

## FORMATION OF RHODES INYANGA NATIONAL PARK

*Background to the Deed of Transfer No. 3569 [Annexure 1]  
in which Cecil John Rhodes purchased Withington Farm, Inyanga from W. G. Holford*

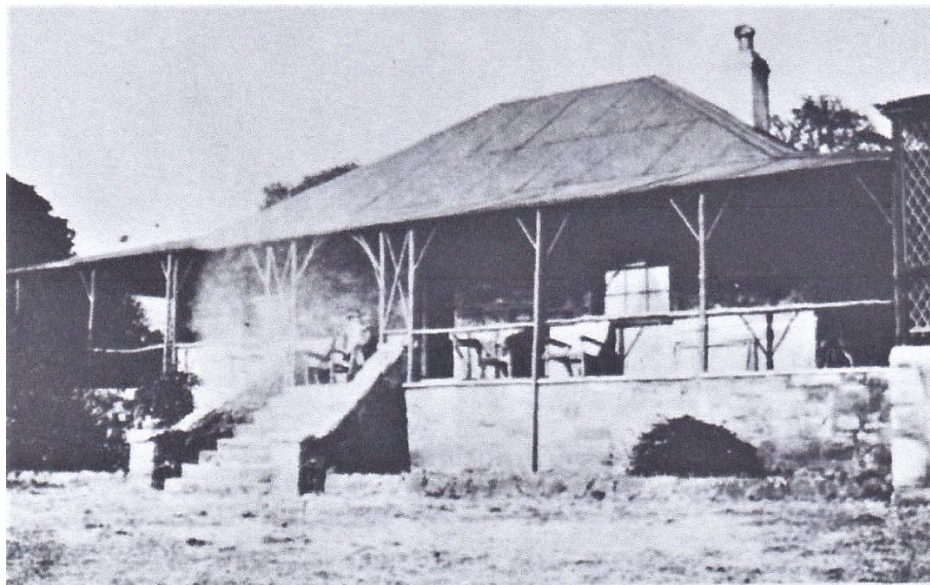
In the early 1890's the rather inaccessible area of Inyanga began to attract the attention of the pioneers. F. C. Selous wrote of the "magnificently watered ... little known ... very fine tract of country" to the east and south-east of the road between Salisbury and Umtali. It would seem that there were no less than six members of the 1890 Column amongst the early landowners including J. Corderoy, owner of Gaerezi and Inyangombi Farms. Fruit growing was probably the predominant activity over the area as a whole but grain crops and stock ranching commanded attention.



**The Police Camp at Inyanga, about 1900.**

*(Photo: National Archives)*

The Inyanga homestead of one of the Umtali residents, G. D. Fotheringhame, the owner of Pungwe Source and Fruitfield farms, was mentioned in the press in 1895 as a "commodious" residence. Rhodes bought both farms and it is Fotheringhame's homestead on Fruitfield which is thought to have been occupied by Rhodes later, and around which the Rhodes Inyanga Hotel was ultimately built.

