East Tilbury and Mucking, now in the tenure of John Lawrence, by year **£30 13s 4d**.

The rent & farm of the site of the manor of Waltons in Purleigh with the demesnes & rent of the freehold & customary tenants there in the said county of Essex, now in the tenure of Edward Madison, by year **£11**.

The rent of assize of the tenants of the late Priory of Colne, by year **£58 14s 6-1/4d**. The rent & the farm of the site of the mansion there called Colne Priory or Colne House, with all the houses, orchards, gardens, fishings, barns, stables & all the meadows & pastures with all th' appurtenances to the same Priory late belonging, late in th' occupation of the said Earl & now in th' occupation of the Lady Margery, late wife of the said Earl, by year **£13 6s 8d**. Certain pensions & portions to the same late Priory belonging, by year **£7 2s 4d**. The rent & farm of the site of the manor of Barwick Hall with the demesnes there & the tenth of corn in White Colne, now in the tenure of Robert Ball, by year **£10 10s**. One tenement with th' appurtenances in White Colne called Inglesthorpe, now in the tenure of Thomas Prentice, by year **£4 10s**. One water-mill with 3 acres pasture to the same belonging in Earls Colne called Colneford mill, now in the tenure of John Davy, by year **40s 4d**. The rectory of Bentley with all the tenths to the same belonging, by year **£9**. The rectory of Belchamp with all the tenths to the same belonging, now in the tenure of Thomas Coe, by year **£16 3s**. The rectory of Messing with all the tenths to the same belonging, now in the tenure of Robert Cannock, by year **113s 4d**. One fulling-mill called Chalkney mill & 6 acres pasture with th' appurtenances in Earls Colne & White Colne, now in the tenure of Roger Goodrick by year **£4**.

The rent of assize of the tenants of the late nunnery of Hedingham within the foresaid county of Essex, by year **£17 2s 4d**. One messuage with th' appurtenances called Shetleford & Takeley in Stambourne, now in the tenure of John Rede, by year **£8 6s 8d**. The site of the late nunnery of Hedingham aforesaid with the demesnes & all the meadows & pastures to the same site belonging, now in the tenure of Robert Blandon, by year **£15**.

One messuage in Langdon Hills with all the lands, meadows, feedings, & pastures to the same belonging in the said county of Essex in the tenure or occupation of John Pake, by year **£15**.

All which premises before rehearsed within the said county of Essex are by year **£628 10s 5-3/4d**.

The rent & farm as well of the freeholders as of the customary tenants & tenants at will of the manor of Swaffam Bulbeck in the county of Cambridge, by year **£13 2s 11-1/2d**. The farm of the demesnes of the said manor, by year **£10**.

The rent & farm of the freeholders of the manor of Hinxton in the county of Cambridge, by year **35s 8-1/4d**. The customary tenants of the said manor, by year **£19 4d**. The tenants at will of the lord of the said manor, by year **20d**. The demesnes of the said lordship, by year **£22 15s**. One water-mill there, by year **£4**.

The rectory of Wickham with all the glebe lands, tenths, & other commodities to the same rectory belonging, now in the tenure or occupation of Edmund Armiger(?) within the said county of Cambridge, by year **£6**.

All which premises before rehearsed in the said county of Cambridge are by year **£76 19s 5-3/4d**.

The rent of assize of the manor of Lavenham, as well within the burgage as without, within the county of Suffolk, by year **£62 19s 11-1/2d**. The demesnes of the said manor, by year **111s 8d**. The herbage or gistment of 40 oxen & 6 geldings in the park of Lavenham in the

tenure or occupation of Robert Christmas, parker or keeper of the same, by year **15s**. Th' issues or profits of a fair there, by year **2s**.

The rent or farm of the site of the manor of Earls Hall with the demesnes & rent as well of the freeholders as of the customary tenants there in the said county of Suffolk, by year **£20**.

The rents of assize of the tenants of the manor of East Bergholt in the county of Suffolk, by year **£28 20-1/2d**. The rent of assize & farm belonging to the late preceptory there, by year **£13 16s 1/2d**. The demesnes of the said manor of East Bergholt now in the tenure of Stephen Cardinal, by year **£26 13s 4d**.

Which premises before rehearsed in the county of Suffolk are by year in the whole **£153 19s 8-1/2d**.

