

**Creekside Warfleet Dartmouth Devon TQ6 9BZ
01803 833881**

25.10.2005

Anthony Hawken
7 Duke St.,
Dartmouth
Devon.

Dear Mr. Hawken,

Re your collection of Deeds for E.M.Hawkes Ltd.

Thank you very much indeed for letting me look at this set of deeds, which I found fascinating. There was already a list of them, made by your solicitors. What I have done is to make summaries of them, to pick out the essential and most interesting parts of the originals.

You will find the summaries relating to your collection from pages 3 to 8 of these sheets. On pages 1 and 2 - put first because date-wise they come first - is a summary of three documents I came across in the Devon Record Office. Dating from 1814, and referring to yours and the two adjoining buildings in your block, it records the granting of three leases on the site where "a former playhouse once stood", with a covenant to build a house in 3 years, approved by the Trustees (i.e. Dartmouth Corporation), with three storeys and a slated roof. There seems no doubt that this gives the date at which all three were built, soon after 1814. I have made a rough drawing showing the relative positions of the three owners, with streets around.

The owner of your property in 1814, Nathan Jacobs, passed it on to Alexander Jacobs, and then Hyman Hyman bought it according to your first deed of 1857. These are the only Jewish names I have come across in DMTH.

Earlier deeds on the site of these houses, in the Corporation collection in Exeter, reveal that in 1709 Samuel Collibor leased four houses there and built a theatre in the gardens behind the houses. This "Playhouse" was burnt down around 1786, and the four houses fronting it were demolished in 1799. With the Napoleonic war hitting the town's prosperity, it was not till after it seemed over 1814 that the Corporation leased the site again.

Among the other deeds etc. I found several maps very revealing. I have made photocopies of these and put them near to where the relevant documents are. I was also interested to see a complete list, dated 1973, of ALL the properties owned by the Corporation.

One more piece of information which may interest you concerns how far back the name Ernest M. Hawkes goes. In the lease of 1913 (see my page 4) E.M.Hawkes takes a lease for 7 years of the premises (clearly 7 Duke St.) which it says "for many years past have been in occupation of the Lessee." I looked in the Trade Directories, and found him listed in 1902, and also in 1897, though not in 1890. So your name is well over a hundred years old and must be one of the oldest in the town.

Thanks again - and good wishes for the next hundred years!

Yours sincerely,

**NOTES ON DEEDS RELATING TO E.M. HAWKES PROPERTY IN DUKE ST.
SEEN BY RAY FREEMAN.**

The following pattern shows the essential elements of the deeds, i.e. date, type of deed, between which parties, the duration of the term, the consideration paid, and the boundaries of the properties, with any interesting historical details.

<u>Date</u>	<u>Type of Deed</u>	<u>Between</u>	1.
			2.

Term: Consideration: Any interesting details.

Boundaries - on N, S, E, W.

**RELEVANT DEEDS SEEN BY RAY FREEMAN IN DEVON RECORD
OFFICE, EXETER.**

The following three deeds, of the same date and with consecutive DRO reference numbers, relate to the block of three buildings now (2005) occupied by, from west to east, a Health Food shop, Michael Bennett, and E.M.Hawke. They link directly with the deed of 1857 which are part of the E.M.Hawke set of deeds.

DRO Ref. No.	Date	Type of Deed	Between:
66046	29.9.1814	Lease	1. Trustees of DMTH Corporation and 2. Arthur Bailey Harris

Term of Lease: 79 years. Consideration: £205

Dimensions: Spot of land 26'4" long and 60' broad
"being westernmost part of land on which an old Playhouse once stood".

Bounded on - south by Castle Inn yard
- west by lane or street leading to said yard
- north by street leading from New Quay to Hardness
- east by another part of said spot on which a playhouse once
stood lately agreed to be leased to Robert Harris.

COVENANT to build a house in 3 years to plans approved by the
Trustees, with three storeys and slated roof.

DRO Ref. No.	Date	Lease	Between
66047	29.9.1814		1. Trustees of DMTH Corporation and 2. Robert Harris ygr. Banker

Term of lease: 79 years.

Dimensions: Spot of land 26'3" long by 60' breadth
"being the middle part of spot of land on which an old playhouse once stood"

Bounded on – west by land leased to Arthur B. Harris
 - south by Castle Inn yard
 - east by another part of land on which a playhouse once stood
 leased to Mr. Nathan Jacobs
 - north by street from New Quay to Hardness.

COVENANT: to build a house in 3 years to plans approved by Trustees with three storeys and slated roof.

DRO Ref. no.	Date	Lease	Between
66050	29.9.1814		1. Trustees of DMTH Corporation and 2. Nathan Jacobs, silversmith.

