



The Seven Dials Trust

List of Deeds and Other Legal Documents Concerning Land in Seven Dials in the Middlesex Land Registry

Variously dated from 1692-1737

Release dated 18 June 1736 (MLR 1736/4/342)

1. James Joye esq of Acton
2. Thomas Phillips gent of Earle Street SGF.

For £2340, release of premises as in a lease for 1 year dated 17 June 1736, viz. 25 parts of Marshland in SGF, with messuages, as follows:

1. Irregular ground on the south side of St. Andrews Street, 52' front, 30' east to White Lyon Street, 27'6" west and with several breaks on the south side, next premises of Bartholomew Rowland, as in lease of 18 May 1694 between (i) Thomas Neale esq of SMF, James Ward esq of London, Edward Herrys merchant of London and Thomas Lathwell and William Morris gents of London and (ii) Thomas Hickman gent of Ashton Surrey, for 61 years from Michaelmas 1693 at pc for 1-1/2 years then 10£ p.a.
2. Ground on south side of St. Andrews Street, 16' front, 23'6" rear, 28' east and 46'9" west, bounded east by Hickman, south by Rowland and west by Thomas Birch, as in a lease of 28 September 1694 between (i) Neale etc. and (ii) Thomas Birch bricklayer of SJW for 61 years from Midsummer 1694 at pc for 1-1/2 years then £8 p.a.
3. Bevel ground on the south side of St. Andrews Street, 15' front, 20'6" rear, 46'9" east and 56' west, bounded east and west by Birch and south by Rowland, as in a lease of 28 September 1694 between (i) Neale etc. and (ii) Birch for 62 years from Midsummer 1694 at pc for 1-1/2 years then £7-10-0 p.a.
4. Ground on the south side of St. Andrews Street, 15' front, 15' rear, 56' east and 51'6" west, bounded east and west by Birch and south by Rowland, as in a lease of 28 September 1694 between (i) Neale etc and (ii) Birch for 61 years from Midsummer 1694 at a pc for 1-1/2 years then £7-10-0 p.a.
5. Ground on south side of St. Andrews Street, 15' front and back, 51'6" east and 45'9" west bounded east and west by Birch and south by Rowland, as in a lease of 28 September 1694 between (i) Neale etc and (ii) Birch, for 61 years from Midsummer 1694 at a pc for 1-1/2 years then £7-10-0 p.a.
6. Ground on the south side of St. Andrews Street, 15' front and back, 46'9" east and 42' west, bounded east by Birch, west by John James and south by Rowland, as in a lease of 28 September 1694 between (i) Neale etc. and (ii) Birch, for 61 years from Midsummer 1694 at a pc for 1-1/2 years then £7-10-0 p.a.
7. Ground on the south side of St. Andrews Street, 16' front, 17' rear, 42' east and 37' west, bounded east by Birch, west by James and south by Rowland, as in a less of 25 October 1694 between (i) Neale etc and (ii) John James wheelwright of SAH for 61 years from LD 1694 at pc for 2-1/2 years then £8 p.a.
8. Ground on the south side of St. Andrews Street, 16' front, 17' rear, 37' east and 32' west, bounded east by James, west by Richard Worth and south by Rowland, as in a lease of 25 October 1694 between (i) Neale etc. and (ii) James for 61 years from LD 1694 at a pc for 1-1/2 years then £8 p.a.
9. Ground on south side of St. Andrews Street, 17'7" front, 17'11" rear, 32'1" west and 27'11" east, bounded south by Anthony Cheny, east by Samuel Chase and west by - Lowry, as in a lease of 18 October 1699 between (i) Ward, Herrys, Lathwell and Morris and (ii) Samuel Chase bricklayer of SGF for 61 years from Michaelmas 1699 at pc for 3/4 year then £3 p.a.
10. Ground on south side of St. Andrews Street, 28'11" front, 29'7" rear, 22' west and 14'11" east, bounded south by Cheny, east by - Banks and west by Chase, as in a lease of 18 October 1699 between (i) Ward etc. and (ii) (Chase, for 61 years from Michaelmas 1699 at a pc for 3/4 year then £3 p.a.
11. Ground on south side of St. Andrews Street, 15'11" front, 16'3" rear, 27'7" west and 22'11" east, bounded south by Cheny and east and west by Chase, as in a lease of 18 October 1699 between (i) Ward etc and (ii) Chase, for 61 years from Michaelmas 1699 at a pc for 3/4 year then £3 p.a.