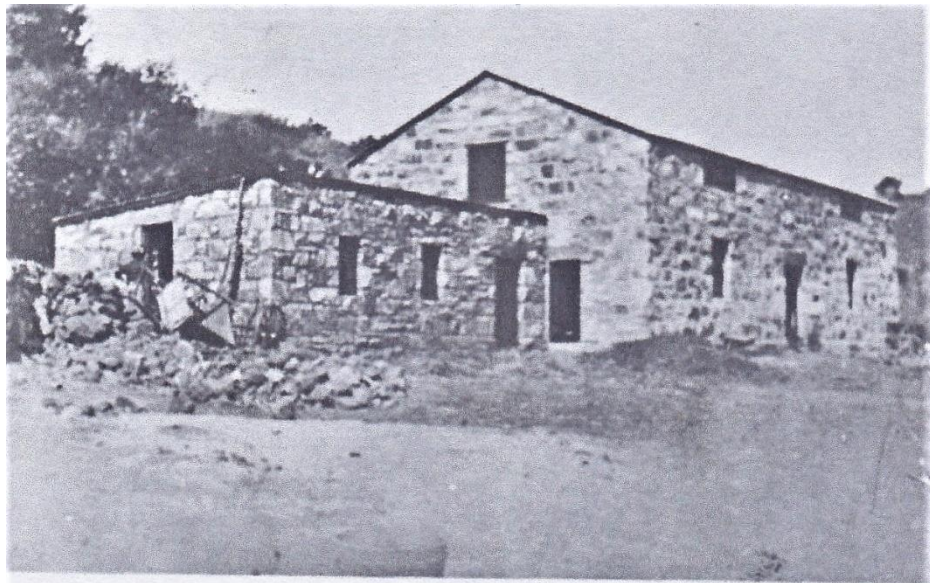


**Rhodes's House about 1900. Now part of the Rhodes Inyanga Hotel.**

*(Photo: National Archives)*

So unexpectedly imposing was it to visitors to the rugged fastnesses of Inyanga that it was described by one enthusiast at the time as the best building in Rhodesia. Rhodes is said to have employed, after his purchase, a stone mason by the name of Dickie Marks

from Umtali, to do further building on the site. Judging by early photographs of the homestead and its surrounds, the present substantial stone barn, with loft, originally used as a stable, probably featured among the additions erected by Marks. Another builder and stonemason by the name of G. W. Jonas was sent up from S. Africa by Rhodes in 1899 and worked on the Estate until 1901. To him must go the credit for some of the stonework on the hotel site.



The coachman's quarters and the stables, about 1900. Both still exist and the stables, on lease to the National Trust, are shortly to become a museum.

(Photo: National Archives)

### Access road

Whether resident at Inyanga or not, the pioneering landowners were prepared to take active steps to remedy the comparative isolation of their farms, and the building of the road to Umtali was an excellent example of self-help. It was built in the main in 1895 under an arrangement whereby "Government", through the agency of G. Pauling, the Commissioner of Works, undertook to supply labour and materials such as tools and explosives, A committee of landowners was responsible for the raising of funds at £3 (\$6) per 1 500 morgen (about 1 285 hectares), and for the implementation of the road work. The work was supervised by Fotheringham.

### Trans Africa Telegraph

In addition, the re-alignment of the transcontinental telegraph took place in those early days. The old line spanning the country ran between Salisbury and Mount Darwin. The new line was routed from Umtali via Inyanga to the Zambezi at Tete and thence to Nyasaland, with the ultimate object of connecting up with Uganda and Egypt. Arrangements for this project were entrusted by Rhodes to Jameson in 1897, the latter having just returned to Rhodesia, depressed both in spirit and in health after a spell of imprisonment in England for his part in the Jameson Raid. Inyanga's Van Niekerk is reported to have played a part in the installation of the telegraph offices at Inyanga and at Tete, thereafter proceeding to Blantyre. By April. 1898 communication with Blantyre was established.



*The telegraph office at Rhodes Inyanga Estate opened on 1 September 1934 and closed on 31 March 1958.*

*This is an image of the extremely rare type 13Auz postmark, RHODES INYANGA ESTATE S. RHODESIA, sold in Spink's Bill Hallett auction for £200 in January 1921.*

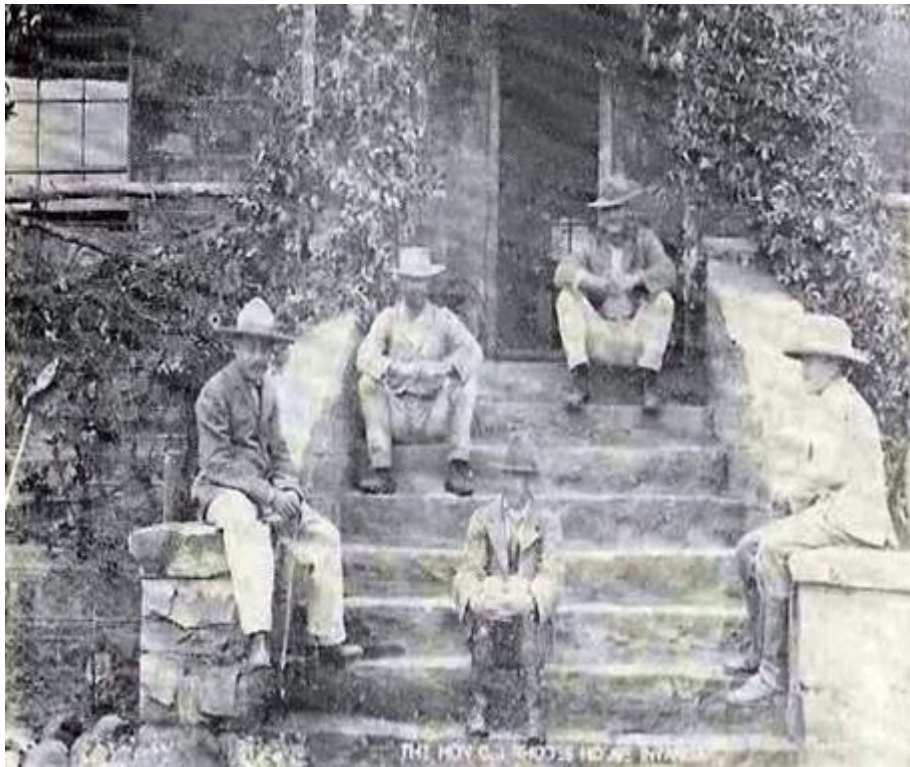
*The postmark has been recorded used from 31 March 1938 to 13 December 1951.*

