

THE PARLIAMENTARY SURVEYS OF SURREY.

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THE seizure of the revenues of the Crown in September, 1643, proved to be the first of a series of financial and political acts which, within six years, swept away Episcopacy, destroyed Monarchy, confiscated lands and rents, and confused the ownership of every kind of land within the Commonwealth. In swift succession, Parliament ordered surveys of all the confiscated lands, and for ten years after Naseby and the death of Laud, surveyors and Commissioners were engaged in the task of land valuation and its redistribution throughout the realm. So great were their powers, so urgent the need for money to support the services of the State, and so extensive in consequence were the confiscations—for the lands comprised those of Bishops and Deans, the rectorial manors of Cathedrals and Chapters, the Royal Forests and the estates of the Royal Family, as well as those of the landed gentry who were styled “rebel” or “delinquent”—that the records of the several Committees provide us to-day with a vast mass of material from which we may compile a second Domesday Book.

The lands of the Crown were confiscated and sold under various Acts, of which the earliest dates from July 16th, 1649. Further instructions followed on November 23rd, and three months later (February 18th) provision was made for the removal of obstructions which constantly impeded sales of land. Certain castles, houses, parks and lands—Vauxhall and its grounds among them—which had been exempted under the first Act were exposed to sale by the

Act of December 31st, 1652. Fee-farm Rents were disposed of by separate Acts and Ordinances between March 11th, 1649, and May 19th, 1659; while the disafforestation and sale of Royal forests required special Acts, dating from November 22nd, 1653, to June 19th, 1657.

Under the regulations governing the sale of estates, Trustees, Treasurers, Contractors, Registrars and Surveyors were appointed, all of whom had duties very carefully defined in the respective Acts. Contractors were to show no favour in arranging sales. Surveyors, while exhibiting their "best skill and cunning," were to beware of bribes, the Trustees granting them an allowance for their work in returning "true surveys." Neither of these officials might become purchasers, either directly or indirectly, of these State lands. Courts of Survey were to be held by the Surveyors, at which witnesses might be examined on oath. The Treasurers included a Comptroller of Accounts, and the Registrars a "register of Debentures." The chief official was the Surveyor-General, Col. Wm. Webb, whose signature is found in upwards of sixty of the Surrey surveys, always with a flourish that encircles the year, between 1649 and 1653. Within the same period he was assisted by eight Surveyors in Surrey, viz. Francis Conigrave, High Hindley, John Inwood, Wm. Mar, Ric. Sadler, Jn. Wale, Hugh and John Webb.

Occasionally, as in the Surveys marked by the numbers 8, 39 and 60 (Augmentation Office Series), orders of the Committee for the Removal of Obstructions in Sales are entered on the backs of certain folios; whenever this occurs, the Statements are headed by the date (the Orders are those of January 14th, 1650, April 8th and May 8th, 1651), while at the foot the Surveyor-General signs and dates the entry, together with the names of the Commissioners concerned, viz. Jn. Bourchier, Jas. Chaloner, Jn. Corbett, Hy. Edwards, Jn. Fibberley(?), Jn. Goodwin, Benj. Lechmere, Thos. Lister, Wm. Monson, Thos. Pury, Aug. Skynner and Jn. Trenchard.

The terms for "out and out" purchase of the surveyed properties were fixed on a *minimum* tariff of 8 years (later 10) in the case of Fee-farm Rents (1650), 13 years for

sales of Royal lands (1649) and 14 years where de-afforsted lands were concerned (1653). The episcopal and capitular estates were sold at 10 years' purchase between 1646 and 1649.

Moreover, there was an operative scale, in regard to Crown lands held in lease, providing for the sale of reversions, whether the leases were for lives or terms of years, or were mixed lives and years; the rates ranged from $2\frac{1}{2}$ years' purchase for leases of three lives' duration (but $3\frac{1}{2}$ years where two lives were concerned) to $4\frac{1}{4}$ years and $6\frac{1}{2}$ years respectively for leases involving one life or alternative terms of either 14 or 7 years' duration. Leases of 21 years were rated at 3 years' purchase, and where the years were more or fewer the rates were to be proportional.

