Brighthelmston July 24th 1810

Dear Sir,

The Prince of Wales & Roberts.

We have done every thing which has been required on our part in this — Sale, we have cleared up the Title, and are ready to make a Surrender, or to join in any Conveyance to His Royal Highness — I understood that you intended to get the Estate Enfranchised — As we are ready to sign any Instrument which may be required, I hope You will not keep back the remainder of the Money from Mr Roberts, and in order to facilitate the Payment I — send you on the other half Sheet an Account of Mr Roberts's claim — I hope you will let us draw for the Money — Dear Sir

Yours very Sincerely & Obliged

Hen: Brooker

Interest Account in respect of a purchase made by His Royal Highness the Prince of Wales of Mr. Geo Foster Roberts.

Interest on £4000 from 29th Septr 1808 to the 6th Feb. 1809 exclusive 4 mo 7 days	70 .	10 —
Do on £3000 from 6th Feb. to 26th July 1809 exclusive 5 mo 19 days —	70 .	6 . 0
Do on £2000 from 26th July 1809 to 26th July 1810 being one year —	100 —	
Principal — — — —	1000 . —	
	£ 1240 .	16 . 0

Prince of Wales's
Infanchet Corps

Charles Dashwood
King's Garden Street
London

Mr Bunce

24 July 1810

33674

Received the 30 Octob 1810 of His Royal Highness the Prince of Wales by Genl Saml Hulse Treas the Sum of Two Hundred & Twelve Pounds Ten Shillings for One quarters Interest on Mortgage of the Pavilion to 10 octo 1810

Chr Weltje

£ 212. 10.

Property Tax & Stamp — 21. 7.

£ 191. 3

Mr. Christ. Wettje

£191. 3. —

An Abstract of Balances due to the Tradesmen respectively on their Bills for Materials furnished and Work done for the New Stables and other Buildings erected at Brighton for His Royal Highness The Prince Regent under the direction of William Porden as by Account delivered April 1st. 1808 and the Payments since made to them respectively up to March 25. 1812.

Tradesmens Names	Balance as stated in the accounts delivered			Money paid since			Balance due March 25 1812		
Henry Attree Brickmaker	4	17	6	4	17	6	"	"	"
Mills & Company do	483	16	1	483	16	1	"	"	"
Edward Baker & Co. do	152	6	5½	152	6	5½	"	"	"
Thomas Weller do	14	11	"	14	11	"	"	"	"
William Blunden do	140	4	3	140	4	3	"	"	"
T. Newington & Co. Lime Merchants	188	11	"	188	11	"	"	"	"
Martin Stately Bricklayer	1672	7	2	820	"	"	852	7	2
Thomas Pocock do	827	2	2½	347	2	2½	480	"	"
Messrs. Tyson & Sharp Slaters	710	6	1	710	6	1	"	"	"
Benjn. Tillstone Timber Merchant	444	3	10	444	3	10	"	"	"
Messrs. Monkhouse & Son do	29	4	"	29	4	"	"	"	"
Phillips Duffel & Co. do	1	2	"	1	2	"	"	"	"
Turner & Co. do	40	16	10¾	40	16	10¾	"	"	"
John Stubbs do	"	19	6	"	19	6	"	"	"
Crosweller & Blaber do	549	11	9	485	"	"	64	11	9
William Tuppen Carpenter	682	14	10½	482	14	10½	200	"	"
John Goddard Turner	13	5	½	13	5	½	"	"	"
Samuel Hill Mason	7	8	"	7	8	"	"	"	"
John Bingly Mason	12	8	9	12	8	9	"	"	"
Richard Chapman do	9	4	½	9	4	½	"	"	"
Alexander Lambert do	92	3	2	52	3	2	40	"	"
Joseph Fuller for Hair	14	10	"	14	10	"	"	"	"
Francis Bernasconi Plasterer	1604	2	3	444	2	3	1160	"	"
Richard Reynolds do	254	1	10	254	1	10	"	"	"
Thomas Palmer Smith	854	13	1	294	13	"	560		1
Carried Forwards £	8804	10	9¼	5447	11	9¼	3356	19	

Tradesmens Names	Balance as stated in the accounts delivered			Money paid since			Balance due March 25 1812		
Brought Forwards £	8804	10	9¼	5447	11	9¼	3356	19	"
Simon Wisden Smith —	16	7	"	16	7	"	"	"	"
John Mackell & Co. d°. —	871	1	8¾	305	"	"	566	1	8¾
Bespoke Bon John Roberts & Co. d°. —	240	3	4	15	"	"	225	3	4
John Hepp Coppersmith —	334	16	8	204	16	8	130	"	"
John Dudlow — d°. —	1	11	7	1	11	7	"	"	"
J. Quickshanks Fan Light Maker	204	12	6	204	12	6	"	"	"
Messrs. Underwood & Doyle d°. —	294	15	9	294	15	9	"	"	"
E. & J. Jones Plumbers —	3934	2	10½	1234	2	10½	2700	"	"
Bramah & Son Engineers —	14	15	"	14	15	"	"	"	"
Wm Wigram Plumber & Glazier	124	2	4½	74	16	"	49	6	4½
Mark Fricker d°. —	38	8	4	38	8	4	"	"	"
Darlm. Mr Worker John Minnitt Painter —	922	7	3¾	503	6	"	419	1	3¾
Shrubland Mr. John Christmas d°. —	821	19	6½	290	"	"	531	19	6½
James Smart Rope Maker	8	8	8	8	8	8	"	"	"
Wm Bradford Carrier	236	9	3	70	"	"	166	9	3
Daniel Hayler d°. —	5	4	1	5	4	1	"	"	"
Davis — d°. —	1	6	3	1	6	3	"	"	"
Edward Sayers for New Road	39	8	"	39	8	"	"	"	"
Wm Stanford for fencing —	254	4	3	254	4	3	"	"	"
Society of Friends for Interest of Purchase Money & arrears of Rent to 1st of April 1808	79	14	"	79	14	"	"	"	"
Robert Wingham for arrears of Rent & Interest to 24th of June	57	10	6	Paid 39 0 9 Deducted 18 9 9			"	"	"
Bills delivered subsequent to the 1st of April 1808 but for works done previous to that time, and Law Expences.									
Phillips & Duffield —	10	15	4	10	15	4	"	"	"
Carried forward £	17316	15	1	9171	14	6¾	8145	0	6¼