Term of lease: 79 years

Dimensions: 26'4" by 60' being the easternmost part of spot of land on which a playhouse once stood.

Bounded - on east by lane leading to the churchyard
 - on south by Castle Inn Yard
 - on west by land leased to Robert Harris
 - on north by street from New Quay fo Hardness.

COVENANT: to build a house in 3 years to plans approved by Trustees with three storeys and slated roof.

24.4.1919 INDENTURE OF SALE between 1. Charles H. Fox of Manchester, wholesale
produce merchant, Vendor,
and 2. John Stanley Fox, Staff Capt. in H.M.
Forces, Purchaser.

Consideration: £650

Vendor sells to purchaser shop and buildings in Duke St. now in occupation of E.M.Hawke for residue of 79 years and subject to indenture of 29.9.1913 between Vendor & E.M.Hawke for 7 years at rent of £75.

7.2.1920 SALE OF LEASE between 1. John Stanley Fox of Manchester,
Vendor
and 2. Ernest M. Hawke, Purchaser,

Purchase price: £750

E.M.Hawke buys property for residue of 79-year lease.

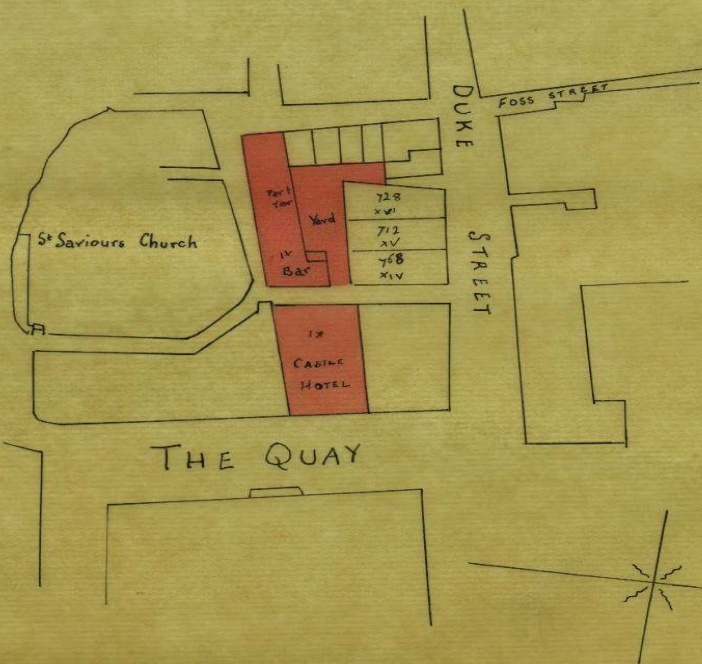
31.3.1932 AGREEMENT between 1. Ernest M. Hawke of Paignton, the Landlord
and 2. Ernest M. Hawke Limited, of Axminster House,
7 Duke St., DMTH, the Company

Landlord agrees to let and Company to take premises at 7 Duke St. for term of 1 year, and thereafter from year to year until determinable by 6 months notice.....paying yearly rent of £100 by equal quarterly instalments.

1934 ABSTRACT OF TITLE TO THE CASTLE HOTEL.

[See PLANS ATTACHED, photocopied, of area at back of Castle Hotel, dated 1902 & 1919]

Proves title to area at back of Castle Hotel including coach house, stable etc. and plans show in pink what is to be sold to E.M.Hawke, street and lane, and three buildings including Hawkes adjoining each other.

