

The Old Bath Arms, Frome

Report of research using documents in
Longleat House archives

December 2015

Explanation of findings

In 1666 Sir James Thynne of Longleat granted a lease to a Frome hosier called Richard Harebottle of 'a messuage or tenement with a garden & backside adjoining' and four acres of pasture, in 'Stoney Street', Frome, at a rent of fifteen shillings eight pence a year, and two capons at Christmas. A series of surveys and leases at Longleat reveal that as this area of the town developed, Harebottle's holding was to be divided and re-divided, until a part of it became the inn or public house now known as the Old Bath Arms in Palmer Street.

A note written on the back of a subsequent lease of the premises to Richard Harebottle, granted 2 February 1687, reveals that in 1743 his holding was 'now divided & leased to Geo. Lock & Simon Cowdell'. The earliest map showing Frome town held at Longleat, surveyed by John Ladd in 1743-4, reveals that it was George Lock that took the part of the premises which included the site on which the Bath Arms Inn now stands. In Ladd's survey George Lock's holding is described as 'a messuage in Stoney Street at y^e Lower End of Rook Lane', which may appear a somewhat incongruous description today, until it is appreciated that part of Stony Street became what is now known as Palmer Street, and that Rook Lane in former times ran all the way down to meet this road, prior to the civic improvements made to the infrastructure of the area with the building of Bath Street in 1810-1812.

Ladd shows Lock's premises as buildings with enclosed plots of land located in the crook of the junction of Rook Lane and Stony Street – part of the buildings shown fronting Stony [later Palmer] Street are apparently sited at about the location of the Old Bath Arms. Ladd labels the whole premises with three letter 'O's: more recent documents, such as Cruse's survey of 1870, which cross-reference 'The Bath Arms Inn, Palmer Street' as 'part O' on Ladd's Map, thus confirm that Lock's tenement, or at least a part of it, equates to the site of the Old Bath Arms.

Ladd's survey also links the premises to page 196 of the Longleat 'office survey', on which page are recorded details of a succession of leases granted for the tenement during the eighteenth century. The eighteenth century survey page firstly records that George Lock was granted his lease of the premises in 1713, then that this lease was cancelled and a new one granted in 1749 to Susanna Lock, a widow (of George?). The property was held under 'leases for lives' – the length of time for which the lease continued was determined by the term of the natural lives of one or more individual, normally associated with the leaseholder, named in the lease – the landlord making his money on the fines paid when new leases were granted in order to add or change lives after one or more of the original 'lives' had died, rather than on the low annual rent

payments. According to the eighteenth century survey book, one of the lives named in widow Lock's lease was Zachariah Baily (the seventeen year old son of a Frome butcher, Joseph Baily), who himself became leaseholder of the premises in 1756, and acquired a new lease in 1774. The family connection continued in the following lease of 1802 granted to William Hagley, a surgeon, the husband of Zachariah Baily's daughter, Elizabeth.

The entry for the 1802 lease in the survey book was the earliest reference found at Longleat to the use of part of the premises as an Inn or Alehouse (a copy of the lease itself does not survive at Longleat). The survey records the property description as a messuage or tenement in Stony Street, containing 58 feet in length in front, and 72 feet in breadth (or depth?), 'now divided into two dwelling houses', one house in the occupation of Zachariah Baily, 'and the other is an alehouse called the Weymouth Arms Ale House', with backside and garden adjoining, measuring about 30 perches in total.

In 1815 these premises were divided into two parts: Zachariah Baily's house on the corner of Stony Street [Palmer Street] and Bath Street, was now granted by lease to William Hagley, and the Inn was leased to William Baily, of Frome, 'victualler'. The former annual rent of 11 shillings 6 ½ pence which had been charged for the undivided tenement throughout the eighteenth century was accordingly split into a rent of 5 shillings and 6 ½ pence for William Hagley's corner property, and of 5 shillings dead for the Weymouth Arms. The 1815 lease includes details of the measurements of the Inn and premises: 28 feet 'in the front'; 70 feet and 7 inches at the centre measuring 'through the passage', and 'the back part or wall thereof' measuring 40 feet and 4 inches; the lease also refers to a cellar, and stables, at the Inn.

The Inn continued in the Baily family through most of the nineteenth century. A new lease was granted to William Baily in 1828 due to the untimely death of one of his sons, John, on 29 April 1828, who had been one of the lives named in the 1815 grant. This lease also reveals a change in the name of the alehouse to the 'Bath Arms Inn' (and the name of the street it adjoins, to Palmer Street). The land surveyor Thomas Cruse, in his 1870 Map and Survey of Frome Selwood, indicates that the Bath Arms at that date was in the occupation of Edmund Baily, junior, and that the premises included its own brewery. In the following year, the same Edmund Baily took out a lease on a yard and outbuildings directly adjoining the rear of the inn, including a valuable access way between this yard and Bath Street.