33676

Tradesmens Names	Balance as stated in the accounts delivered			Money paid since			Balance due March 25 1812		
Brought Forward £	17316	15	1	9171	14	6¾	8145	–	6¼
William Williams Mason	92	11	3	52	11	3	40	"	"
Daniel Hayler for carriage	5	10	6	5	10	6	"	"	"
							8185	"	6¼
To a Bill for work by Reynolds not included in the former account.	5	17	2	5	17	2	"	"	"
To the Costs in Mills Action	29	16	7	29	16	7	"	"	"
To Interest paid to Mills & Co.	4	19	11	4	19	11	"	"	"
To Costs in Cooks Action –	14	8	5	14	8	5	"	"	"
To – do. in Reynolds Action	16	10	10	16	10	10	"	"	"
To Interest & Stamps	3	10	11	3	10	11	"	"	"
Balance of Wm. Pordens acct.	4265	7	3¼	1154	3	7¼	3111	3	8
To Commission on £184.. 0.. 11 the amount of Bills omitted and Lawyers Expences since the delivery of the account –	9	4	"	9	4	"	"	"	"
To Cash paid Joseph Williams August 24.. 1805 omitted in the acct. current delivered	19	"	"	19	"	"	"	"	"
To Thos. Watts & Son for Timber in 1806 not brought to acct. before –	15	"	3	15	"	3	"	"	"
£	21798	12	2¼	10502	8	–	11296	4	2¼

W. Porden
March 28. 1812

No. 1

An Abstract of Balances due to the Tradesmen respectively on their Bills for Materials furnished and Work done for the New Stables and other Buildings erected at Brighton for His Royal Highness The Prince Regent under the direction of William Porden as by Account delivered April 1. 1808 and the payments since made to them respectively up to March 25. 1812

33677

Dr. William Porden in account with His Royal Highness The Prince Regent Cr.

For Money received since the delivery of the stated account to September 29th 1810

		£	s	d
1810 Novr 1	To Cash Received of Robert Gray Esqr	600	0	0
1811 Jan 25	To ditto	600	0	0
April 30	To ditto	600	0	0
July 29	To ditto	600	0	0
Novr 7	To ditto	600	0	0
1812 Jany 29	To ditto	600	0	0
		3600	0	0
	Balance due from The Prince Regent	11296	4	2½
	£	14896	4	2½

		£	s	d
1810 Septr 29	By the Balance of W. Pordens Account for works done for His Royal Highness The Prince Regent at Brighton as by the statement this day delivered	14881	3	11½
	By a Bill for Timber furnished by Mr Thomas Watts & Son in December 1806 not brought in when the accounts were made up	15	0	3
	£	14896	4	2½

Abstract of Money received since the delivery of the Accounts up to April 4. 1808 as by Statement delivered to September 29. 1810 and the above account to January 29. 1812 and the payments thereof to March 25. 1812.

Dr

	£	s	d
To Cash Received of Robert Gray Esqr as by Accounts delivered to Septr 29. 1810 — — (including Money not paid by Mr Porden)	6902	8	"
To Cash received from Septr 29. 1810 to January 29th 1812 as stated in the account above	3600	0	0
£	10502	8	0

Cr

	£	s	d
By sundry payments to Tradesmen up to March 25. 1812 as by the account No 1	9348	4	4½
By ditto paid to W. Porden on his own account	1154	3	7½
£	10502	8	0

W. Porden

6300
254 - 4 - 8
79 - 14 - 0
1633 18 - 3

No. 2

His Royal Highness
The Prince Regent

Mr. Pordens account of money received since Sept.r 29. 1810 and an abstract of the total received and paid since April 1.st 1808 to Jan.y 29. 1812 & to March 25. 1812

Windsor August 20th 1842

My dear Birkbeck –

I enclose you two letters upon the purchase of the Duke of Marlborough's house at Brighton – H. R. H. agrees to the terms proposed. viz. 9000 £ & you are to take steps for the completing the necessary Instruments &c – keep the enclosed –

Yours ever

F. Maitland

Eden Farm Aug. 14th 1842

My dear Lord Chichester

I write under considerable anxiety of mind having heard this morning that my brother Sir John Eden is dangerously & extremely ill:—

But I am unwilling to put off the reply due to your communication respecting the Brighton business.— I quite agree with you that we should consider ourselves as acting jointly for both his Royal Highness & the Duke, & that we should be equally desirous to fix a fair price.— In pursuing that wish I have no materials of information except the general statements (which you have seen) from Mr. Blackstone, & the Duke's short note which I communicated to you proposing 20,000 £, & lastly your local knowledge & excellent judgement — You seem to think that the

the Improvements made by the Duke in addition to the original estimate of £4000 may have raised the value to £7000 or £8000.. — I have no doubt that this valuation is for what the Duke expended in the improvements; but I quite agree with you that we must consider the actual value. — As to the Furniture I have nothing to guide me: but I do not conceive that it can be less than £2000 & it may be considerably more. — 1st Under all these Considerations, I either that we may safely & honorably propose to his Royal Highness to give & to the Duke to receive 9000£ for the House including the Furniture, & for the Lease, in short for the Duke's whole Interest of every description except the Stables: —

2dly, or 8000£, subjecting the Furniture to appraisement, which I do not however recommend as it leads into unpleasant details, & useless expences. —

3rdly. — or lastly if you, acting on the principle of its being a joint Grant to us, shall really think

that I overstep the mark, I will consent, though reluctantly, to reduce the first proposition to £8500.—

I have reason to believe that the Duke will cheerfully approve, & rightly, whatever I may do in the business:—but that consideration instead of lessening my hesitations increases the desire which I feel to do what is fair & right.

