

A RENTAL OF THE ESTATES OF THOMAS DASHWOOD ESQUIRE SITUATE IN THE PARISHES  
OF HITCHIN AND IPPOLITTS IN THE COUNTY OF HERTFORD.

The manor of Minsdenbury with Langley, with its rights members and appurtenances, finds at the will of the Lord and heriotable, the usual profits for about twenty-two years last may one year with another amount to £6 15s. 0d.

The certain quit rents payable to the Lord of the Manor £2 10s. 9d..

Tenant: Deer Foster.

Hitchwood Farm with the appurtenances belonging thereto.	60. 0. 0
Hillend Farm	46 0. 0
Another farm at Hill End purchased by <u>Mrs. Mary Reade</u> of <u>John Campell</u>	30. 0. 0
Three acres of land in Minsden field purchased by <u>Sir James Dashwood</u> of <u>John Field</u>	1.10. 0
Several attached parcels of land now occupied with the said farms at several rents amounting together to	11.16. 4

Tenant: John Lee, late Mary Day.

The farm at Little Almshoe in the parish of Ippolitts, purchased by <u>Sir James Dashwood</u> of <u>John Lawrence.</u>	31. 0. 0
Seven acres of land, purchased by <u>Sir James Dashwood</u> of <u>John Field.</u>	3.13. 6
Two barns and 120 acres, 2 roods and 38 perches of land in the parishes of Hitchin and Ippolitts now occupied with the farm purchased of <u>Lawrence.</u>	59. 6. 6

Tenant: George Redd.

A farmhouse and lands at Langley in the parish of Hitchin.	35. 0. 0
A house and ground at Preston.	4.10. 0

Tenant: Mr. Thomas Hanwood.

Several pieces of enclosed land lying near Minsden Chapple. 24. 0. 0

Tenant: Susan Underwood.

Several parcels of land lying near the same place. 10.10. 0

Tenant: Matthew Foster.

An acre of land near Tibbs Bush. 0.12. 0

Tenant: John Sanders.

Half an acre of land near Hillend. 0. 8. 0.

Tenant: Isaac Nach.

A cottage at Hill End. 1.17. 6.

Tenant: Deer Foster.

Hitchwood. Quelshwood and several springs adjoining,  
containing upwards of two hundred acres. 100. 3. 0

Langley springs containing about nineteen acres. 8. 8. 0

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£438. 0. 7

The aforesaid estate is the property of Thomas Dashwood esquire second and youngest son of Sir James Dashwood of Kirtlington in Oxfordshire and of Grosvenor Square London baronet. It was bequeathed to Mr. Dashwood by Mrs. Mary Reade of Soho Square (who died in the year 1754) as will appear in the commons.

When Mr. D came of age, he entailed the estate, but is not yet married. Several other purchases have been made in the said parishes of Hitchin and Ippolitts by Sir James Dashwood and conveyed by him to his son Mr. Thomas Dashwood, for his son's life. And the net income of the whole, together, is now about £550 per annum on an average. He has, besides the above, a settled allowance from his father of £500 per annum, has frequent presents of other sums of him. He is also entitled at the death of his father (who is between 60 and 70) to £10,000, by marriage settlement, and has every reasonable expectation that that sum will be very considerably increased when that event takes place.

Mr. Dashwood has granted two annuities of £100 per annum each, by bond and judgment. He did grant one also of £50 per annum, soon after he came of age, but that has been many years since paid off by his father. These are all he ever granted.

Mr. Dashwood is under 30, extremely healthy, and is now desirous of granting a rent charge of 300 guineas per annum, at eight years purchase; to be made issuing and payable half yearly, during his life, out of the aforesaid estates of Hertfordshire; will lay power to the purchaser to appoint a receiver in case of any half yearly payment remaining unpaid for forty days after such payment shall become due.

Mr. Dashwood is not possessed of the writings of the said estate, nor ever has been (they being in Sir James Dashwood's hands) but he will pledge his honour as a gentleman, or make affadavit before a master in chancery that he is in full possession of the said estates, and has been from the time of his coming to age; and that they are no other ways encumbered than by the judgments in the two annuities already mentioned; and which annuities he will exonerate and pay off by the present grant and will leave a sufficient sum in the grantee's hand for that purpose.

Mr. Tristram, attorney at law, of Staples Inn and Hitchin, acts as steward, and has done all along for Mr. D. and there is no objection that any enquiry should be made of him, so that it can be made without his suspecting the cause. And Mr. D's reason for this is that Mr. T. is employed by Sir James Dashwood, and was introduced to Mr. D. to act for him by Sir James, and the transaction might therefore transpire to his father was it made known to Mr. T..

He will also authenticate, by pledge of honour, or by affadavit before a master in chancery, every other the minutist circumstance mentioned in this particular.