

Rettendon Parish Council

Working party report on investigation of hereditary rights in Rettendon Parish

30 August 2017

Contents

- Introduction
- Summary of findings
- Recommendations
- List of reference documents

Introduction

Rettendon Parish Council (RPC) was asked by several residents of the parish to investigate the extent of the boundaries of the Manor of Rettendon. The consequences of inaccuracies in the boundaries being considered material, RPC agreed to set up a working party to investigate and report its findings to RPC.

Background

Manors are of ancient origin dating from the Norman Conquest. From the date of the Conquest, the King held the "title paramount" to the entire country and in return for services to the Crown, he would gift areas of the country, the Manor, to his noblemen, who would become "Lords of the Manor."

The Lord of the Manor would hold the title to the Manor and would grant 'copyhold' title of areas of the Manor to his subjects in return for their services. The subjects would most commonly farm the land, and they would also have rights over the common land. The Lord of the Manor however would retain the mineral and sporting rights out of the open fields and the common land.

There are three separate elements of manors;

1. Lordship of the manor - whoever owns the lordship of the manor is entitled to refer to themselves as lord of that manor, for example, Lord of the Manor of Keswick
2. Manorial land - because a manor was a defined area it included the physical land within that area. Such land could either be freehold or leasehold.
3. Manorial rights – rights which were part and parcel of the Manorial title and which were usually kept by the lord on disposal of parts of the Manorial land, for example, the right to hunt, shoot or fish or to extract minerals.

These elements may exist separately or be combined. The Lordship title cannot be subdivided, but the Manorial land and the Manorial rights can be.

The Manorial rights are those rights which relate to freehold land which used to be held as 'copyhold' by a tenant from the Lord of the Manor. After 1840, under the process of enfranchisement, the copyholders were able to obtain the freehold of their land, though the Lord retained significant rights and it is these rights that now need to be addressed. Manorial rights are not those rights which may have been reserved out of sales from Estates, but those which would have been retained by the Lordship through the operation of law.

Manorial rights commonly include such things as sporting rights, the right to hold markets or fairs, grazing rights, chancel repair rights and, probably most valuable, mineral rights.

Before 13 October 2013, Manorial rights and chancel repair rights took effect as "overriding interests" and purchasers of land took subject to any such rights as may exist. However from 13 October 2013 this overriding status ceased to apply and purchasers of land that was once affected by these rights will no longer be bound by them if they buy the land after that date and the rights are not registered.

In order to preserve Manorial rights they needed to be registered at the Land Registry on or before midnight on the 13 October 2013.

Typical steps to ascertain the existence of Manorial Rights:

1. A review of the Settled Land Act vesting deeds for the Estate to see if any manors are listed.
2. An investigation of the public records office at Kew or online to see if there are any court books for the manors for the relevant period (post 1840). The records for some, but not all, counties are available online.
3. A review of the court books at the county records office or in the Estate archives, if held there, to look for possible copyhold land; and
4. A review of a selection of the copyhold records to see if the Manor was one which by custom reserved rights such as mineral or sporting rights.

If this is successful then the next step is to go through each of the individual records and match the copyhold land against the modern OS plans, so that title can be deduced and the rights registered at the Land Registry. This is likely to be a time consuming exercise but the potential value in doing so could be significant.

It may well be the case that Manorial rights can be established over all the land that a Manor once used to have control over, even if this land has been sold off.

(Above is an extract from the website of Michelmores LLP, posted 14 June 2013)

Summary of findings

1. Rettendon parish boundary now includes an area formerly in The Parish and Manor of Runwell Hall (comprising most of Chalk Street, Hoe Lane and some of Warren Road).

The boundary of the Parish and Manor of Rettendon would not have included this additional area (added after 1778).

No map or other document setting out the boundaries and rights of the original Manor of Rettendon appear to exist, at least in the public domain.

2. The 1861 Inclosure Award indicates plots of land on the Great Common owned by the Lord of the Manor. The Award provided the Lord of the Manor with an additional plot in compensation for loss of manorial rights in the plots allotted to various named beneficiaries.
3. Areas within the current Rettendon parish boundary used to be part of the Manor of Hyde Hall, and would therefore not have also been within the Manor of Rettendon. (Evidence for this is held at Essex Records Office, but subject to restrictions on access.)
4. When charges were placed on property titles in October 2013 by Land Registry, it seems the Rettendon parish boundary was used to define the extent of the Manor of Rettendon. Therefore some charges were placed erroneously (on those properties on land that was not included in the original boundary of the Manor of Rettendon).
5. Subject to confirmation by the current Lord of the Manor of Rettendon, it seems most likely that other Manorial rights will have been exercised in these areas, including annual payments relating to street lights and telephone / electricity poles.

Recommendations

1. The effect of erroneous imposition of these Manorial rights in the areas identified is material and there are multiple property owners and other stakeholders affected. Therefore the Working Party recommends that RPC involve itself in the process of securing removal of these burdens for those members of the parish impacted.
2. RPC should ask the Lord of the Manor to make available any documentation he may hold regarding the boundaries and rights associated with this title.
3. RPC should consider taking legal counsel regarding its position in this matter, and the extent of its authority to act, in view of its interests in assets within the parish.
4. Unless he disputes the identified areas, RPC to ask the Lord of the Manor to:
 - a) Arrange for the removal of charges from the titles of affected properties,
 - b) Advise UK Power Networks (and any other utility or infrastructure company) responsible for street lights and utility poles) that he should not receive payment on utility's assets in the relevant areas,
 - c) Advise Land Registry of the errors in their current definition of the boundary for this title and instruct them to update it according to the findings of this report or as may be determined should other documentation become available, and
 - d) Advise RPC of any other manorial rights from which he benefits in these areas.
5. RPC to ensure that affected parishioners are aware of this situation and the actions agreed to be taken. This to include that those with utility poles on their land are entitled to claim wayleave fees (both on-going and retrospectively).