Having said this I leave the whole to your decision, which I think cannot be difficult.—

Believe me my dear Lord Chichester

Your affectionately yours

Auckland

[Enclosure]

Steamer
August – 16. 1842

Dear Bloomfield

Understanding that Mr. Malone is at Cheltenham, I must request you will have the goodness to inform the Regent, that after corresponding with Lord Auckland for some time about the Purchase of the Duke of Marlborough's House, I have received a letter which I enclose for His Royal Highness's perusal, & I take the liberty of saying at the same time that a few of that Information I can collect I think nine thousand Pounds

a fair Price for House & Furniture.

That the Duke's garden is a grant from Mrs Kemble & Mr Dickens or Lords of the Manor, I have therefore thought it necessary to ascertain their disposition to make the same grant to His Royal Highness, & they have further consented to H. R. H's inclosing the ground which lies between the Duke of Marlborough's & the end House in Marlborough Row —

Should His Royal Highness approve of the Price I have named, it will be necessary that H. R. H, Solicitor should

be instructed to carry the purchase into effect, & it should be mentioned to H.R.H. at the same time, that as the provision for one of the D: of Marlborough's family, is one of her inducements to part with the House, it is hoped that the Purchase Money will be paid as soon as the Title & proper instruments can be prepared —

I am ever My dear Bloomfield

Very Affectionately yours

Christian

Sir

The object of your letter which I received this morning had been in some degree anticipated by Col. Bloomfield's note (to Ld Chichester) which I forwarded yesterday to the Duke of Marlborough:— and I have reason to believe that his Grace will hence derive Mr Wedderburn to proceed to Town with the proper Documents, & to wait on you for the purpose of bringing the business in question to a conclusion pursuant to the Intentions & Commands of his Royal Highness the Prince Regent.—

I have the honor to be
very sincerely &c
Richard

Eden Farm Kent
Augt. 25

Chas Richards Esqr

Particulars and Conditions

OF

SALE,

OF

THREE FREEHOLD, COPYHOLD, AND LEASEHOLD

ESTATES,

SITUATE IN

Brighthelmston & East Chiltington,

IN THE

County of Sussex,

INTENDED TO BE

SOLD BY AUCTION,

BY

Mr. ATTREE,

AT

THE CASTLE TAVERN, IN BRIGHTON,

ON

Thursday, the 27th Oct. 1814,

AT TWELVE O'CLOCK.

FLEET, PRINTER, HERALD-OFFICE, BRIGHTON.

PARTICULARS.

LOT 1.

ONE FOURTH PART OF

THE CASTLE TAVERN,

IN

Brighthelmston,

With the extensive Ball Rooms, Card and Billiard Rooms. Vaults, Out-buildings, ~~Lodgings~~ Ground,

AND ALL

APPURTENANCES THEREUNTO BELONGING,

SITUATE FRONTING THE

STEINE and CASTLE-SQUARE, in BRIGHTHELMSTON.

This Lot is let to Mr. TILT, on Lease, at £~~130~~ 118.15 per Annum Rent, five years of which will be unexpired the 25th Dec. next.

ALSO TO BE SOLD, WITH THE ABOVE LOT,

A valuable piece of Freehold Ground, on the East Side of the Castle Assembly Rooms,

AGREEABLY TO A PLAN WHICH WILL BE PRODUCED AT THE SALE.

LOT 2.

A MOIETY OR HALF PART OF ALL THAT

Copyhold Building, Warehouse, or Store Rooms, and Range of Wine Vaults,

Situate on the East Side of BLACK-LION STREET, in BRIGHTON.

And also a Moiety, or half part of all that Building, Warehouse or Store Rooms, and Range of Wine Vaults, adjoining the Market, in Brighthelmston, a part of which has been lately fitted up for market stalls, the last of which premises are held under a lease from the Minister, Church-wardens, Overseers, and Commissioners of the Town of Brighthelmston, for a term of sixty years, at the annual rent, of £3 3s. for the whole thereof, 22 years of which were unexpired on the 25th of March last.—This Lot is let to Mr. TILT, on lease, at £25 per annum rent, five years of which will be unexpired on the 25th of December next.

LOT 3.

TEN ACRES OF

FREEHOLD WOODLAND,

Situate at East Chiltington, in the County of Sussex, now in the proprietor's possession, and which will be given up on the completion of the purchase.

Further particulars of the above Estates may be known at the Office of Messrs. BROOKER and COLBATCH, Solicitors, Prince's Place, Brighthelmston.

CONDITIONS OF SALE.

I.

That the highest bidder be deemed the purchaser, and if any dispute arise respecting the last or best bidding, the lot in dispute to be put up again.

II.

That no person shall advance less than £5 at any bidding when the biddings are upwards of £100; less than £10 when the biddings are above £1000; nor less than £2 when the biddings are under £100; nor shall any bidder retract his bidding.

III.

That every purchaser shall immediately after the sale pay down a deposit, in the proportion of £20 for every £100 of his purchase-money, into the hands of Messrs. Brooker and Colbatch, Solicitors for the seller, and sign an agreement for the remainder to be paid to the vendor on the 26th day of December next, at the office of Messrs. Brooker and Colbatch, Solicitors, at Brighthelmston, at which time and place the respective purchases are to be completed, and the respective purchasers have the actual possession of his lot or the rents and profits thereof, and to which time all outgoings shall be cleared by the vendor.

IV.

That within one month from the day of sale, the vendor shall, at his own expence, prepare and deliver an abstract of his title to each purchaser, or his Solicitor; but where the title is leasehold, the purchaser shall not be entitled to the title of the lessor.

V.

That upon payment of the remainder of the purchase-money, at the time above-mentioned, the vendor shall execute a conveyance, surrender, or assignment, of the lots to the respective purchasers, each purchaser being at the expence of preparing his own conveyance, surrender, or assignment, and paying the *ad valorem* and other duties thereon; and all such conveyances, surrenders, and assignments, shall be presented at the time and place aforesaid, for the execution of the vendor.

