ANNO TRICESIMO QUARTO

Georgii III. Regis.

CAP. LXXV.

An Act for the better Management of the Land Revenue of the Crown, and for the Sale of Fee Farm and other unimproveable Rents.

[11th *June* 1794.]

WHEREAS it is expedient that Provision should be made for the better Management of the Land Revenues of the Crown, within the Ordering and Survey of the Exchequer in *England:* And whereas, by an Act, made in the First Year of the Reign of Queen *Anne*, (intituled, *An Act for the better Support of Her Majesty's Household, and of the Honour and Dignity of the Crown*), it was (amongst other Things) enacted and declared, That all and every Grant, Lease, or other Assurance, which, from and after the Five and Twentieth Day of *March* One thousand seven hundred and two, should be made or granted by the said Queen, Her Heirs or Successors, Kings or Queens of this Realm, under any of the Seals therein mentioned, or by Copy of Court Roll, or otherwise howsoever, of any Manors, Messuages, Lands, Tenements, Rents, Tithes, Woods, or other Hereditaments, (Advowsons of Churches and Vicarages only excepted), to any Person or Persons, Body Politick or Corporate whatever, whereby any Estate or Interest should pass from the said Queen, Her Heirs or Successors, should be

Preamble.

1 *Anne*, Cap. 1, recited.

be utterly void and of none Effect, unleſs the ſame ſhould be made for ſome Term or Eſtate not exceeding Thirty-one Years, or Three Lives, and unleſs there ſhould be reſerved by ſuch Grants, Leaſes, or Aſſurances, ſuch Rents, as in the ſaid Act are expreſſed; in which ſaid Act is contained a Proviſo that where the greateſt Part of the yearly Value of any Tenements or Hereditaments belonging to the ſaid Queen, Her Heirs and Succeſſors, ſhould at the Time of making any Leaſe or Grant thereof conſiſt of the Building or Buildings thereupon, which might want to be repaired or re-edified, in every ſuch Caſe, to encourage the Rebuilding or Reparation thereof, it was declared and enacted, that it ſhould be lawful for the ſaid Queen, Her Heirs and Succeſſors, at any Time after the ſaid Five and Twentieth Day of *March* One thouſand ſeven hundred and two, to demiſe or grant ſuch Tenements or Hereditaments to any Perſon or Perſons for any Term or Eſtate ſo as ſuch Term and Eſtate did not exceed Fifty Years, or Three Lives, and ſo as ſuch Leaſe or Grant ſhould be made to commence from the Date or making thereof; or if ſuch Grant or Leaſe ſhould be made to take Effect in Reverſion or Expectancy, that then the ſame, together with the Eſtate or Eſtates in Poſſeſſion of and in the ſame Tenements or Hereditaments, ſhould not exceed Fifty Years, or Three Lives, from the Date or making thereof as aforeſaid, and ſo as the ſame ſhould not be made diſpuniſhable of Waſte, and ſo as there ſhould be reſerved and payable upon every ſuch Leaſe or Grant, during ſuch Term, not exceeding Fifty Years, or Three Lives, as much Rent as was by the ſaid Act required to be reſerved for the ſame Tenements or Hereditaments reſpectively, in caſe of a Leaſe not exceeding One and Thirty Years, or Three Lives, and not otherwiſe: And whereas, the better to encourage the erecting of large ſubſtantial Houſes, and other Buildings, upon the Lands of the Crown, within the Ordering and Survey aforeſaid, and for the Improvement of the Revenue ariſing therefrom, it is expedient that the Powers in and by the ſaid Act contained and given, for demiſing and granting any Tenements or Hereditaments of the Deſcription laſt aforeſaid, ſhould be enlarged, and further Proviſion made for ſecuring an Improvement and Increaſe of the Rents to be in future paid or reſerved in reſpect thereof: Be it therefore enacted by the King's moſt Excellent Majeſty, by and with the Advice and Conſent of the Lords Spiritual and Temporal, and Commons, in this preſent Parliament aſſembled, and by the Authority of the ſame,

Clauſe 6 of recited Act, ſo far as contrary to this Act, repealed.

That the ſaid recited Proviſo in the ſaid Act of the Firſt Year of Queen *Anne* contained, ſo far as the ſame is contrary to any of the Proviſions in this Act, ſhall be, and the ſame is hereby repealed; and that all and every Leaſe or Grant which, after the paſſing of this Act, ſhall be made or paſſed under the Great Seal, or the Seal of the Exchequer, of any Tenements or Hereditaments, whereof the greateſt Part of the yearly Value ſhall conſiſt of the Buildings thereupon, or of any Land or Ground which ſhall be ſet apart or appropriated for Buildings, by force and virtue of this Act, and where the Leſſee or Grantee, Leſſees or Grantees, ſhall agree and covenant to erect Buildings thereon of greater yearly Value than the Land or Ground ſo to be leaſed or granted, ſhall be made for ſuch Term, Eſtate, and Intereſt, and in ſuch Manner, as by this Act is directed, and not otherwiſe, or in other Manner; and if any Leaſe or Grant ſhall be made, of any ſuch Tenements or Hereditaments, Land or Ground, contrary to the Authority and Directions of this Act, the ſame ſhall be utterly void and of none Effect; any Thing

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in the ſaid Act, of the Firſt Year of Queen *Anne*, contained to the contrary notwithſtanding.

Act not to affect ſubſiſting Leaſes or Grants.

II. Provided always, and be it further enacted, That nothing herein contained ſhall extend, or be conſtrued to extend, to affect any ſubſiſting Leaſe or Grant already made by the Crown, under and by virtue of the ſaid recited Act, but that ſuch Leaſe or Grant ſhall remain and be in as full Force and Effect, to all Intents and Purpoſes, as if this Act had not been made.

His Majeſty may grant Land for building, for 99 Years or Three Lives, where the Leſſees agree to make Erections of greater yearly Value than the Land, or where the greateſt Part of the yearly Value of the Premiſes conſiſts of Buildings, &c.