Reference Documents

- Land Registry SIFR search result
- Title numbers: EX702453 & EX714373
- Survey of Rettendon Parish dated 1778
- Commons Registration Act 1965: ref 212/U/165
- 1861 Inclosure Award
- Ordnance Survey Civil Parish Boundary
- Google maps

Certificate Date: 16 AUG 2017
Certificate Time: 00.00.01
Certificate Ref: 094/G33JAMB

Result

The index has been searched for Relating Franchises and Manors against the Administrative area(s) of ESSEX and any relating entries are reproduced below.

ESSEX

Title No : EX703522
Estate or Caution : Freehold Manor
Property Description: The lordship of the Manor or reputed Manor of
: Bentfield Bury in the parish of Stansted
: Mountfitchet
Status :

Title No : EX705204
Estate or Caution : Freehold Manor
Property Description: The Incorporeal Hereditaments known as the
: Lordship or Manor or Reputed Lordship or Manor of
: Great Holland in the County of Essex
Status :

Title No : EX714373
Estate or Caution : Leasehold Manor
Property Description: The Incorporeal Hereditaments known as the
: Lordship or Manor or Reputed Lordship or Manor of
: Rettendon otherwise Rottendon, Essex
Status :

Title No : EX709595
Estate or Caution : Freehold Manor

Continued on page 2

| | |
|-------------------|-------------|
| Certificate Date: | 16 AUG 2017 |
| Certificate Time: | 00.00.01 |
| Certificate Ref: | 094/G33JAMB |

Property Description: The Manor or Reputed Manor or Lordship of Peldon
Status :

Title No : EX715221
Estate or Caution : Freehold Manor
Property Description: The Lordship of the Manor of Wallbury
Status :

Title No : EX714566
Estate or Caution : Freehold Manor
Property Description: The Lordship or Manor or Reputed Lordship or
: Manor of Liston Overhall, Liston Netherhall and
: Liston Weston
Status :

Title No : EX714565
Estate or Caution : Freehold Manor
Property Description: The Lordship or Reputed Lordship of Shalford
Status :

Title No : EX714921
Estate or Caution : Freehold Manor
Property Description: The Manor of Prittlewell
Status :

Title No : EX673307
Estate or Caution : Freehold Manor
Property Description: The Manor or reputed manor or Lordship of Orsett
Status :

Title No : EX710567
Estate or Caution : Freehold Manor

Continued on page 3

Certificate Date: 16 AUG 2017
Certificate Time: 00.00.01
Certificate Ref: 094/G33JAMB

Property Description: The Lordship or Manor or Reputed Lordship or
: Manor of Dovercourt with Harwich
Status :

Title No : EX702994
Estate or Caution : Freehold Manor
Property Description: The Lordship of the Manor of Dunmow Rectory
Status :

Title No : EX702453
Estate or Caution : Freehold Manor
Property Description: The Lordship or Manor or reputed Lordship or
: Manor of Rettendon otherwise Rottendon
Status :

Title No : EX575014
Estate or Caution : Freehold Manor
Property Description: The Manor or reputed Manor of the Lordship of
: Housham Hall otherwise Oversham hall
Status :

Title No : EX686220
Estate or Caution : Freehold Manor
Property Description: The manor or reputed manor or lordship of East
: Donyland
Status :

Title No : EX611215
Estate or Caution : Freehold Manor
Property Description: The Manor or reputed Manor or Lordship of Leaden
: Roding in the parish of Leaden Roding
Status :

Continued on page 4

| | |
|-------------------|-------------|
| Certificate Date: | 16 AUG 2017 |
| Certificate Time: | 00.00.01 |
| Certificate Ref: | 094/G33JAMB |

++++The following message is for information only and does NOT form
part of the result of the search++++ Please encourage your clients to
read and follow our property fraud advice at www.gov.uk/propertyfraud

END OF RESULT.

Title Number : EX702453

This title is dealt with by HM Land Registry, Peterborough Office.

The following extract contains information taken from the register of the above title number. A full copy of the register accompanies this document and you should read that in order to be sure that these brief details are complete.

Neither this extract nor the full copy is an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy.

This extract shows information current on 17 AUG 2017 at 15:46:19 and so does not take account of any application made after that time even if pending in HM Land Registry when this extract was issued.

REGISTER EXTRACT

| | |
|---------------------|--|
| Title Number | : EX702453 |
| Address of Property | : the Lordship or Manor or Reputed Lordship or Manor of Rettendon otherwise Rottendon, Essex |
| Price Stated | : Not Available |
| Registered Owner(s) | : ROY HART of Battlesbridge Hall, Battlesbridge, Essex SS11 8TS. |
| Lender(s) | : None |

Title number EX702453

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 17 AUG 2017 at 15:46:19. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

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A: Property Register

This register describes the land and estate comprised in the title.

ESSEX : CHELMSFORD

- 1 (12.03.2003) The Incorporeal Hereditaments known as the Lordship or Manor or Reputed Lordship or Manor of Rettendon otherwise Rottendon, Essex.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (12.03.2003) PROPRIETOR: ROY HART of Battlesbridge Hall, Battlesbridge, Essex SS11 8TS.

