ANNO QUINQUAGESIMO

GEORGII III. REGIS.

****

C A P. VI.

An Act to enable His Royal Highneſs *George* Prince of *Wales*, to grant Leaſes of certain Lands and Premiſes called *Prince's Meadows*, in the Pariſh of *Lambeth*, in the County of *Surrey*, Parcel of His ſaid Royal Highneſs's Duchy of *Cornwall*, for the Purpoſe of building thereon. [12th *March* 1810.]

WHEREAS by an Act paſſed in the Forty-ninth Year of the Reign of His preſent Majeſty, intituled, *An Act for building a Bridge over the River* Thames, *from the Precinct of the* Savoy, *or near thereunto, in the County of* Middleſex, *to the oppoſite Shore, and for making convenient Roads and Avenues to communicate therewith, in the County of* Surrey, the Company of Proprietors of the ſaid intended Bridge are authorized to ſet out and make a Road from the ſaid Bridge, to or near to a certain Place called the *Obeliſk*, in *Saint George's Fields*, in the Pariſh of *Saint George's, Southwark*, in the ſaid County of *Surrey*; and alſo to ſet out and make another Road, from a certain Street called *Stamford Street*, in the Pariſh of *Chriſt Church*, in the ſaid County of *Surrey*, into the ſaid firſt mentioned Road; and the ſaid Company of Proprietors are further authorized to purchaſe a certain Slip or Piece of Land, which, in the making and conſtructing of the ſaid firſt mentioned Road, will intervene between ſuch Road and the Eſtate and Premiſes of His Royal Highneſs the Prince of *Wales*, as Duke of *Cornwall*, called *Prince's Meadows*, in the Pariſh of *Saint Mary Lambeth*, in the County of *Surrey*, and to aſſign, transfer, and ſet over the ſaid Slip or Piece of Land

49 G. 3. c. 191.

unto His ſaid Royal Highneſs, His Heirs and Succeſſors, Dukes of *Cornwall*, in Exchange for ſuch Portion of Land, Parcel of the ſaid Premiſes called *Prince's Meadows*, as ſhall be requiſite for the making and conſtructing of the ſaid before mentioned Roads, in their Courſe through and over certain Parts of the ſaid Premiſes called *Prince's Meadows*: And whereas the erecting of the ſaid intended Bridge, to be called the *Strand Bridge*, and the making and conſtructing of the ſaid intended Roads, together with the before mentioned Exchange of Land ſo authorized as aforeſaid, will tend greatly to the Improvement of the ſaid Premiſes called *Prince's Meadows*, in Connection with all the adjoining Property, if Encouragement ſhall be given for the Erection of good and ſubſtantial Dwelling Houſes, and other Buildings, in lieu of the preſent Houſes, moſt of which are conſtructed chiefly of Wood, and are in a ruinous State, producing, with the Remainder of the ſaid Premiſes, a preſent groſs Rental to the Leſſees of about Three thouſand two hundred Pounds only *per Annum*; and alſo for the Conſtruction of other reſpectable Buildings in the Line of the ſaid intended Roads, and the making of other Roads or Streets to communicate with the before mentioned intended Roads; all which might be effected, if His ſaid Royal Highneſs was empowered to grant Leaſes of the ſaid Premiſes, upon ſuch Terms as might be for the mutual Benefit of His ſaid Royal Highneſs and His Succeſſors: And whereas the ſaid Premiſes called *Prince's Meadows*, contain altogether by Admeaſurement Twenty-eight Acres Three Roods and Ten Perches of Land, or thereabout, and comprize within the Limits thereof a Range of Wharfs, with Two Bargehouſes, altogether abutting upon the River *Thames*, to the Extent of One thouſand two hundred and fifty-two Feet, or thereabout, behind which Wharfs and Bargehouſes there is a narrow Road or Street, called the *Narrow Wall*, the irregular and winding Courſe whereof precludes ſeveral of the ſaid Wharfs from occupying a ſufficient Space in Depth from the ſaid River, but which might be remedied, and the Public be more conveniently accommodated, by the making and conſtructing of another Road or Street acroſs the ſaid Premiſes called *Prince's Meadows*, in lieu of, and ſomewhat further removed from the ſaid River than the before mentioned Road or Street called the *Narrow Wall*, in which the preſent Buildings are for the moſt Part conſtructed of Wood, and otherwiſe are of a very inferior Deſcription, and ſome of them in a very ruinous State, and the Remainder of the ſaid Premiſes conſiſts principally of Meadow or Paſture Land and Garden Ground, there being only a ſmall Portion thereof covered with Buildings: And whereas by an Act of Parliament paſſed in the Thirty-third Year of the Reign of His preſent Majeſty, intituled, *An Act to enable His Royal Highneſs* George *Prince of* Wales *to make Leaſes, Copies, and Grants of Offices, Lands, and Hereditaments, Parcel of His ſaid Royal Highneſs's Duchy of* Cornwall, *or annexed to the ſame; and for the other Purpoſes therein mentioned*; His ſaid Royal Highneſs, in Addition to the ordinary Powers thereby veſted in His ſaid Royal Highneſs, of making Leaſes and Grants for the Term of Thirty-one Years, or for Terms of Years determinable upon Three Lives, is further empowered to make Leaſes and Grants of any Lands, Tenements, or Hereditaments, Parcel of the Poſſeſſions of the ſaid Duchy of *Cornwall*, or annexed to the ſame, for any Term of Years not exceeding the Term of Ninety-nine Years, expreſsly for the Purpoſe of improving the ſame, by erecting ſubſtantial Buildings thereon, or for the Purpoſe of improving

