

Grant to Sir HUMFRY RADCLYFF, Knight.

“THE KING, &c. to all to whom, &c. greeting. Know ye that we, as much in consideration of good true and faithful service, by our beloved and faithful servant HUMFRY RADCLYFF, Knight, to us heretofore done and rendered, as for other reasonable causes and considerations, specially moving us to the presents, of our special grace, and from our certain knowledge, and mere motion, have given and granted, and, by the presents, do give and grant to the aforenamed Humfry Radclyff, Knight;

“ THE 'whole demesne and site of the late Monastery or Abbey of Elnestowe" in our County of Bedford, dissolved, and all houses, edifices, barns, gardens, orchards, pleasure grounds, dovecotes; curtilage, cemetery, land and soil, and other our hereditaments whatsoever, being within the site and precinct of the said late Monastery or Abbey. Likewise all those our lands containing by estimation xij acres, with appurtenances, in the field called Bedforde Hole; And all those our lands, with appurtenances, containing by estimation v acres, called Nonriesgore; And our whole piece of land, containing by estimation xij acres, to the same land called Nonnesgore next adjacent; And all those our lands, containing by estimation viij acres, with appurtenances, in Romere; Likewise our whole piece of land, containing by estimation v acres, next Potton Bawke; And our whole piece of land, containing by estimation xvj acres, next and near Wests; Another our piece of land, containing by estimation v acres, next le gravell pytt; And our whole close of arable land, called Bamebred, containing by estimation xiiij acres; And our whole croft of land, called Bakehouse Croft, containing by estimation ix acres; And one other our piece of land, containing by estimation ix acres, to the same le Bakehouse croft next adjacent; One other our piece of land, abutting upon lex Cleypytt, containing by estimation xxij acres; And also all those our lands, containing by estimation xij acres, with appurtenances, in the same le Furlong; And all those out lands, containing by estimation xvj acres, to the same xij acres of land adjacent; And one other our piece of land, to the same adjacent, containing by estimation x acres; And one other our piece of land, lying next Peper Bawke, containing by estimation vij acres; And also all those our lands, containing by estimation viij acres, with appurtenances, in Southbrede; And our whole piece of land, called Preswell, containing by estimation xxvj acres; And also all those our lands, with appurtenances, containing by estimation xii) acres, in Brakdyche, alias Brokedyche; And one other our parcel of land, called Barnebrede, containing by estimation ix acres; And also all those our lands, containing by estimation x acres in Galowe Pece; And also our whole close of Pasture, called Bamebrede, containing by estimation vj acres; And our whole close of pasture, called the Conygre, containing by estimation viij acres; And our whole close of pasture, called Mosse close, containing by estimation viij acres; and our whole close of pasture, called Cowe pasture, containing by estimation vj acres; Likewise our whole meadow, called Eastmeade, with appurtenances, containing by estimation xvj acres; And our whole meadow, called Westmeade,

with appurtenances, containing by estimation xxiiij acres, And also our vj acres of meadow, in a certain meadow called Preswell; And all other our lands, tenements, meadows, pastures and hereditaments, called lez demeanes of the said late Monastery or Abbey, with their entire appurtenances; Which premisses, all and singular, lying and being in Elnestowe and Bedford, or elsewhere in the said County of Bedford, to the said late Monastery or Abbey belonged or pertained, and are commonly called lez demeane lands of the said late Monastery or Abbey; And which were reserved and occupied in the hands, cultivation, and proper occupation of the Abbess of the said late Monastery or Abbey before, and until the time of, the dissolution of the said late Monastery or Abbey.

