

The Farms of Harold Hill and Noak Hill. A Brief History.

Researched and Compiled by Herbie.

As with The History of Harold Hill and Noak Hill, work is still ongoing and both will be periodically updated. Copyright exists on most of the material contained in this summary. This work is an accompaniment to “The History of Harold Hill and Noak Hill” and expands the work on the Farms. Most sources of information and credits are the same. This work lists the Farms in the order of the 1919 Sale Catalogue and not in the order that Lingham arranged them in The History of Harold Hill and Noak Hill, Although where the same person bought more than one of the Lots, these are listed together. As with The History of Harold Hill and Noak Hill, the front of the Dagnams buildings refers to the main entrance that contained the entrance hall, and was approached from Noak Hill.

At a future date this work will also be expanded to include part of Brentwood and South Weald, but at the moment it will be put on the website as it is, to go hand in hand with “The History of Harold Hill and Noak Hill”.

Dagnams.

Dagnams has a long history. In the 11th century it was part of the Forest of Essex, then around 1150 a Reginald of the Wood began clearing land at the edge of the forest (assarting), he cleared 1½ virgates (a virgate in Havering was 120 acres). His son Richard carried on the practice and added another 2 virgates. His son, Richard did no clearing but spent most of his energy fighting legal battles over the land assarted, as some of it had not been declared or arrented, he bought and sold a number of parcels of land and a mill, and tried without success to gain the courts approval for a virgate of land he had appropriated, which had been assarted by Geoffrey Goshaye in the late 12th century, and was later to become Gooshayes. His son John, known as John of Weald, did no clearing

himself but acquired another virgate (later Cockerels) that had been assarted by Roger Cockerel (Cockerel). John had two daughters, Gillian, the eldest, who married Roger Cockerel, and Emma who married Robert de Senefeld (Robert of Shenfield) and they had a son called William. John died in 1251 leaving William of Shenfield and Gillian as his heirs.

By 1269 the lands were in the hands of William de Sancta Ermina (Sir William of St Armine), who almost certainly did not live there as he spent a great deal of his time abroad with the king. He was a knight of the king's household and a friend of the king for over 43 years, and as such was given land all over the country from which he had the rent and customs.

In 1269 he gave Dagenhams and Cockerels to Robinettus de Rolee and his wife Isabel, for their homage and service, and they paid 200 marks as an entrance fee. A Mark was two thirds of a pound, (13/4d).

The properties next passed to Thomas of Dagenham who was bailiff of Havering c.1301 and from him to his son William who held them in 1334. William died without heirs so his lands escheated (reverted) to the Crown, and in 1352 Queen Philippa granted the lands to her clerk Augustine Waleys. Around 1355 Adam de Kolkirk (Holkirk) held Dagenhams and Cockerels and other lands comprising some 606 acres in all. There were 38 sub tenancies on the estate at that time.

The manors next passed to John Organ a London Mercer and sometime sheriff of London, his son Thomas, also a Mercer succeeded him, and in 1403 Thomas Organ made a quitclaim of Dagenhams and Cockerels in favour of Nicholas Collerne and others. The Organs retained some interest in the estates however, as in 1406 a Thomas Prudence made a quitclaim to Simon Bernwelle (both London Mercers) of the manors of Dagenhams and Cockerels that they held jointly by feoffment of John Organ. Also in 1406 a Cheshire clerk named John Macclesfield, who was then established in London acquired Dagenhams and Cockerels. In 1420 the properties were in the hands of Humphrey duke of Gloucester (Chamberlain of England), Henry bishop of Winchester, Joan de Bour countess of Hereford, Edmund count of la Marche, William

Kynwolmarsshe, John Durwarde, John Leventhorpe, John Peryent esquire and Robert Oakeburne, held in homage and in service of the queen.

The above mentioned were trustees, probably for Edmund Mortimer the earl of March, who in the Revenue Grant of 1420 held a grant in Capite of the manors of Dagenhams and Cockerels. He had been a ward of the king and kept in close proximity because of a possible claim he had to the throne, as he had been recognised as heir presumptive by the partisans of Richard II in 1398, and was released from close custody in 1413 on the accession of Henry V. (probably the date of the grant).