All which lands in the foresaid counties of Essex, Cambridge, & Suffolk amount in the whole to the clear yearly value & rent [+of] **£859 9s 8d** now in th' hands & possession of our said Sovereign Lady by the minority of Edward, now Earl of Oxford, her Highness' ward, son & next heir of the right honourable John de Vere, Earl of Oxford, deceased, excepted & always reserved out of the said grant all woods, underwoods, marriages, knights' fees, reliefs, & mines of metal, stone, & coal being(?) under, in, & upon the said lordships, manors, & other the premises with th' appurtenances or any part thereof during the minority of the said heir;

To have & to hold the said lordships, manors, & other the premises with th' appurtenances (except before excepted) to the said Lord Robert Dudley & his assigns from the day of the death of the said John de Vere, late Earl of Oxford, deceased, during the minority of the said heir, yielding & paying therefore yearly during the minority of the said heir to the Queen's Majesty's feodaries of the said counties of Essex, Cambridge, & Suffolk, or to their lawful deputies for the time being, to her Highness' use, the sum of **£803 9s 8-1/2d**, that is to say, to the Queen's Majesty's feodary of the county of Essex **£581 13s 1-1/2d**, to the Queen's Majesty's feodary of the county of Cambridge **£73 11s 5-3/4d**, & to the Queen's Majesty's feodary of the county of Suffolk, **£148 5s 1-1/2d** at the feasts of St. Michael the Archangel & the Annunciation of Our Lady by even portions, over & above the deductions & reprises hereafter declared, that is to say:

60s 10d yearly deducted & allowed for the fee of Aubrey Vere, keeper or parker of the new park of Hedingham aforesaid, **100s** yearly for the fee of John Tey, keeper of the great park there, **7s** yearly for the decay of the rent of one croft called Coppings, & **2s** yearly to the auditor's clerk for engrossing the accounts of the said lands.

21d yearly for a rent resolute going out of the manor of Grays, **8s** yearly paid for a rent resolute out of a tenement called Peppers to William, Marquis of Northampton, & **2s** to the auditor's clerk for engrossing the accounts of the said lands.

53s 4d yearly paid out of the manor of Prayors to John Bridge, bailiff there, **7s** for a rent resolute yearly going out of the said manor of Prayors (whereof 2s paid to the sheriff of the county of Essex, & 5s to Rooke Greene), **2s** yearly allowed to William Carpenter for decay of rent, & **2s** to the auditor's clerk for engrossing the accounts of the said lands [+belonging] to the said manor of Prayors.

2s to the auditor's clerk yearly allowed for engrossing the accounts of the manor of Little Yeldham.

60s 10d yearly allowed for the fee of Lewis Jegon, bailiff of the manor of Earls Colne, **2s** to the auditor's clerk for engrossing the accounts of the said lands.

13s 4d yearly allowed to Anthony Sparrow, bailiff of the manor of Maldon, **17s 5-1/2d** for a rent resolute going out of the said manor of Maldon (whereof paid to George Norton, knight, 17-1/2d & to the rectory of Purleigh 16s), **4s** yearly paid for a decay of rent of one tenement in Fulbridge Street by violence of the sea, & **2s** to the auditor's clerk for engrossing the accounts of the said manor of Maldon.

£6 20d yearly allowed (whereof for the fee of Wystan Browne, esquire, keeper of the park of Stansted Mountfichet, 60s 10d, & to the bailiff of the same manor 60s 10d), & **2s** to the auditor's clerk for engrossing the accounts of Stansted Mountfichet.

60s 10d for the fee of William Grave, bailiff of the manor of Nether Yeldham, **8s** yearly paid for a rent resolute to the Queen's Majesty (that is to say, 2s to the hundred of Hinckford, 2s to the honour of Clare, & 4s to the manor of Stambourne), **4s** yearly paid to John Wentworth, knight, to his manor of Wethersfield Hall, **5s 3d** yearly allowed for decay of rent of parcel of the said manor of Nether Yeldham, **2s** to the auditor's clerk for engrossing the accounts of the said manor of Nether Yeldham.

2s to the auditor's clerk for engrossing th' accounts of the manor of Sheriffs.

40s yearly allowed for the fee of John Turner, steward of the manor of Great Bumpstead, & **2s** to the auditor's clerk for engrossing the accounts of the said manor.

6s 8d yearly paid to John Lawrence, bailiff of the manor of Gobions, **53s 4d** for a rent resolute yearly going out of the said manor of Gobions to divers persons, **£4 13s 4d** for a pension yearly paid to the late dissolved Abbey of Barking, & **2s** to the auditor's clerk for engrossing the accounts of the said manor of Gobions.

100s yearly allowed out of the Priory of Colne (whereof £4 paid to Bartholomew Church, bailiff there, & 20s to the keeper of the wood of the said Priory), **40s 4d** for a rent resolute yearly going out of the said late Priory to the manor of Earls Colne, **17d** yearly for a rent resolute to Richard Holburgh, **2s** for a rent resolute to the honour of Clare, **30s 2d** for decay of rent of parcel of the said Priory, & **2s** to the auditor's clerk for engrossing the accounts of the said Priory.