"AND further, of our more abundant grace, and of our certain knowledge and mere motion, and for the considerations aforesaid, we have given and granted, and, by the presents, do give and grant to the aforesaid Humfry Radclyff, Knight, our whole close of pasture, called Vycar's close, containing by estimation xj acres; And our whole close of pasture called Cowe pasture, containing by estimation c acres; And our whole close of pasture, called Guldington felde, alias Goldyngton felde, containing by estimation xxx acres; And our whole close of pasture called Newefelde, containing by estimation xl acres; And also our whole close of meadow, called the hyghe felde, containing by estimation lxxx acres; And our whole close of meadow, called Crossemeade, containing by estimation x acres; With their entire appurtenances, lying and being in Wylleshampsted, in the said County of Bedford, to the said late Monastery or Abbey belonging and pertaining, and being parcel of the possessions thereof.

"WE have further given and granted, and for the considerations aforesaid, and of our grace aforesaid, and of our certain knowledge and mere motion, by the presents, do give and grant to the aforesaid Humfry Radclyff, Knight, all those our Rectories and our Churches of Elnestowe, Wylleshampsted and Kempston; And the advowsons, donations, liberties, dispositions, and rights of patronage, of the Vicarages of the Churches of Elnestowe, Wylleshampsted and Kempston, with their entire rights and appurtenances, in our said County of Bedford, to the said late Monastery or Abbey belonging and pertaining; And all houses, buildings, lands, glebes, tithes of corn and grain, and of hay, and other tithes whatsoever; Likewise oblations and other rights, profits, obventions, commodities and advantages whatsoever, to the same Rectories and Churches, or to anyone of them, in any manner belonging and pertaining; Likewise all those our fairs at Elnestowe, in the said County, of Bedford, annually held and to be held; And court of Pie Powder; And stallage and piccage, and liberty, and all other profits and advantages whatsoever, annually and from time to time forthcoming, arising and happening from the same fairs, at Elnestowe aforesaid to be held or kept, or to the same fairs belonging or pertaining;

['Stallage' = The right of erecting stalls or booths in a fair.

'Piccage' = The right of breaking ground for the erection of the same.]

Likewise all and singular tithes of corn and hay, and other tithes whatsoever, of, in and upon all and singular the aforesaid lands, tenements and other premises above specified, annually

and from time to time accruing, renewing and forthcoming; And also all that our water mill in Kempston, in our said County of Bedford, and all our waters, water-courses, streams, pools, and banks, and other commoities, profits, emoluments, and hereditaments whatsoever, with appurtenances, to the same mill belonging or pertaining, or with the same mill heretofore usually demised, let or occupied, lately being in the tenure of William Heyes, and to the said late Monastery or Abbey formerly belonging or pertaining, and being parcel of the possessions thereof.

"AND further, of our more abundant grace, and our certain knowledge and mere motion, we have given and granted, and, by the presents, do give and grant to the aforementioned Humfry Radclyff, Knight, all and all kinds our woods, under- woods, and trees whatsoever, of, in and upon all and singular the premises growing and being; And the whole land, estate and soil of the same woods, underwoods and trees; And the reversion and reversions whatsoever of all and singular the premises, and of any parcel thereof; Likewise the rents and other annual profits whatsoever reserved upon any leases or concessions of the premises whatsoever, or of any parcel thereof, in any manner made.

" FOR we give, and, by the presents, grant to the aforementioned Humfry Radclyff, Knight, all and singular the premisses above expressed and specified, As fully, freely and entirely, and in as ample mode and form, as any Abbess of the said late Monastery or Abbey of Elnestowe, or any other person or persons, heretofore having, possessing, or being seised of the premisses, or any parcel thereof, ever had, held or enjoyed', or ought to have, hold or enjoy the same, or any parcel thereof ; And as fully, freely and entirely, and in as ample mode and form, as all and singular those premisses came, or ought to come, into our hands, or into the hands of our very dearest father, HENRY VIII., late King of England, by reason or pretext of the dissolution of the said late Monastery or Abbey, or by reason or pretext of any act or acts of Parliament, or by any other mode, right or title whatsoever, and are now, or ought to be, in our hands; Which premisses, however, all and singular, with appurtenances, only extend to the clear annual value of eighty-five pounds, seventeen shillings and ten pence.

