



# Quia Emptores (1290)

## 1290 CHAPTER 1 18 Edw 1

### I Freeholders may sell their Lands; so that the Feoffee do hold of the Chief Lord.

FORASMUCH as Purchasers of Lands and Tenements of the Fees of great men and [<sup>X1</sup>other Lords,] have many times heretofore entered into their Fees, to the prejudice of the Lords, [<sup>X2</sup>to whom] the Freeholders of such great men (<sup>X3</sup>) have sold their Lands and Tenements to be holden in Fee (<sup>X4</sup>) of their Feoffors, and not of the Chief Lords of the Fees, whereby the same Chief Lords have many times lost their Escheats, Marriages, and Wardships of Lands and Tenements belonging to their Fees; which thing seemed very hard and extream unto those [<sup>X5</sup>Lords and other great men,] and moreover in this case manifest Disheritance: Our Lord the King, in his Parliament at Westminster after Easter, the eighteenth year of his Reign, that is to wit, in the Quinzime of Saint John Baptist, at the instance of the great Men of the Realm, granted, provided, and ordained, That from henceforth it shall be lawful to every Freeman to sell at his own pleasure his Lands and Tenements, or part of them; so that the Feoffee shall hold the same Lands or Tenements of the [<sup>X6</sup>Chief Lord of the same Fee, by such Service] and Customs as his Feoffor held before.

#### Editorial Information

- X1 Variant reading of the text noted in *The Statutes of the Realm* as follows: *others*
- X2 Variant reading of the text noted in *The Statutes of the Realm* as follows: *to which Purchasers*
- X3 Variant reading of the text noted in *The Statutes of the Realm* as follows: *and others*
- X4 Variant reading of the text noted in *The Statutes of the Realm* as follows: *to them and their Heirs*
- X5 Variant reading of the text noted in *The Statutes of the Realm* as follows: *great Men and other Lords*
- X6 Variant reading of the text noted in *The Statutes of the Realm* as follows: *same Chief Lord, and by the same Services*

### II Sale of Part.Apportionment of Services.

AND if he sell any part of such Lands or Tenements to any, the Feoffee shall immediately hold it of the Chief Lord, and shall be forthwith charged with the Services, for so much as pertaineth, or ought to pertain to the said Chief Lord for the same parcel, according to the Quantity of the Land or Tenement [so] sold: And so in this

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case the same part of the Service [<sup>X7</sup>shall remain to the Lord, to be taken by the hands of the Feoffee, for the which he ought] to be attendant and answerable to the same Chief Lord, according to the Quantity of the Land or Tenement sold, for the parcel of the Service so due.

**Editorial Information**

- X7 Variant reading of the text noted in *The Statutes of the Realm* as follows: *shall cease to be taken by the Chief Lord by the hands of the Feoffor, from the time that the Feoffee ought*

**III <sup>X8</sup>Mortmain prohibited.**

..... <sup>F1</sup> And It is to wit, that this Statute extendeth but only to Lands [<sup>X9</sup>holden] in Fee Simple; and that it extendeth to the time coming; and it shall begin to take effect at the Feast of Saint Andrew the Apostle next coming. [Given the eighteenth year of the Reign of King Edward, Son to King Henry.]

Statutu d'ni R. de t'ris vendend' t' emend'.

*Ex Rot. de Plecit. ad Parl. 18 Edw. I. m. 9.*

QUIA Emptores fr̄s & ten de feodo magnati & alioq. in pro-  
iudicium [voqad] tempibz re-  
tractis maliciois in feodis suis  
sunt ingressi, quibz libe-  
tenentes eodem magnati &  
alioq fr̄s & ten sua vendiderit,  
tenenda in feodo sibi & heredibz  
suis de feofforibz suis & nō  
de Cap dno feodo, p quod  
idem Cap dno eschaeta, mar-  
itag & custodias terra & ten  
de feodo suis extencōis apud  
amiserit, quod eisdem eodem  
magnati & aliis dno qm pri-  
mum durū & difficile videbatur,  
& similr in hoc casu exheredatō  
manifestat. Dis Rex in pla-  
mento suo apud Westm post  
Pasch anno regni sui Decimo  
octavo, videlicet in quindeno scti  
Johis Bapt, ad instancā mag-  
nati regni sui concessit, p̄vidit,  
& statuit, qd de cetero liceat uni-  
cuiq libo hōi terrā sui seu teni

<sup>18</sup>Ex Rot. Clau.

sive p̄t inde p voluntate sua ven-  
dere; Ita tamen qd feoffatus  
tenent terrā illi seu ten de  
eodem Cap dno & p eod s̄vicia  
& cōsuetudines, p que feoffator  
suis illa prius tenuit. Et si p̄tem  
alioq eodem fr̄s seu ten suoz  
alioq vendiderit, feoffatus illi  
tenent immediate de Cap dno &  
obter statum de s̄vicio q̄ntum  
p̄tinet sive p̄tite debet eodem  
dno p p̄tula illa, scilicet q̄ntum  
tenent terre seu ten vendit; Et  
sic in hoc casu, decidat Cap dno  
ip̄s p̄ s̄vicia [compensō p mani-  
feoffatoris,] ex quo feoffatus  
debet eodem Cap dno juv q̄nti-  
tatem terre seu ten vendit de  
p̄tula illa s̄vicia sic debiti esse  
intendens & respondēt. . . .  
Et scri qd istud statutu locū  
tenet de terris venditis tenendis  
in feodo simple tantū t̄r̄; Et  
qd sc̄j extendit ad tempus  
futurū. Et incipiet locū tenē ad  
Feast scti Andree proximo futur.  
&c.

<sup>18</sup>Ex Rot. Clau.  
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**Editorial Information**

- X8 Marginal note no longer accurate
- X9 Variant reading of the text noted in *The Statutes of the Realm* as follows: *sold to be holden*

**Textual Amendments**

- F1 Words repealed by [Charities Act 1960 \(c. 58\)](#), [Sch. 7 Pt. II](#)

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