Provision was made under the Act of July 16th, 1649, for rights of pre-emption in favour of "immediate tenants," whose decision had to be made within thirty days of the return of the Surveys. So we find very careful record being kept upon the back of the Surveys of the dates when the Surveys were received, transmitted to, and returned from the Surveyor-General. Thus No. 35, Augmentation Series, gives all three dates (June 10th, 11th and 13th, 1651) and No. 51 does the same (October 3rd, 4th and 10th, 1649). In certain cases (*e.g.* Nos. 2, 4, 6, 15, 28, 34, 36, 37, 42, 47-50, 54 and 57) only the dates of receipt and transmission to the Surveyor-General are given; in other cases (*e.g.* Nos. 1, 3, 7, 12 and 57) even those dates are omitted; while in another instance (No. 13) the date of return alone is recorded. The endorsements of fifty-three Surrey documents show that twelve were returned by the Surveyor-General the same day, one on the day following, another three days after, eight four days later, and two within a week; but while the majority, namely twenty-eight, were remitted on the third day, there was one Survey (No. 30) delayed from September 30th to October 16th, 1650.

After the first thirty days the right of pre-emption passed to the original creditors or their representatives, who were allowed ten further days for their decision. In the interval pending sale, unleased lands might be leased by the Trustees

for a year or less on the best terms available. Copyholds were to be demised by copy of Court Roll.

There were, of course, exceptions, but these were few and merely temporary; such were the excepted castles, manors, houses and lands named in the Act of 1649, the Royal forests, trees for naval use (within 15 miles of a navigable river), and Fee-farm and other specified rents—but most of these excepted items eventually came into the market between 1650 and 1653.

The surviving Surveys of Crown Lands extend to all the counties of England and Wales, and for the most part they are preserved in the Public Record Office, where they form three collections of Parliamentary Surveys, namely, those of the Exchequer (Augmentation Office Series), Land Revenue Office and the Duchy of Lancaster.¹ But there are other collections in existence, notably those of the Duchy of Cornwall and the British Museum, while Miscellaneous Surveys may be found at Oxford, Cambridge and elsewhere.² Surrey Surveys exist in the Augmentation, Land Revenue and Duchy of Cornwall series.

Lists of these Surveys have been prepared from time to time, the earliest dating from 1714 and 1726 (Surveyor-General's Office), also about 1760 (Augmentation Office)³ and 1793 (Auditor of the Land Tax). Of the Manuscript lists of Surveys, conveyances and particulars for sale, the following are in the British Museum :

- (1) Add. 30206 (Surveyor-General, 1714): Surrey, ff. 12*b*, 20, 20*b*, 34.
- (2) „ 30207 (Do. 1726): Surrey, ff. 11*b*, 16*b*.
- (3) „ 21328 (Augmentation Office): Surrey, ff. 74–80.⁴
- (4) „ 30208 (Land Revenue, c. 1752): Surrey, ff. 113–114.

¹ *P.R.O. Guide*, I, pp. 159, 172, 332.

² The Webb Collection (*Hist. MSS. Com.*, 7th Rep., I, 68) has been dispersed, some of the documents being at the British Museum and others at the Duchy of Cornwall Office.

³ Said to be the work of Dr. Ducarel (*D.K.P.K.*, 7th Rep., App. II, p. 224). But notes were certainly made as early as 21 May, 1739 (see *Exch. Augm. Off.*, *Parl. Surveys*, Wilts, No. 27, f. 1).

⁴ Surrey is not recorded in Add. MS. 24717.

- (5) ,, 21327 (Augmentation Office, c. 1801): Surrey, ff. 34-35, 94-97.
 (6) ,, 23749 (Land Revenue, 1793): Surrey, ff. 53, 91-113.

In the P.R.O. are several early lists,¹ now in part superseded by printed lists,² of which two may be mentioned:

- (7) Particulars for Sale (Augmentation Office): Surrey, pp. 89-95.
 (8) Surveys (Land Revenue): Surrey, Misc. Vols. 296-298.³

There are no references to Surrey in the lists of the Duchy of Lancaster, but in the case of Cornwall Duchy the earliest and latest lists are as follows:

- (9) Add. 30206 (Surveyor-General, 1714): Surrey, f. 34.⁴
 (10) Duchy List (1920): Surrey, p. 67.