"To HAVE, HOLD AND ENJOY the aforesaid site of the said late Monastery or Abbey, and the aforesaid rectories, advowsons, messuages, mill, lands, tenements, meadows, pastures, tithes and, all and singular, the other premisses above expressed and specified, with their entire appurtenances to the aforementioned Humfry Radclyff, Knight, his heirs and assigns for ever, to the proper behoof and use of himself Humfry Radclyff, his heirs and assigns for ever; To HOLD of us, our heirs and successors, as of our manor of Estgrenewyche, in our County of Kent, at fee farm, by fealty only, in free soc- cage, and not in chief; And to render thence annually to us, our heirs and successors, eighty-five pounds, seventeen shillings and ten pence of lawful money of England, at our Court of Augmentations and Revenues of our Crown, to be paid annually at the feast of St. Michael the Archangel only.

"AND further, of our more abundant grace, we have given and granted, and, by the presents, do give and grant to the aforementioned Humfry Radclyff, Knight, all issues, rents, revenues and

profits of all and singular the premisses, with appurtenances, from the feast of St. Michael the Archangel last past up to this time forthcoming or accruing, To HAVE to the same Humfry Radclyff, Knight, by our gift, without account, or any other modus, to us, our heirs or successors to be thereupon in any way rendered, paid or done.

" AND further we will, and by the presents grant to the aforementioned Humfry Radclyff, Knight, his heirs and assigns, that we our heirs and successors for ever, annually, and from time to time, will exonerate, acquit and preserve indemnified as well the same Humfry Radclyff, Knight, his heirs and assigns, as the aforesaid site, Rectories, messuages, lands, tenements, and all and singular the other premisses, above expressed and specified, with appurtenances, and any parcel whatever thereof, against us, our heirs and successors, and against other persons whatsoever, of all and all kinds of corrodies, rents, fees, annuities, pensions, portions, sum of money, and charges and incumbrances whatsoever except from the service above by the presents reserved, and except from demises and grants, for term of life or years, made of the premisses, or any parcel thereof, upon which an ancient rent, or more, is reserved; And except from covenants, in the same demises and grants expressed and specified; And except from charges, which are held to exonerate farmers of the premisses, or any parcel thereof, by reason of any indentures and demises to them made. WILLING however, and by the presents ordering it to be strictly enjoined, as well upon the Chancellor and general supervisors, and upon the Council of our said court of Augmentations and Revenues of our Crown, as upon all and singular Receivers, Auditors and other officers and ministers, of us, our heirs and successors, whatsoever, for the time being, that they themselves, and anyone of them upon the sole exhibition of these our letters patent, or the inrolment of the same, without any other brief or warrant from us, our heirs and successors, in any manner to be obtained, or before, shall make, and from time to time shall cause to be made, to the aforementioned Humfry Radclyff, Knight, his heirs and assigns, a full, entire and due allowance, and manifest exoneration from all and all kinds of corrodies of this kind, rents, fees, annuities and sums of money, and charges and incumbrances whatsoever, except the above exceptions. AND these our letters patent, or the inrolment of the same, shall be annually, and from time to time, as well, to the said Chancellor, and general supervisors, and to the, Council of our said Court of Augmentations and Revenues:, of our Crown, as to all Receivers, Auditors and other officers and ministers, of us our heirs and successors, whatsoever, for the time being, sufficient warrant and exoneration in this behalf. We will also, and, by the presents, grant to the aforementioned Humfry Radclyff that he may have, and shall have, these our letters patent under our great seal of England in due manner done and sealed, without fine or fee, great or small, to us in our Hanaper, or elsewhere, to our use to be thereupon in any manner rendered, paid or done. On the ground that express mention, &c. In testimony whereof, &c. Witness the King at Westminster the third day of July. [1553.]

"By brief of the privy seal granted, &c."