III. And be it further enacted by the Authority aforeſaid, That where any Land or Ground belonging or hereafter to belong to His Majeſty, His Heirs or Succeſſors, within the Ordering and Survey aforeſaid, ſhall be deemed, by the Lord High Treaſurer or Commiſſioners of the Treaſury for the Time being, fit and proper for the Erection of Houſes or other Buildings thereupon, or for neceſſary Gardens, Yards, Curtilages, and other Appurtenances, to be uſed and enjoyed therewith, and ſhall be by their Order directed to be reſerved or ſet apart and appropriated to that Uſe, and where the Leſſee or Grantee, Leſſees or Grantees, ſhall agree and covenant to erect Buildings thereon of greater yearly Value than the Land or Ground ſo to be leaſed or granted, or where the greateſt Part of the yearly Value of any Tenements or Hereditaments belonging to His Majeſty, His Heirs or Succeſſors, as aforeſaid, doth or ſhall, at the Time of making any Leaſe or Grant thereof, conſiſt of any Building or Buildings thereupon, in all and every or any of ſuch Caſes, it ſhall and may be lawful for His Majeſty, His Heirs or Succeſſors, to demiſe or grant the Land or Ground ſo directed to be ſet apart as aforeſaid, or the Tenements or Hereditaments of the Deſcription laſt aforeſaid reſpectively, to any Perſon or Perſons, or to any Body or Bodies Politick or Corporate, under the Great Seal of *Great Britain*, or the Seal of the Exchequer, for any Term or Eſtate, ſo as ſuch Term or Eſtate do not exceed Ninety-nine Years, or Three Lives, to be computed from the Date or making of any ſuch Leaſe or Grant reſpectively; or if any ſuch Leaſe or Grant be made to take Effect in Reverſion or Expectancy, then that the Term and Eſtate thereby to be granted, together with the Term or Eſtate, Terms or Eſtates, in Poſſeſſion of and in the ſame Land and Ground, Tenements and Hereditaments reſpectively, ſhall not exceed Ninety-nine Years, or Three Lives, computed from the Date or making thereof as aforeſaid; and ſo as the reſpective Rents herein-after ſpecified be reſerved for the ſame, (that is to ſay), where there ſhall happen to be any ſubſtantial Building or Buildings upon the Ground to be demiſed, or that the Building or Buildings thereupon ſhall not require, or not be intended and agreed to be rebuilt, there ſhall be reſerved to His Majeſty, His Heirs and Succeſſors, an Annual Rent or Rents not being leſs than Two Third Parts of ſuch Annual Sum as ſhall be deemed, by the Lord High Treaſurer or Commiſſioners of the Treaſury for the Time being, a reaſonable Rent or Conſideration for ſuch Building or Buildings, and Ground reſpectively, for the Term and Eſtate intended to be granted of and in the ſame; and ſo as there be paid to the Uſe of His Majeſty, His Heirs and Succeſſors, a Fine or Fines, to the Amount of the remaining Part of ſuch Annual Sum as aforeſaid, ſubject to a Diſcount, which ſhall not be computed at a higher Rate than the higheſt legal Rate of Intereſt at the Time of making any ſuch Grant or Leaſe; and when there ſhall

happen to be no ſubſtantial Building upon the Land or Ground to be demiſed, or that the Building or Buildings thereupon require, or ſhall be intended and agreed to be forthwith rebuilt, or other new Buildings to be erected upon ſuch Land or Ground, then, and in that Caſe, there ſhall be reſerved ſuch Annual Rent or Rents as ſhall be deemed, by the Lord High Treaſurer or Commiſſioners of the Treaſury for the Time being, to be a reaſonable Rent or Conſideration for ſuch Land or Ground, and old Buildings reſpectively, for the Term and Eſtate intended to be granted of and in the ſame, without taking any Fine for the ſame; and ſo as in every Leaſe or Grant of Land or Ground, and Buildings, of the Deſcription laſt aforeſaid, there be contained a Covenant or Condition, on the Part of the Leſſee or Grantee, for the erecting of proper and ſubſtantial Houſes or other Buildings thereon, within a reaſonable Time, to be in each Caſe limited for that Purpoſe, and ſuch other Covenants for keeping Buildings in Repair, and doing all ſuch other Acts, as the Lord High Treaſurer or Commiſſioners of the Treaſury for the Time being, ſhall think reaſonable; and ſo as all and every ſuch Rent and Rents be reſerved to be paid, free and clear of all Manner of Taxes and Aſſeſſments whatſoever, for and during the Whole of the Term or Terms to be granted or demiſed, except ſuch Rent, or ſuch Part thereof, during ſuch Part of ſuch Term or Terms as the Lord High Treaſurer or Commiſſioners of the Treaſury for the Time being, ſhall in any Caſe think fit and expedient to be allowed, not exceeding in any Caſe the Term of Three Years; and ſo as every ſuch Grantee or Leſſee, Grantees or Leſſees, ſhall and do duly ſign, ſeal, and deliver, a Counterpart or Counterparts of his, her, or their reſpective Grant or Leaſe, Grants or Leaſes, which Counterparts ſhall not be ſubject to any Stamp Duty; and that all and every ſuch Grants and Leaſes, ſo made as aforeſaid, according to the true Intent and Meaning of this Act, ſhall be good, valid, and effectual in the Law; any Thing contained in the ſaid Act of the Firſt of Queen *Anne*, or in any other Act, to the contrary notwithſtanding.

On every Grant (except as herein excepted) Annual Rents to be reſerved, without taking any Fine, &c.