4s for a rent resolute yearly going out of [sic] the said Priory of Colne, **4s 10d** for a rent resolute yearly paid out of the nunnery of Hedingham (whereof to John Wentworth, knight, 8d & to William Aylofffe, esquire, 4s 2d), & **2s** to the auditor's clerk for engrossing the accounts aforesaid in Hedingham.

All which reprises above rehearsed in the county of Essex amount to the clear yearly value & rent of **£46 17s 4-1/2d**.

2s to the auditor's clerk for engrossing the accounts of the manor of Swaffam Bulbeck in the county of Cambridge.

53s 4d for the fee of John Bond, bailiff of the manor of Hinxton, **10s 8d** for a rent resolute yearly paid to the Queen's Majesty out of the said manor for the aid of the sheriff of the said county, & **2s** to the auditor's clerk for engrossing the accounts of the said manor of Hinxton.

Which reprises in the said county of Cambridge amount to the yearly rent of **68s**.

4s 7d for a rent resolute yearly going out of the manor of Lavenham in the county of Suffolk, **22s** yearly allowed for a rent of meadow occupied & reserved for hay for the finding of deer in the park of Lavenham aforesaid, & **2s** to the auditor's clerk for engrossing the accounts of ye said manor of Lavenham.

2s allowed to the auditor's clerk for engrossing the accounts of the manor of Earls Hall.

53s 4d yearly allowed to Robert Christmas, steward of the manor of East Bergholt, **8s 7d** for a tenth or rent reserved out of the manor of precept [sic] yearly to the Queen's Majesty, **20s** yearly paid to the Queen's Majesty out of the manor of Old Hall, & **2s** to the auditor's clerk for engrossing the accounts of the said manor of East Bergholt.

Which reprises in the county of Suffolk amount to the yearly rent of **114s 7d**.

All which reprises above rehearsed in the said counties of Essex, Cambridge, & Suffolk amount in the whole to the yearly value & rent of **£55 19s 11-1/2d**.

And the said Lord Robert Dudley covenanteth & granteth for him & his assigns by these presents that he, the said Lord Robert Dudley, & his assigns over & besides the said rent before reserved shall also content & pay to the receiver-general of the said Court to the use of our said Sovereign Lady or of her heirs & successors all such sums of money which shall hereafter be found due & payable for the mean rates & profits of the said lordships, manors, lands, & other the premises with th' appurtenances from the last half year of the said term until such time as the said lordships, manors, lands, & other the premises with th' appurtenances be prosecuted and had out of the hands & possession of our said Sovereign Lady or of her heirs & successors by livery, ouster-le-main, or otherwise, according to the order of the law;

And the said Lord Robert Dudley covenanteth & granteth for him & his assigns by these presents that he, the said Lord Robert Dudley, & his assigns during the said term shall at his & their own proper costs & charges make or cause to be made all manner of necessary & needful reparations in & upon the said lordships, manors, lands, & other the premises with th' appurtenances when & as often as need shall require, except upon the manor[s] of Hedingham & Earls Colne aforesaid with th' appurtenances, for which the said Lord Robert Dudley shall have all such sums of money as he shall necessarily employ upon the said 2 houses according as shall be thought meet & necessary for [sic?] the said Master & Council for the time being, & so sufficiently repaired in th' end of the said term shall leave the same, & shall discharge, content, & pay yearly all rents resolute & other charges other than tenths lawfully demanded & going out of the said lordships, manors, lands, & other the premises with th' appurtenances, and likewise also shall from time to time permit & suffer the said feodaries for the time being to survey the said lordships, manors, & lands, as well for the knowledge of the performance of the covenants contained in this indenture on the behalf of the said Lord Robert Dudley & his assigns, as of all wastes, incommodities, hurts, & decays already fallen & which may arise & grow to th' hindrance of the said heir or to th' impairment of the Queen's Majesty's right and profit, and shall at all times hereafter be contented to receive & fulfil all such further orders which the said Master & Council shall take for the redress of any default found by the said survey, as neither the Queen's Majesty nor her Highness' said ward do sustain any loss or prejudice by their negligence or for lack of their help to whom the charge thereof appertaineth;

And the said Lord Robert Dudley covenanteth & granteth for him & his assigns by these presents that if at any time hereafter by the said survey of the Master & Council or any other by them authorized, it be found that the said manors, lands, & other the premises with

th' appurtenances were of better or more yearly value or rent at the time of the making hereof than the rent before reserved doth amount unto, or that any rent or profit whereof the Queen's Majesty ought to be answered be omitted & not truly reserved upon this lease, that then the said Lord Robert Dudley & his assigns shall content & pay yearly during the said term to the said feodaries for the time being to her Highness' use at the feasts before limited for payment of the said rent the overplus found by the said survey to be above the said rent of **£803 9s 8-1/2d**, & above the profits of the courts, parks, or the demesne lands belonging or appertaining to the said Earl's houses, & shall likewise content & pay the arrearages of the same overplus from the beginning of this lease & grant;