12. Corner ground on the west side of Castle Street, 42'2" front, 41'4" rear, 30' north/Pencilled in margin, '40' and 11'3" at the south corner, bounded west by St. Andrews Street, north by Cheny and south by St. Martins Lane, as in a lease of 21 May 1693 between (i) Richard Spencer merchant of London, Ward, Herrys, Lathwell and Morris and (ii) Anthony Cheny citizen and weaver of London, for 61 years from LD 1693 at a pc for 1-1/2 years then £1 p.a.
13. Ground on the north side of Castle Street, 21'3" front, 22' rear, 15' west and 19'8" east, bounded east and west by Cheny, as in a lease of 1 July 1699 between (i) Ward etc. and (ii) Cheny, for 61 years from LD 1699 at a pc for 1/2 year then £10 p.a.
14. Ground on north side of Castle Street, 21' front, 21'10" rear and 25'3" east, bounded east and west by Cheny, as in a lease of 1 July 1699 between (i) Ward etc. and (ii) Cheny, for 61 years from LD 1699 at a pc for 1/2 year then £10 p.a.
15. Ground on the north side of Castle Street, 15'8" front, 18'2" rear and 33'9" east, bounded east and west by Cheny, as in lease of 1 July 1699 between (i) Ward etc. and (ii) Cheny, for 61 years from LD 1699 at a pc for 1/2 year then £10 p.a.
16. Ground on the west side of Castle Street, 61'11" front, 63'8" rear, 61'4" north and 33'9" south, bounded west by St. Andrews Street and north and south by Cheny, as in a lease of 21 May 1693 between (i) Spencer etc and (ii) Cheny, for 61 years from LD 1693 at a pc for 1-1/2 years then £1 p.a.
17. Ground on the west side of Castle Street, 15'6" front, 25' rear, with a passage to ground designed as a yard, bounded south and west by Cheny, as in a lease of 21 May 1693 between (i) Spencer etc. and (ii) Christopher Langley citizen and founder of London for 61 years from LD 1693 at a pc for 1-1/2 years then £4 p.a.
18. Corner ground on the west side of Castle Street, 32'5" front and 16'10" north next to White Lyon Street, with a passage on the south side to ground designed for a yard, bounded south and west by Cheny, as in a lease of 21 May 1693 between (i) Spencer etc. and (ii) Thomas Husbands painter stainer of SGF for 61 years from LD 1693 at a pc for 1-1/2 years then £7-10-0 p.a.
19. Ground on the west side of White Lyon Street, 15'9" front by 27'6" deep, with a little slip or yard behind, bounded south by the corner house next to Castle Street and north by Mr. Hiller, as in a lease of 1 September 1699 between (i) Ward etc. and (ii) Husbands, for 61 years from Michaelmas 1699 at a pc for 1/2 year then £1-10-0 p.a.
20. Ground on the west side of White Lyon Street, 15'11" front by 26'3" deep, bounded west by Mr. Banks, south by Husbands and north by Robert Frith, with a little slip of ground or yard behind, as in a lease of 1 September 1699 between (i) Ward etc. and (ii) Henry Hiller bricklayer of SMF for 61 years from Michaelmas 699 at a pc for 1/2 year then £3-10-0 p.a.
21. Ground on the west side of White Lyon Street, 16'4" front by 26'3" deep, bounded west by Banks, south by Hiller and east by Mr. Avery, with a little slip of ground or yard behind, as in a lease of 1 September 1699 between (i) Ward etc. and (ii) Robert Frith plasterer of SGF for 61 years from Michaelmas 1699 at a pc for 1/2 year then £1-10-0 p.a.
22. Ground on the west side of White Lyon Street, 16'4" front by 26' north and south, with a little slip of ground or yard behind, bounded south by Frith and north by William Harper, as in a lease of 1 September