IV. And be it further enacted by the Authority aforeſaid, That on every Grant, Leaſe, or other Aſſurance which ſhall be made or granted by His Majeſty, His Heirs or Succeſſors, under the Great Seal, or Seal of the Exchequer, or either of them, of any Manors, Meſſuages, Lands, Tenements, Rents, Tythes, Woods, or other Hereditaments, (Advowſons of Churches and Vicarages, and ſuch Tenements and Grounds, with Edifices or Buildings erected thereon, as are hereby authorized to be granted for any Term, not exceeding Ninety-nine Years or Three Lives, and whereon any Fine or Fines ſhall be payable as aforeſaid, only excepted), within the Kingdom of *England* and Dominion of *Wales*, or any of them, or any Part thereof, now belonging, or hereafter to belong, to His Majeſty, His Heirs or Succeſſors, and being within the Ordering and Survey aforeſaid, in Poſſeſſion, Reverſion, Remainder, Uſe, or Expectancy, to any Perſon or Perſons, Body Politick or Corporate, whereby any Eſtate or Intereſt whatever, in Law or Equity, ſhall or may paſs from His Majeſty, His Heirs or Succeſſors, there ſhall be reſerved ſuch clear Annual Rent or Rents as ſhall be deemed, by the Lord High Treaſurer or Commiſſioners of the Treaſury for the Time being, to be a reaſonable Rent or Conſideration for ſuch Grant or Leaſe, without taking any Fine for the ſame; and ſuch Rent or Rents ſhall be made payable to His Majeſty, His Heirs and Succeſſors, during the whole Term or Time

Time of the Continuance thereof respectively; and no such Lease or Grant, Leases or Grants, shall be good or effectual in the Law, unless the Grantee or Lessee, Grantees or Lessees therein, do and shall duly sign, seal, and deliver, a Counterpart or Counterparts of his, her, or their respective Grant or Lease, Grants or Leases, so made as aforesaid, according to the true Intent and Meaning of this Act, which Counterparts shall not be subject to any Stamp Duty.

Grants not to be renewed until within a certain Number of Years prior to their Expiration;

V. And be it further enacted by the Authority aforesaid, That it shall not be lawful to renew any Lease or Grant of any Manors, Messuages, Lands, Tenements, Tythes, Woods, or other Hereditaments, now belonging or hereafter to belong to His Majesty, His Heirs or Successors, within the Ordering and Survey aforesaid, for any Term of Years whatever, until within Five Years of the Period of the Expiration of the same, except such Tenements and Hereditaments as are hereby authorized to be granted for any Term not exceeding Ninety-nine Years, nor to renew any Grant or Lease of any such Tenements or Hereditaments as are hereby authorized to be granted for such Term, not exceeding Ninety-nine Years, until within Twenty Years of the Period of the Expiration of the same, nor any Lease or Grant for Lives, so long as there shall be more than One of such Lives in being, except in the Cases hereinafter mentioned.

except in Cases herein specified.

VI. Provided always, and it is hereby enacted and declared, That if it shall appear, to the Satisfaction of the Lord High Treasurer or Lords Commissioners of the Treasury for the Time being, that any Persons or Person have or has, at any Time before the passing of this Act, entered into any Covenants or Engagements to obtain Renewals of Leases at earlier Periods, in Confidence that the same could be renewed according to the ordinary Practice in such Cases, it shall be lawful in such Cases to renew any Lease or Grant at a greater Distance of Time from the Period of the Expiration thereof, so as to enable such Person or Persons to perform such Covenants or Engagements; any Thing herein contained to the contrary notwithstanding: Provided also, that if any Person or Persons shall be the Lessee or Lessees of any Tythes of any Lands, or of any other Profits issuing out of any Lands, and shall be also the Owner or Owners of, or interested in, such Lands, it shall be lawful for the Lord High Treasurer or Lords Commissioners of the Treasury for the Time being, to order a Renewal of Leases of such Tythes or other Profits, at such Times as shall appear to them convenient for the most beneficial Enjoyment of such Tythes or other Profits, together with such Lands respectively: Provided also, that if it shall be made appear to the Satisfaction of the Lord High Treasurer or Lords Commissioners of His Majesty's Treasury for the Time being, that any Persons or Person having any Lease of any Lands belonging to His Majesty have or has, before the passing of this Act, made any Demise of such Lands, or entered into any Agreement to demise the same, for the Purpose of improving the same by Building, and have or has entered into any Covenants or Engagements, in consequence whereof such Persons or Person would, by reason of the Improvements so made, be bound to pay, upon the Renewal of any Lease or Grant of such Lands, more than such Persons or Person would be entitled to receive from the Under Lessees or Lessee thereof, it shall be lawful for the Lord High Treasurer or Commissioners of the Treasury for the Time being, to make a just Abatement in

Abatement of Rent and Fine may be made in certain Cases.

the Rent and Fine to be reſerved and paid to His Majeſty, His Heirs and Succeſſors, in conſequence of ſuch Improvement, and that ſuch Leaſe or Grant as ſhall be made (Regard being had to ſuch Circumſtances) ſhall be good and effectual; any Thing in this Act contained to the contrary notwithſtanding.

Waſtes, *etc.* for Improvement, Lands for the Growth of Wood, *&c.* may be renewed agreeable to recited or this Act.