And the said Lord Robert Dudley covenanteth & granteth for him & his assigns by these presents that he, the said Lord Robert Dudley, & his assigns shall cause the courts heretofore had and used upon the said manors, lands, & other the premises with th' appurtenances to be yearly kept by the stewards of the said Edward, now Earl of Oxford, or by such other as shall be appointed by the said Master & Council, the court rolls engrossed & surely laid up together with all other evidences or writings coming to th' hands of the said Lord Robert Dudley or his assigns concerning th' inheritance of the said heir, as the[y] may come to him at the time of his full age without concealment, embezzling, or loss of them or any parcel of them to the knowledge of the said Lord Robert Dudley or his assigns. And further also that neither he, the said Lord Robert Dudley, or his assigns shall do or suffer to be done any strip, waste, spoil, ruin, or disorder upon the said manors, lands, & other the premises with th' appurtenances or any part thereof, ne wittingly decay any rent or service belonging to the same, nor expel or put out any tenant or tenants holding any part of the premises other than such as hold the parks & demesne lands of the said now Earl [] as they shall fall during the minority of the said heir without knowledge & agreement of the said Master & Council for the time being. And if at any time hereafter during the said term any strip, waste, spoil, disorder, intrusion, or encroachment be unlawfully done or made upon the said manors, lands, & other the premises with th' appurtenances or any part or parcel thereof to the prejudice of the inheritance of the said heir, that then the said Lord Robert Dudley & his assigns, as much as in him & them lieth, shall withstand & defend the same, & for lack of power & sufficient authority so to do shall forthwith, after knowledge thereof had, certify the same to the Master & Council aforesaid for the time being, & receive & prosecute forth their order for the reformation thereof to & for th' advancement of the Queen's Majesty's interest & right & for the safeguard of th' inheritance of the said heir;

And it is agreed on the behalf of the Queen's Majesty by the said Master & Council that the said Lord Robert Dudley & his assigns during the said term shall have & take upon the said manors, lands, & other the premises by th' assignment of the said Master & Council for the time being, or any other by them authorized, sufficient housebote, firebote, hedgebote, ploughbote, and cartbote, only to be used & expended in & about the said manors, lands, & other the premises with th' appurtenances;

And the said Lord Robert Dudley covenanteth & granteth for him & his assigns by these presents that he, the said Lord Robert Dudley, & his assigns shall not give, grant, commit, bargain, or sell this lease or his interest in the same to any person or persons without knowledge & agreement of the said Master & Council for the time being, & shall once in every year during the said term bring or send to the Auditor-General of the said Court of Wards & Liveries his acquittances declaring payment of the rent before reserved or hereafter growing upon this lease, and also bring the same lease within one half year next after the date thereof to have the same there enrolled as the same auditor may have perfect knowledge & understanding how to charge & allow the said rent or other charge arising upon the same lease at all times when need shall require;

And it is provided on the behalf of the Queen's Majesty by the said Master & Council that if at any time hereafter during the said term it fortune the said rent of **£803 9s 8-1/2d** to be behind unpaid in part or in all after any of the said feasts in the which it ought to be paid by the space of 2 months, or if any of the said covenants be broken, unkept, & not reformed within 3 months next after lawful warning to him or them thereof given, that then this present lease to be void & of none effect;

And that it shall be lawful for the said Master & Council for the time being or any other by them authorized into the said manors, lands, & other the premises with th' appurtenances & every part thereof not only to re-enter, and the same to repossede & continue to th' use of the Queen's Majesty, but also to distrain the goods & cattles of the said Lord Robert Dudley & his assigns, & the same to drive away, withhold, bargain, & sell to th' use of the Queen's Majesty until her Highness be fully answered & paid, as well of the rents & of th' arrearages thereof as of the value of the detriment & damage sustained by the breaking of the said covenants or of any clause or article before mentioned, this lease or anything therein contained to the contrary notwithstanding;

In witness whereof to thone part of these indentures remaining with the said Lord Robert Dudley our said Sovereign Lady's seal of her Grace's Court of Wards & Liveries with th' advice of the Master & Council of her Grace's said Court is affixed & set, & to thother part remaining with our said Sovereign Lady in her Grace's said Court the said the said [=dittography] Lord Robert Dudley hath put to his seal & subscribed his name the 22nd day of October in the fifth year [=1563] of our said Sovereign Lady's most gracious reign.