VI.

That the auction duties of 7d. in the pound be immediately, after the sale, paid to the auctioneer, by the vendor and purchaser, in the proportion following, that is to say, one equal half part thereof by the vendor, and the other moiety by the purchaser.

VII.

That if any of the purchasers shall neglect or fail to comply with the above conditions, his deposit-money shall be forfeited to the vendor, who shall be at liberty to re-sell the lot or lots bought by him, and the deficiency (if any) occasioned by such re-sale, together with all expences attending the same, shall immediately after such sale, be made good to the vendor by the defaulter at this sale; and in case of the non-payment of the same, the whole thereof shall be recoverable by the vendor, as and for liquidated damages.

VIII.

That if any mistake be made in the description of the Premises, or any other error whatsoever shall appear in the Particulars of the Estate, such mistake or error shall not annul the sale, but a compensation or equivalent shall be taken or given, as the case may require.

IX.

That all Attested Copies required by the Purchaser, shall be made and delivered at the Expence of the person requiring the same.

X.

That in case the Title Deeds to any of the Estates or Lots sold at this sale, shall happen to relate to other Lots or Property of greater value, the Title Deeds to be retained or given over to the proprietor of the lot of the largest value, upon such proprietor entering into the usual covenants, for the production thereof, to the purchaser or purchasers of the remaining, or other of the said lots, such covenants to be prepared by, and at the expence of the person or persons requiring the same, who shall be intitled to Attested Copies of such Deeds at his or their own expence.

I hereby agree to have the purchase of the sale of Lot 1 at the price of Two thousand and sixty pounds and to conform to the conditions as above stated £

Thos. Shree

Purchase money — 2060 —
Deposit — 206 —
½ duty — 30 .. 10
236 10

206
1854 Balance of Purchase Money

Lot: 1.

Mr. Attree

PARTICULARS & CONDITIONS

OF

SALE,

OF

THREE FREEHOLD, COPYHOLD & LEASEHOLD

Estates,

SITUATE AT

Brighthelmston and East Chiltington,

IN

THE COUNTY OF SUSSEX,

Which have been advertised to be

SOLD BY AUCTION,

BY

Mr. ATTREE,

At the CASTLE TAVERN, *in Brighthelmston,*

ON THURSDAY, 27th OCT. 1814,

AT TWELVE O'CLOCK.

Fleet, Printer, Herald-office, Brighton.

Particulars and Conditio

OF

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OF

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With the extensive Ball Rooms, Card and Billiard Rooms. Vaults, Out-buildings, ~~Ice-house,~~ Ground,

AND ALL

APPURTENANCES THEREUNTO BELONGING,

SITUATE FRONTING THE

STEINE and CASTLE-SQUARE, in BRIGHTHELMSTON.

This Lot is let to Mr. TILT, on Lease, at £148-15 per Annum Rent, five years of which will be unexpired the 25th Dec. next.

ALSO TO BE SOLD, WITH THE ABOVE LOT,

A valuable piece of Freehold Ground, on the East Side of the Castle Assembly Rooms,

AGREEABLY TO A PLAN WHICH WILL BE PRODUCED AT THE SALE.

LOT 2.

A MOIETY OR HALF PART OF ALL THAT

Copyhold Building, Warehouse, or Store Rooms, and Range of Wine Vaults.

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TEN ACRES OF

FREEHOLD WOODLAND,

Situate at East Chiltington, in the County of Sussex, now in the proprietor's possession, and which will be given up on the completion of the purchase.

Further particulars of the above Estates may be known at the Office of Messrs. BROOKER and COLBATCH, Solicitors, Prince's Place, Brighthelmston.

33685 A To be filmed.

33685A

Recd this 28th October 1814 of Thos Abbie Esqr the sum of Two hundred and Six pounds being a deposit of ten per cent upon the sum of Two thousand and sixty pounds at which Lot 1 of the amexed particular was knocked down to him at the sale by auction also the sum of thirty pounds 10s — the half duty thereon

Purchase money		2060 —
½ duty	206 —	30 — 10
		2090 — 10
Deposit	30 — 10	236 — 10
½ duty		bal 1854 —

Mr Colbatch
Atty for James Shergold Esq the Vendor

the purchase-money, the £10 when the biddings are above £1000; nor less than £2 when the biddings are under £100; nor shall any bidder retract his bidding.

III.

That every purchaser shall immediately after the sale pay down a deposit, in the proportion of £10 for every £100 of his purchase-money, into the hands of Messrs. Brooker and Colbatch, Solicitors for the seller, and sign an agreement for the remainder to be paid to the vendor on the 26th day of December next, at the office of Messrs. Brooker and Colbatch, Solicitors, at Brighthelmston, at which time and place the respective purchases are to be completed, and the respective purchasers have the actual possession of his lot or the rents and profits thereof, and to which time all outgoings shall be cleared by the vendor.

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VII.

That if any of the purchasers shall neglect or fail to comply with the above conditions, his deposit-money shall be forfeited to the vendor, who shall be at liberty to re-sell the lot or lots bought by him, and the deficiency (if any) occasioned by such re-sale, together with all expences attending the same, shall immediately after such sale, be made good to the vendor by the defaulter at this sale; and in case of the non-payment of the same, the whole thereof shall be recoverable by the vendor, as and for liquidated damages.

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Oct 27th 1814 I do hereby acknowledge that Thos Abbie Esqr has become the purchaser at this sale of Lot 1 at the price or sum of Two thousand and sixty pounds and that do agree that the Vendor on his part shall conform to the conditions above stated

Mr Colbatch
Atty for the Vendor James Shergold

Purchase money		2060 —
½ duty		29 . 10 . 4
		2089 . 10 . 4
Deposit	206 —	235 . 10 . 4
½ duty	29 . 10 . 4	£1854 — —

3 0 6

Brighthelmston,

With the extensive Ball Rooms, Card and Billiard Rooms. Vaults, Out-buildings, ~~Ice-house,~~ Ground,

AND ALL

APPURTENANCES THEREUNTO BELONGING,

SITUATE FRONTING THE

STEINE and CASTLE-SQUARE, in BRIGHTHELMSTON.

