



*Buildings  
and Lands  
Parish of  
Box*

*Dated 31 December 1865*

*Lieut Colonel Northey*

*and*

*Edward Richard Northey Esqr.*

*---- to ----*

*Mr. William. J. Brown*



**Lease**

of Wadswick Farm in the Parish of Box,  
Wiltshire for 8 years from 6<sup>th</sup> April 1865  
determinable at the end of the first 4 years

Parties to document :-	Lieut Colonel Northey Edward Richard Northey Esq. William J. Brown
Other names mentioned :-	
Property mentioned in this document :-	Wadswick Farm

[No Page 1, but presume solicitor's preamble]

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**And** fair allowance for such Turnips and other Roots as shall have been consumed on the said Farm during the last half year And of all such Tillages Seeds and Acts of Husbandry on the remainder of the Arable lands of the said Farm for which according to the Custom of the Country an outgoing Lady day Tenant would be entitled to Compensation such value and Allowances respectively to be absolutely settled in case of difference of opinion by two Referees and their Umpire to be chosen in the usual manner **Provided always** and these presents are upon this Condition that if he the said rent of Two Hundred and eighty pounds hereby waived or any further rent as aforesaid shall be unpaid in the whole or in part for the space of fourteen days next after other of the said days hereinafter mentioned for the payment thereof respectively whether demanded or not and no sufficient event distress can be found upon the demised premises whereby to levy and satisfy all arrears then due together with the Costs and Charges of making every such distress Or if

the Lessee shall assign demise or otherwise part with the possession of any part of the said demised premises for all or any part of the said Farm without the previous consent in writing of the Lessors or one of them or their respective Steward or Agent for the time being or if the Lessee shall become Bankrupt or Insolvent or shall resign any of his effects for the benefit of Creditors or shall compound for the payment of his debts or if any execution shall be levied upon the goods or effects or if the Lessee shall fail to deliver up possession of the said premises according to Notice or shall not well and truly perform fulfil and keep all and every the Covenants and Agreements in the Lessor's part herein before contained then and in other of of the said gives and immediately thencefrom at any time thenceafter it shall be lawful for the Lessor's respectively or for the person or persons entitled for the time being to the reversion and their respective assigns or Agents without any previous demand whatsoever to reenter upon and be possessed of the said demised premises and every part thereof and every part thereof And the Lessee and all persons claiming under him to expel and remove there from without legal process as effectively as any Sheriff could have done under any judgment in ejectment and in case of any action being brought or other proceedings taken for or on account of such reentry or expulsion or removal the Lessors and all persons acting under there or either of their authority may plead leave and licence in bar thereof and this power shall be conclusive evidence in support of such plan and from the date of such reentry the said term and every Covenant and Agreement hereinbefore contained on the part of the Lessors or either of them shall cease and absolutely determine both at Law and in equity **Provided** and it is hereby lastly declared that in case the Lessors respectively or the Lessee shall be desirous that the term of eight years shall determine at the end of the first four years thereof and of such desire shall give Twelve Calendar Months previous Notice in writing to the others or other of them or shall leave such Notice at there or his last known place of abode or dwelling then this present Indenture and every Covenant and Agreement herein continued and the term of eight years hereby granted shall cease and determine at the end of the first four years thereof But nevertheless without prejudice to any remedy of either party for any antecedent breach of Covenant **In Witness** whereof the said parties to these presents have hereunto set their hands and Seals the day and year first before within.

No. on Tithe Map	Name	State of Cultivation	Quantity			No. on Tithe Map	Name	State of Cultivation	Quantity		
			A	R	P				A	R	P
406	Barton and Outbuildings		-	-	30			Brought up	131	2	14
408	Hungerdown and three Cornard Piece	Arable	26	3	14	669	Chapel Field	Arable	8	-	17
409	Long Croft	Arable	18	1	23	670	Outer Field	Arable	9	-	15
410	Kites Nest	Pasture	4	-	38	673	Middle Field	Arable	8	1	30
410a	Part of Great Kites Nest	Arable	5	1	21	674	North Croft	Arable	7	2	11
411	Part of Great Kites Nest	Pasture	15	3	18	675	Barn Ground	Arable	12	-	-
412	Fourteen Acres	Arable	14	2	28	676	Two Cottages and Gardens		-	-	35
415	Lower Swinleaze	Pasture	14	3	10	676a	Barn and Barton and Skilling lately built		-	-	35
417	Quar Ground and Furze Ground	Pasture	23	-	10						
420	Swinleaze Mead formerly pasture	Arable	24	-	5	677	Paddock	Pasture	-	3	-
422	Hunts Wood Ground	Pasture	11	-	30	687	Sandsor Reynolds	Arable	12	1	23
426	Kingsmoor Tuce	Arable	13	2	9				290	1	26
434	Browns Close	Arable	8	2	-						
435	Coppice in Browns Close	Wood	-	1	38		Deduct Taken for Railway Sport Banks and for planting from Numbers 408 and 409		7	-	13
436	Hunting Croft	Arable	9	-	27						
437	Cox's Wood	Arable	10	-	37		Deduct Land Leased to Messieurs Stone and Sons part of No.		2	-	-
438	Hitchings	Arable	6	-	20						
440	Broad Lye and Water Mead	Pasture	15	1	13		Deduct do. Bath Stone Company (limited) part of No.		2	-	-
441	Home Orchard	Pasture	3	1	12				11	-	13
442	Farmhouse Barton and Outbuildings Garden to ditto		1	1	6						
443	Barn Close	Pasture	1	3	25			Acres	279	1	13
		Carried up	131	2	14						