

PRIVATE ACT OF PARLIAMENT 1703

Reference: 7 & 8 Will III (? or 3)  
Chapter 13

House of Lords Record Office  
Ref. No. VT 20 (Victoria Tower No. 20)

---

An *Act to* Enable Trustees to Sell part  
of the Mannor of Barkhamstead and to Pay off  
the Incumbrance charges on the same and to  
lay out the Overplus on an Estate to be Settled  
as the said Mannor is now Vested ./

*Soit fait come il est desiré.*

*Whereas Elizabeth fleetwood* late of the  
parish of Little Barkhamstead in the County of  
Hertford Widow sole Daughter of George Nevill  
Gentleman deceased being Seized in ffee Simple  
of the Mannor of Little Barkhamstead in the  
said County by her last Will and Testament  
(bearing date the three and twentieth day of  
May in the Third Yeare of the Reigne of his  
present Majesty and her late Majesty Queene  
Mary of blessed Memory) Did Ordaine and  
Appoint that John Nevill of Ridgwell in the  
County of Essex Gent Heire at Law to the said  
Elizabeth fleetwood should receive the Rents  
Issues and Profits of her said Mannor untill his  
eldest Sonne George Nevill should attaine the  
Age of One and Twenty years And out of such  
Rents Issues and Profits the said John Nevill  
was to pay off and discharge the debts Legacies  
and ffuneral Charges with the personall Estate [Note - for "with" read "which"]  
of the said Elizabeth fleetwood (by her Will  
not particularly disposed off) should not be  
sufficient to satisfy And upon the said George  
Nevills attaining the Age of One and twenty  
years or upon the death of his said ffather (which  
should first happen) Then and from thenceforth  
the said Elizabeth fleetwood devised her said  
Mannor and premisses to the said George Nevill  
for and during his naturall Life And after the  
decease of the said George Nevill Then to his  
first Sonne in Tayle and soe to every other of  
his Sonns in Tayle as they shall happen to be in  
Seniority of Age and priority of Birth with  
severall Remainders over to Two other Children of  
him the said John Nevill in the said Will particularly  
mentioned And for want of Issue of either of  
those Children Then to Mrs. Sarah Burkett Wife  
of Mr. Thomas Birkett of Sudbury in the County  
of Suffolke in Tayle Generall And for want  
of Issue of the said Sarah Birkett Then to the  
right heirs of the said Elizabeth fleetwood  
which said Three Children of him the said John  
Nevill are now living And whereas the said

John Nevill hath purchased of the said Thomas Burkett and Sarah his wife by fine and Deed to lead the uses thereof the before limited remainder of the said Mannor and Premises And hath likewise advanced very considerable Sums of Money towards paying off and discharging those debts and legacies wherewith the said Mannor and premisses were as before charged the personal Estate of the said Elizabeth fleetwood (not particularly disposed of by her Will) falling short by Eight hundred pounds and upwards of paying those debts Legacies and funerall Charges wherewith as before the said Mannor and Premises were Incumbered **And whereas** there are two very good Houses upon the said Mannor the One called or knowne by the name of the Mannor House and the other by the name of the Brewhouse which last mentioned House is now the Mansion House which said Mansion:House called the Brew:house belonging to the said Mannor is very large and the repairing the same is every yeare a considerable Burthen to the Estate whereas a great price might be gott for the said Mansion:house and Outhouses thereunto belonging together with the Orchards and Gardens to the same appertaining and some few parcells of Land adjoining and belonging to the said Mansion House containing by estimation about Twenty Acres by the Sale of which said Mansion:house Outhouses Gardens and Orchards and the said Twenty Acres of Land soe much Money might be raysed as would pay off and discharge the Sums disbursed by the said John Nevill and the Remainder of such Purchase Money after the said disbursements by the said John Nevill are Satisfied would purchase an Estate of much greater Value May it therefore Please your most Excellent Majesty at the humble request of the said John Nevill that it may bee Enacted and Bee it Enacted by the Kings most Excellent Majesty by and with the Advice and Consent of the Lords Spiritual and Temporall and Commons in Parliament Assembled and by the Authority of the same that Possession ffreehold ffee Simple and Inheritance of the said Mansion House commonly called the Brewhouse And of all Outhouses Barnes Stables Gardens Orchards Dovehouse Malthouse and all other Buildings to the said Mansion:house belonging or appertaining and also of Tenn Acres of Meadow or pasture ground divided into four Closes called by the name of Dabbs Crofts adjoining to the said Mansion:house and of Seven Acres of Meadow being in three or ffour peices lying at the Upper End of the Common Mead of Little Barkhamstead next Bayford Mead called the Seven Acres peices And one Close of pasture called Sand Pitt Close containing about two acres and one peice of arable Land called by the name of Penley Park containing ffive Roods more or less and are lying