Among printed lists the following may be named:

- (11) 1787 List: Surrey, App. III, p. 87.⁵
 (12) 1846-1847 List (D.K.P.R. 7th and 8th Rep. App. II), Surrey, 8th Rep., pp. 67-70.
 (13) 1908 List (List XXV): Surrey, pp. 311-313.

The principal series of Parliamentary Surveys is that of the Augmentation Office.⁶ These documents number 72, the folios being of uniform size (about 15 inches by 12), strongly bound together at the top with string, and enclosed within coarse paper covers upon which slips of paper bearing short titles and numbers are pasted, the whole being preserved within a couple of portfolios. But it is worth noting that several of these documents contain additional items, separately signed by the Surveyors: thus, there are two items in Nos. 9, 11, 14, 26, 27, 29, 31 and 63, while there are four in No. 13 and five in No. 34. The

¹ See D.K.P.R., 24 Rep., App. No. 4, pp. 39, 41.

² Lists XIV and XXV for Duchy of Lanc. and Augm. Office.

³ A new list is needed.

⁴ Surrey is unrecorded in the Lists of 1726 and 1847.

⁵ There are two copies at the British Museum, and one each at the P.R.O. and Soc. of Antiquaries.

⁶ The reference at the P.R.O. is, "Exchequer, Augmentation Office, Parliamentary Surveys, Surrey," followed by the number of the Survey.

second portion of No. 11 is part of a duplicate, and the fifth of No. 34 is a duplicate of the second within that number. This makes a total of 87 items in the Surrey portfolios. Often the original endorsement, with an entirely different numeration, will be found upon the last folio of the Survey, and when this occurs it should be compared with the eighteenth-century entry upon the cover; for notes are frequently recorded giving the title, former ownership, county and number of Survey, the principal Surveyor, dates of receipt, transmission and return, modifications, proceedings, and sales. Of the Surrey Surveys, 62 bear numbers (13 of them double numbers) altogether different from those of to-day: the local numbers range from 1 to 17, with four gaps, but the national numbers extend from 8 to 825, with few consecutive registrations. Since the Surveys of the Duchy of Cornwall and the Land Revenue Office are also in many cases numbered (the Surrey Surveys in the former being marked Nos. 8 and 710, and in the latter from No. 38 to 799), and at least seven of them have numbers not now to be found in the Augmentation Office Series, it is quite probable that some of them (other than late copies) were once in the same collection, under the Commonwealth Registrar. Indeed, with patience in following up this clue upon the Endorsements it might be possible to ascertain how many documents there originally were, and how many have since disappeared, notably at the time of the fire at the Houses of Parliament in October, 1834.¹

The documents vary from a single sheet to 32 folios, and are thus inferior in size to the surveys of the Manors of Grafton, Northants, Duddleswell, Sussex and Spalding, Lincs., which extend to 101, 132 and 816 folios respectively. Of the 72 documents in Surrey, 10 have 3 folios, 11 have 4 folios, while 4 have only one folio each. There

¹ Some of the Surveys are mud-splashed and water-stained owing to the fire, and some have their folios torn or their covers replaced. Four fragments of Surveys, found with Mr. Hunter's papers, have been collected in a parcel and left under Radnor, where they have remained since Mr. Charles Gay assigned them to that portfolio in November, 1851. They are parts of Lincolnshire and Essex Surveys.

are 58 having from 1 to 10 folios, 11 have from 11 to 20 folios, and the remaining 3 have between 27 and 32 folios. This gives a total of 554 folios, of which 3 only are duplicates.

The Surveys vary, moreover, in regard to the time taken to complete them. The first to be completed was No. 51, the Pike Garden, Southwark; this was received October 3rd, transmitted to the Surveyor-General the day following, and returned by him on October 10th, 1649, so that it bears the local number 1 upon the endorsement, but the national number is omitted. The last to be completed was the third item of No. 34, Kennington, which was perfected January 13th, 1654, and received eleven days later. Of 82 dated items, 18 belong to 1649 and 49 to 1650, while the remainder are thus dated: 1651, six; 1652, six more; 1653, two, and 1654, one.