1699 between (i) Ward etc. and (ii) Richard Avery bricklayer of SGF for 61 years from Michaelmas 1699 at a pc for 1/2 year then £4-10-0 p.a.

23. Ground on the west side of White Lyon Street, 16'4" front by 28' north and south, with a little slip of ground or yard behind, bounded south by Avery and north by Henry Bainbridge, as in a lease of 1 September 1699 between (i) Ward etc. and (ii) William Harper glazier of SJW for 61 years from Michaelmas 1699 at a pc for 1/2 year then £4-5-0 p.a.

24. Ground on west side of White Lyon Street, 16'2" front by 27'9" deep, bounded west by Mr. Glover, south by Harper and north by Mr. Floyer, with a little slip of ground or yard behind, as in a lease of 1 September 1699 between (i) Ward etc. and (ii) Henry Bainbridge joiner of SAH for 61 years from Michaelmas 1699 at a pc for 1/2 year then £3-10-0 p.a.

25. Ground on the west side of White Lyon Street, 24' front, 12'6" rear, 17' south and 15' north, with an elbow or slip of ground, bounded south by Bainbridge, and north by the corner house, as in a lease of 1 September 1699 between (i) Ward etc. and (ii) Thomas Flight carpenter, for 61 years from Michaelmas 1699 at a pc for 1/2 year then £3-15-0 p.a.

Which premises are now occupied by Thomas Falfarr, - Mitchell, - Carpenter, Abraham Fassau, - Jordan, George Avery, William Coe, James Veasy, John Hastings, Henry Langton, - Odillinger, -, James Paine, Robert Rowe, William Haynes, John Bowler, Ruth Drewry, Charles Burnett, Richard Card, John Platt, - Adams, - Renew, - Mackingfield, John Fenton, Samuel Captone, - Frazier, Henry Lobb, Samuel Lefebur, Joseph Mitchell, John Smith and Peter Bishop.

To hold by Phillips for ever, free from liability to a fee-farm rent of £3 p.a. payable out of the whole of Marshland.

Various terms of years held in trust for Joye shall henceforth be held in trust for Phillips.

Schedule of deeds etc. relating to Marshland "upon which is built the Seven Dials and several streets leading thereto...."

1 July 1692

Patent, reciting previous patents to Sir Richard Stydolfe and Godfrey Woodward, to James Ward esq on nomination of Thomas Neale esq, of the close called Marshland in SGF, part of the manor of St. James, subject to a rent of £3 p.a.

14 April 1693

Release, (i) Ward (ii) Neale (iii) Edward Herry merchant of London.

14 April 1693

Defeasance (i) Ward, Herry, Thomas Lathwell and William Morris (ii) Neale.

23 January 1693/4

Deed, (i) Thomas Trapps esq (ii) Neale (iii) Ward, Herry, Lathwell, Morris, Samuel Biscopp clerk of London and John Carter merchant of London.

1 March 1693/4

Deed, (i) Neale (ii) Ward, Herry, Lathwell and Morris (iii) Biscopp and Carter (iv) Richard Spencer merchant of London.

12 July 1694

Deed, (i) Neale (ii) Spencer and William Jennens esq.

20 February 1694/5

Deed, (i) Neale (ii) Spencer and Jennens 1 May 1695 Deed, (i) Spencer and Jennens (ii) William Snelling merchant of London

26 July 1695

Deed, (i) Spencer and Jennens (ii) Rowland Hunt esq and Paul Joddrell esq

29 July 1695

Deed, (i) Spencer and Jennens (ii) Dame Mary More and Charles Bludworth esq.