In December 1876 both the lease of the Inn and that of the yard behind were cancelled, and a new lease granted of all the premises combined, to Edmund William Baily, described at this date as a brewer. The lease alludes to renovations at the property, having been granted partly in consideration of 'the repairs and improvements about to be made' by the tenant. There are also some detailed stipulations in the lease concerning the tenant's obligations to maintain the buildings: including the painting of

exterior wood and ironwork once every five years with 'three coats at least of oil colour', likewise interior wood and ironwork every seven years; and also to maintain the Inn's business: by using their 'best endeavours to preserve and extend the trade and connection thereof', and managing the premises 'in a proper and orderly manner'.

On 17 June 1889 the 4th Marquess of Bath granted a licence for this lease of the Inn and brewery to be assigned to the Frome United Breweries Company, a company formed to purchase and amalgamate three 'well-known and important breweries' in Frome, namely the Bath Arms, Badcox, and Castle Breweries, as well as the freeholds or leaseholds of several public houses in the area.

By 1897 the 5th Marquess of Bath, who had inherited the Longleat estate on the death of his father in the previous year, had decided to sell the inn at auction, with some other of his property in Frome and elsewhere. However, a 'curious and awkward' obstacle was encountered, due to the fact that a small portion of the inn at the west/north west side was not the property of Lord Bath, but was ancient copyhold of the manor of Frome Selwood, held by the Breweries Company from the lord of this manor, Frome Vicarage. The division in ownership is shown on Cruse's 1870 map, but no tangible architectural division existed, the boundary line apparently running invisibly through the centre of the taproom. The Breweries Company, dissatisfied that Lord Bath had turned down their initial offer for the Inn, seem to have then declared an improbable plan to structurally separate their copyhold portion of the building and continue to run this as licenced premises: this plan did not come to fruition, and the inn was put up for sale in April 1899 with a 'special note' in the sale catalogue explaining the unusual circumstance.

In the event, the difficulty was overcome by the copyholders and tenants, Frome United Breweries Company, buying the Inn at the auction sale at its reserve price of £3000. The sale catalogue hails the pub in 1899 as 'One of the Oldest Established Licensed Premises in the Town', and describes a house with bar, taproom, kitchen, sitting room, scullery, and cellar on the ground floor, and a sitting room and two bedrooms above; a yard with entry from Bath Street containing two stables, coach house and chaff house, and a 'ten-quarter brewery' where 'for many years a flourishing trade was carried on' prior to the take-over by the Frome United Brewery Company.

The good condition of the Inn and premises at the time of its sale is testified to by a letter written by Robert Scott, the Longleat Clerk of Works, in February 1899, who when sent to investigate whether the estate would need to claim for any dilapidations at the property, declared that there were none to be found, the whole premises being 'in an excellent state of repair.'

There follow notes concerning the property drawn from documents held in Longleat House Archives

Lease of a messuage with garden and backside and four acres of meadow or pasture in Stony Street, Frome.

8 May 1666

Sir James Thynne of Longleat to Richard Harebottle the elder, hosier, of Frome West Woodlands.

The lease is granted in consideration of the surrender by the said Richard Harebottle of all his estate in Frome Westwoodlands which he claims to hold by copy of court roll, as well as his payment of fifty pounds.

The premises are described as 'All that messuage or tenement with a garden & backside adjoining & fower acres of meadow or pasture by estimacion *wit^h* the appurtenances scytuate in Stony Street', now in the possession of the said Richard Harebottle. To hold for a term of ninety nine years, determinable on the lives of the said Richard Harebottle, or his sons Richard and William, at an annual rent of 15s. 8d. per annum, and two capons yearly at Christmas, or after ten days notice; a heriot of 15s. 8d. payable at the death of each life.

The tenant covenants to do suit to the manorial court, to keep the premises in good repair, to plant three trees yearly of the nature of oak, ash or elm 'untill the said premises be sufficiently replenyshed *wit^h* trees of these kinds', and to keep and nourish 'one hound or spaniell' for the use of Sir James Thynne.

The lease is endorsed: 'A new lease granted to him 2^d Feb^y 1686 [1687]'

Lease of a messuage, garden, backside and meadow in Stony Street in the manor of Frome Westwoodlands.

20 December 1682

1st Viscount Weymouth to Richard Harebottle, hosier, of Frome West Woodlands.

The lease is granted in consideration of the surrender by the said Richard Harebottle of his rights in his former lease of the premises, as well as his payment of twenty five pounds.

The premises are described as a messuage or tenement with a garden and backside adjoining and four acres of meadow or pasture in 'Stoney Streete' To hold for a term of ninety nine years, if the said Richard Harebottle, Ann, his wife, and their daughter, Ann, should so long live, at an annual rent of 15s. 8d. and 'two fatt capons' yearly at Christmas; and a heriot of 15s. 8d. payable at the death of each life.