A comparison between the several series of Surveys has not hitherto been attempted. It may now be stated that the Land Revenue Surveys for Surrey consist of about 650 folios, while in addition a single sheet of a Surrey Survey has become detached and will now be found in Vol. 295, f. 246, under Suffolk.¹

The following points emerge in regard to differences between the series:

- i. *Surveys in Augmentation Office Series only:*
Nos. 1-3, 9, 31, 34, 39-40, 45, 47.
- ii. *Surveys in Augmentation Office and Duchy of Cornwall Series;*
Nos. 33, 34 (*a, c, d*), 37.
- iii. *Surveys in Augmentation Office and Land Revenue Series.*²
Nos. 4-8, 9 (*b*), 10-30, 32, 35-36, 38, 41-44, 46, 48-72.

¹ L.R. 2, Misc. Bks., 296-298, the displaced sheet being folio 13 of the Parl. Survey, Surrey, No. 13(*c*).

² There are differences between the Series—for example in Nos. 7 and 9—the Land Rev. No. 9 consisting of two copies of the second part, the first portion being absent.

The following list of Discoveries¹ of Surveys missing from the Surrey collection in the Augmentation Office Series will be of interest:

iv. *Traced within the Series:*

- (1) No. 16, Chertsey. Found united with No. 18; now detached and re-covered.
- (2) King John's House, Redrith, Jan. 1651. Found under Kent No. 53; now transferred to Surrey. (In the Land Rev. Series, correctly under Surrey, in Vol. 298, ff. 10-14.)
- (3) Oxted (Honour of Bonon, Hagnett and Peveril), Jan. 1651, will be found in Norfolk, No. 9.
- (4) Chellam, Stoake Dawbornes and Clapham (Honour of Clare), Oct. and Nov. 1650, likewise in Suffolk, No. 13.
- (5) Longfield (Honour of Mandeville), 30 May, 1650, is recorded in Sussex, No. 29.

v. *Traced to State Papers, Domestic Series:*

- (6) Commonwealth, Vol. XVI, No. 140, Oatlands Park Timber. Certificate, 1651.

vi. *Traced to Webb MSS. (Duchy of Cornwall):*

- (7) Manor of Sale, Sept. 1649. A bound Volume (*Baynes Papers*), referred to in Hist. MSS. Com. Rep. 7, I, p. 688; purchased by Duchy of Cornwall, 25 June, 1913. Folios 97-114, but two sheets are missing of the original 21 folios, and the foliation is faulty, moreover.

vii. *Traced to the Land Revenue Office Series:*

- (8) Vol. 297, ff. 9-11, Field Farm, Walton-upon-Thames. Certificate (1650).
- (9) Vol. 297, ff. 15-22, Hundred of Godly. Survey and Rental, 15 June, 1652.
- (10) Vol. 297, ff. 105-112. Oatlands House (Q. Henrietta). June, 1650.
- (11) Vol. 297, ff. 113-118. Oatlands Park. June, 1650.

¹ These were traced by means of clues provided by Add. MSS. 21327, 21328, 23749, 30206, 30207, the printed 1787 List, D.K.P.R. 8 Rep., App. II, and Hist. MSS. Com. (Webb MSS.), 7 Rep. I, p. 688.

- (12) Vol. 298, ff. 25-26. Oatlands Manor. Certificate, 20 Oct. 1653.
- (13) Vol. 297, ff. 194-202. Sayes Tenement, Chertsey, May, 1650.
- (14) Vol. 298, ff. 32-33. Redrick Wood, Egham. Certificate, 24 Oct. 1653.

