



The following document is part of a Dulwich Society project to digitise, transcribe and translate the Dulwich Manorial Court Rolls. They begin in 1333 and continue, with some breaks, to 1903.

For more details of the original court rolls and other documents please go to <https://www.dulwichsociety.com/courtrolls/>

Text in **red**, apart from modern notes by the transcriber, indicates text missing from, or entirely illegible in, the original Roll. Text in various shades of **grey** indicates text which, in the original Roll, is to a greater or lesser extent difficult to decipher. Text in **green** indicates letters missed out of the original text, usually in commonly found abbreviations. Otherwise, all contemporaneous text is in **black**, except for presumed later additions which are indicated in **brown** or **blue**.

Roll V17 [This Roll was previously named h28, and is a continuation of Roll V16 [previously h27].]

Roll V17 [previously h28] (front, not back)

h 28 v

Part 1 *Still 6 November 1877*

“Baron held for this Manor on the twenty seventh day of April one thousand
“seven hundred and eighty one” All which said messuages cottages pieces or parcels
“of land and Premises hereinbefore described and hereby bargained and sold or cc
“intended so to be are delineated in the plan drawn in the margin of these presents*
“and are therein distinguished by being colored green Together with all and cc
“singular houses outhouses ^{buildings yards gardens mounds fences hedges ditches} edifices ^ ways paths passages waters watercourses cc
“liberties privileges lights easements and appurtenances whatsoever to the said cc
“hereditaments and premises hereby bargained and sold or intended so to be belonging
“or appertaining or reputed to belong or appertain And the reversion and reversions
“remainder and remainders yearly and other rents issues and profits thereof And all
“the estate right title interest use trust prroperty possession claim and demand cc
“whatsoever both at law and in equity of them the said George Martin Bullock and
“Arthur Jackson and each of them as such Trustees as aforesaid in to or out of the
“same hereditaments and Premises and every part and parcel thereof with the ccc
“appurtenances To have and to hold the said messuages cottages pieces or parcels of
“land and hereditaments and all and singular other the Premises hereby bargained
“and sold or intended so to be with the appurtenances Subject to all leases agreements
“and tenancies affecting the same unto and to the use of the said Frederick Hovenden

* see previous Roll for the plan referred to.

“his heirs and assigns for ever at the Will of the Lord and according to the custom of
“the said Manor by and under (with the other hereditaments affected thereby) the rent
“of two shillings and six pence and subject to the fines heriots suits and services therefor
“due and of right accustomed And each of them the said George Martin Bullock and cc
“Arthur Jackson so far as regards his own acts and deeds only and not further or otherwise
“doth hereby separately for himself and for his heirs executors and administrators Covenant
“and declare with and to the said Frederick Hovenden his heirs and assigns that he the
“said respective Covenantor hath not at any time heretofore made done executed committed
“or willingly or knowingly suffered or been party or privy to any act deed matter or thing
“whatsoever whereby or by means whereof the said hereditaments and premises hereby
“bargained and sold or intended so to be or any of them or any part thereof respectively
“are is or can be charged incumbered or affected And further but so as to bind themselves
“the said Covenanting parties respectively and their respective heirs executors and cc
“administrators only while having the actual custody of the deeds and writings herein
“after mentioned and so as to bind so far as practicable such deeds and writings into
“whosoever hands the same may come but not so as to bind themselves their heirs
“executors and administrators or to incur any liability further or otherwise) that they
“the said George Martin Bullock and Arthur Jackson their heirs and assigns shall and
“Will unless prevented by fire or some other inevitable accident from time to time and at all
“times hereafter upon every reasonable request and at the cost of the said Frederick cc
“Hovenden his heirs or assigns produce or cause to be produced unto him or them or
“his or their Solicitors or Agents or at any trial hearing commission or examination or
“otherwise as occasion shall require in England or Wales but not elsewhere all or any

“of the deeds and writings comprised in the Schedule hereto for the manifesting defending
“and proving the Title and Estate of the said Frederick Hovenden his heirs or assigns
“to or in the hereditaments hereby assured or intended so to be or any part thereof And
“also at the like request and costs deliver or cause to be delivered unto the said cc
“Frederick Hovenden his heirs or assigns such attested or other Copies or abstracts of or
“extracts from the said deeds and writings or any of them as he or they may cc
“require and shall and will in the mean time unless prevented as aforesaid keep the
“same deeds and writings safe unobliterated and uncanceled In witness whereof the
“said parties to these presents have hereunto set their hands and seals the day and
“year first above written .