VII. Provided always, and it is hereby enacted and declared, That where any Waſtes, Commons, or other unincloſed Lands or Grounds, within the Ordering and Survey aforeſaid, in which His Majeſty, His Heirs and Succeſſors, has or ſhall have any Intereſt, ſhall be deemed fit and proper to be divided, incloſed, drained, or otherwiſe improved, and ſhall be, by Authority of Parliament or otherwiſe, authorized and directed to be divided and incloſed, or where any Lands or Grounds belonging to and held under any Leaſe or Grant from His Majeſty, His Heirs or Succeſſors, or from any of His Majeſty's Royal Predeceſſors, under the Great Seal, or Seal of the Exchequer, ſhall be deemed, by the Lord High Treaſurer or Commiſſioners of the Treaſury for the Time being, fit and expedient to be planted and appropriated to the Growth of Wood or Timber, or any Farm Houſe, or other ſubſtantial Building, to be erected for the better Management and Improvement of any Lands or Grounds, or any Pits, Shafts, Levels, Watercourſes, Engines, or other Works, to be digged, ſunk, erected, or made, for the better and more advantageous working of any Mines, Quarries, or Collieries, belonging to His Majeſty, His Heirs or Succeſſors, and held as aforeſaid, and where the Term or Eſtate in Poſſeſſion of and in the ſame reſpectively ſhall be deemed, by the Lord High Treaſurer or Commiſſioners of the Treaſury, to be inſufficient to repay the Coſts and Charges of ſuch Works and Improvements, with reaſonable Profit and Advantage to the Parties making or cauſing the ſame to be made, or to their Repreſentatives or Aſſigns, in all and every ſuch Caſe and Caſes it ſhall and may be lawful, at any Time or Times hereafter, to renew any ſuch Leaſe, or to grant any further or other Leaſe of any ſuch Lands or Grounds, Mines, Quarries, or Collieries, or any Part thereof, for any Term or Eſtate, not exceeding the Terms or Eſtates authorized to be granted of Lands, Tenements, or Hereditaments, of ſuch or the like Deſcriptions, by the ſaid Act of the Firſt Year of Queen *Anne*, or by this Act; and that where any Houſes or other Buildings ſhall require, or ſhall be intended and agreed to be rebuilt, or any new Houſes or other Buildings to be erected, or where any Houſes or other Buildings have been, at any Time before the paſſing of this Act, erected upon any Land or Ground belonging to, and held under, any Leaſe or Grant, whereof the Term or Eſtate in Poſſeſſion at the Time of erecting ſuch Houſes or other Buildings reſpectively ſhall be deemed, by the Lord High Treaſurer or Commiſſioners of the Treaſury, to be inſufficient to repay the Coſt and Charges of erecting ſuch Houſes or Buildings, with reaſonable Profit and Advantage to the Parties erecting or cauſing the ſame to be erected, or to their Repreſentatives or Aſſigns, in all and every ſuch Caſe and Caſes it ſhall and may be lawful, at any Time or Times hereafter, to grant any further or other Leaſe of any ſuch Houſes or other Buildings, and Land or Ground reſpectively, for any Term or Eſtate, not exceeding the Terms and Eſtates hereby authorized to be granted; provided that in every ſuch Leaſe there be reſerved and made payable to His Majeſty, His Heirs and Succeſſors, ſuch Rent or Rents as is or are hereby required to be reſerved, and that Covenants or Conditions be inſerted therein,

Where Houſes, *&c.* are to be rebuilt, *&c.* further Leaſes may be granted.

in, on the Part of the respective Grantees or Lessees, for erecting such new Houses or other Buildings, and performing such respective Works and Improvements, at the Costs and Charges of such Grantees or Lessees, within a reasonable Time, to be in each Case limited and appointed for that Purpose, where such Houses or other Buildings, or such Works and Improvements, shall not have been previously erected, made, or performed.

Before any Grant is made, a Survey of the Premises, and an Estimate of the improved Annual Value, to be made and certified by the Surveyor, &c.

VIII. And be it further enacted by the Authority aforesaid, That before the making of any Grant or Lease under the Great Seal, or Seal of the Exchequer, of any Manors, Messuages, Lands, Tenements, Rents, Tythes, Woods, or other Hereditaments, now belonging, or hereafter to belong to His Majesty, His Heirs or Successors, within the Ordering and Survey aforesaid, a Survey of the Premises, where the same shall be capable of such Survey, and an Estimate of the improved Annual Value thereof, shall be had and made by such able and practical Surveyors of Land or of Houses (according to the Nature of the Case) as shall be named for that Purpose, by or under the Order and Direction of the Lord High Treasurer or Commissioners of the Treasury, or of the Surveyor General of the Land Revenues of the Crown for the Time being, which said Surveyors of Land or of Houses shall certify, by their Reports in Writing under their Hands, what in their Judgement is or are the true and fair improved Annual Worth or Value of the respective Estates so by them surveyed and valued, clear of all Taxes, Assessments, and Reprizes whatever; and where the greatest Part of the Value thereof shall consist of the Building or Buildings thereon, or of Ground set apart and appropriated for Building, the said Surveyor or Surveyors shall certify the true and fair Annual Worth or Value of the respective Buildings, Land, or Ground, clear of all Contributions for the Expences of building of Party Walls, or repairing the same, and of repairing, and keeping in Repair, the respective Buildings, (as the Case may be), and also of all Taxes, Assessments, and Reprizes whatever; and also what is or shall then appear to be the true State and Condition of such Buildings, in Point of their Repair, Strength, and Durability; and also for what Term of Years it shall appear to him or them to be most beneficial for the Interest of the Crown to grant such Buildings or Ground respectively, Regard being had to the Quality and Condition of the Buildings then standing upon such Ground, and of the Buildings proposed to be erected thereon; and every Person who shall be employed to make Surveys and Estimates, or Valuations, of any such Manors, Messuages, Lands, Tenements, Rents, Tythes, Woods, or other Hereditaments as aforesaid, in consequence of Applications for Grants or Renewals of Leases thereof, shall annex to each Survey and Estimate, or Valuation, an Oath (or, being of the People called *Quakers*, an Affirmation) taken and subscribed by him before a Justice of the Peace in any County, City, or Liberty, within this Kingdom, the Tenor whereof shall be as follows:

An Oath to be annexed to each Survey.

Form of Oath.

'I *A. B.* do swear, [*or*, being a Quaker, do solemnly affirm] That the Survey or Account hereto annexed was faithfully and impartially made by me; that the Value of the Property of the Crown therein contained is justly estimated therein, according to the best of my Skill and Judgement; and that all the Particulars stated in the said Survey or Account are true, to the best of my Knowledge and Belief.

'So help me GOD.'

Oath to be filed.

Which Oath or Affirmation, ſo taken and ſubſcribed, ſhall be filed with the Survey and Eſtimate in the proper Office for depoſiting the ſame.

Leaſes of Premiſes of a fixed Value, &c. may be renewed without Survey.

IX. Provided always, and be it further enacted, That where any Tenements or Hereditaments, of which a Leaſe or Grant may be applied for, ſhall happen to be of a known, fixed, and unimproveable Value, or where the Nature of ſuch Tenements or Hereditaments, or the Circumſtances relative thereto, the Annual Worth or Value thereof, cannot be known or aſcertained by the Means of a Survey or Inſpection thereof, or where the Value of ſuch Tenements or Hereditaments ſhall be previouſly known to be ſo ſmall or inconſiderable that it ſhall not be deemed expedient to incur the Expence of taking a Survey thereof, in any ſuch Caſe it ſhall and may be lawful to grant or renew a Leaſe of ſuch Tenements or Hereditaments, without cauſing a Survey or Eſtimate to be previouſly made thereof, if the Lord High Treaſurer or Commiſſioners of the Treaſury ſhall ſo order and direct.