The tenant covenants to do suit to the manorial court, to keep the premises in good repair, to plant three trees yearly of the nature of oak, ash or elm, and to keep and nourish a hound of spaniel for the use of Lord Weymouth.

Lease of a messuage in Stony Street, Frome West Woodlands, with garden and backside adjoining and four acres of meadow and pasture, now in the lessee's occupation.

2 February 1687

1st Viscount Weymouth to Richard Harebottle, hosier, of Frome West Woodlands.

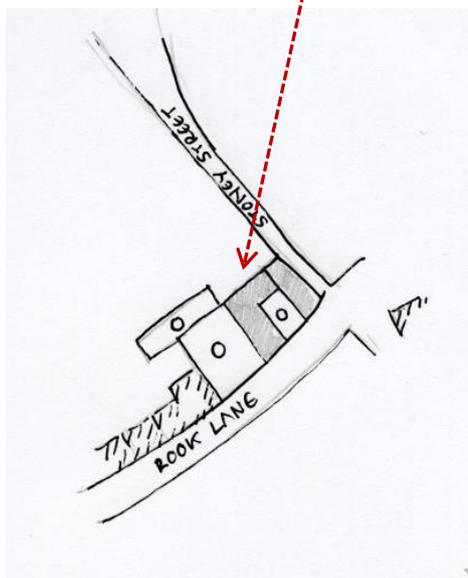
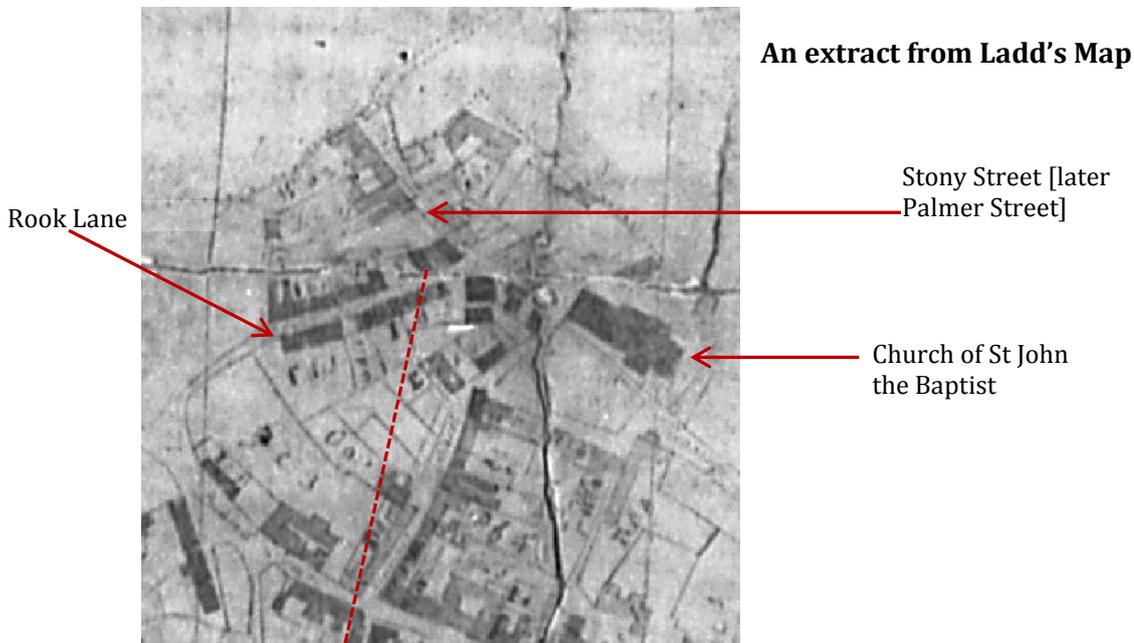
The lease is granted in consideration of the surrender by the said Richard Harebottle of his rights in his former lease of the premises dated 20 December 1682, as well as his payment of twenty pounds.

The premises are described as a messuage or tenement with a garden and backside adjoining and four acres of meadow or pasture in 'Stoney Street' now in the possession of Richard Harebottle.

To hold for the natural lives of the said Richard Harebottle, Margaret Clift of Frome, hosier, and Ann Harebottle, daughter of Richard, at an annual rent of 15s. 8d. and 'two fatt capons' yearly at Christmas; and a heriot of 15s. 8d. payable at the death of each life. The tenant covenants to do suit to the manorial court, to keep the premises in good repair, to plant three trees yearly of the nature of oak, ash or elm, to grind his corn at Viscount Weymouth's grist mill in Frome Westwoodlands and to keep and nourish a hound of spaniel for the use of Lord Weymouth.

Written on the cover of the counterpart: '1743 now divided & leased to Geo. Lock & Simon Cowdell'.