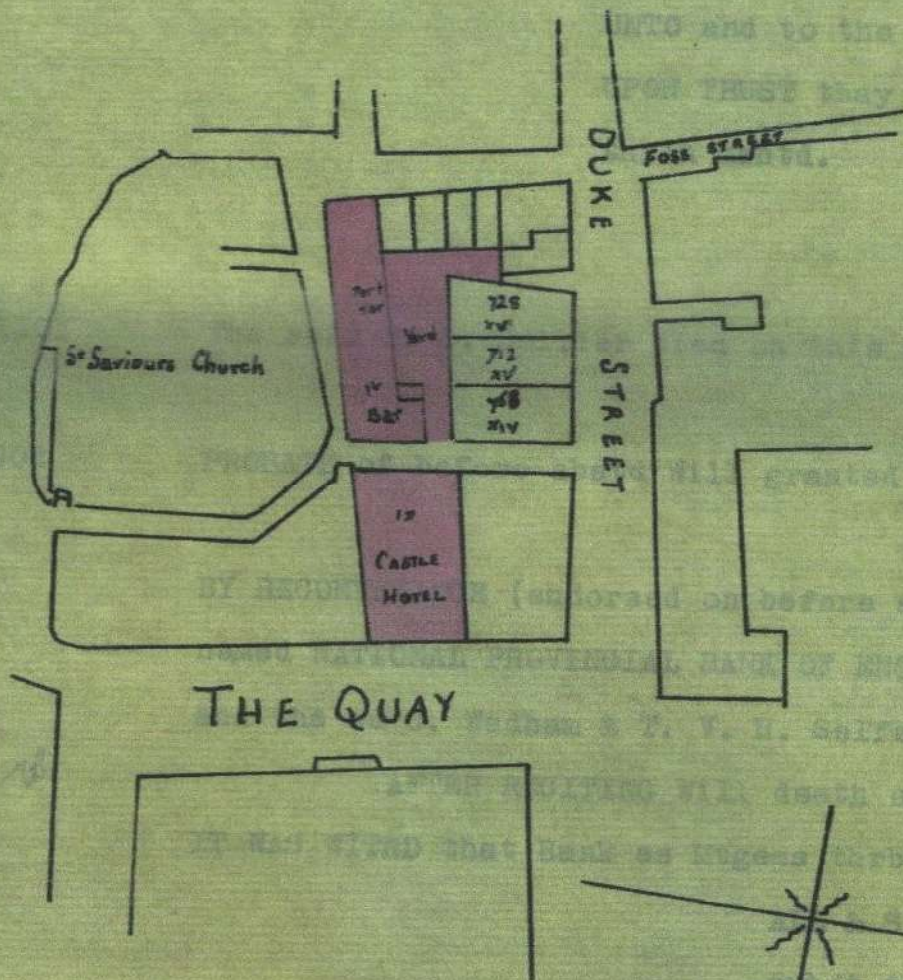


21st May 1902.