“The Schedule above referred to

“1813 March 6th Articles of Agreement made between Ann Wright of the first part
“John Willes of the second part and James Trice and William Haily of the third part
“1818 April 9th . Stewards Copy Admission of the said John Willes
“1820 January 28th. Stewards Copy Admission of the said Thomas Wright
“1822 October 1st & 2nd _ Indentures of Lease and Release the latter made between
“said James Trice of the first part said Thomas Wright of the second part and
“John Druce of the third part

“ G. M. Bullock (£ S) ___ Arthur Jackson (£ S)

“ Signed sealed and delivered by the above named George Martin Bullock in the
“presence of __ James Geo: Gardner, Chalfont S. Peter, Slough, Clerk in Holy Orders
“ Signed sealed and delivered by the above named Arthur Jackson in the presence of
“ _ H^y Nicholas Grenside Sol^r 10 Billiter Sq: E. C.

“ Received the day and year first above written of and from the above
“named Frederick Hovenden the sum of Two thousand and twenty pounds } £2020
“being the consideration money above expressed to be paid by him to
“us _ G. M. Bullock _ Arthur Jackson ----- }

“ Witness to the signature of the said George Martin Bullock _ James Geo: Gardner

“ Witness to the signature of the said Arthur Jackson . H^y. N. Grenside .”

Steward of the said Manor

Part 2 21 December 1877

Manor of Dulwich
in the County of
Surrey -----

Be it Remembered

that on the twenty first day of December One thousand eight hundred and seventy seven *Frederick Hovenden* of Glenlea Thurlow Park Road West Dulwich in the County of Surrey Esquire came before Alexander Devas Druce Gentleman Steward of this Manor at his Office N^o 10 Billiter Square in the City of London and prayed to be admitted Tenant by virtue of the Bargain and Sale made to him by The Reverend George Martin Bullock and Arthur Jackson as Trustees of the Will of Thomas Wright deceased a late Copyhold Tenant of this Manor which Bargain and Sale is dated the twenty ninth day of October One thousand eight hundred and seventy seven and is Inrolled on the Court Rolls of this Manor of the Tenement and premises thereby bargained and sold to him the said Frederick Hovenden that is to say *All those* two semidetached ^{or dwelling houses} messuages ^ together known as “Bell Cottage” situate on the College Road Dulwich in the County of Surrey in the respective occupations of Mrs [blank]

Admission of Frederick Hovenden on Bargain and Sale by The Reverend George Martin Bullock and Arthur Jackson as Trustees of the Will of Thomas Wright deceased

End of V17 [previously h28] (front, not back). V17 [previously h28] (back, not front) follows below.]

Roll V17 [previously h28] (back, not front)

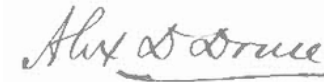
Part 2 21 December 1877 (continued)

h 28

Withall [blank] Sinnott as Tenants thereof *And also all* those three Cottages known as No^s 1, 2 and 3 Bell Cottages situate in the College Road aforesaid and now in the respective occupation of Joseph Harris [blank] Bradley and [blank] Parsons as tenants thereof *And also* all those two pieces or parcels of Meadow Land containing together by estimation One acre and twenty two perches or thereabouts *And all* that other piece or parcel of Land used as a Kitchen Garden ^{by estimation} containing Two roods and twelve perches or thereabouts which said pieces of Land are now held or occupied by James Nicholas Douglass as Tenant thereof and are situate near to or adjoining the said messuages or Cottages and Premises hereinbefore described on the North and East sides thereof All which premises are delineated and colored Green on the Plan drawn in the margin of the said Bargain and Sale and are part and parcel of certain premises to which the said Thomas Wright was admitted at a Special Court Baron held for the said Manor of Dulwich on the twenty eighth day of January One thousand eight hundred and twenty *Whereupon* the Lords of this Manor by their said Steward did grant and give seizin by the Rod according to the Custom of this Manor to the said Frederick Hovenden of *All and singular* the hereditaments and premises so bargained and sold to him as aforesaid with their appurtenances *To hold* the same hereditaments and premises with the appurtenances unto the said Frederick Hovenden his heirs and assigns of the Lords of

Quit Rent /6^d
Fine £282

this Manor by Copy of Court Roll by the Rod according to the Custom of this Manor by the apportioned yearly rent of Six pence And the heriots suits customs and Services therefore due and of right accustomed And the said Frederick cc Hovenden gave to the Lords ^{for a fine} for such his Admission the sum of Two hundred and eighty two pounds and is admitted accordingly .