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 (29.09.2003) The land is subject to the lease set out in the schedule of leases hereto.
- 2 (08.10.2013) UNILATERAL NOTICE in respect of the rights and appurtenants of the Lordship of the Manor of Rettendon.
- 3 (08.10.2013) BENEFICIARY: Roy H Hart of Toad Hall, Battlesbridge, Essex, SS11 8TS and Justin S F Hart of 1 Mill Cottage, Battlesbridge, Essex, SS11 8TS.

Schedule of notices of leases

- | | | | | |
|---|------------|---|---|----------|
| 1 | 29.09.2003 | Lordship or Manor or Reputed Lordship or Manor of Rettendon otherwise Rottendon | 06.09.2003 999 years from 31.8.2003 | EX714373 |
|---|------------|---|---|----------|

End of register

Title Number : EX714373

This title is dealt with by HM Land Registry, Peterborough Office.

The following extract contains information taken from the register of the above title number. A full copy of the register accompanies this document and you should read that in order to be sure that these brief details are complete.

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This extract shows information current on 17 AUG 2017 at 16:09:09 and so does not take account of any application made after that time even if pending in HM Land Registry when this extract was issued.

REGISTER EXTRACT

| | |
|---------------------|--|
| Title Number | : EX714373 |
| Address of Property | : the Lordship or Manor or Reputed Lordship or Manor of Rettendon otherwise Rottendon, Essex |
| Price Stated | : Not Available |
| Registered Owner(s) | : JUSTIN HART of The Old Tide Mill, Battlesbridge, Essex SS11 8TR. |
| Lender(s) | : None |

Title number EX714373

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 17 AUG 2017 at 16:09:09. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

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A: Property Register

This register describes the land and estate comprised in the title. Except as mentioned below, the title includes any legal easements granted by the registered lease but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

ESSEX : CHELMSFORD

- 1 (29.09.2003) The Incorporeal Hereditaments known as the Lordship or Manor or Reputed Lordship or Manor of Rettendon otherwise Rottendon, Essex.
- 2 (29.09.2003) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : 6 September 2003
Term : 999 years from 31 August 2003
Rent : as therein mentioned
Parties : (1) Roy Hart
(2) Justin Hart
- 3 (29.09.2003) There are excepted from the effect of registration all estates, rights, interests, powers and remedies arising upon, or by reason of, any dealing made in breach of the prohibition or restriction against dealings therewith inter vivos contained in the Lease.
- 4 (29.09.2003) The landlord's title is registered.
- 5 Unless otherwise mentioned the title includes any legal easements granted by the registered lease(s) but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (29.09.2003) PROPRIETOR: JUSTIN HART of The Old Tide Mill, Battlesbridge, Essex SS11 8TR.

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 (08.10.2013) UNILATERAL NOTICE in respect of the rights and appurtenants of the Lordship of the Manor of Rettendon.
- 2 (08.10.2013) BENEFICIARY: Roy H Hart of Toad Hall, Battlesbridge, Essex, SS11 8TS and Justin S F Hart of 1 Mill Cottage, Battlesbridge, Essex, SS11 8TS.