1 August 1695

Deed, (i) Spencer and Jennens (ii) Thomas Rowney esq (iii) Ward, Herrys, Lathwell, Morris, Biscopp and Carter.

11 June 1696

Deed, (i) Jennens (ii) Rowney (iii) Mary Wiseman widow (iv) Sir John Stonehouse Bart, Simon Harcourt esq, Justinian Sheppard esq and John Blandy esq.

1709

Act of Parliament settling the estate of William Jennens.

20 August 1720

Receipt from Mr. Samuel Biscopp for •2,000, part of a 16,000 mortgage, endorsed on a deed of 23 January 1693/4 between (i) Sir Francis Child (ii) Ward (iii) Herrys (iv) Biscopp (v) Carter (vi) Thomas Gundry esq and Charles Mounk dyer (vii) Morris and Lathwell.

20 August 1720

Receipt from Mr. Richard Warner for £1620 and interest on a mortgage to Joddrell, who was trustee for Mr. Robert Harbin, who was trustee for Warner.

26 August 1720

Receipt from Mr. Thomas Snelling, executor of Anne Snelling who was widow and executor of William Snelling, for £3000 and interest, due on the mortgage of 1 May 1695.

7 September 1720

Receipt from Thomas Hunt esq, son and heir of Rowland Hunt, for £1500 and interest due on the mortgage of 26 July 1695.

23 June 1722

Deed, (i) Augustin Woollaston esq (ii) Gabriel Roberts esq (iii) James Joye esq (iv) Oliver Marton gent.

28 June 1722

Deed, (i) ? Browne gent, successor in title (recited) to Dame Mary More (ii) Peter Kelk, John Elton and Anne his wife, George Hooper and Mary his wife and Susanna Kelk (iii) John Danvers esq (iv) Joye and Marton.

17 March 1723/4

Deed, (i) Somerset English esq and Joseph Gosling ironmonger (executors of Mary Cawthorne, widow of Richard Cawthorne clerk, who was executor of Charles Bludworth) (ii) Thomas Dacres esq executor of Mary Bludworth, widow of Charles Bludworth (iii) Thomas Bludworth esq, son of Charles Bludworth sr and brother and administrator of Charles Bludworth jr (iv) Joye (v) Marton.

30 July 1724

Receipt from William Beckford esq (executor of James Ward esq and assignee of Nicholas and Thomas Pitt, Thomas Tutt, Anthony Guydott and Francis Stephens, executors of George Pitt, who was assignee of Sir Francis Child kt) for £5100 and £2000 and interest, parts of the mortgage of 616,000, and his assignment to Joye and Marton, endorsed on the 7te deed of 23 January 1693/4.

30 November 1724

Receipt from Anne, Lydia and Charles Carter, 3 children of John Carter, for £2,000, part of the £16,000 mortgage, endorsed on the 7te deed of 23 January 1693/4.

17 June 1725

Deed, (i) Stonehouse and Sir John Evelyn Bart (ii) Mary Jennens widow of William Jennens, and William Jennens jr esq (iii) Joye (iv) Osmond Beauvoir esq and John Moore gent.

5 March 1725/6

Deed, (i) Paul Tracey and Mary his wife, formerly wife of late Richard Spencer, and Richard Spencer jr esq (ii) Joye, heir of late Peter Joye esq of London.

4 June 1733

Receipt from Thomas Gundry jr, son and heir of Thomas Gundry sr, for £900 and interest, part of the £16,000 mortgage, and his assignment to Joye, endorsed on the 7te deed of 23 January 1693/4.

(Copy) Deed Poll dated 18 March 1736/7

(MLR 1736/5/706)

1. Edward Marton gent of SAH, Edward Banister gent of Middle Temple, Osmond Beauvoir esq of Downham Hall and John Morre esq of SAH, trustees for James Joye. 2. Thomas Phillips. Release of premises as above.