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LOT 2.

A MOIETY OR HALF PART OF ALL THAT

Copyhold Building, Warehouse, or Store Rooms, and Range of Wine Vaults,

Situate on the East Side of BLACK-LION STREET, in BRIGHTON.

And also a Moiety, or half part of all that Building, Warehouse or Store Rooms, and Range of Wine Vaults, adjoining the Market, in Brighthelmston, a part of which has been lately fitted up for market stalls, the last of which premises are held under a lease from the Minister, Church-wardens, Overseers, and Commissioners of the Town of Brighthelmston, for a term of sixty years, at the annual rent, of £3 3s. for the whole thereof, 22 years of which were unexpired on the 25th of March last.—This Lot is let to Mr. TILT, on lease, at £25 per annum rent, five years of which will be unexpired on the 25th of December next.

LOT 3.

TEN ACRES OF

FREEHOLD WOODLAND,

Situate at East Chiltington, in the County of Sussex, now in the proprietor's possession, and which will be given up on the completion of the purchase.

Further particulars of the above Estates may be known at the Office of Messrs. BROOKER and COLBATCH, Solicitors, Prince's Place, Brighthelmston.

CONDITIONS OF SALE.

I.

That the highest bidder be deemed the purchaser, and if any dispute arise respecting the last or best bidding, the lot in dispute to be put up again.

II.

That no person shall advance less than £5 at any bidding when the biddings are upwards of £100; less than £10 when the biddings are above £1000; nor less than £2 when the biddings are under £100; nor shall any bidder retract his bidding.

III.

That every purchaser shall immediately after the sale pay down a deposit, in the proportion of ~~£20~~ £10 for every £100 of his purchase-money, into the hands of Messrs. Brooker and Colbatch, Solicitors for the seller, and sign an agreement for the remainder to be paid to the vendor on the 26th day of December next, at the office of Messrs. Brooker and Colbatch, Solicitors, at Brighthelmston, at which time and place the respective purchases are to be completed, and the respective purchasers have the actual possession of his lot or the rents and profits thereof, and to which time all outgoings shall be cleared by the vendor.

IV.

That within one month from the day of sale, the vendor shall, at his own expence, prepare and deliver an abstract of his title to each purchaser, or his Solicitor; but where the title is leasehold, the purchaser shall not be entitled to the title of the lessor.

V.

That upon payment of the remainder of the purchase-money, at the time above-mentioned, the vendor shall execute a conveyance, surrender, or assignment, of the lots to the respective purchasers, each purchaser being at the expence of preparing his own conveyance, surrender, or assignment, and paying the *ad valorem* and other duties thereon; and all such conveyances, surrenders, and assignments, shall be presented at the time and place aforesaid, for the execution of the vendor.

VI.

That the auction duties of 7d. in the pound be immediately, after the sale, paid to the auctioneer, by the vendor and purchaser, in the proportion following, that is to say, one equal half part thereof by the vendor, and the other moiety by the purchaser.

VII.

That if any of the purchasers shall neglect or fail to comply with the above conditions, his deposit-money shall be forfeited to the vendor, who shall be at liberty to re-sell the lot or lots bought by him, and the deficiency (if any) occasioned by such re-sale, together with all expences attending the same, shall immediately after such sale, be made good to the vendor by the defaulter at this sale; and in case of the non-payment of the same, the whole thereof shall be recoverable by the vendor, as and for liquidated damages.

VIII.

That if any mistake be made in the description of the Premises, or any other error whatsoever shall appear in the Particulars of the Estate, such mistake or error shall not annul the sale, but a compensation or equivalent shall be taken or given, as the case may require.

IX.

That all Attested Copies required by the Purchaser, shall be made and delivered at the Expence of the person requiring the same.

X.

That in case the Title Deeds to any of the Estates or Lots sold at this sale, shall happen to relate to other Lots or Property of greater value, the Title Deeds to be retained or given over to the proprietor of the lot of the largest value, upon such proprietor entering into the usual covenants, for the production thereof, to the purchaser or purchasers of the remaining, or other of the said lots, such covenants to be prepared by, and at the expence of the person or persons requiring the same, who shall be intitled to Attested Copies of such Deeds at his or their own expence.

Sept. 27th 1844 I hereby acknowledge that the above Eign has become the purchaser at this sale of Lot 1 at the price or sum of Two thousand and sixty pounds and I do agree that the Vendor on his part shall conform to the conditions above stated

Jno Colbatch
Atty for the Vendor James Theyford

Purchase money		2060 —
½ duty		29.18.4
		2089.18.4
Deposit	206 —	235.18.4
½ duty	29.18.4	
		£1854 — —

3 0 0

His Royal Highness
The Regent

PARTICULARS & CONDITIONS

OF

SALE,

OF

THREE FREEHOLD, COPYHOLD & LEASEHOLD

Estates,

SITUATE AT

Brighthelmston and East Chiltington,

IN

THE COUNTY OF SUSSEX,

Which have been advertised to be

SOLD BY AUCTION,

BY

Mr. ATTREE,

At the CASTLE TAVERN, *in Brighthelmston,*

ON THURSDAY, 27th OCT. 1814,

AT TWELVE O'CLOCK.

Fleet, Printer, Herald-office, Brighton.