in Little Barkhamstead aforesaid bee and are hereby Settled and Vested in Sr. Gervas Elwis of Stoke in the County of Suffolke Baronett Sr. Thomas Barnardiston of Kedditon (?) in the said County of Suffolke Baronett Thomas Hertford and Samuel Dale of Brantry in the County of Essex Gent and their heires In **Trust** to be Sold for the paying off and discharging to the said John Nevill such Summs of money as to the said Sr. Gervas Elwes Sr. Thomas Barnardiston Thomas Hertford and Samuel Dale or any Two of them shall appeare the said John Nevill hath payd in Dischargeing the Debts Legacies and ffunerall Charges and all other Incumrances from by or upon the amount of the said Will And Bee it Enacted by the Authority aforesaid That the said Sr. Gervas Elwis Sr. Thomas Barnardiston Thomas Hertford and Samuel Dale or any Two of them or the Survivors or Survivor of them shall have full Power and Authority and are hereby Enabled by Deed Inrolled in any of his Majesties Courts of Record at Westminster from time to time to Sell the said Mansion:house and the before mentioned Premises hereby Enacted to be sold or any part thereof in ffee Simple and that such Sale from time to time to be made shall be good and effectual in Law against the Person and Persons soe Selling and disposing of the same their heires and Assignes and also against all Persons whatsoever Clayming or to clayme from by or under the last Will and Testament of the said Elizabeth ffleetwood **Saveing** unto the Kings most Excellent Majesty his heires and Successors and all other Person and Persons Bodies Politick and Corporate (Except such Person and Persons as doe or may clayme under the said Will) All such Estate Right Title Interest Claime and demand to the Premises as before to be Sold which they or any of them had at and before the passing of this Act **Provided** alwaies and bee it Enacted by the Authority aforesaid That such Money as shall be raysed by the Sale of the Premises or any part thereof as aforesaid Over and above what shall appeare due to the said John Nevill shall be laid out and disbursed by the said Sr. Gervas Elwis Sr. Thomas Barnardiston Thomas Hertford and Samuel Dale the Survivors or Survivor of them in Purchasing other Lands and Tenements to be Settled to the same Uses the Premises hereby intended to be Sold are limited and Vested at the Passing this Act . // . *Sont Baille aux Comunes*  
 (?) *Aieste Bille les Comunes Sont assentus :*

*Transcription by Edward Erith, younger brother of Raymond Erith, architect for the reconstruction of [Downing Street](#) (1958),*

Unfortunately, the House of Lords Library, who made the original document available, were unable to provide any information as to whether there had ever been a plan to accompany it.

**Extracts from the Private Act of Parliament dated 1703  
referring specifically to the Brewhouse and other property to be separated from the  
Manorial Lands of the Manor of Little Berkhamsted**

---

"there are two very good Houses upon the said Mannor the One called or knowne by the name of the Mannor House and the other by the name of the Brewhouse which last mentioned House is now the Mansion House which said Mansion:House called the Brew:house belonging to the said Mannor is very large and the repaireing the same is every yeare a considerable Burthen to the Estate whereas a great price might be gott for the said Mansion:house and Outhouses thereunto belonging together with the Orchards and Gardens to the same appertaining and some few parcells of Land adjoining and belonging to the said Mansion House containing by estimation about Twenty Acres by the Sale of which said Mansion:house Outhouses Gardens and Orchards and the said Twenty Acres of Land soe much Money might be rayed as would pay off and discharge the Sumes disbursed by the said John Nevill and the Remainder of such Purchase Money after the said disbursements by the said John Nevill are Satisfied would purchase an Estate of much greater Value"

"the said Mansion House commonly called the Brewhouse And of all Outhouses Barnes Stables Gardens Orchards Dovehouse Malthouse and all other Buildings to the said Mansion:house belonging or appertaining and also of Tenn Acres of Meadow or pasture ground divided into four Closes called by the name of Dabbs Crofts adjoining to the said Mansion:house and of Seven Acres of Meadow being in three or ffour peices lying at the Upper End of the Common Mead of Little Barkhamstead next Bayford Mead called the Seven Acres peices And one Close of pasture called Sand Pitt Close containing about two acres and one peice of arable Land called by the name of Penley Park containing ffive Roods more or less and are lying in Little Barkhamstead

**Property listed in the Private Act of Parliament dated 1703  
to be separated from the Manorial Lands of the Manor of Little Berkhamsted**

---

The Brewhouse which ..... is now the Mansion House

Outhouses, Barnes, Stables, Gardens, Orchards, Dovehouse, Malthouse  
and all other Buildings to the said Mansion:house belonging or appertaining

Some few parcels of Land adjoining and belonging to the said Mansion House  
containing by estimation about Twenty Acres

Dabbs Crofts

Tenn Acres of Meadow or pasture ground divided into four Closes called  
by the name of Dabbs Crofts adjoining to the said Mansion:house

The Seven Acres Peices

Seven Acres of Meadow being in three or ffour peices  
lying at the Upper End of the Common Mead of Little Barkhamstead  
next Bayford Mead called the Seven Acres peices

Sand Pitt Close

One Close of pasture called Sand Pitt Close  
containing about two acres

Penley Park

One peice of arable Land called by the name of Penley Park  
containing ffive Roods more or less