Title number EX714373

End of register

Rettendon Parish Survey dated 1778

Boundary highlighted



Rettendon Parish Survey 1778



The Parish of East
Hanningfield

The Parish of
Woodham Ferrers

The Bell PH

The Parish and
Manor of Runwell

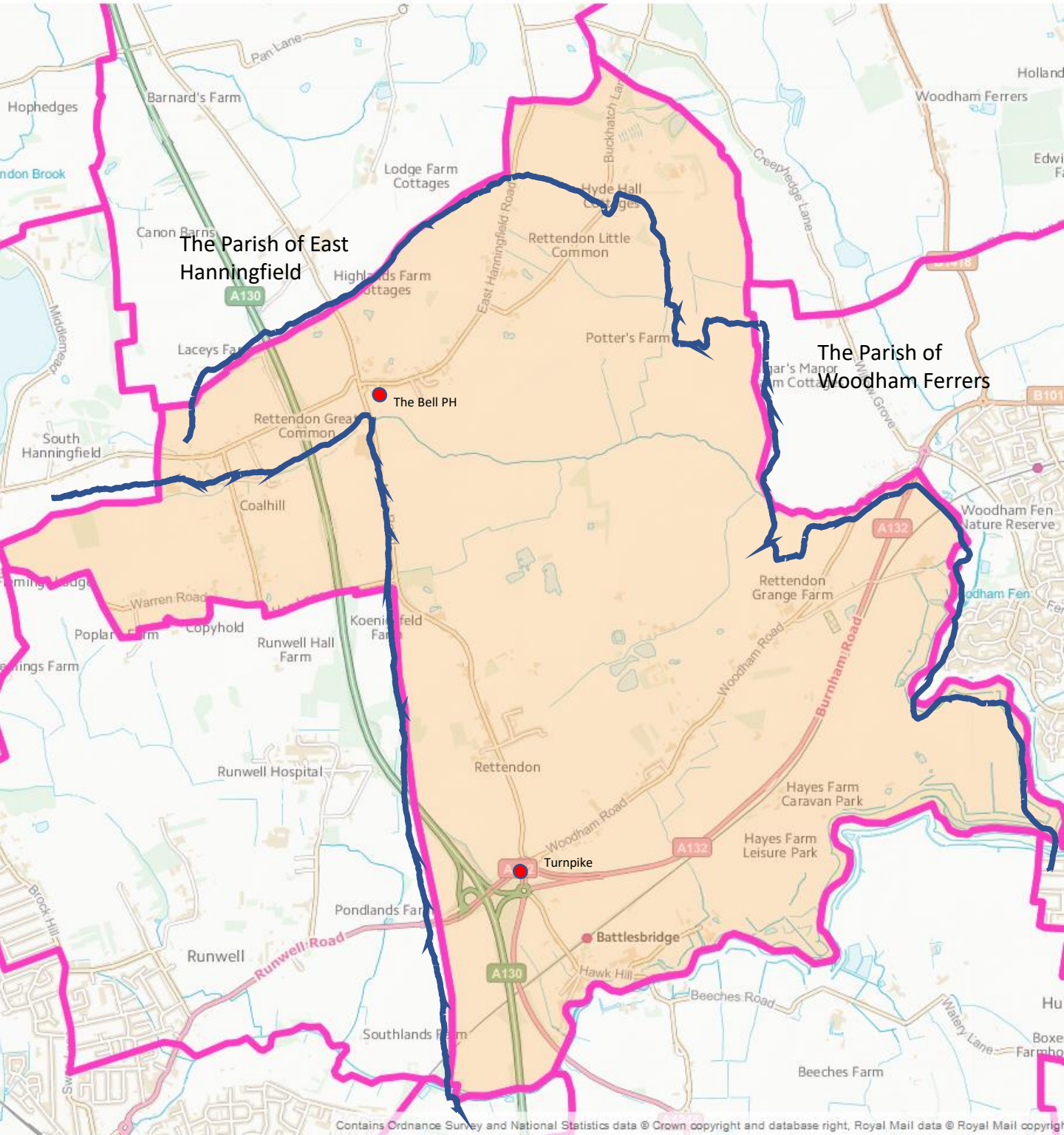
Turnpike

Rettendon Parish

Ordnance Survey 2017

Survey 1778

RETTENDON CIVIL PARISH, ESSEX COUNTY
Civil Parishes or Communities



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Excerpt from page 8 of 14

A N D W H E R E A S The Reverend Abraham William Bullen the Lord of the Manor of Rettendon did within the said period of Twenty years take in and appropriate to his own use certain pieces of the said Commons which are marked with the respective Numbers on the said Plan and contain the respective quantities following (that is to say) Number 62 containing One rood and sixteen perches Number 63 containing One rood and thirty-eight perches ^{number 86 containing thirty-eight perches} Number 87 containing twenty-two perches Number 89 containing one rood and nineteen perches Number 91 containing thirty-four perches Number 103 containing Five Acres one rood and five perches and Number 104 containing Three acres one rood and twenty-two perches.

A N D W H E R E A S I have taken the several last mentioned pieces of land into account in determining the value of the One fifteenth part of the residue of the said Waste lands to which the said Abraham William Bullen is entitled in respect
of