Copies of Mem.s &c. &c. relative to the Castle Tavern

Report delivered to Mr. Nash by order of Sir B. Bloomfield — 25th. Jany 1815

The Castle Tavern is held of the Manor of Brighton at a Fine and Heriot of 6s certain on death or Alienation and very trifling annual Quit Rent

It belongs one undivided fourth part to Samuel Shergold Esq.r with the entirety of the piece of Ground at the North East Corner. this is purchased by Mr. T. Attree for H. R. Highness at £2000 to be paid on 25th March next

One other undivided fourth part to Sr. H. Blackman and Mr. W. Chapman as Trustees under Mr. Bests Will this is purchased by Mr. T. Attree for H. R. Highness at £2150 to be paid on 29th Septr. next

Two other undivided fourth parts belonging to the Trustees under the late Mr. James Shergolds Will but cannot be sold without an Act of Parliament

Mr. Attree is in treaty for this with Mr. Hodgson the Solicitor and he proposes to pay the persons entitled to the Rent as much as they now receive for the remainder of the present Tenants Lease of the Castle and at the expiration of that Term to pay £4900 but Mr. Hodgson seems to require a Sum equal to the present Rent which would be £6000

The Castle is let at £600 a Year five Years of the Lease were unexpired at Christmas last. The late Tenant laid out upwards of £3000 in pursuance of a Covenant in his Lease so that at the expiration of the Lease the premises may reasonably be supposed to be worth £150 a Year more than the present Rent

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Copy Offer made to G. Hodgson Esq.r Solr. to the Misses Shergold

Mr. T. Attree on behalf of H. R. Highness the Prince Regent offers to purchase the late Mr. James Shergolds Moiety of the Castle Tavern by valuation

of two indifferent persons one chosen by himself on behalf of H. R. H. the other by Mr Hodgson as Solr for the Sellers and the two referees to choose an Umpire previous to their entering on the valuation and in case of their disagreeing the Award of the Umpire to be conclusive. Or to give £5000 in either case the present rent to be paid to the persons entitled to the property and the purchase money at the expiration of the existing Lease and the Purchaser to be at the expence of an An Act of Parliament if deemed necessary but the expence of Abstracts of Title and the expence of Surrender including the advolorem duty to be paid by the Seller

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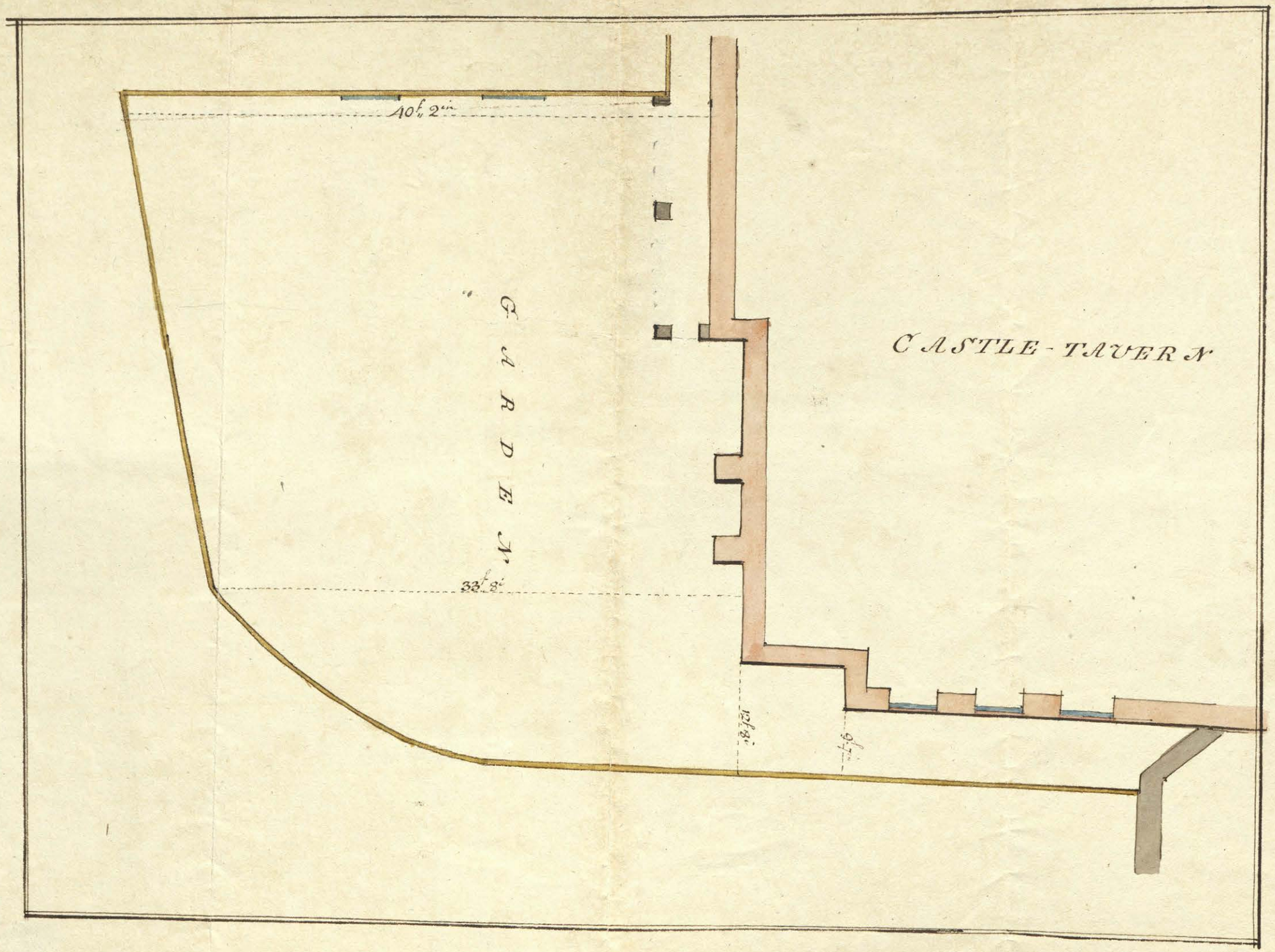
Copy Observations as to obtaining immediate possession &c delivered to Sr B. Bloomfield

Presuming that His Royal Highness is desirous of having early possession of the Castle Tavern if it can be obtained at a fair price Mr T. Attree begs leave to suggest that it is probable the Tenant would be induced to give up his Lease at a small premium provided he was offered the liberty of removing the Licence at the end of the present Year to any other Premises which he (the Tenant) might purchase thus insuring himself by the increased value that the Licence would attach to the premises so purchased a permanent interest instead of one for 5 Years only - besides which it would prevent a Loss that he must otherwise sustain by the Sale of all the Furniture and Stock at the end of the 5 Years if the Tavern was not then relet to him - As to the price asked by the Misses Shergold for their moiety it must be observed that altho' it is considerably beyond what Mr Attree has given on behalf of His Royal Highness for the other moiety yet it is only such a Sum as will produce the same income they now receive which income would no doubt be very considerably increased at the end of the Term on the reletting of the Tavern Mr Tilt having expended in pursuance of the Covenant in the Lease upwards of £3000 in rebuilding the South end of the Castle

Castle Farm –

Reporting Mr. Rash to
Sir B. Bloomfield

25 Jan 1815



Lette Tenner
Plans of
Lodge of
St. Ill.