26 *Geo.* III, Cap. 87, and 39 *Geo.* III, Cap. 50, recited; and

X. And whereas, by an Act, made in the Twenty-ſixth Year of the Reign of His preſent Majeſty, (intituled, *An Act for appointing Commiſſioners to enquire into the State and Condition of the Woods, Foreſts, and Land Revenues, belonging to the Crown; and to ſell or alienate Fee Farm and other unimproveable Rents*); and by another Act, made in the Thirtieth Year of His preſent Majeſty's Reign, (intituled, *An Act to continue and amend an Act, made in the Twenty-ſixth Year of the Reign of His preſent Majeſty, intituled, 'An Act for appointing Commiſſioners to enquire into 'the State and Condition of the Woods, Foreſts, and Land Revenues, be- 'longing to the Crown; and to ſell or alienate Fee Farm and other unim- 'proveable Rents),'* it was (among other Things) enacted, That it ſhould and might be lawful for the Commiſſioners named in, or to be appointed under the Authority of the ſaid Acts, to contract and agree with any Perſon or Perſons, Bodies Politick or Corporate, for the Sale of any Fee Farm Rents, Rents Services, Rents Seck, Quit Rents, Chauntry Rents, Guild Rents, Caſtle Guard Rents, Viſcontial Rents, and other dry, fixed, and unimproveable Rents, due and payable to His Majeſty, His Heirs or Succeſſors, within the Survey and Receipt of His Majeſty's Exchequer, at or for the beſt Prices or Conſiderations in Money which the ſaid Commiſſioners ſhould be able to procure, not being leſs than after the ſeveral Rates of Purchaſe therein mentioned: And whereas the Whole of the ſaid Rents were not ſold or diſpoſed of previous to the Expiration of the ſaid Acts: Be it therefore enacted by the Authority aforeſaid, That, from and after the Tenth Day of *October* One thouſand ſeven hundred and ninety-four, it ſhall and may be lawful for the Surveyor General of the Land Revenues of the Crown now or for the Time being, to contract and agree with any Perſon or Perſons, or any Bodies Politick or Corporate, for the Sale of any Fee Farm Rents, Rents Services, Rents Seck, Chauntry Rents, Caſtle Guard Rents, Viſcontial Rents, and other dry, fixed, and unimproveable Rents, except Quit Rents and Copyhold Rents ſtanding in Charge as Parcel of or belonging to any Manor or reputed Manor, due and payable to His Majeſty, His Heirs or Succeſſors, in *England* or in *Wales*, within the Survey and Receipt of His Majeſty's Exchequer, at or for the beſt Prices or Conſiderations in Money which the ſaid Surveyor General ſhall be able to procure for the ſame, and which ſhall be approved of by the Lord

from *Oct.* 10, 1794, the Surveyor General may contract for the Sale of Fee Farm Rents, &c. not diſpoſed of under them.

High Treaſurer or Commiſſioners of the Treaſury for the Time being, not being leſs than the ſeveral Rates of Purchaſe enacted and provided by the ſaid recited Act of the Twenty-ſixth Year of the Reign of His preſent Majeſty.

Bank to open an Account for Monies paid.

XI. And, for facilitating the Conveyance of the aforeſaid Rents to the reſpective Purchaſers thereof, be it further enacted, That the Governor and Directors of the Bank of *England* ſhall, and they are hereby required to open an Account in their Books, under the Title of *An Account of the Sale of Fee Farm Rents*, and carry to the Credit of ſuch Account the ſeveral Monies by this Act directed to be paid to the Caſhiers of the Bank, for or on Account of the Purchaſe of any ſuch Rents as aforeſaid; and whenſoever the ſaid Surveyor General ſhall have contracted with any Perſon or Perſons, Bodies Politick or Corporate, for the Sale of any Rent or Rents, the ſaid Surveyor General ſhall grant unto the Purchaſer or Purchaſers a Certificate under his Hand, ſpecifying the Rent ſo contracted for, and the Amount of the Purchaſe Money to be paid for the ſame; and the ſaid Caſhiers of the Bank, or One of them, ſhall, upon the Production of ſuch Certificate, accept and receive from ſuch Purchaſer or Purchaſers the Purchaſe Monies therein ſpecified, and at the Foot or on the Back of ſuch Certificate acknowledge the Receipt of the ſaid Monies, without Fee or Reward; and the ſaid Certificate and Receipt ſhall be afterwards brought to the Office of the reſpective Auditor of the Land Revenue, and be there forthwith inrolled, in proper Books to be provided and kept for that Purpoſe, ſeparate and apart from the other Buſineſs and Proceedings of the ſaid reſpective Offices; and ſuch Auditor having inrolled the ſaid Certificate and Receipt as aforeſaid, ſhall atteſt the ſame, under his Hand, and return the ſaid Certificate and Receipt to the Purchaſer or Purchaſers; and from and immediately after ſuch Inrolment, and thenceforth for ever, the reſpective Purchaſers of ſuch Rents, and their Heirs or Succeſſors, ſhall by Force of this Act be adjudged, deemed, and taken to be, in the actual Seiſin and Poſſeſſion of the Rents ſo by them reſpectively purchaſed, and ſhall hold and enjoy the ſame peaceably and quietly, freed and diſcharged of and from all Claims and Demands which can or may be made by His Majeſty, His Heirs or Succeſſors, or by any Perſon or Perſons lawfully claiming by, from, or under, him or them, and of and from all Manner of Incumbrances whatſoever, heretofore made or charged upon the ſame Rents, and as fully and amply, to all Intents and Purpoſes, as His Majeſty, His Heirs or Succeſſors, might or could have held or enjoyed the ſame; and ſhall have and enjoy all and ſingular the Powers, Remedies, Benefits, and Advantages, for the Recovery thereof, given or allowed to the Purchaſers of Rents in and by Two Acts of Parliament, made and paſſed in the Twenty-ſecond and Twenty-third Years of the Reign of His late Majeſty King *Charles* the Second, or any other Law or Statute whatever, in as large and ample Manner and Form as if ſuch Purchaſes had been made of, and the ſaid Rents conveyed by, the Truſtees or Commiſſioners appointed or authorized by or under and by virtue of the ſame Acts, or either of them.