*[South of the Zambezi]*

## Rhodes and Inyanga

Rhodes's interest in Inyanga was inspired by J. G. (later Sir James) McDonald, who became one of his trustees. In 1896, fresh from his historic "indabas" in the Matopos with the rebellious Matabele, but still beset by problems arising from the Jameson Raid and by anxieties arising from the Mashona Rebellion, Rhodes visited Inyanga for the first time. He gloried in the change of scene, was deeply impressed with the grandeur and promise of the area, and instructed the purchase of up to 100 000 acres (about 40 000 hectares). [Annexure 2]

He visited Inyanga again in 1897, and because of illness, stayed for some time. Jameson immediately took over attendance on him and during the long weeks of recuperation the two men became fully reconciled, a blessing to both after the strain to which their friendship had been subjected by the Raid and its consequences.



*Rhodes, left, at his house with J Grimmer in the background*

Full of schemes for the running of livestock and experiments with a variety of crops — ideas which found expression in the subsequent activities of his managers and in the terms of his Will some five years later, Rhodes was able, during his recovery, to spend some time in developing his ideas further, and in getting to know the area more intimately by riding over it. Colvin writes of him that he and Jameson explored the country with schoolboy zest, and McDonald records that he spent many hours with the local farmers, never grudging the time given to finding a solution to their difficulties. Rhodes not only farmed his own property; he also organised the settlement of a number of families at Inyanga, on what has become known as the Dutch Settlement, although there are in fact as many traditionally English names in the block as there are Afrikaans ones. The area concerned lies to the north of the Estate and to the north of Inyanga Village, and it provides an interesting contrast to the high-lying and broken country which forms a considerable part of the Estate itself. Rhodes's final visit to Inyanga was in 1900 after his frustrating experience in the siege of Kimberley. For the last time, in July and August of that year, he immersed himself in the tranquillity of the area he had grown to love.

Upon Rhodes's death in Muizenberg on 26 March 1902, his Inyanga Estate was bequeathed to the people of Rhodesia in terms of his Will [Annexure 3] and the estate passed into the hands of Rhodes's Trustees. The Trustees set out to make the Estate an object lesson on the capabilities of the country, especially in the direction of stock farming, wool production and fruit growing. By 1905 (when the resident European population still numbered under 100) there were established orchards supplying Umtali and Salisbury with peaches and apples, plums and apricots. Afforestation was being

undertaken with pines, eucalypts (gums) and the indigenous "Mlanje cedar". Oats and barley were being grown, and so also was lucerne and a South American grass for stock feed. Sheep had been imported in the early stages by Rhodes, and in 1905 Weinhold was expecting that the first consignment of wool would be placed on the London Market. (Wool sales appear to have taken place subsequently in Port Elizabeth). Trout had also been stocked.

### **Reference**

*Rhodesiana Journal* Volume 31 September 1974 from page 36.



*The scene at the burial of Cecil John Rhodes*



*Rhodes' final resting place in the Matopos*

## ANNEXURE 1

### THE DEED OF TRANSFER

*The documents transfer Withington Farm, Inyanga,  
from William George Holford to Cecil John Rhodes.*

#### **Special Power of Attorney**

Drawn up by Bell & Mullins, Attorneys and Notaries, Johannesburg.