Memorandum of Agreement —
made and entered into this tenth day of
April 1815 Between George Dryden of
Lower Hanley Street in the parish of May
le Bone in the County of Middlesex —
Gentleman of the one part and Thomas
Attree of Brighthelmston in the County of
Sussex Gentleman for and on behalf of
His Royal Highness the Prince Regent
of the other part as follows viz:
The said George Dryden agrees to sell
and the said Thomas Attree for and on
behalf of His said Royal Highness agrees
to purchase free from all Incumbrances
All that Copyhold Messuage or Tenement
and premises No. 2 Marlboro' Row in —
Brighthelmston aforesaid as now in the
occupation of Mr. Charles Becht late House
Steward of His Royal Highness at or for
the Sum of One Thousand three hundred
and Seventy pounds payable on the
twenty fifth day of March one thousand
eight hundred and sixteen at which time
possession is to be delivered and this
contract completed And the said Thomas
Attree for and on behalf of His Royal

Highness hereby agrees to pay all expences attendant on the carrying of this Agreement into execution —

George Dryden

Wm. Wilkes
and on behalf of His Royal Highness the Prince Regent —

Witness
William Carling
Footman to Henry Peirse Esq. 48 Lower Hanby St.

10th April 1815.

Mr Dryden

and

Mr Thos. Atree on behalf of His Royal Highness the Prince Regent

Agreement for the Sale of No. 2 Marlboro' Row

Sept. 11 – 1815

Sir

Miss Whighell will not abate her terms – She wishes now that she had seen you when last here – I am confident there is no chance of her selling or letting to any one else and as you can do more with her any other person I shall beg to leave this Business till your next visit – To morrow I hope to have a final Answer as to the Bakers – Mrs Cheesman the old Lady who behaved so handsomely about the Sale of her House has called on me in a great fright to revoke her assent to the Inclosure on the ground that it will by – making the Road to the Stene farther about decrease the value of her House as a Lodging House – I could make no answer to this but that I would report it to you – at last I got her to offer to sell at the Sum mentioned in my Report viz: Ho. & Furniture 1800 & to consent to delay the payment of the Purchase Money for 2 Yrs – At your leisure allow me to request Instructions

I have the honor to &c

To Gen. Bloomfield &c &c

Yr. Vry. Obt. Servt.
Tho: Attree

11 Apr. 1815

33690

Manor of Brighton } 17th July 1815

Absolute Surrender from Mrs. Mary Courthope & Samuel Shergold Esq.r to Genl. Hulse of 1/4 part of the Castle Tavern purchased by his Royal Highness the Prince Regent being 6 Tenements	4	"	"
Inrolling	4	"	"
Certificate of purchase Money	"	6	8
Copy of Surrender	4	"	"
Stamp &c	10	1	"
Heriots certain	"	6	"
Proclamations	"	12	"
Admission of Genl. Hulse	2	"	"
By Attorney	"	13	4
Attendance for that purpose	"	13	4
Inrolling Admission	2	"	"
Copy	2	"	"
Stamp	"	16	"
C. F. R.	"	6	"
Fines certain	"	3	"
Special Court	1	1	"
Homage 1 . 1 "			
Crier " 15 "	1	16	"
Paid for Room	"	5	"
	£ 34	19	4

Memorandum of Recognition

Fees on Letter of Mr. J. Shergood to Mr. Courthope to Genl. Hulse & his Admin

17th July 1815

33691

Sir, In Behalf of his Royal Highness
The Prince Regent.

I hereby give you Notice to quit on or before the Twentyeth day of Feby next the House and Premises Situated No 2 Marlborough Row in the Parish of Bright Helmstone in the County of Sussex, which you now hold ~~Furnished~~ of me Furnished at the Rent of one Hundred and forty six pounds ten Shillings

Dated this 19th the 20 Day of August one thousand eight hundred and fifteen

To Mr Chs Beckh
Mottrouy Row
Bright Helmstone

I Remain yours &c
Hugh Saunders
Landlord of the said House.

Turn over

33692

Sir/ in Consequence of to Morrow being Sunday I send this Notice as to make it Legal the House being let in 1805. from the 20 of April for 10 Months. Which time expired on the 20 of Feby 1806. From Which time it as been by the year. this Notice will be 6 Months from the date hereof.

Mr Beckt
No 1 Molbrough Row

Sir

Prince Regent Thighelle

We inclose you the Abstract of Miss Mighelle's title to her house at Brighton in the margin of which we have made two or three observations & we shall be obliged by your giving answers to them. We also forward the Dft Deed of Court to surrender which we will thank you to peruse & return to us with as little delay as possible —

The furniture in the house has been sold to some Upholsterer who is about to remove it therefore we have not included the purchase mo of that in the sum mentd in the court to surrender —

Be so good as let us know when the next Court ~~wile~~ will be held of the Manor of Brighton as in case Genl Thelse should not be admitted himself it will be necessary to appoint some one in his place to be admitted to this tenement as well as to the premes purchased of Mr Shergold — for Bicknell & Spedding

Sam Sir Yr very obedt Servant

Rob Fry Aberdeen.