Surveyor General to grant Certificates of the Money to be paid, which is to be received at the Bank, and Receipts given on the Certificates, which, being inrolled with the Auditor of the Land Revenue, ſhall give Poſſeſſion.

Certificates to be in the following

XII. And be it further enacted, That the Certificates to be granted by the ſaid Surveyor General, on the Sale of any Rent or Rents as aforeſaid, ſhall be expreſſed in the Words following, or as near thereto as may be; (that is to ſay),

'By

Form;

'By the Surveyor General of His Majesty's Land Revenue.

'THESE are to certify, That the said Surveyor General hath contracted and agreed with *A. B.* for the Sale to him [her, *or* them, *as the Case may be*] of all that Rent of issuing and payable out of [*briefly describing the Lands or Hereditaments chargeable*] now or late payable by at or for the Price or Sum of of lawful Money of *Great Britain*, to be paid by the said *A. B.* into the Bank of *England*, and carried to the Account of the Sale of Fee Farm Rents [*and in the Case of a subsisting Lease then the following Words are to be added*] subject nevertheless to a Lease thereof granted under the Great Seal of *Great Britain* [*or*, the Seal of His Majesty's Exchequer, *as the Case may be*] bearing Date the Day of One thousand seven hundred and unto for a Term of Years which will expire on or about the Day of and from and immediately after the Payment of the said Sum in Manner aforesaid, and the Inrolment of this Certificate, and the Receipt for the said Purchase Money in the Office of the Commissioners for auditing the Publick Accounts of the Kingdom, and thenceforth for ever, the Purchaser or Purchasers [*as the Case may be*] of the said Rent [*or* Rents] and his or their Heirs, Successors, or Assigns, shall be adjudged, deemed, and taken to be in the actual Seisin and Possession of the said Rent [*or* Rents] so by him purchased, by force and virtue of an Act of Parliament, passed in the Thirty-fourth Year of the Reign of His Majesty King *George* the Third, intituled, *An Act* [*inserting the Title of this Act*].

'Given under the Hand of the said Surveyor General, the Day of

and witnessed. Which said Certificates shall be respectively witnessed and attested, as to the Signing thereof, by the said Surveyor General, by One of the principal Clerks, or other Officers in his Office; and that the Receipts to be given or subscribed by the Cashier of the Bank, at the Foot or on the Back of such Certificates respectively as aforesaid, shall be in the Words and Figures following, or as near thereto as may be; (that is to say),

Receipts of the Bank to be in the following

Form.

'Received the Day of One thousand seven hundred and of and from *A. B.* the Sum of of lawful Money of *Great Britain*, being the Consideration Money expressed in the above [*or* within] written Certificate.

'Witness my Hand,

'For the Governor and Company of the Bank of *England*,

(Signed)

Cashier.'

and when enrolled to discharge the Purchasers. Which said Certificates and Receipts, being enrolled as aforesaid, shall effectually discharge the said Purchasers, or other Persons to whom the same shall be so given and granted, of and from the Purchase and Consideration Money therein respectively expressed, and such Purchasers or other Persons shall never afterwards be liable to, or called upon, sued, troubled, molested, or questioned, for or in respect of such Purchase or Consideration Money, or any Part thereof.

XIII. And

XIII. And be it further enacted, That the Certificates and Receipts hereby directed to be given shall be made forth and inrolled at the Expence of the Persons entitled to or requiring the same, for which Certificates such Fees shall be paid (exclusive of the Expence of Stamps, Parchment, and inrolling) as the Lord High Treasurer or Commissioners of the Treasury shall direct and establish, in Proportion to the Value of the Rents to be sold, so that no greater Fee be paid for any One Rent than Twenty Shillings; and if the Certificate be for more Rents than One, a further Fee shall be paid for every such Rent, not exceeding One Fourth of the Fee taken for the highest Rent included in the same Certificate; and the like Fees as aforesaid, and no more, shall be taken for the Inrolment of the said Certificates and Receipts; which said Fees shall be received by and distributed amongst the Officers and Clerks of the said Surveyor General, in such Manner and Proportion as the said Surveyor General shall direct.

Certificates and Receipts to be at the Expence of the Parties.

Fees to be paid for Certificates,

and to be distributed as the Surveyor General shall direct.

XIV. And be it further enacted, That where the Consideration Money contracted to be paid for any Purchase or Discharge whatsoever, authorized to be made by this Act, shall exceed the Sum of Ten Pounds, the Certificate of the said Surveyor General shall be written on Parchment, stamped or notified with such a Stamp Duty as is required by Law for Common Conveyances of Lands, and no other Stamp shall be requisite for the Cashier's Receipt for such Consideration Money; and where such Consideration Money shall not exceed the Sum of Ten Pounds, the said Certificates shall or may be written on Parchment, without any other Stamp Duty than such as shall by Law be requisite for the Cashier's Receipt; and that in all Cases where the Consideration to be paid for the Purchase of any such Rent or Rents, by the Owners of the Lands, Tenements, or Hereditaments, out of which the same are payable, to any Purchaser or Purchasers of such Rents under this Act, his or their Heirs and Assigns, shall not exceed the Sum of Ten Pounds, the Conveyance thereof shall or may be written on Parchment, without any other Stamp Duty than such as shall by Law be required for the Receipt for the Consideration Money.

Stamp Duty on Certificates, Receipts, &c.