A Map of the Manour of Froom East & West Woodlands Belonging to the Right Hon'ble The Lord Viscount Weymouth Situate in the County of Somerset 1744



Left: Rough sketch based on a later tracing of Ladd's Map showing buildings and plots at corner of Rook Lane and Stony Street, labelled 'o, o, o'

At the date of Ladd's survey, which pre-dates the creation of Bath Street in 1810-1812, Rook Lane ran down to meet the street known today as Palmer Street, then called Stoney or Stony Street.

In the corner between the junction of the two roads, is a holding labelled with three 'o's, which includes in its area buildings which appear to be roughly at the site of the present day Old Bath Arms, although the subsequent changes to the lay-out of the roads in this area make it difficult to equate the old and new mapping precisely.

The tenement or holding marked with the three 'o's appears to consist of at least two adjoining buildings, one at the corner of Stoney Street and Rook Lane, the other with frontage to Rook Lane, and what appear to be two enclosed parcels of land, one square-shaped piece fronting Rook Lane, and a narrower rectangular strip behind.

See survey book below.

**Survey Book 10: Frome Eastwoodlands and Frome Westwoodlands
surveyed by John Ladd.
1744**

p. 27

Page in office survey: 196 at bottom

Tenant's Name: George Lock

Letter of reference in y^e plan: 000

Name and situation of each parcel: *A messuage in Stoney Street at y^e
Lower End of Rook Lane*

Marginal letters on y^e plan: C13

Quantity: 30 perches

Note in margin: *'1 January 1756 Zach. Baily'*

Survey Book 3: Frome Eastwoodlands and Frome Westwoodlands 1743

p. 196 (bottom)
Old Survey fol. 12

23 December 1713 – A lease granted to George Lock of ‘a Messuage or Dwelling house, backside and Garden in Stony Street in Frome late Richard Harebottles now in the tenure of the *sai*^d George Lock his undertenant or undertenants’, held for the lives of the said George Lock, Edward Halliday, clothier, and Ann wife of George Chivers.

Fine for changing 2 lives:	£12 18s	
Rent:	11s 9 ½ d	
Heriot:	10s 5 ½ d (payable on each life dying as tenant in possession or if the lives die one after another as named)	
Lives:	George	Dead
	Edward	Continued below
	Ann	Continued below

21 December 1749 – The above lease cancelled a new one granted by Viscount Weymouth to Susanna Lock of Frome, widow, for a term of 99 years if the said Edward Halliday, the said Ann Chivers, or Zachariah Baily, son of Joseph Baily of Frome, butcher, should so long live.

Fine for adding a 3 rd life:	£12 12s	
Rent:	11s 9 ½ d	
Heriot:	10s 5 ½ d (payable on each life dying as tenant in possession or if the lives die one after another as named)	
Lives:	Edward - 60	Dead
	Ann - 66	‘dyed in 1753 and dyed first’
	Zachariah - 17	Continued below

1 January 1756 – The above lease cancelled a new one granted by Viscount Weymouth to the above-named Zachariah Baily, for the term of his life and the lives of Betty Baily his sister and Richard Baily son of John Baily, tanner.

Fine for adding 1 life & changing 1 life:	£21	
Rent:	11s 9 ½ d	
Heriot:	10s 5 ½ d (payable on each life dying as tenant in possession or if the lives die one after another as named)	
Lives:	Zachariah	Died 17 September 1814
	Betty	Died 21 October 1774
	Richard	Died February 1802

22 November 1774 – The above lease cancelled a new one granted by Viscount Weymouth to the above-named Zachariah Baily, for the term of his life and the lives of the above-named Richard Baily and Elizabeth Baily daughter of Zachariah.

Fine for adding 3rd life: £14
Rent: 11s 9 ½ d
Heriot: 10s 5 ½ d (payable on each life dying as tenant in possession or if the lives die one after another as named)
Life: Elizabeth - 13 Died September 1841

Notes: ‘1802 These premises consist of the House where Mr Zach. Baily lives, and the Alehouses adjoining called the Lords Arms. Value together £20 per annum’

‘This is Z. Baily’s house (£10) & the Weymouth Arms (£10)’

Frome West Woodlands - Rough survey, book C

Early 19th century

p. 43

Old Survey fol. 196

8 November 1802 A lease in reversion [i.e. one that commences at the expiration of the previous lease] granted by the Marquess of Bath to William Hagley of Frome Selwood, surgeon, of a messuage or tenement in Stoney Street, containing 58 feet in length in front, and 72 feet in breadth, now divided into two dwelling houses, one in the occupation of Zachariah Baily, ‘and the other is an alehouse called the Weymouth Arms Ale House’, with backside and garden adjoining, measuring about 30 perches in total. Formerly occupied by Susanna Lock, now Zachariah Baily, by lease to him dated 22 November 1774, which is now determinable on the lives of the said Zachariah and Elizabeth, his daughter, now the wife of the said William Hagley. The new lease to be held for a term of 99 years commencing at the determination of the last lease, if Mary Hagley, daughter of William and Elizabeth Hagley, should so long live.

