

SUMMARY: The document below is a copy made by one John Kipling of part of the letters patent of 23 March 1534 by which King Henry VIII granted former lands of the Priory of Holy Trinity to Thomas, Lord Audley. In his will of 19 April 1544 (see TNA PROB 11/31, ff. 3-6), Lord Audley left certain of these lands, including a gatehouse and a garden containing 7 acres, to the Master and Fellows of Magdalene College, Cambridge, who sold them, contrary to their own statutes, to Queen Elizabeth in 1574 so that she could transfer them to the merchant Benedict Spinola, which she did on 29 January 1575. Spinola sold the gatehouse and garden for £2500 on 15 June 1580 to Oxford, who still owned the property at his death, by which time it had been considerably developed.

These transactions are described in the entry for Roger Kelke in the online edition of *The Dictionary of National Biography* as follows:

In January 1575 Kelke wrote to Burghley, assuring his patron that the 'College have acted according to your request respecting Mr Spinola'. On 13 December, 'the most important date in [Magdalene's] entire history' (Cunich and others, 215), the college granted to the queen, for an annual rent-charge of £15, 7 acres of freehold land in the parish of St Botolph, Aldgate, London, part of the endowment bequeathed by Thomas Audley, Baron Audley, in 1544; the grant was conditional upon a conveyance by 1 April 1575 to Benedict Spinola, a Genoese moneylender. Though satisfactory in the short term, the disastrously improvident nature of the deal rapidly became apparent as Spinola developed the land and sold it to Edward de Vere, seventeenth earl of Oxford. Subsequent generations' attempts to recover the endowment as unlawfully alienated were to no avail, and for centuries Magdalene's problems were to be quintessentially financial.

Second part of the Patents of the twenty-fifth year of the reign of King Henry VIII

[LM: [] for Thomas Audley, knight]

The King to all to whom etc., greeting. Be it known that we, of our special grace and of our certain knowledge & mere motion, and also in consideration of the good & faithful service to us done by our well beloved Councillor Thomas Audley, our Chancellor of England, have given & granted and by these presents do give & grant to the same Thomas one messuage, one dovehouse, and one garden or parcel of land with the appurtenances containing thereof by estimation seven acres of land more or less, thereof [] as lying & being in the parish of Saint Botolph without Aldgate, London, namely between a certain way or lane called Hog Lane on the one side & divers messuages adjacent & built near the King's road called Houndsditch on the other side;

We do also give & grant to the same Thomas a certain great gate with the buildings built above & adjacent, and a certain street or lane extending from the foresaid King's road called Houndsditch to, in, & as far as the said garden or parcel of land containing seven

acres, with all buildings, walls, ditches & enclosures being in & around the said garden or parcel of land;

Which certain messuage, dovehouse, garden, gate & way or lane and the rest of the premises with their appurtenances lately were of the prior & convent, monastery or priory of Holy Trinity, London, commonly called Christ Church, London, in right of it, the monastery, and which, among other things, came into our possession by the authority of Parliament, so by reason of the gift of Nicholas Hancock, late prior of the said late monastery & the convent of the same as by reason of the dissolution of it, the late monastery;

To have the foresaid messuage, dovehouse, garden, gate, street and the rest of the premises with their appurtenances and any parcel thereof to the foresaid Thomas, his heirs & assigns, forever, to hold from us & our heirs by fealty only for all services, exactions & demands whatsoever without account or any other thing to be rendered, paid, or made to us or our heirs for the premises or for any of the premises, and this without fine or fee great or small in the Hanaper of our Chancery therefore to be rendered, paid or made, although express mention etc. In [+testimony] of which thing etc. By the King at Westminster the twenty-third day of March.

By himself, the King.

Secunda pars Patentium de Anno Regni Regis Henrici Octavi Vicesimo quinto

[LM: D' Con' pro Thoma Audeley milite]

Rex Omnibus ad quos &c. Salutem Sciatis quod nos de Gracia nostra speciali ac ex certa Sciencia & mero Motu nostris necnon in Consideracione boni & fidelis Servicij nobis perdilectem Consiliarium nostrum Thomam Audeley Militem Cancellarium nostrum Anglie impensi Dedimus & Concessimus ac per presentes Damus & Concedimus eidem Thome Unum Mesuagium Unum Columbare ac Unum Gardinum sive Parcellam Terre cum pertinentijs continentem per Estimacionem Septem Acras Terre sive plus sive minus inde hereter [sic?] prout iacentibus & existentibus in Parochia Sancti Botulphi extra Algate London videlicet inter quandam Viam sive Venellam vocatam Hog Lane ex Parte una & diversa Mesuagia iuxta Viam Regiam vocatam Hownsdych adiacentia & edificata ex Parte altera

Damus eciam & Concedimus eidem Thome Quandam Magnam Portam cum Edificijs supra edificatis & adiacentibus ac quandam Vicum sive Venellam extendentem a predicta Regia via vocata Hownsdych ad in & usque dictum Gardinum sive Parcellam Terre continentem septem Acras cum omnibus Edificijs Muris Fossatis & Clausuris in & circa dictum Gardinum sive Parcellam Terre existentibus Que quidem Mesuagium Columbare Gardinum Porta & Vicus sive Venella ac cetera premissa cum suis pertinentijs nuper fuerunt Prioris & Conventus Monasterij sive Prioratus Sancte Trinitatis Londonie

vulgariter nuncupati Christes Church London in Iure ipsius Monasterij Et que inter alia ad Manus nostras devenerunt Auctoritate Parliamenti tam racione Doni Nicholi Hancock nuper Prioris dicti nuper Monasterij & Conventus eiusdem quam racione Dissolucionis ipsius nuper Monasterij

Habendum predicta Mesuagium Columbare Gardinum Portam Vicum ac cetera premissa cum suis pertinentijs ac quamlibet inde Parcellam predicto Thome Heredibus & Assignatis suis imperpetuum Tenendum de nobis & Heredibus nostris per Fidelitatem tantum pro omnibus Servijs Exactionibus & Demandis quibuscumque Absque Compoto seu aliquo alio nobis vel Heredibus nostris pro premissis seu aliquo premissorum reddendo solvendo seu faciendo Et hoc absque Fine sue Feodo magno vel parvo in Hanaperio Cancellarie nostre proinde reddendo solvendo sue faciendo Eo quod expressa Mencion &c In cuius Rei &c.

T. R. apud Westmonasterium vicesimo tercio Die Marcij

per ipsum Regem

This is a true copy from the original record remaining in the Chapel of the Rolls, having been examined. John Kipling