XV. Provided always, and be it further enacted, That if any Person or Persons, with whom the said Surveyor General shall contract for any of the Rents by this Act authorized to be sold, discharged, or extinguished, shall neglect to procure and sue forth the Certificate of the said Surveyor General of his, her, or their Contract, or shall neglect to pay into the Bank the Consideration Money therein to be specified, or shall neglect to inroll such Certificate, and the Cashier's Receipt for the said Money, according to the Directions of this Act, for the Space of Fourteen Days, to be computed from the Day on which such Contract shall have been made, the said Contract shall be null and void, and the Consideration Money, if paid into the Bank, shall be forfeited unless the said Surveyor General shall, for any reasonable Cause to him shewn for the Omission of such Inrolment, order the said Certificate to be inrolled, *nunc pro tunc*, and which, upon such Cause being shewn, he is hereby authorized to order accordingly.

The Contracts of Persons neglecting to procure Certificates, &c. for 14 Days to be null, and the Consideration Money forfeited, unless the Surveyor General shall order Inrolment.

XVI. And be it further enacted, That all and every Sum and Sums of Money which shall be paid into the Bank of *England* under or by virtue of this Act, on Account of the Sale of Fee Farm Rents, shall from

Money paid into the Bank to be laid out in the

3 *per Cent.* Conſols, &c.

Time to Time be laid out, by the Order of the ſaid Surveyor General, in the Purchaſe of Three *per Centum* Conſolidated Bank Annuities, in the Name of the Lord High Treaſurer of *England*, in which Name the Governor and Company of the Bank of *England* are hereby authorized and required to permit Transfers to be made of the Annuities, Funds, or Stock, ſo to be purchaſed, and ſuch Transfers to be accepted by the ſaid Surveyor General, for and in the Name of the Lord High Treaſurer of *England*, and the ſaid Surveyor General is hereby required to accept the ſame accordingly; and that all and ſingular the Annuities ſo to be purchaſed and accepted ſhall remain inveſted in the Lord High Treaſurer, or the Commiſſioners for executing the Office of Lord High Treaſurer, for the Time being, and ſhall not be transferred or transferrable without the Authority of Parliament; but all the Intereſts of the ſaid Annuities or Yearly Dividends ſhall be, from Time to Time, paid by the ſaid Governor and Company into the Hands of ſuch Perſon or Perſons as ſhall be appointed to receive the ſame, by Warrant or Power of Attorney, under the Hand and Seal of the Lord High Treaſurer, or of the Commiſſioners of the Treaſury for the Time being, and ſhall, by force and virtue of this Act, be deemed and taken in Law to be Part of the ſaid Land Revenues of the Crown, and ſhall be from Time to Time anſwered, accounted for, applied, and appropriated, to ſuch and the ſame Uſes and Purpoſes as the Land Revenues of the Crown now are, or would hereafter have been liable to have been applied and appropriated to in caſe this Act had not been made.

Annuities not to be transferred without Authority of Parliament, but Intereſt to be paid by Order of the Treaſury, and applied as the Land Revenues.

Surveyor General may compound for Arrears of Rent.

XVII. And be it further enacted by the Authority aforeſaid, That the Surveyor General of the Crown Lands, now and for the Time being, (the Conſent of the Lord High Treaſurer or the Commiſſioners of the Treaſury, or any Three of them, for the Time being, having been in each Caſe previouſly obtained), ſhall have the ſame Power to compound for Arrears of any of the ſaid Rents as was veſted in the ſaid Commiſſioners by the ſaid Acts of the Twenty-ſixth and Thirtieth Years of the Reign of His preſent Majeſty.

27 *Geo.* III, Cap. 22, and

32 *Geo.* III, Cap. 24, recited.

XVIII. And whereas, by an Act, made in the Twenty-ſeventh Year of the Reign of His preſent Majeſty, intituled, *An Act for the Sale of certain Houſes and Ground belonging to His Majeſty*, it was enacted, that it ſhould and might be lawful for the Lord High Treaſurer or the Commiſſioners of the Treaſury for the Time being, to treat, contract, and agree, for the Sale or for the Leaſing of all or any Part of the Eſtate, Right, Title, or Intereſt, in or to all or any of the Houſes, Meſſuages, Tenements, and Ground, therein particularly mentioned and ſpecified: And whereas, by another Act, made in the Thirty-ſecond Year of the Reign of His ſaid Majeſty, intituled, *An Act to repeal ſo much of an Act, made in the Twenty-ſeventh Year of His preſent Majeſty, as relates to the Sale of the Houſe in* Privy Garden, *heretofore uſed as an Office for the Commiſſioners of the Lottery, and to enable His Majeſty to grant the ſame*, it was enacted, that ſo much of the ſaid Act as related to the Sale or Leaſing of the ſaid Houſe in *Privy Garden* ſhould be, and the ſame was, thereby repealed: And whereas no Treaty, Contract, or Agreement, hath been entered into by the Lords Commiſſioners of the Treaſury for the Sale or Leaſing of any of the ſaid Houſes, Meſſuages, Tenements, or Ground, by virtue of the ſaid firſt-mentioned Act; and it is not expedient that the

ſame ſhould be ſold or leaſed under the ſaid Act: Be it therefore further enacted, That ſo much of the ſaid firſt-mentioned Act as was not repealed by the ſaid Act of the Thirty-ſecond Year of His Majeſty's Reign ſhall be, and the ſame is hereby repealed; and that it ſhall and may be lawful to and for His Majeſty, His Heirs and Succeſſors, from Time to Time, to grant, demiſe, or aſſure, all or any Part or Parts of the ſaid Premiſes for ſuch Terms, Eſtates, and Intereſts, and under and ſubject to ſuch Limitations, Reſervations, Reſtrictions, Proviſoes, and Conditions, as are enacted and provided in and by this Act, in reſpect of any other Meſſuages, Tenements, or Ground, of the like Nature or Deſcriptions, belonging to His Majeſty.

So much of firſt recited Act as was not repealed by the latter, repealed.