Fine for adding 1 life in reversion : £70-0-0
Rent: 11s. 9 ½ d.
Heriot on the life: 0-10-5 ½

Life: Mary Hagley – 16 years

Notes: Lease surrendered and two new leases granted 23 January 1815 – namely to the said William Hagley of part of the premises at a rent of £0-6-9 ½ and heriot of £0-5-6, and to William Baily of the residue of the premises at a rent of £0-5-0 and Heriot of £0-5-0

(Note: the portion of the premises which were not the Weymouth Arms are described in the lease granted to William Hagley on 23 January 1815 as a tenement in Stony Street, being the corner house on the south side of the street leading into the new street called Bath Street, with the shop adjoining fronting on Bath Street, containing a frontage of 33 feet in Stony Street and 72 feet in Bath Street, with a backside and garden. This lease is endorsed: 'In hand 18 April 1870 by death of Mary Hagley'.)

Frome West Woodlands - Rough survey, book B

Early 19th century

p. 86

Old Survey fol. 196

See former renewal, page 43 Book C [see notes above]

23 January 1815 The right and interest in the premises held under lease to William Hagley dated 8 November 1802 was surrendered and a new lease granted to William Baily of Frome, victualler, of 'the messuage or tenement or alehouses called the Weymouth Arms with the cellar and rooms over the same and the backside, yard, garden, stables and appurtenances in Stoney Street'; to hold for the term of 99 years commencing after the death of Elizabeth Hagley, determinable on the lives of William and John Baily, sons of the said William Baily.

Fine: £60
Rent: 5 shillings
Heriot: 5 shillings at the death of each life

Lives: William Baily – 14
 John Baily – 12 Died 29 April 1828

17 May 1828 The above lease of 23 January 1815 was surrendered and a new lease granted to the said William Baily of the same premises, in Stoney Street otherwise Palmer Street, to hold for the term of 99 years commencing after the death of Elizabeth Hagley (aged 67 years), determinable on the lives of William Baily (aged 27 years) and Edmund Baily (aged 15 years), sons of the said William Baily.

Fine: £60
Rent: 5 shillings p.a.
Heriot: 5 shillings at the death of each life

Lives: Edmund Baily – 15
Notes: Per Ladd [1744 Map and Survey] part 000

Lease of the Weymouth Arms and premises

23 January 1815

2nd Marquess of Bath to William Baily of Frome Selwood, victualler.

The lease is granted in consideration of the surrender by William Baily and William Hagley of Frome Selwood, surgeon, of their right and interest in the premises and other premises held under lease dated 8 November 1802 granted by the Marquess of Bath to William Hagley, and also in consideration of the payment of £60, which lease is now determinable on the life of Elizabeth, daughter of Zachariah Baily and now wife of William Hagley. The current lease to commence after the death of the said Elizabeth, for a term of 99 years if William Baily (c. 14 years) and John Baily (c. 12 years) sons of William Baily should so long live, at an annual rent of five shillings.

The premises are described as:

'All that Messuage or Tenement or Alehouse called the Weymouth Arms Alehouse or Inn, with the Cellar and rooms over the same, together also with the Backside, yard, Garden, Stables and appurtenances thereunto adjoining and belonging in Stony Street, Frome' currently held by a lease dated 22 November 1774 granted to Zachariah Baily; being part of a tenement formerly in the tenure of Susannah Lock and late of Zachariah Baily, containing in the front 28 feet, in the centre measuring through the passage 70 feet and 7 inches, and 'the back part or wall thereof' measuring 40 feet and 4 inches.

In the manor of Frome Westwoodlands.

Written on the cover:

'Old Survey part 196 & Rough Survey C43. Rough Survey B86'

'Surrendered and a new lease (in reversion of Lease of 1774) to the said Willm. Baily the 17 May 1828'.

**Lease of the Marquess of Bath's Arms Inn, formerly the Weymouth Arms, in Stony Street, otherwise Palmer Street
17 May 1828**

2nd Marquess of Bath to William Baily of Frome Selwood, maltster.

The lease is granted in consideration of the surrender of the former lease of the premises, dated 23 January 1815 (granted by the 2nd Marquess of Bath to William Baily), and also in consideration of the payment of £60. The lease to commence from the death of Elizabeth, daughter of Zachariah Baily and wife of William Hagley (now aged about 67 years), for a term of 99 years determinable on the lives of William Baily (aged 27 years) and Edmund Baily (aged 15 years), sons of the said William Baily, at a rent of 5 shillings per annum.