W G Holford, the owner of Withington Farm, resided in Johannesburg.

In the Special Power of Attorney, Johannesburg, W G Holford appoints John William Corderoy of Umtali Rhodesia to be his true and lawful Attorney and Agent in respect of this transaction. It is signed by W G Holford on 17<sup>th</sup> June 1898.

Beneath Holford's signature, in manuscript, is written – Signed before me John Emrys Evans, British Vice Consul at Johannesburg in the South African republic this 25 day of June 1898, (Signed) J

Emrys Evans, British Vice Consul. The circular stamp BRITISH VICE CONSULATE

JOHANNESBURG surrounding a coat of arms is endorsed on the document

BSAC 1/- duty paid cancelled OFFICE OF THE REGISTER OF DEEDS / 17 OCT 99 /

MASHONALAND. (Indistinct)

#### **Power of Attorney**

In a Power of Attorney to make Transfer signed at Umtali on 5<sup>th</sup> April 1899 by John William Corderoy as agent for W G Holford, J W Corderoy appoints James Robert Townsend to be his lawful Attorney and Agent to appear at the Office of the Registrar of Deeds of Southern Rhodesia in Salisbury to make transfer to Cecil John Rhodes certain Farm "Withington" situate in the Inyanga District, Rhodesia, in area 1516 morgen 250 square roods registered November 3777, general number 4410.

BSAC 1/- duty paid, cancelled OFFICE OF THE REGISTER OF DEEDS / 17 OCT 99 /

MASHONALAND. (Indistinct)

#### **British South Africa Company, Certificate of Payment of Transfer Dues.**

States that the sum of "£10 duty & 6 Fine" was paid on 13<sup>th</sup> October 1899 at the Civil Commissioner's Office, Salisbury by Grimmer & Du Preez for Cecil John Rhodes being four percent on the Purchase Money of certain Farm called "Withington" in Inyanga District (Umtali) sold to him on 5<sup>th</sup> April 1899 for the sum of £250. Signed by (signed) Civil Commissioner.

#### **Deed of Transfer**

Drawn up by Frames & Grimmer, Conveyancers etc. Salisbury and Bulawayo.

Deed of Transfer No. 3569 dated 5<sup>th</sup> April 1899 in respect of a certain piece of land situate in the district "Makoni" being the farm called "Withington" in extent One Thousand Five Hundred and Sixteen morgen Two Hundred and Fifty square roods as will more fully appear on reference to the Deed of Grant thereof – registered No. 3777 – with diagram thereto annexed, made in favour of the Appearer's Constituent on the 9<sup>th</sup> day of September 1897.

The deed transfers the said property from William George Holford to Cecil John Rhodes. It is signed by James Robert Townsend, he being duly authorised by a Power of Attorney granted him by J W Corderoy in his capacity as the duly authorised agent of William George Holford, in the presence of Godfrey J King, Registrar.

Endorsed with a rectangle cachet

REGISTERED this 17<sup>th</sup> day of October 1899

3569 (Signed) Godfrey J King Registrar.

BSAC £2.00 duty paid, cancelled OFFICE OF THE REGISTER OF DEEDS / 17 OCT 99 /

MASHONALAND. Perfined 17 10 99.

#### **TRANSFER 6357**

The Deed has been endorsed in red manuscript –

With other property this 27<sup>th</sup> day of July 1906 to the Trustees appointed under the Last Will and Testament of the late Right Honourable Cecil John Rhodes.

(Signed) Godfrey J King Registrar.

BELL & MULLINS,  
ATTORNEYS AND NOTARIES,  
JOHANNESBURG.