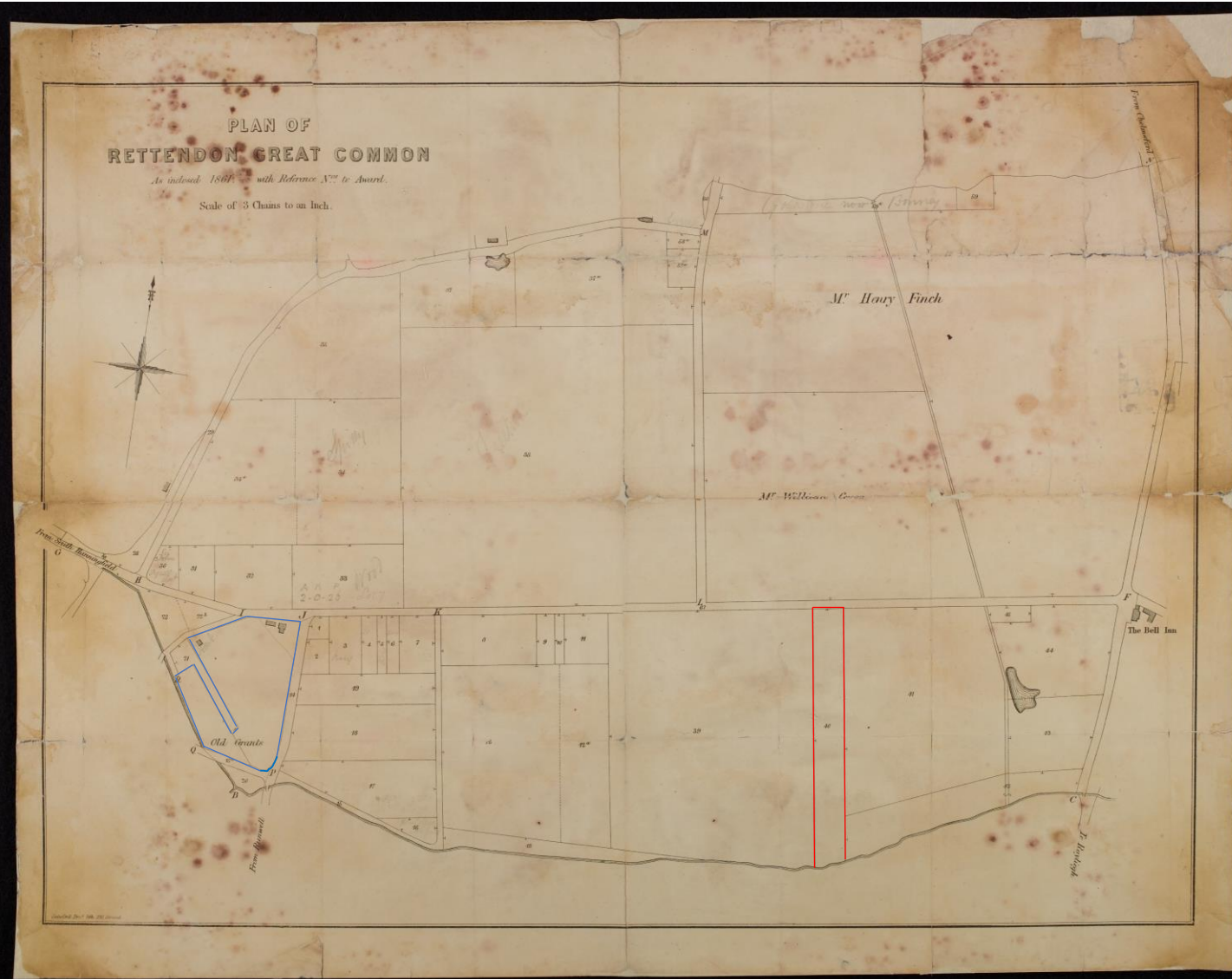
Excerpt from page 9 of 14

of his interest as Owner of the soil of the said Waste lands AND the several pieces are not a full and sufficient compensation for such his interest in the said Soil and he is entitled to a further allotment in respect thereof I have therefore also set out and do hereby set out allot and award unto the said Abraham William Bullen the owner of the soil of the said Lands to be Inclosed all that piece or parcel of land numbered 40 on the said Map and containing Two acres one rood and eighteen perches which together with the said pieces so numbered 62,63,86,87,89,91 103 and 104 I adjudge and declare to be equal in value to One fifteenth part of the residue of the Lands to be Inclosed and to be in lieu and in full compensation for the right and interest of the said owner in the soil of the said lands inclusively of his right and interest in all Mines Minerals Stone and other Substrata under the same AND I DIRECT that the Fences on the North and West sides of the said Allotment numbered 40 shall be made and maintained by the Owner for the time being of the said Allotment.

A N D I F U R T H E R D E C L A R E that I have set out all the remainder of the said Lands to be Inclosed among the several persons hereinafter named being all the persons interested therein in the Shares or Allotments following set opposite to their respective Names which Allotments I have adjudged and determined to be proportionate to the value of the respective rights and interests of such several persons in the said lands that is to say:-

I D O S E T O U T A L L O T A N D A W A R D U N T O

Plan of Rettendon Great Common dated 1861



Lord of the Manor owned land pre-inclosure

Lord of the Manor additional allotment in lieu and in compensation for manorial rights on allotted land

Additional documents

- 1861 Inclosure Award

| Interested Person and Description. | ALLOTMENTS. | | | | Lands in respect of which Claims allowed and Allotments made. | | | | | | | |
|--|-------------|---------|----|----|---|------------------------------------|---|--|---------|----|----|------------------------------------|
| | No. on Map. | Extent. | | | Fences to be made and maintained by Owner. | No. on 18th Map. | So. on 11th Plan. | Description. | Extent. | | | Tenure. |
| | | A. | E. | P. | | | | | A. | R. | P. | |
| Thomas Allaker Aythorp Roothing | 111b | 6 | 3 | 2 | East | Copyhold of the Manor of Retton | 409.410 411.412 413.414 415.489 414.415 419.420 420.421 | Messuage and Land in Retton | 61 | 2 | 30 | Copyhold of the Manor of Retton |
| together with the proportion of Rentcharge hereinafter awarded. | | | | | | | | | | | | |
| Mr Sparrow Retton | 5 | - | 2 | 11 | North and West | Copyhold of the Manor of Retton | 200.207 and 208 | Messuage in two tenements and Land in Retton | 5 | 1 | 3 | Copyhold of the Manor of Retton |
| Mr Samuel Writtle, Farmer | 18 | 2 | 2 | 3 | North east and West | Freehold | 42.43.44.55 59.70.71.72 73 | Farm called "Bartlette" in Retton | 63 | 1 | 22 | Freehold |
| Representatives of Mr John Retton deceased | 21 | - | 1 | 21 | Against the Road and Allotment 26 | Copyhold of the Manor of Retton | 242.243. 244 | Cottages in three Tenements in Retton | - | 1 | 25 | Copyhold of the Manor of Retton. |
| Mr Samuel Wickford | 31 | - | 2 | 9 | North South and West | Freehold | 6.7.8.9.10. 11.12.23 | A Cottage in four tenements and Land in Retton | 3 | - | - | Freehold |
| Mr Robert Edward Everard Fellow of Trinity College University of Oxford | 42 | 2 | 1 | 16 | North East and West also a division fence | Copyhold of the Manor of Runwell | 21.69.74.75 77.78.79.80 70.71.85.72 73.74 | Farm called "Rawlings" in Runwell | 61 | 1 | 11 | Copyhold of the Manor of Runwell |
| Mr John Christian Lockman, Wilts. | 111a | 10 | - | - | | Freehold | 289.290.306 307.308.328 329.333.334 | An Estate called Retton Hall | 329 | 2 | - | Freehold |
| | 41 | 9 | - | 8 | North and West | Freehold | 336.337.340 345.347.348 | | | | | |
| | 111 | 7 | - | 28 | | Freehold | 350.351.352 353.354.355 356.357.358 | An Estate called Butchers Farm also | 63 | 2 | 36 | Freehold |
| | 110a | 4 | 1 | 12 | | Copyhold of the Manor of Retton | 362.363.618 619.620.621 622.623.630 431.432.433 434.435.436 506.507.508 509.510.513 | Gooses Farm all in the Parish of Retton | 28 | 1 | 14 | Copyhold of the Manor of Retton |
| together with the proportion of Rentcharge hereinafter awarded | | | | | | | | | | | | |
| Mr James (Representatives of) Retton | 22 | - | 2 | 3 | North-east and South-east | Freehold | 220. 231 | Messuage Mill and Land also | 2 | 1 | 6 | Freehold |
| | 22b | - | 1 | 5 | North-east and South-east | Copyhold of the Manor of Hyde Hall | 157.158 159.160 | Three Messuages and Land all in Retton | 1 | - | - | Copyhold of the Manor of Hyde Hall |
| Mr William of Chelmsford purchaser from Challis William Woodham Ferris | 4 | - | 1 | 3 | North and West | Copyhold of the Manor of Retton | 384 | Messuage in two tenements in Retton | - | 1 | 12 | Copyhold of the Manor of Retton |
| Mr William of Chelmsford purchaser from Challis Alfred Woodham Ferris | 5 | - | - | 25 | North and West | Copyhold of the Manor of Retton | 385 | Tenement in Retton | - | - | 33 | Copyhold of the Manor of Retton |
| Church Property Retton | 7 | - | 2 | 20 | North East and West | Freehold | 450. 451 | An Estate called the Four Land in the Parish of Retton | 13 | 1 | 24 | Freehold |
| Mr Richard Hatley Great Baddow Brewer | 6 | 1 | 2 | - | North and West | Copyhold of the Manor of Retton | 561. 562. 563. 564 | Messuage known as the "Mark Inn" and Land in Retton | 15 | 2 | 22 | Copyhold of the Manor of Retton |
| Mr Phillip Stock | 11 | - | 2 | 26 | North and West | Freehold | 533. 534 | Seven Cosmable messuages or lifts all in Retton | - | 2 | 36 | Freehold |