Two only of earlier references to Surrey Surveys remain untraced. These relate to the Manor of Byfleet and Weybridge, namely, a Survey of 1650 and a Certificate of 1653.¹

It will be useful also to record the fact that some of the Surrey Surveys have appeared in print since 1779 and 1791, when they were first published in *Archæologia*.² The printed Surveys are Nos. 30, 39-43, 46, 49-51, 54 and 72, all of which will be found in Surrey Archæological Society *Collections*.³

Although the "Parliamentary Surveys" are so called because they were taken under the authority of Parliament by Acts of various dates, nevertheless some of the documents are not Surveys at all, but merely Certificates of Surveyors relating to premises or their title deeds. Thus, of 87 separate items, 73 are Surveys, and 14 Certificates "additional to Surveys." In some cases the Surveys are accompanied by Rentals, as in the case of Nos. 31 (*a*), 33, 45, 46, 55, 63 (*a*), 70 and 72.

The Surrey Surveys comprise examples of every type of royal ownership specified in the Acts for Sale of the Crown Lands. Thus the Queen's lands are included in Chertsey, Egham, Ham, Nonsuch Park, Walton-upon-Thames, Petersham, and Wimbledon (Nos. 9*b*, 25, 31, 39-41, 44-45, 71-72). The lands of the Prince of Wales, as Duke of Cornwall, in Kennington are recorded in Nos. 33 and 34. All the rest of the Surveys relate to the lands of King Charles I.

¹ References will be found in Add. MSS. 23749, f. 91, and 30207, f. 16. It is almost certain that the date is wrongly quoted, and should be 1650; in which case it will be traced to Land Rev. Series, Vol. 296, f. 57, as an insertion in No. 7 of Surrey Surveys.

² Wimbledon House and Park, Vol. V, 429-439 and X, 399-448.

³ See Vols. V, XIV and XVIII, with miscellaneous references in XIII, 39 and XXII, 192-195.

If the Surveys and Certificates be classified according to type of premises or rents, we have this arrangement:

- (a) *Surveys of Hundreds:*
Brixton, Wallington, Copthorne, Effingham Tandridge and Reigate (Nos. 1-3).
- (b) *Surveys of Manors:*
Chertsey Beamond, Chertsey and Thorpe, Egham, Ham, Hardwich, Kennington, East Moulsey, Petersham, Richmond, Walton Leigh, Worplesden, Weston als. Barking, and Wimbledon (Nos. 9, 24-25, 31-34, 38, 45-47, 55-57, 70, 72).
- (c) *Surveys of Castles:*
Guildford (No. 30).
- (d) *Surveys of Parks:*
Bagshot, Nonsuch (Nos. 5, 39-40).
- (e) *Surveys of former Church and Monastic Lands:*
Cheane, Chertsey, Egham, Sheene, Wimbledon (Nos. 8, 12, 28-29, 53, 71).
- (f) *Surveys of Rivers, Mills and Quays:*
Richmond, Southwark, Seale (Thames), (Nos. 48-50, 52).
- (g) *Surveys of Woods:*
Chertsey, Egham, Long Ditton (Nos. 19, 21-22, 36).
- (h) *Surveys of Warrens:*
Chertsey, Byfleet and Weybridge (Nos. 4, 6-7).

The remainder consist of Surveys of houses and small tenements, and various parcels of lands connected with the foregoing manors.

The references to Sales upon the Surveys are few. Major Lewis Awdley is mentioned in connection with the Hundreds as purchaser, May 21st, 1656 (Nos. 1-3), and an early sale of 6 Chas. I is referred to in No. 63 (b) in connection with Sir Charles Harbord. But in Add. MS. 21327 and Add. 30208 there are about 200 references to Sales, Particulars and Conveyances.¹

¹ See folios 94-97 and 113-114 respectively.

Several entries occur in the Surveys relating to discoveries of concealed lands; these will be found in Nos. 35, 36, 42, 49-50, 54 and the transferred "Kent, No. 53," the discoverers' names being duly entered both here and in the Surveyor-General's books, where they include Edw. Bushell, Jn. Clarke, Capt. Cleer, Walt. Coules, Wm. Hart, Wm. Hobby, Wm. Moyes, Thos. Smith, Nic. Willis and Major Geo. Wither.

One unusual feature of these remarkable Surveys is the introduction of coloured titles and plans, as well as the Arms of the Commonwealth, in some of the Surrey documents; they will be seen, for example, in Nos. 5, 9(*b*), 27, 41 and 72, and their attractiveness is such as to lend additional interest to the careful and methodical work accomplished by the Commonwealth surveyors.