Steward of the said Manor

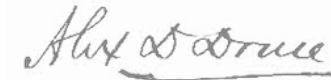
Part 3 10 January 1878

Manor of Dulwich } **Be it Remembered** that on the tenth day of January One thousand
in the County of Surrey } eight hundred and seventy eight *Charles Frederick Wassell* of N^o 43 x
Fenchurch Street in the City of London Jeweller by William Davenport his
Attorney came before Alexander Devas Druce Gentleman Steward of this Manor at
his Office N^o 10 Billiter Square in the City of London and prayed to be admitted
Tenant by virtue of the Bargain and Sale made to him by The Reverend George
Martin Bullock and Arthur Jackson as Trustees of the Will of Thomas Wright
deceased a late Copyhold Tenant of this Manor which Bargain and Sale is dated
the first day of October One thousand eight hundred and seventy seven and is
enrolled on the Court Rolls of this Manor Of the Tenement and premises thereby
bargained and sold to him the said Charles Frederick Wassell (that is to say)
All that messuage dwellinghouse and premises known as Sycamore Lodge x
situate on the East side of College Road Dulwich in the County of Surrey with
the Garden in front and rear thereof and the outbuildings easements and appurtenan-
ces held and enjoyed therewith or appurtenant thereto as the same messuage and
hereditaments are now in the tenure and occupation of John Brettle Maltby Esquire

Admission of Charles
Frederick Wassell on
Bargain and Sale by
The Reverend George
Martin Bullock and
Arthur Jackson as trustees
of the Will of Thomas
Wright deceased.

under a Lease from the said Thomas Wright deceased dated the twenty ninth x
September One thousand eight hundred and seventy three and are more particularly
delineated with their boundaries in the Plan in the margin of the said Bargain
and Sale and thereon colored Pink and which said messuage and premises form
part of certain messuages hereditaments and premises to which the said Testator
Thomas Wright was admitted Tenant at a Court held for the said Manor of
Dulwich on the twenty eighth day of January One thousand eight hundred and twenty
Whereupon the Lords of this Manor by their said Steward did grant and give
seizin by the Rod according to the Custom of this Manor to the said Charles x
Frederick Wassell of *All and singular* the hereditaments and premises so x
bargained and sold to him as aforesaid with their appurtenances **To hold** the
same hereditaments and premises with their appurtenances unto the said Charles
Frederick Wassell his heirs and assigns of the Lords of this Manor by Copy of Court
Roll by the Rod according to the Custom of this Manor by the apportioned yearly
rent of Six pence And the heriots suits customs and services therefore due and of right
accustomed And the said Charles Frederick Wassell gave to the Lords for a fine for
such his Admission the sum of One hundred and pounds and is admitted accordingly .

Rent /6^d
Fine £100



Steward of the said Manor

Part 4 still 10 January 1878

Manor of Dulwich } **Be it Remembered** that on the tenth day of January One thousand
in the County of Surrey } eight hundred and seventy eight *Charles Paris* of College Road Dulwich in
the County of Surrey Esquire by William Davenport his Attorney came before x

Admission of Charles Paris
on Bargain and Sale by
The Reverend George Martin
Bullock and Arthur Jackson
as Trustees of the Will of
Thomas Wright deceased.

Alexander Devas Druce Gentleman Steward of this Manor at his Office N^o 10 Billiter Square in the City of London and prayed to be admitted Tenant by x virtue of the Bargain and Sale made to him by The Reverend George Martin Bullock and Arthur Jackson as Trustees of the Will of Thomas Wright deceased a late Copyhold Tenant of this Manor which Bargain and Sale is dated the first day of October One thousand eight hundred and seventy seven and is x enrolled on the Court Rolls of this Manor Of the Tenement and premises thereby bargained and sold to him the said Charles Paris that is to say *All that* semi detached messuage dwellinghouse and premises situate on the East side of College Road Dulwich in the County of Surrey with the yards gardens stables coachhouse outbuildings easements and appurtenances held and enjoyed therewith or appurtenant thereto as the same messuage and hereditaments are now called or intended to be called "Wensley House" and are now in the tenure and occupation of the said x Charles Paris under an Indenture of Lease dated the third day of December One thousand eight hundred and seventy five made between the said Thomas Wright deceased of the one part and the said Charles Paris of the other part and are more particularly delineated with the boundaries thereof in the Plan in the margin of the said Bargain and Sale and therein Colored Yellow And which said messuage and premises formed part of certain messuages hereditaments and premises to which the said Testator Thomas Wright was admitted Tenant at a Court held for the said Manor of Dulwich on the twenty eighth day of January One thousand eight

[End of Roll V17 [previously h28]. Continued on Roll V18 [previously h29].]