The premises are described as:

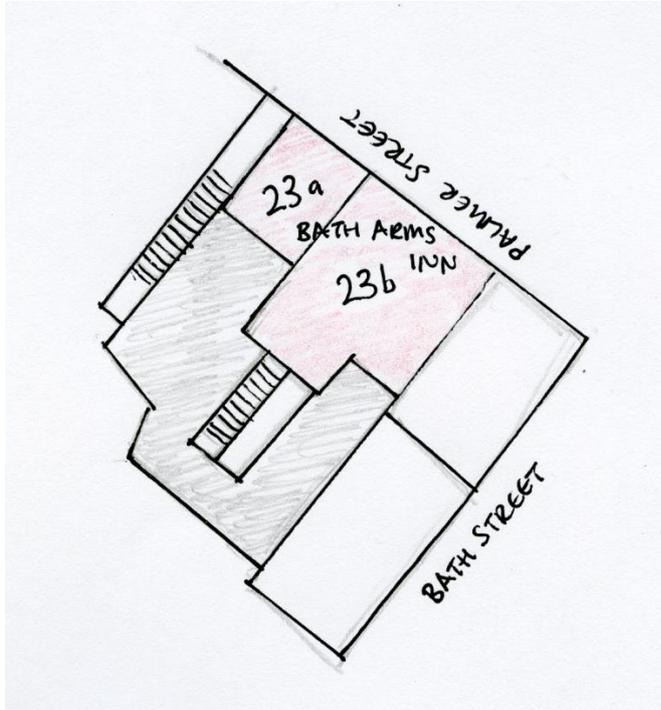
'All that Messuage or Tenement or Alehouse lately called the Weymouth Arms Alehouse or Inn, but now called the Marquess of Bath's Arms Inn or Alehouse, with the Cellar and Rooms over the same, together also with the Backside, Yard, Garden, Stables and appurtenances thereunto adjoining and belonging' in Stony Street, otherwise Palmer Street, Frome, containing in the front 28 feet, in the centre measuring through the passage 70 feet and 7 inches, and 'the back part or wall thereof' measuring 40 feet and 4 inches. Late part of a tenement formerly in the tenure of Susannah Lock and since of Zachariah Baily. Now held by a lease dated 22 November 1774 granted, with other premises, to Zachariah Baily, determinable on the life of his daughter Elizabeth.

Written on the cover:

'Old Survey part & pt. Rough Survey C43. Rough Survey B86'

'Surrendered from Michaelmas 1876 and a new lease granted (with other premises) to Mr Edmund W. Baily for 21 years from that date @ £32.10.0'.

**Map of part of the town and borough of Frome Selwood showing the properties belonging to the Marquess of Bath. Surveyed by [Thomas] Cruse.
1870**



Rough sketch of the Bath Arms premises based on Cruse's 1870 Map

Cruse's map shows the occupied part of the premises fronting Palmer Street (coloured in red), with a narrow open court at the centre rear of the building, apparently surrounded by a complex of outbuildings in the Inn's back yard (coloured grey); there is also a narrow passage indicated running along the north western edge of the premises; both the court and the passage apparently contain steps.

A division within the House or Inn is shown towards the west/north west side running from the front to the back of the house, the larger, eastern portion of the divided building is given the reference number '23b', while the smaller portion has the reference number '23a' (see accompanying survey, below, which reveals that the division indicates two different land ownerships, rather than a structural divide.)

**Numerical reference to map of Frome Selwood by Thomas Cruse of Warminster, land surveyor
1870**

Number on Cruse's new map (1870): **23a**

Description:	Part of Bath Arms Inn, Brewery, etc. Palmer Street
Quantity:	2 perches
Owner [of leasehold]:	Edmund Baily
Tenure:	'V' [Held under Frome Selwood Vicarage]
Occupier:	Edmund Baily Jun ^r
Number on Cruse's Map [1813]	Not numbered
Number on Tithe Map:	Part of Town – not numbered, not being titheable
Number on Ladd's Map [1744]:	Part O

Number on Cruse's new map (1870): **23b**

Description:	Part of Bath Arms Inn, Brewery, etc. Palmer Street
Quantity:	10 perches
Owner [of leasehold]:	Edmund Baily
Tenure:	'B' [Held under the Marquess of Bath]
Occupier:	Edmund Baily Jun ^r
Number on Cruse's Map [1813]	Not numbered
Number on Tithe Map:	Part of Town – not numbered, not being titheable
Number on Ladd's Map [1744]:	Part O

Lease : A dwelling house, yard, and premises on the west side of Bath Street, Frome, [adjoining the back of the premises of the Bath Arms Inn , Palmer Street] with the new buildings erected thereon.

10 August 1871

4th Marquess of Bath to Edmund Baily the younger of Frome Selwood, innkeeper.