32 Lin Inn Fields

26th Septr 1815

26 Sept.r 1815

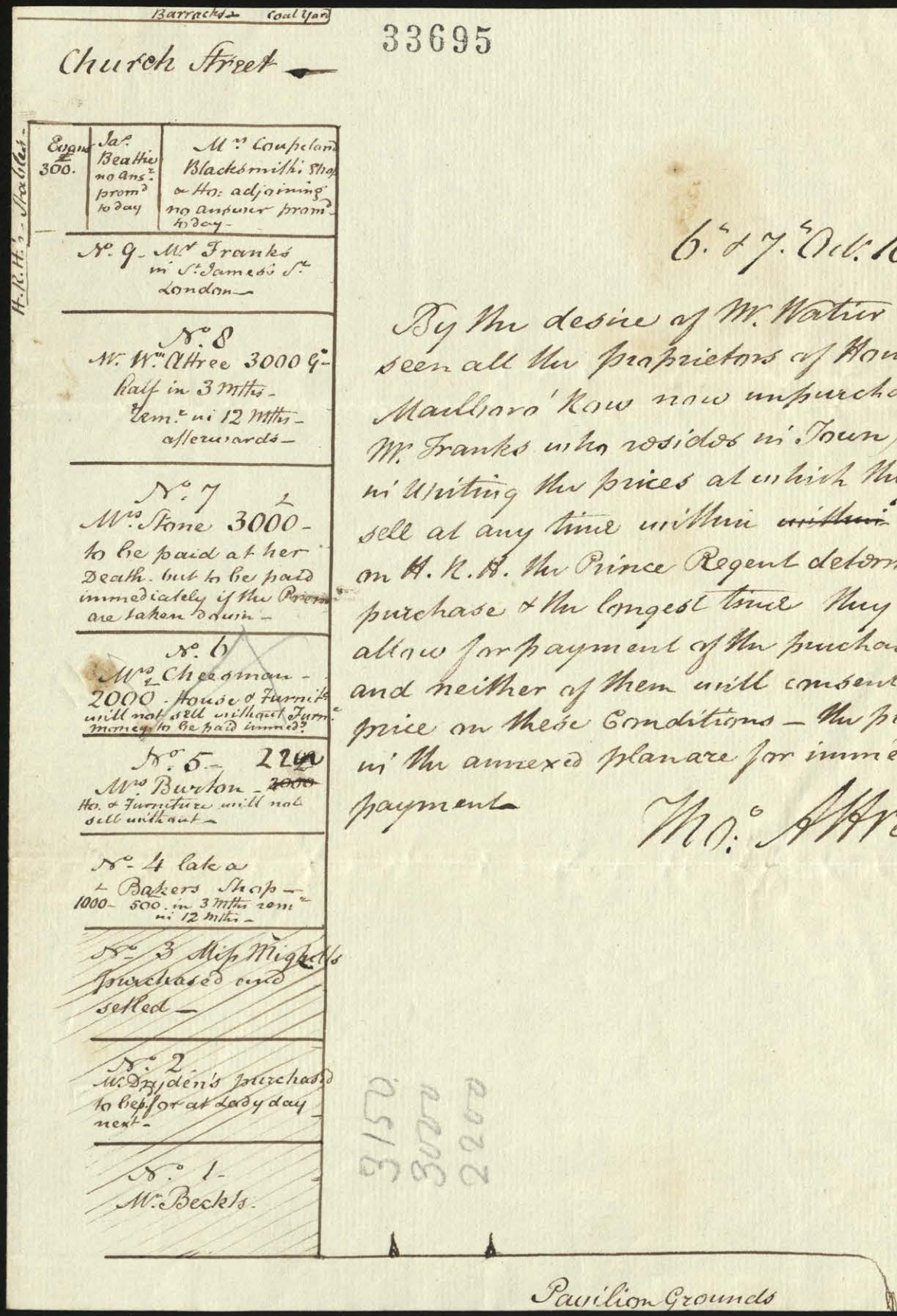
Prince Regent
&
Mighell

Mess.rs Bicknell
& Spedding

Thos Amos Esqre

33694

33695



6.th & 7.th Oct. 1815

By the desire of Mr. Walter I have seen all the proprietors of Houses in Marlboro' Row now unpurchased (except Mr. Franks who resides in Town) to obtain in Writing the prices at which they would sell at any time within ~~within~~ 2 Years on H. R. H. the Prince Regent determining to purchase & the longest time they would allow for payment of the purchase Monies and neither of them will consent to fix a price on these Conditions — the prices marked in the annexed planare for immediate payment

Mo. Attree

Dear Sir

Chisman's Purchase

I must trouble you either to pay — in the £2000 to Messrs. Weston Pinkom & Co. of the Bord Bank to the Credit of the Brighton Union Bank so that I may handily application at the latter place or to send me your Dr. on your Bankers which they will immediately give me Notes for here, for with the Money I am sure Mr. Chisman will not make the Surrender which in your hurry you forgot was — stipulated by yourself to be actually paid at the time of the making over the House — I have just concluded a bargain with the Baker so that we shall have possn. of this House on Monday I hope — I agree to give 2 Gns a Week for the first Month & 1½ Gns for another certain and as much longer as I choose to keep it, now as it will not be for longer than 2 Months that this House will be now wanted I shall by this means not be called on for that 1000 till Mids.s the interest will more than repay it & you had better direct that 1000l. to be immt. laid out in an Exchequer Bill so as to yield Int.t —

Bentons Purchase

Mr. Roberts is hunting for a Sum. to Mill as there is every reason to believe Benton made one this not invalid. an instalment will do at any time — I am dear Sir

Yrs. Faithfully

L. Wyse

Nov. 10. 1845 —

Charles Bicknell Esq.
Spring Garden Terrace
Westminster

10 Nov 1815

Sir,

you will see by the Inclosd that Mr. Attree has not put me in possession of No. 5 — the man has been ready some time, what ever may be the Cause I know not — I beg you will use your endeavours that we may have the House soon — Mr. A. is not at Brighton at present, will you have the Goodness to inform Genl. Bloomfield as he is expected here soon —

I Remain Sir

your Obedt. Hble Servt.

J Watier

Pavilion Novr. 24th 1815