B 178
A


| Persons interested, names and Description. | ALLOTMENTS. | | | | Lands in respect of which Claims allowed and Allotments made. | | | | | | | | |
|--|----------------|---------|----|--|--|---|------------------------|---|---------|----|----|--|------------------------|
| | No. on Map. | Extent. | | | Fences to be made and maintained by Owner. | New or old Map Tenure | No. on Tithes Plan. | Description. | Extent. | | | Tenure. | |
| | | A. | R. | P. | | | | | A. | R. | P. | | |
| Cross William Hayleigh | 88a | - | - | 21 | North East and West | Copyhold | 48.49.59.60 | Homestall and Land on | 16 | - | 19 | Copyhold of the Manor of Rettendon | |
| | 84 | - | - | 19 | South and East | of the Manor of Rettendon | 846.247.240 249 | Great Common in Rettendon | | | | | |
| Carter Thomas Garden Reverend, Warwick | 38 | 25 | - | - | North East South and West | Freehold | 359.360.361 | Rettendon Place Farm | 251 | 1 | 26 | Freehold | |
| | | | | | | | 388.389.392 | | | | | | Plumbers Wick and |
| | | | | | | | 393.394.395 | | | | | | Hanover Farm Mogeridge |
| | | | | | | | 396.397.417 | | | | | | Farm and Scutera down |
| | | | | | | | 418.419.420 | | | | | | Fields all in the |
| | | | | | | | 423.424.425 | | | | | | Parish of Rettendon |
| | | | | | | | 547.555.567 | | | | | | |
| | | | | | | | 568.569.570 | | | | | | |
| | | | | | | | 571.572.573 | | | | | | |
| | | | | | | | 574.575.585 | | | | | | |
| | | | | | | | 586.587.888 | | | | | | |
| | | | | | | | 592.593.594 | | | | | | |
| | | | | | | | 596.603.607 | | | | | | |
| | | | | | | | 608.609.610 | | | | | | |
| | | | | | | | 611.612.613 | | | | | | |
| 614.616.617 | | | | | | | | | | | | | |
| 846.881.849 | | | | | | | | | | | | | |
| 880 | | | | | | | | | | | | | |
| Foster John Nathaniel Biggleswade Bedfordshire Byles John Bernard Inner Temple London, Chaplin Frederick King William Street London | 12 | 6 | - | 28 | North and West | Freehold | 95.97.98.99 | Two Messuages Tenements Homestalls and Land | 195 | 2 | 25 | Freehold | |
| | | | | | | | 100.101.102 | | | | | | |
| | | | | | | | 103.104.105 | | | | | | |
| | | | | | | | 106.107.108 | | | | | | |
| | | | | | | | 109.110.111 | | | | | | |
| | | | | | | | 112.113.114 | | | | | | |
| | | | | | | | 116.116.117 | | | | | | |
| | | | | | | | 118.119.120 | | | | | | |
| | | | | | | | 121.122.123 | | | | | | |
| | | | | | | | 128.130.131 | | | | | | |
| 132.133.134 | | | | | | | | | | | | | |
| 144.145.146 | | | | | | | | | | | | | |
| 147.148 | | | | | | | | | | | | | |
| several pieces of Land | 83 | 1 | 32 | Copyhold of the Manor of Rettendon | | | | | | | | | |
| Goldstone Anne North Benfleet Spinster, Deviser in fee of Robert Goldstone | 59a | 1 | 1 | 8 | West | Copyhold of the Manor of Rettendon | 37. 38 | A Messuage called Licea and land in Rettendon | 1 | 2 | - | Copyhold of the Manor of Rettendon | |
| | 59 | - | 1 | 4 | | Copyhold of the Manor of Rettendon | 394.395 | An Estate called Finches and Land in East Hanningfield | 26 | 2 | - | Copyhold of the Manor of East Hanning- field. | |
| | 60 | - | - | 6 | East | 396.397.398 399.401.402 405.412 | | | | | | | |
| Hart Lucy Downham, Widow | 58a | - | 1 | 14 | North East and West | Copyhold of the Manor of Bicknacre | 413.414.415 | Messuage and Lands called Fullers and Woolgreve Mead in East Hanningfield | 4 | - | 24 | Copyhold of the Manor of Bicknacre | |
| King William Chelmsford, Victualler | 20 | - | - | 31 | North and East | Copyhold of the Manor of Rettendon | 366 | Messuage in Rettendon | - | - | 30 | Copyhold of the Manor of Rettendon | |
| Kendall Stephen Rettendon | 6 | - | - | 37 | North and West | Copyhold of the Manor of Rettendon | | | | | | | |
| | 85 | - | - | 25 | South and East | Copyhold of the Manor of Rettendon | 245 | Messuage called the Blue House and Land Messuage Butchers Shop and appurtenances | - | 1 | 16 | Copyhold of the Manor of Rettendon | |
| | | | | | | | 4. 5. | Land called John at Heris all in Rettendon | 3 | 2 | 21 | Copyhold of the Manor of Rettendon | |