The lease is granted for a term of ninety nine years if William Shore Baily (aged 70 years) and Edmund Baily the elder, of Frome Selwood (aged 58 years) should so long live.

An enclosed 'Plan of the Bath Arms Inn and premises held by Edmund Baily under Lord Bath' indicates the location of the premises in relation to the Bath Arms Inn.

The premises shown on this plan include a yard and out buildings directly adjoining the back of the Bath Arms buildings, which extend eastwards, past the western wall of the Frome Poor Law Guardians building, to join Bath Street.

Included in the premises is a small dwelling house which directly adjoins the western wall of the Guardians building on Bath Street.

Also delineated on this plan is the division of the Bath Arms building into the portion held by Edmund Baily under Lord Bath, and the portion held by Edmund Baily under the Frome Vicarage (a smaller part of the buildings, with a passage, on the west/north west side) – which equates to the division shown on Curse's Map of 1870, see above.

Written on the cover:

'Surrendered from Michaelmas 1876 and a new lease granted (with other premises) to Mr. Edmund W.Baily for 21 years from that date at £32.10.0'.

Lease: The Marquess of Bath's Arms, formerly called the Weymouth Arms, in Palmer Street, with premises, and of dwelling house, yard and premises in Bath Street (Nos. 23b, 28, pt. 29 and pt. 30 on the 1879 Survey of Frome)

30 December 1876

4th Marquess of Bath to Edmund William Baily of Frome Selwood, brewer.

The lease is granted in consideration of the cancellation and surrender of several indentures of leases dated 17 May 1828 (granted by the Marquess of Bath to William Baily) and 10 August 1871 (granted by the Marquess of Bath to Edmund William Baily); and also in consideration of the various covenants made by the tenant in this lease, and of 'the repairs and improvements about to be made by him'.

The premises are described as:

- 1) 'All that Messuage or Tenement or Alehouse lately called the Weymouth Arms Alehouse or Inn, but now called the Marquess of Bath's Arms Inn or Alehouse, with the Cellar and Rooms over the same, together also with the Backside, Yard, Brewery, Garden, Stables and appurtenances' late part of a tenement of Susannah Lock, after Zachariah Baily, then Edmund Baily, and now the said Edmund William Baily, measuring in the front 28 feet, in the centre through the passage 70 feet and 7 inches, and 'the back part or wall thereof' 40 feet and 4 inches; numbered 23b on the 1870 survey of Frome.
- 2) A dwelling house, yard and premises in Bath Street, now in the occupation of Messieurs Perry as undertenants of Edmund William Baily, together with the buildings and erections lately erected thereon by the said Edmund William Baily, numbered 28, part 29 and part 30 on the 1870 survey.

To hold for a term of 21 years, at an annual rent of £32-10-00.

The tenant covenants to keep the premises in good repair; to paint all outside wood and ironwork once every five years with 'three coats at least of oil colour', and inside wood and ironwork once every seven years; not to convert the premises to a private house or use for any other purpose than 'as an Inn, Tavern or Public House'; to use their 'best endeavours to preserve and extend the trade and connection thereof', to manage the premises 'in a proper and orderly manner', and to use their best endeavours to keep up all the licences which are now granted in respect of the said Inn.

Written on the cover: 'From 29 Sept. 1897 the Frome United Breweries Co. continue their tenancy under conditions of this lease at a rent of £70 [writing faded] lease August 1897 for one year only tenancy afterwards continued to Michaelmas 1899 when the property was conveyed in fee to them - see Frome 5th sale', 'Expired 29 September 1899'.

**Occupations Book: Frome
1876**

Property held under lease for lives

Tenant's name: Edmund Baily

Map no.	Description	Quantity (A-R-P)
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23b	The Weymouth Arms Alehouse	0-0-10
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Rent: 5s.

(Also held by this tenant: five closes of pasture land, two 'at Adderwell', and three 'at Ryalls')

Note: [The Weymouth Arms] surrendered into hand from Michaelmas 1876 and a lease of this together with 28, 29, pt. 30, granted to E.W. Baily @ £32-10-0

**Occupations Book: Frome
1881**

Property held under lease for years

Tenant's name: Edmund William Baily

Tithe no.	Description	Quantity (A-R-P)
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28	House etc.	0-0-2
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part 29	Frontage to house	0-0-2
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part 30	Yard, outbuildings etc.	0-0-8
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23b	The Weymouth Arms Alehouse	0-0-10
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Rent: £32-10-0

Notes: Leased for a term of 21 years from Michaelmas 1876.
**'Now Frome United Breweries Co. Ld. licence to assign granted 17th June
1889**

Printed prospectus of the Frome United Breweries Co. Ltd
23 March 1889

The prospectus declares a share capital of £70,000, and explains that:

‘The company has been formed for the purpose of purchasing, amalgamating and carrying on as a going concern three well-known and important Breweries situated in Frome’, namely the Bath Arms Brewery, the Badcox Brewery, and the Castle Brewery, as well as acquiring thirty nine freehold, eighteen leasehold and five yearly tenancies in Inns, Public Houses and Beer Houses, twenty four of which are in Frome, with others in Trowbridge, Warminster, Westbury, Bath, and elsewhere.