XIX. And whereas it may be expedient to permit the Leſſees or Grantees of Lands, Tenements, or Hereditaments, under the Authority of this Act, to alien the Lands, Tenements, or Hereditaments, ſo demiſed or granted, in Parcels, and for that Purpoſe to ſurrender the ſubſiſting Leaſe or Grant thereof for the Purpoſe of obtaining diſtinct Leaſes or Grants of ſuch ſeveral Parcels, reſerving in the Whole the ſame Rent as ſhall have been reſerved by ſuch ſurrendered Leaſe or Grant, or more; be it enacted, That it ſhall be lawful for His Majeſty, His Heirs and Succeſſors, at any Time, upon Surrender of any ſubſiſting Leaſe or Grant, to make any new Leaſes or Grants of the ſame Lands, Tenements, or Hereditaments, in Parcels; provided ſuch new Leaſes or Grants be for the ſame Term of Years, and there be reſerved thereon in the Whole the ſame Annual Rent, or more, as was granted and reſerved by ſuch ſurrendered Leaſe or Grant; and provided alſo, that ſuch new Leaſes or Grants ſhall contain the ſame Covenants as were contained in ſuch ſurrendered Leaſe or Grant, ſo far as the Subdiviſion of ſuch Lands, Tenements, and Hereditaments, will permit.

Leaſes may be ſurrendered, and new Ones granted.

XX. Provided always, and it is hereby enacted and declared, That this Act, or any Thing herein contained, ſhall not extend, or be conſtrued to extend, to any Manors, Meſſuages, Lands, Tenements, Tythes, or other Hereditaments, within the Ordering and Survey of the Chancellor and Council of the Duchy of *Lancaſter*, or to any of the Rents and Revenues thereof, or to any Leaſe or Grant, Leaſes or Grants, made or to be made under the Seals of the Duchy and County Palatine of *Lancaſter*, or either of them; but that all and ſingular the Manors, Meſſuages, Lands, Tenements, Tythes, and other Hereditaments, of and belonging to the ſaid Duchy, ſhall and may remain and continue to be granted and demiſed by His Majeſty, His Heirs and Succeſſors, for the like Terms, Eſtates, and Intereſts, and the Rents and Revenues thereof, to be received and applied, under the Order and Direction of the Chancellor and Council, and other Officers of the ſaid Duchy, to and for the like Uſes and Purpoſes, and in like Manner and Form, as before the paſſing of this Act; any Thing herein contained to the contrary notwithſtanding.

Act not to affect the Power of the Chancellor and Council of the Duchy of *Lancaſter*.

XXI. And be it further enacted by the Authority aforeſaid, That the ſaid Surveyor General of the Land Revenues of the Crown for the Time being ſhall, and he is hereby required, within Thirty Days after the Commencement of the Seſſion of Parliament which ſhall be in the Year One thouſand ſeven hundred and ninety-ſeven, and alſo within Thirty Days after the Commencement of the Seſſion of Parliament in every Third

Surveyor General to certify to the King and the Parliament what Leaſes have been made, &c.

Third Year following the ſaid Year One thouſand ſeven hundred and ninety-ſeven, (without any ſpecial or other Requiſition to be made to him for that Purpoſe), certify and report in Writing, under his Hand and Seal, unto the King's moſt Excellent Majeſty, and both Houſes of Parliament, what Leaſes or Grants ſhall have been made of any Part of the ſaid Land Revenue, from the Commencement of this Act unto the Time of making the Firſt Report of the ſaid Surveyor General, and from the Time of making ſuch Firſt or any ſubſequent Report to the Time of making the Report next following the ſame, and for what Terms or Eſtates ſuch Leaſes or Grants ſhall have been made, and alſo the Annual Value of the Tenements or Hereditaments comprized in every ſuch Leaſe, as returned on Oath by the Surveyor or Surveyors employed to ſurvey the ſame, and the Annual Value of the ſame Premiſes by the laſt preceding Survey thereof, (where there ſhall happen to be a former Survey and Valuation of the ſame in the Cuſtody or Power of the ſaid Surveyor General), and what Rent or Rents ſhall have been reſerved on every ſuch Leaſe or Grant, and what Fines paid for the ſame, and upon what other Conſiderations ſuch Leaſes ſhall reſpectively have been made or granted; and alſo, ſo far as the ſame can be done, the Rents and Fines which were reſerved and paid upon or for the laſt preceding Leaſe or Grant of ſuch Tenements or Hereditaments, and alſo the Amount of all Fee Farm Rents, or other dry, fixed, and unimproveable Rents, which ſhall have been ſold by virtue of this Act, within the ſame Periods reſpectively, and of the Purchaſe Money paid for the ſame, and the Amount of the Three Pounds *per Centum* Conſolidated Bank Annuities purchaſed therewith, and all ſuch other Matters and Things, touching or concerning the ſaid Land Revenue, or any Part thereof, as to the ſaid Surveyor General ſhall ſeem proper and neceſſary to be contained and ſet forth in ſuch Reports.

4 *Geo.* III, Cap. 24.

XXII. And whereas, by an Act, made in the Fourth Year of the Reign of His preſent Majeſty (intituled, *An Act for preventing Frauds and Abuſes in relation to the ſending and receiving of Letters and Packets free from the Duty of Poſtage*), it is enacted, that, from and after the Firſt Day of *May* One thouſand ſeven hundred and ſixty-four, ſo long as the Revenue ariſing in the General Letter Office, or Poſt Office, or Office of Poſtmaſter General, ſhall continue to be made Part of the Aggregate Fund, no Letters or Packets ſent by the Poſt to or from any Place whatſoever, ſhall be exempted from paying the Duty of Poſtage, except ſuch Letters and Packets as are therein particularly excepted: And whereas the Privilege of ſending and receiving Letters and Packets free from the Duty of Poſtage is not by the ſaid Act extended to the Surveyor General of His Majeſty's Land Revenue for the Time being, who, by virtue of his Office, neceſſarily ſends and receives many Letters and Packets relating to the Publick Revenue of this Kingdom: Be it therefore further enacted by the Authority aforeſaid, That, from and after the paſſing of this Act, the ſaid Surveyor General of His Majeſty's Land Revenue for the Time being ſhall and may ſend and receive Letters and Packets free from the Duty of Poſtage, in the ſame Manner, and under ſuch Reſtrictions, as other Officers mentioned in the ſaid Act are thereby permitted, in reſpect of their Offices, to ſend and receive the ſame, in purſuance of the ſaid Act.

Surveyor General may ſend and receive Letters free of Poſtage.

FINIS.