| Interested Person and Description. | ALLOTMENTS. | | | | Lands in respect of which Claims allowed and Allotments made. | | | | | | | |
|--|-------------|---------|----|----|---|---------------------------------------|---|--|---------|----|----|---------------------------------------|
| | No. on Map. | Extent. | | | Fences to be made and maintained by Owner. | No. on Title Map. Tenure | No. on Title Plan. | Description. | Extent. | | | Tenure. |
| | | A. | B. | F. | | | | | A. | B. | F. | |
| Temble Thomas Runwell Hall | 39 | 10 | 2 | 31 | North and West | Freehold | 112.112.127 142.142.146 149.149.150 181.181.187 111.188a.189 140.144.107 114.137.138 139.141.184 188.110 38.68.82.87 89.90.92.93 94.95.96.97 98.99.83.84 85.102.103 106.43.43. 42.44 | An Estate called Poplars Farm in Runwell | 146 | - | - | Freehold |
| Lechnere William 6 Dayswater Terrace London | 19 | 1 | 1 | 7 | North East and West | Freehold | 13.32.33.34 | Land called Romans in Rettendon | 3 | - | 8 | Freehold |
| Mann Edward Battlesbridge | 9 | - | 1 | 1 | North and West | Copyhold of the Manor of Hyde Hall | 141 | Certain land all in Rettendon | 3 | 1 | 8 | Copyhold of the Manor of Hyde Hall |
| The Representatives of Pertwee James Woodham Ferris deceased | 2 | - | 1 | 6 | North and West | Copyhold of the Manor of Rettendon | 463 | Certain lands called the Five Acre Mead in the Parish of Rettendon | 5 | 1 | 20 | Copyhold of the Manor of Rettendon |
| Pertwee Sarah Danbury Widow | 37a | 4 | 2 | 23 | North and East against the Road | Copyhold of the Manor of Rettendon | 458.450.461 462.454.468 469.470.471 474 | Messuage and Lands part of a Farm called Taburns in Rettendon | 87 | 1 | 34 | Copyhold of the Manor of Rettendon |
| Rayner Henry Junior Runwell | 13 | - | 3 | 27 | North and West | Copyhold of the Manor of Runwell Hall | 59.60.64. 65.66.67 63.61.62 | Messuage or Tenement Buildings Brickfield and Lands in Runwell | 20 | - | - | Copyhold of the Manor of Runwell Hall |
| Richens Rebecca Rettendon, Widow | 17 | 2 | - | 9 | North East West and South-west | Copyhold of the Manor of Rettendon | 589.590.591 597.603.604 608. 601.602 | Messuage and Land called Pondlands in Rettendon Two Messuages or Tofts in Rettendon | 32 | - | 26 | Copyhold of the Manor of Rettendon |
| Smith William Rettendon | 1 | - | - | 23 | North and West | Freehold | 284 | Messuage and Garden in Rettendon | - | - | 10 | Freehold |
| Smith Thomas Croyden | 32 | 1 | 1 | 36 | North South and West | Freehold | 20.21.22.23 27.28.29.30 | House and Land thereto belonging in Rettendon | 33 | 2 | 2 | Freehold |
| Spitty Thomas Jenner Billericay | 34 | 4 | 2 | 33 | North | Copyhold of the Manor of Rettendon | 364.365.379 380.381.382 387.390.391. 405.406.407 408.410.442 | Messuage or tenement Premises and land called High House Farm in Rettendon | 107 | 1 | 21 | Copyhold of the Manor of Rettendon |