Particulars for the Bath Arms Brewery given in this prospectus:

‘The important Brewery known as the “Bath Arms Brewery” together with the freehold Malt-house and the Plant, Rolling Stock, Horses, Book and other Debts, Stock-in-Trade and Goodwill. The Brewery is held under a lease from the Marquis of Bath at a low rental’

**Bath Arms Frome. Copy draft case for the opinion of counsel,
produced by Cruttwell's, solicitors, for the Marquess of Bath.**

3 February 1897

The case explains that Lord Bath is owner of the licensed premises on Bath Street and Palmer Street called 'The Bath Arms' which had been leased for many years to Frome United Breweries Company, which lease expires in Michaelmas 1897. It continues: 'The Inn is old established and as licensed premises are selling at present would fetch a large sum. But it is a very curious and awkward fact that a small portion of the building at the North West boundary is not the Property of Lord Bath but is the Copyhold of the Manor of Frome Selwood and held by the Frome United Breweries Company the present lessors upon lives which are not likely to fall in for years.'

It is then reported that the copyhold part of the Inn is a small portion of the whole premises, with 'no internal or external separation whatever, the line of division running right through the centre of the room at present used as a Tap Room and the narrow part being an old passage way.'

It is then explained that the Breweries Company expressed a wish to acquire the freehold of the Inn, but Lord Bath wishes to sell by auction to 'properly test the value' of the property. The Breweries Company responded by claiming that as part of the premises were their property they would structurally separate the same and continue to hold the licence for the separated portion. The opinion is stated here, however, that it is unlikely that two licences would be granted for the premises, and that the licence would be awarded in respect of the Marquess of Bath's portion, being the larger portion.

It is suggested that a special condition be entered in the sales particulars that the purchaser, if someone other than the Frome United Breweries Company, is to structurally separate the part of the premises purchased by him if unable to negotiate matters with the Company.

**Letter from Robert Scott, the Longleat Clerk of Works, to the Longleat
Agent, G.H. Aitken
15 February 1899**

Reporting on a 'careful survey' of the Bath Arms Inn and premises, (made on Aitken's instructions in preparation for the forthcoming sale of the property); Scott reports that he 'found the whole premises, as far as they belong to the Marquess of Bath, in an excellent state of repair' and that there was nothing found that might be claimed for as a dilapidation .

**Sale catalogue. Properties in Frome, Blatchbridge and Cheddar (Soms.), and Warminster (Wilts.). Sold by the auctioneer Charles Cooper on behalf of the 5th Marquess of Bath, at the Mart, Vicarage Street, Frome.
12 April 1899**

LOT 7

'All that old-established well-frequented and convenient fully licensed freehold Public House and compact Ten-quarter Brewery occupying a Commanding Position in the heart of the Town, in close proximity to the main thoroughfares and having an Extensive Frontage to Palmer Street, Frome, and known as The "Bath Arms" Inn and Premises'

'One of the Oldest Established Licensed Premises in the Town'

Ground Floor: Bar, Taproom, Kitchen, Sitting Room, Scullery, Cellar

First Floor: Sitting Room, 2 Bedrooms, Landing, W.C.

Second Floor: 2 Roomy Attics

Yard at the rear with a separate entrance from Bath Street, containing two stables with lofts over, a Coach House, a Chaff House, etc.

Brewery: 'For many years a flourishing trade was carried on there until the formation of the Frome United Breweries, when the Brewery was not required'

A second covered yard, adjoining.

Special note: 'A small portion of the Bath Arms Inn, forming part of the Tap Room & Large Room, etc. . . . is copyhold of the Manor of Frome, and held by the Frome United Breweries Company on lives aged 54 & 56 at a yearly rent of 1 shilling'

**Record of auction sales: properties in Frome, Blatchbridge, Cheddar
and Warminster.**

12 April 1899

LOT 7

Premises	No. on 1870 Map	Quantity	Tenant
Covered yard and roadway	pt.22	say 9 perches	John and Arthur John Jackson
Part of late Iron Works	pt. 30	say 6 perches	John and Arthur John Jackson
Part of Bath Arms Inn, etc.	23b	10 perches	Frome United Breweries
House etc. Bath Street	28	2 perches	Frome United Breweries
Frontage to " "	29	2 perches	Frome United Breweries
Yard, outbuildings etc.	pt. 30	say 8 perches	Frome United Breweries
		Reserve price for lot:	£3000
		Sale price, 12 April 1899:	£3000 To: Frome United Breweries