# SPECIAL POWER OF ATTORNEY

I, the undersigned,  
*William George Hopford*  
of *Wanamesburg* in the State  
do hereby nominate, constitute, and appoint

*John William Gray*  
of *Umtali* Rhodesia  
with Power of Substitution, to be my true and lawful Attorney and Agent, in  
name, place, and stead, to appear *wherever may be necessary*

and then and there as my Act and Deed to sell *drop* of all my  
right title interest claims & demands in  
to my farm named "Witburg" Estate  
in the *Suyansa* District, Rhodesia at such  
price for such considerations as my said  
Agent in his discretion may deem fit &  
advisable to receive the purchase  
amount of said a said & effectual receipt  
& discharge thereof & further for me &  
on my behalf to receive & pass hands  
of the said farm to and in favor of  
the purchaser or purchasers for this  
purpose to subscribe to any and all documents  
as to the truth of the purchase amount  
to sign & execute all & any other necessary  
documents & forms & writings as may be  
required by the laws of Rhodesia to place  
the purchaser or purchasers in lawful  
possession thereof

and generally for effecting the  
purposes aforesaid, to do, or cause to be done, whatsoever shall be requisite, as fully and  
effectually, to all intents and purposes, as I might or could do if personally present  
and acting therein, hereby ratifying, allowing and confirming, and promising and agreeing,  
to ratify and allow and confirm all and whatsoever my said Attorney and Agent  
shall lawfully do or cause to be done in the premises by virtue of those presents.

Given under my hand at *Johannesburg*, this *17*  
day of *June* 1898, in the presence of the undersigned Witnesses

WITNESSES:

*Ralph M. Wood*  
*A. Bulmer*

*W. G. Hopford*



Signed before me *John E. Evans*  
British Vice Consul at *Wanamesburg*  
in the *South African Republic* this *25*  
day of *June* 1898  
*J. E. Evans*  
British Vice Consul



## Power of Attorney to make Transfer.

I, the undersigned, *John William Cordesay*, in my capacity  
as agent for *William George Holford*  
do hereby nominate, constitute, and appoint *James Robert Townsend*

with power of substitution, to be *my* lawful Attorney and Agent, in *my* name, place, and  
stead, to appear at the Office of the Registrar of Deeds of *Southern Rhodesia* and then  
and there as *my* act and deed, to make Transfer to

*Cecil John Rhodes*

of certain

*Land, "Wickington" situated in the  
Layanga District, Rhodesia, in area  
1516 morgen 250 square rods, registered  
number 3777, general number 4410*

sold to *him* by *me* for the sum of £ *250:0:0* (Two  
*hundred and fifty pounds 0/0*) which has been duly paid,  
and generally for effecting purposes aforesaid, to do, or cause to be done, whatsoever shall be requisite as  
fully and effectually, to all intents and purposes, as *I* might or could do, if personally present  
and acting herein:—hereby ratifying, allowing, and confirming, and promising and agreeing to ratify, allow, and  
confirm all and whatsoever *my* said Attorney and Agent shall lawfully do, or cause to be done,  
by virtue of these presents.

Given under *my* hand, at *Umtali* this *5<sup>th</sup>* day of *April* 189*9*  
in the presence of the Undersigned Witnesses.

AS WITNESSES:

*E. R. Lubbe*  
*James R. Hughes*

*John W. Cordesay*  
Agent for  
*Wm Geo Holford*

Waterlow & Sons Limited, Printers, London W.E. London.

28

BRITISH SOUTH AFRICA COMPANY.

*Trimmer & Du Preez*

CERTIFICATE OF PAYMENT OF TRANSFER DUES.

I certify that on the *13<sup>th</sup>* day of *October* 189 *9*  
*Becil John Rhodes* paid at  
this Office the sum of *£10 duty & 6 pence*  
being four per cent. on the Purchase Money of certain *4 acres*  
called "*Wittington*" in *Buyanga*  
*District (Amatoli)*

sold to him on the *5<sup>th</sup>* day of *April* 189 *9*, by  
*Com. G. Holford* for the sum of *£250:0:0*  
Divisional Council's Valuation *£*

*Geo W Darnall* Civil Commissioner.

CIVIL COMMISSIONER'S OFFICE,

Salisbury, *13<sup>th</sup> Oct* 189 *9*

British South Africa Company, Certificate of Payment of Transfer Dues and fine

6357 TRANSFERRED.

With other property this 27th day of July 1906 to the  
Trustees appointed under the last Will and Testament  
of late Cecil John Rhodes.

# DEED OF TRANSFER.

Drawn by

Wm. J. G. G. G.  
Conveyancer.