33 G. 3. c. 78.

Waſte Lands by Cultivation or otherwiſe; provided that, upon all ſuch Leaſes or Grants ſo to be made for Terms exceeding Thirty-one Years, or exceeding the uſual Term determinable upon Three Lives, improved Annual Ground Rents ſhould be reſerved, payable to His ſaid Royal Highneſs, or to ſuch as ſhould have the Inheritance or other Eſtate of the ſaid Duchy; and that in all ſuch Caſes no Fine or other Conſideration ſhould be taken by His ſaid Royal Highneſs further or other than the improved Annual Ground Rents ſo directed to be reſerved as aforeſaid: And whereas the ſaid before-recited Proviſion againſt the taking of Fines in all Caſes of Leaſes or Grants to be made by His ſaid Royal Highneſs for Terms exceeding Thirty-one Years, or exceeding the uſual Term determinable upon Three Lives, was not intended to deprive his Royal Highneſs of the accuſtomed Benefit of Fines to be received, in the ordinary Courſe of granting Renewals in like Manner as ſuch Fines might now be received by His ſaid Royal Highneſs, in reſpect to the ſaid Premiſes called *Prince's Meadows*, by confining the future Leaſes or Grants thereof, to ſuch Terms of Years as, with the exiſting Terms therein, would not exceed the ordinary Period of Thirty-one Years, but which Period is of a Duration too limited to afford ſufficient Encouragement for the erecting of any ſubſtantial Buildings, whilſt the continuing ſo to grant the ſaid Premiſes for ſhort Terms of Years will not only have the Effect of excluding them from the Improvement whereof they are from Situation ſuſceptible, but may, at the ſame Time, occaſion the ſaid Premiſes to remain an Interruption to any general Plan for the Improvement of the Neighbourhood, which at preſent ſtands ſo much in Need thereof: And whereas it would not be adviſeable, under the Circumſtances before mentioned, to make any immediate Leaſes or Grants of the ſaid Premiſes called *Prince's Meadows*, for ſuch Term only as, with the exiſting Term or Terms therein, would fill up the ſame to the ordinary Period of Thirty-one Years, more eſpecially as the ſaid Premiſes could not be made to produce, under a Leaſe or Leaſes to be granted for ſuch limited Term of Years, a greater Income than the Sum of Four thouſand two hundred Pounds Yearly, clear of all Out-goings, whilſt under a Leaſe or Leaſes to be granted for extending the Term to Ninety-nine Years abſolute, the Ground might be covered with reſpectable Houſes, and the clear Income to be derived therefrom be increaſed to Five thouſand Pounds Yearly: But foraſmuch as His ſaid Royal Highneſs, by granting Building Leaſes for ſuch an extended Term of Years, would be deprived of the Benefit of ſuch Fine or Fines as may rightfully belong to His ſaid Royal Highneſs, and could be readily obtained by making Reverſionary Grants of the ſaid Premiſes for filling up the preſent Terms therein to Thirty-one Years: 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, That from and after the paſſing of this Act, it ſhall and may be lawful for His ſaid Royal Highneſs, and His ſaid Royal Highneſs is hereby authorized and empowered, to make Leaſes and Grants, or to contract and agree for Himſelf, His Heirs and Succeſſors, to make Leaſes and Grants of all or any Part or Parcel of the ſaid Premiſes, with the Appurtenances called *Prince's Meadows*, to any Perſon or Perſons whomſoever, for ſuch Term or Terms of Years as, with the Term or Terms in being, under any exiſting Leaſe or Leaſes, ſhall not altogether exceed the Term of Ninety nine Years from the Date of any ſuch Leaſes or Grants, or from

The Prince of Wales empowered to make Leaſes of the Premiſes herein deſcribed, called *Prince's Meadows*, on certain Conditions.

from the Date of any Contracts or Agreements to be made as aforesaid, at and under such improved Yearly Rent or Rents, (in Addition to the Yearly Rent or Rents now reserved as aforesaid) to commence and become payable to His said Royal Highness, His Heirs and Successors, from and after the Expiration of Thirty-one Years from the Date of any such Leases or Grants, Contracts or Agreements respectively, as shall not, in the whole Amount of such Rent or Rents, be less than the clear Sum of Five thousand Pounds yearly; and that in all Cases of such extended Leases or Grants, Contracts or Agreements, so to be made as aforesaid, of all or any Part or Parcel of the said Premises, with the Appurtenances called *Prince's Meadows*, it shall and may be lawful for His said Royal Highness, and His said Royal Highness is hereby authorized and empowered to take and receive such Sum or Sums of Money, in the Way of Fine or Fines, as may be a fair and reasonable Consideration for such Portion of the said extended Term or Terms of Years so to be granted or contracted for as aforesaid, as with the Term or Terms then in being would in the ordinary Course of granting Renewals within the said Duchy have made up the Term of Thirty-one Years only, from the Date of any such Leases or Grants, Contracts or Agreements.

General Saving.

II. Saving always, to all and every Person and Persons, Bodies Politic and Corporate, their Heirs and Successors, Executors, Administrators, and Assigns, (other than His said Majesty, His Heirs and Successors, and other than His said Royal Highness the Prince and His Heirs, and all and every Person and Persons that shall hereafter have, inherit, and enjoy the said Duchy of *Cornwall* by Force of any Act of Parliament or other Limitation whatsoever), all such Rights, Titles, Estates, Interests, Tenures, Terms, Claims, and Demands whatsoever of, in, to, or out of the said Premises called *Prince's Meadows*, with the Appurtenances, or any Part or Parcel thereof, as they or any of them had, or ought to have had, before the making of this Act, to all Intents and Purposes, and in as large and ample Manner and Form as if this Act had never been made, this Act or any Thing herein contained to the contrary notwithstanding.

LONDON: Printed by George Eyre and Andrew Strahan, Printers to the King's most Excellent Majesty. 1810.