| Interested. Name and Description. | ALLOTMENTS. | | | | Lands in respect of which Claims allowed and Allotments made. | | | | | | | |
|---|-------------|---------|----|----|---|---|--|--|---------|----|----|---|
| | No. on Map. | Extent. | | | Fences to be made and maintained by Owner. | No. on-Title Map. | So. on Title Plan. | Description. | Extent. | | | Tenure. |
| | | A. | R. | P. | | | | | A. | R. | P. | |
| Mistress Thomas Jenner Billericay (Continued) | 34a | 4 | 2 | 2 | North and West | Copyhold of the Manor of Runwell Hall | 17.16.27.28 29.30.31.32 33.34.35.36 40.19.20.24 25.26.27.28 39.40.41.42 23 | An Estate consisting of Two Messuages or Tenements Premises and land in Runwell | 100 | - | - | Copyhold of the Manor of Runwell Hall |
| Tyrell Sir John Tyssen Baronet Hereham | 28 | - | 2 | 28 | East and South | Freehold | 16. 17 | House and Land in Rettendon | 14 | 1 | 22 | Freehold |
| The Representatives of Wilson James Springfield deceased | 10 | - | - | 25 | North and West | Copyhold of the Manor of Rettendon | 253. 254 | Two Copyhold Cottages in Rettendon | - | - | 15 | Copyhold of the Manor of Rettendon |
| Falden Charles Cobourg, Road Old Kent Road London and Rayner William Stanford Rivers | 16 | - | 1 | 3 | North East and South-west | Copyhold of the Manor of Rettendon | 15. 170 | Messuage or Cottage in two tenements Yard and Orchard in Rettendon | - | 1 | 26 | Copyhold of the Manor of Rettendon |
| Wood George Rochford | 33 | 2 | - | 26 | North South and West | Copyhold of the Manor of Rettendon | 336.341.421 342.344.422 425.427.428 522.523.524 533.534 | several pieces or parcels of Land in Rettendon | 41 | - | 19 | Copyhold of the Manor of Rettendon |
| Waud Samuel Wilkes Reverend as Rector of Rettendon | 36 | 4 | 3 | 6 | North and West | Freehold | 372.374.375 376.365.367 368.369.370 371.373.376 377 | Rectory House and Glebe land in Rettendon | 85 | - | - | Freehold |
| ROADS | | | | | | | | | | | | |
| Hard Road | 14 | - | 1 | 21 | | | | | | | | |
| | 61 | 6 | 3 | 36 | | | | | | | | |
| | 86a | 6 | 1 | 17 | | | | | | | | |
| Soft Road | 12 | - | 2 | 29 | | | | | | | | |
| | 13a | - | - | 15 | | | | | | | | |
| | 22a | - | - | 30 | | | | | | | | |
| | 29 | 1 | 3 | 21 | | | | | | | | |
| | 85a | - | - | 7 | | | | | | | | |
| | 111c | - | - | 10 | | | | | | | | |
| | | 12 | 2 | 29 | | | | | | | | |

A N D I FURTHER set out allet and award the said Rentcharge of Two pounds and ten shillings payable out of the Allotment for the Labouring Poor unto and amongst the several persons and in the proportions hereinafter mentioned that is to say

| | £. | s. | d. |
|-------------------------------|----|----|-----|
| U N T O Thomas Allaker Aldham | - | 10 | 0 |
| * John Christian Boode | - | - | - |
| | £ | 10 | - / |

A N D I the said Robert Baker DO HEREBY ORDER DIRECT AND APPOINT that good and sufficient fences for Inclosing the several allotments hereinbefore described if not already set up and made shall be made within the space of Twelve months from the Confirmation by the said Inclosure Commissioners of this my Award by the several persons owners for the time being of the said several allotments on the sides hereinbefore in that behalf prescribed on which sides respectively a mark is drawn thus  on the said Map.

I N T E S T I M O N Y whereof I the said Robert Baker have to this my Award which I have under the directions of the said Inclosure Commissioners for England and Wales caused to be drawn up and Engrossed on Parchment set my hand this second day of December in the year of our Lord One thousand eight hundred and sixty-one.

(SIGNED) ROB. BAKER.
Writtle, Essex.

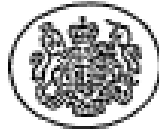
I N W I T N E S S A N D C O N F I R M A T I O N whereof WE the Undersigned Inclosure Commissioners for England and Wales have herunto subscribed our respective Names and caused our Official Seal to be affixed this fifth day of December in the year of our Lord One thousand eight hundred and sixty-one.

(SIGNED) H. C. MOLES (L. S.) G. RIDLEY.

D. J. Goulden

BOARD OF AGRICULTURE AND FISHERIES

12th May 1905.



In the Matter of Battlesbridge Common,
 Rettendon, Essex

DECISION

This reference relates to the question of the ownership of land known as Battlesbridge Common, Rettendon being the part of the land comprised in the Land Section of Register Unit No. CL 91 in the Register of Commons Land maintained by the Essex County Council of which no person is registered under section 4 of the Commons Registration Act 1965 as the owner.

Following upon the public notice of this reference Mr Roy Hart claimed to be the freehold owner of the land in question and no other person claimed to have information as to its ownership.

I held a hearing for the purpose of inquiring into the question of the ownership of the land at Chelmsford on 21 February 1980.

At the hearing Mr Hart appeared in person. Mr Hart is the Lord of the Manor of Rettendon, the lordship of which he acquired by a Conveyance made 9 March 1979 between (1) Hardwicks Estates Ltd (2) Roy Hart, with a good root of title in a Conveyance made 25 June 1956 between (1) Frances Felkin Stunt (2) Hardwicks Estates Ltd. Mr Hart has no survey showing the exact extent of the land which is parcel of the manor. However, the land comprised in the Register Unit consists of a triangular area of roadside waste and is bounded on the west by a parcel of land which is numbered 553 on the tithe map for the parish of Rettendon and is described in the award as copyhold of the manor of Rettendon. From this I draw the inference that the adjoining piece of roadside waste was also parcel of the manor. A very small triangle of the roadside waste is now registered freehold under Title No. EX 96747 (which includes other land) and is therefore not the subject of this reference. There being no evidence that the remainder of the roadside waste has since been severed from the lordship of the manor, I am satisfied that Mr Hart is the owner of the land, and I shall accordingly direct the Essex County Council, as registration authority, to register him as the owner of the land under section 8(2) of the Act of 1965.

I am required by regulation 30(1) of the Commons Commissioners Regulations 1971 to explain that a person aggrieved by this decision as being erroneous in point of law may, within 6 weeks from the date on which notice of the decision is sent to him, require me to state a case for the decision of the High Court.

Dated this

11th

day of

March

1980

Chief Commons Commissioner

Rettendon Parish Survey 1778

- Boundary aligned north
- Superimposed on current Google view