I know all Men whom it may concern,

THAT James Robert Townsend appeared before me, Registrar  
of Deeds, he, the said Appearer, being duly authorised thereto by a Power  
of Attorney granted to him by John William Corderoy in his  
capacity as the duly authorised agent of William  
George Bolford (as appears from the power of attorney  
dated the 17th day of June 1898, drawn up at Johannesburg,  
granted to him by the said William George Bolford)  
dated the 5th day of April 1897, and drawn up at  
Natali in the presence of, and certified by,  
competent witnesses, which Power of Attorney was exhibited to me on this day;  
and the said Appearer declared that his Constituent, the said

William George Bolford

had truly and legally sold, and that he, the said Appearer, in his capacity as  
Attorney aforesaid, did, by these presents, cede and transfer in full and free property  
to and on behalf of

Cecil John Rhodes

his Heirs, Executors, Administrators, or Assigns, a certain piece  
of land situate in the district of "Makoni"  
being the farm called "Withington" in extent  
One Thousand Five Hundred and Sixteen +  
morgen Two Hundred and Fifty square rods  
as will more fully appear on reference to the  
Deed of Grant thereof - registered N<sup>o</sup> 3777 - with  
diagram thereto annexed, made in favour of  
the Appearer's Constituent on the 9th day of  
September 1897; subject to such conditions  
as are in the said Deed of Grant mentioned  
or referred to

Wherefore

Wherefore the said Appearer, renouncing all right and title his said Constituent heretofore had to the premises, on behalf as aforesaid, did, in consequence, also acknowledge the said

*William George Holford*

to be entirely dispossessed of, and disentitled to, the same; and that by virtue of these presents, the said

*Cecil John Rhodes*

his Heirs, Executors, Administrators, or Assigns, now is, and henceforth shall be, entitled thereto, conformably to local custom; moreover promising to free and warrant the property thus sold and transferred, as also to clear it from all encumbrances and hypothecations, according to the laws respecting the purchase and sale of landed property (Government, however, reserving its right), and, finally, acknowledging to be satisfactorily paid the whole of the purchase money, amounting to the sum of

*Two Hundred and Fifty pounds stg.*

In witness whereof I, the said Registrar, together with the Appearer, *q.q.*, have subscribed to these presents, and have caused the seal of office to be affixed thereto.

THUS done and executed at the Office of the Registrar of Deeds, in Salisbury, in the Territory of Rhodesia, on the *seventeenth* day of the Month of *October*, in the Year of Our Lord, One Thousand Eight Hundred and Ninety *nine*.

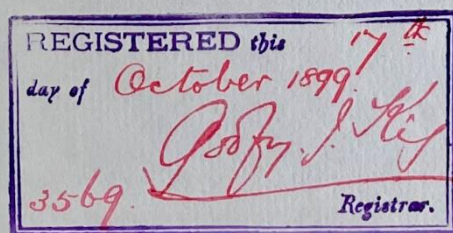
Mortgaged this day for the sum of £  
D.R. Ltd.  
Deeds Office, Salisbury.

Registrar.

In my presence,

*J.H. Townsend*  
*Godfrey J. King*

Registrar.



*Deed of Transfer registered 7<sup>th</sup> October 1899 to CJ Rhodes*

## ANNEXURE 2

### FARMS IN THE INYANGA AREA PURCHASED BY C. J. RHODES

| <u>Farm</u>       | <u>Bought from</u>                 | <u>Extent<br/>hectares</u> | <u>Purchase price<br/>in Pounds sterling</u> |
|-------------------|------------------------------------|----------------------------|----------------------------------------------|
| Inyanga           | D. McAdam                          | 1580                       | 1 000                                        |
| Gaecezi }         | J. Corderoy                        | 1 175 }                    | 3000 •                                       |
| }                 |                                    | }                          |                                              |
| Inyangombi }      |                                    | 6085 }                     |                                              |
| Inyanga Valley }  | Bradley Brothers<br>and A. Tulloch | 1 941                      | 550                                          |
| Inyanga Slopes }  |                                    | 1 448                      | 550                                          |
| Bideford          | O. J. Mortis                       | 1 836                      | 500                                          |
| Erin              | E. Vigne                           | 6 106                      | 2 831                                        |
| <b>Withington</b> | <b>W. G. Holford</b>               | <b>1 298</b>               | <b>250</b>                                   |
| Wicklow           | F. Thompson                        | 1 893                      | 400                                          |
| Placefell         | J. W. Pattinson                    | 1 699                      | 700                                          |
| Fruitfield        | G. D. Fotheringhame                | 2 730                      | 1 600 **                                     |
| Pungwe Source     | G. D. Fotheringhame                | 1 284                      | 675 **                                       |
|                   | and Public auction                 | 7 704                      | 3 035                                        |
|                   | and B.S.A. Company                 | 1 964                      | 172 ***                                      |
| TOTALS            |                                    | 38 743 hectares            | £15 263                                      |

\* An additional three hundred and ninety-two pounds was claimed by the seller, and correspondence hints that it was paid but no such payment was reflected in the title deeds.