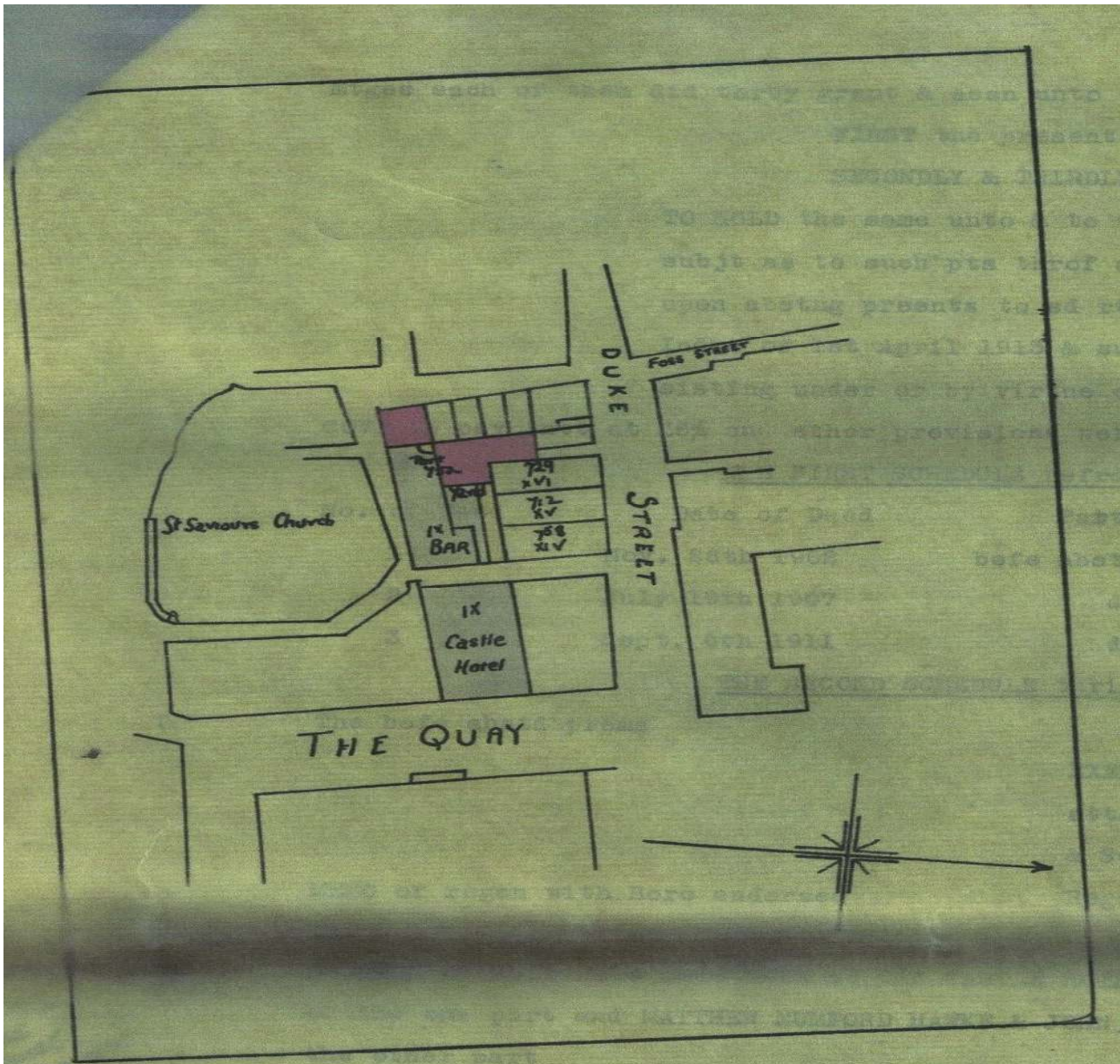
VTC CHART

Hand-drawn map

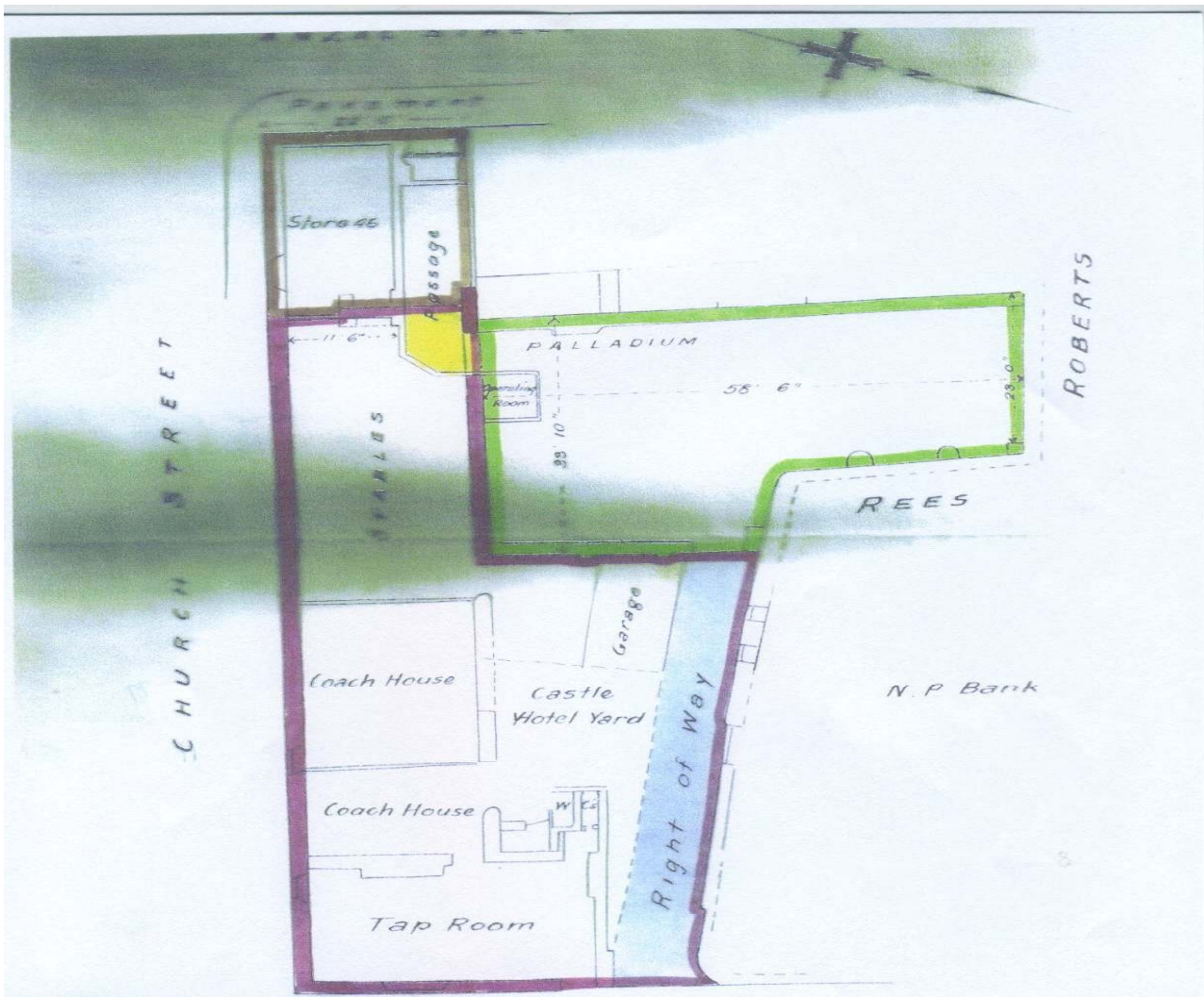




21st May 1902.



1919



CASTLE HOTEL SHADES

To Duke Street

Scale - 16 Feet to an Inch