\*\* Four thousand pounds in all was paid to Fotheringhame for Fruitfield and his section of Pungwe Source and other assets including the house around which the Rhodes Inyanga Hotel was later developed.

\*\*\* This section of Pungwe Source remained unclaimed and unoccupied after the rest of the block consisting of seven farms had been bought by Rhodes, and it was sold to him at one shilling and sixpence per morgen (17½ cents per hectare).

#### Reference

*Rhodesiana Journal* Volume 31 September 1974 from page 49

## ANNEXURE 3

### **RHODES' WILL, extracts from**

THE LAST WILL AND TESTAMENT OF CECIL JOHN RHODES WITH ELUCIDATORY NOTES TO WHICH ARE ADDED SOME CHAPTERS DESCRIBING THE POLITICAL AND RELIGIOUS IDEAS OF THE TESTATOR

EDITED BY VV. T. STEAD

LONDON "REVIEW OF REVIEWS" OFFICE NORFOLK STREET, W.C. 1902

THE sixth and last Will and Testament of Cecil John Rhodes is dated July 1st, 1899. To this are appended various codicils, the last of which was dated March, 1902, when he was on his deathbed. The Will begins : I am a natural-born British subject and I now declare that I have adopted and acquired and hereby adopt and acquire and intend to retain Rhodesia as my domicile.

#### His Burial Place in the Matoppos.

I admire the grandeur and loneliness of the Matoppos in Rhodesia and therefore I desire to be buried in the Matoppos on the hill which I used to visit and which I called the " View of the World " in a square to be cut in the rock on the top of the hill covered with a plain brass plate with these words thereon " Here lie the remains of Cecil John Rhodes " and accordingly I direct my Executors at the expense of my estate to take all steps and do all things necessary or proper to give effect to this my desire and afterwards to keep my grave in order at the expense of the Matoppos and Bulawayo Fund hereinafter mentioned.

#### The Shangani Monument

I direct my Trustees on the hill aforesaid to erect or complete the monument to the men who fell in the first Matabele War at Shangani in Rhodesia the bas-reliefs for which are being made by Mr. John Tweed and I desire the said hill to be preserved as a burial-place but no person is to be buried there unless the Government for the time being of Rhodesia until the various states of South Africa or any of them shall have been federated and after such federation the Federal Government by a vote of two thirds of its governing body says that he or she has deserved well of his or her country.

#### **His Property in Rhodesia.**

I give free of all duty whatsoever my landed property near Bulawayo in Matabeleland Rhodesia and my landed property at or near Inyanga Estates near Salisbury in Mashonaland Rhodesia to my Trustees hereinbefore named Upon trust that my Trustees shall in such manner as in their uncontrolled discretion they shall think fit cultivate the same respectively for the instruction of the people of Rhodesia.

#### The Matoppos Bulawayo Fund

I give free of all duty whatsoever to my The Matopo Trustees hereinbefore named such a sum of Bulawayo money as they shall carefully ascertain and in their uncontrolled discretion consider ample and sufficient by its investments to yield income amounting to the sum of £4,000 sterling per annum and not less and I direct my Trustees to invest the same sum and the said sum and the investments for the time being representing it I hereinafter refer to as " the Matoppos and Bulawayo fund " And I direct that my Trustees shall for ever apply in such manner as in their uncontrolled discretion they shall think fit the income of the Matoppos and Bulawayo Fund in preserving protecting maintaining adorning and beautifying the said burial-place and hill and their surroundings and shall for ever apply in such manner as in their uncontrolled discretion they shall think fit the balance of the income of the Matoppos and Bulawayo Fund and any rents and profits of my said landed properties near Bulawayo in the cultivation as aforesaid of such property And in particular I direct my Trustees that a portion of my Sauerdale property a part of my said landed property near Bulawayo be planted with every possible tree and be made and preserved and maintained as a Park for the people of Bulawayo and that they complete the dam at my Westacre property if it is not completed at my death and make a short railway line from Bulawayo to Westacre so that the people of Bulawayo may enjoy the glory of the Matoppos from Saturday to Monday.

### The Inyanga Fund

I give free of all duty whatsoever to my The Inyanga Trustees hereinbefore named such a sum of money as they shall carefully ascertain and in their uncontrolled discretion consider ample and sufficient by its investments to yield income amounting to the sum of £2,000 sterling per annum and not less and I direct my Trustees to invest the same sum and the said sum and the investments for the time being representing it I hereinafter refer to as "the Inyanga Fund."

And I direct that my Trustees shall for ever apply in such manner as in their absolute discretion they shall think fit the income of the Inyanga Fund and any rents and profits of my said landed property at or near Inyanga in the cultivation of such property and in particular Irrigation.

I direct that with regard to such property irrigation should be the first object of my Trustees.

### An Agricultural College

For the guidance of my Trustees I wish to an Agricultural record that in the cultivation of my said landed properties I include such things as experimental farming, forestry, market and other gardening and fruit farming, irrigation and the teaching of any of those things and establishing and maintaining an Agricultural College.

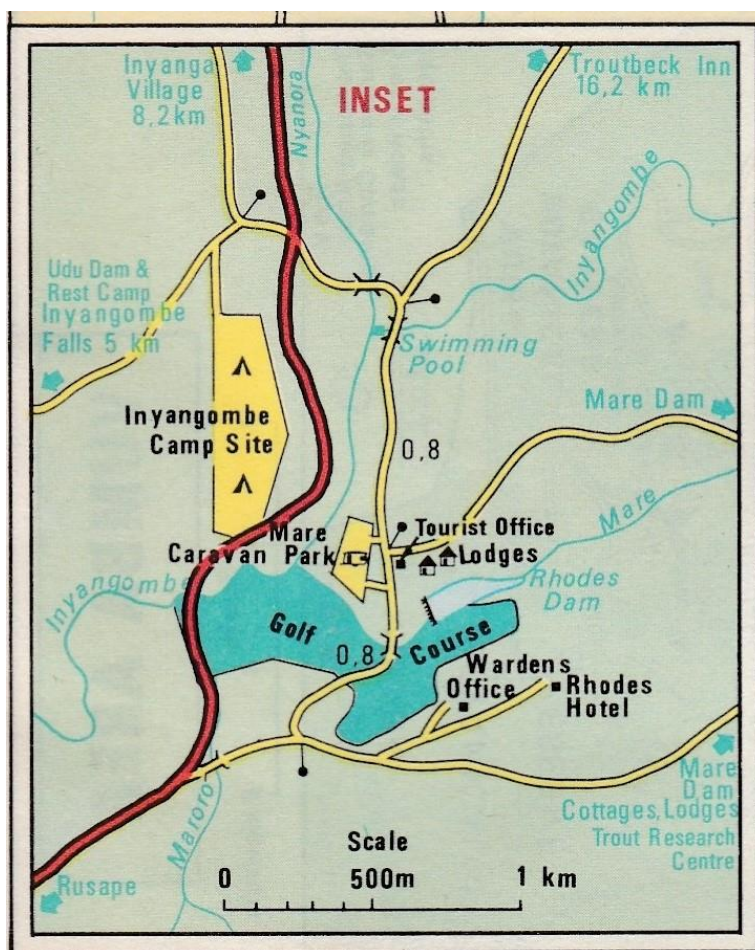
[One such Agricultural College, a farmer training facility, was built on Westacre Estate, close to the Agricultural Research Station. When it closed down, the buildings were adapted and extended in 1932, with the financial assistance of the Rhodes Trustees, to accommodate a boarding school for young boys, the Rhodes Estate Preparatory School, known as REPS, modelled after the traditional British public school in terms of system, structure and traditions.]

Reference: Wikipedia

### ANNEXURE 4

Map of the area around the Rhodes Hotel in the national park.

(Inset on the map of the Rhodes Inyanga National Park.)



*A very popular tourist destination in Rhodesia*

Map of the Rhodes Inyanga National Park.