On August 1st 1420 the queen had granted to her damsel, Pernell Aldrewiche, all of the services, rents and customs, from the properties late of Thomas de Dagenham, then amounting to £8:3s:0d. for her life. In his will in 1425 Edmund left the manors to his niece Isabel, but this was not allowed and the properties reverted to the crown, as Edmunds heir, Richard, Duke of York, son of Edmund's sister, then 14 years old was under age.

By 1443 the properties were in the hands of Henry Percy earl of Northumberland who was killed fighting for the king in the first battle of St Albans, on 22nd May 1455. The properties then descended to his son Henry who was killed at the battle of Towton, on the 29th March 1461. After the Yorkist victory he was attained and his property confiscated, including Dagenhams and Cockerels. Gooshays was then granted to Henry Bouchier, earl of Essex, and his wife Isabel, to discharge a legacy made to Isabel in the Will of her Uncle Edmund de Mortimer earl of March in 1425; and in 1464 Dagenhams, Cockerels and Wrightsbridge were also granted to them. This grant however did not last long as in 1470 the son of Henry Percy regained his earldom and by a collusive lawsuit against his fathers trustees regained the properties in 1474. In 1482 he sold them to Avery Cornburgh a West Country merchant (who also owned Gooshayes, where he died in 1487).

Cornburgh sold Dagenhams and Cockerels to Sir William Hussey who died in 1495. In his will Dagenhams was shortened to Dagnams. The properties then descended to his son John, who in 1512 conveyed them to trustees for the use of his ward Peter Christmas with default of his heirs to the Grocers Company of London. This was the result the petition made in 1512 by Hussey to the king, for Dagnams to be exchanged for other manors in the north. It was this petition that was ratified in 1514 that confirmed the grant of Dagnams to the Grocers Company and they enfeoffed Peter Christmas, who died on 9th October 1517 leaving the properties to William Turk aged 24. As William was not an heir of his body, it is doubtful if this was allowed; and anyhow the Grocers Company duly took over and held their first court there on 11th July 1521.

In the Manorial Rolls for 1523-4, Dagnams listed as tenants the following:

John Watton, who paid 4/4d for six months, quit rent, and 2/0d for a tenement and garden at Noak Hill and two crofts called Perryfield and Stone croft, and 2d for a tenement sometime of Thomas Aylmer at Noak Hill.

Thomas Page paid 2/0d for Redisland, Fullersfield and a croft called Lytlham, and 7d for Fullers.

Edward Haleys paid 2/7d for Reynolds croft and Vachesfield.

John Turk paid 2/1d for Reynolds croft, Hange croft and a croft called Stone.

Thomas Aylmer paid 2d for Millhill.

John Wright paid 2d for a tenement and garden, which was late of Thomas Boryngton, and 2d for Wade Mead, Formerly held by Thomas Rolle, and 10d for land late of John Cook, called Hayfielde.

William Haywood paid 3d for Heyrons croft.

Thomas Legatt paid 3/0d for a croft called Vachesfylde, Almands land and a croft called Holcroft.

William Roache paid 2d for Odyans Hope.

Robert Lyman paid 9d for mead called Northirme, alias Woodlands and 3d for Noakland, and 2/0d for Millfield.

Thomas Ansellne paid 1/11d for Mew croft and Mellonde, and Lam croft, and 3d for Nether Redden.

William Aylmer paid 2/6d for two crofts called Harmes and Holcroft.

Robert Matthews paid 8d for Peacocks field.

Thomas Rokke paid 3d for a tenement called Wrights also called Fychetts at Wrights Bridge.

Mr. Norwich a gentleman paid 6d for Tyler's croft, late of John Reynolds, butting into a wood at Joyes Gate.

William Bruer paid 2/3d for 13 acres of land with a garden at Mellonde and three crofts called Madcroft, Haymes croft and Homefield croft also a parcel of land called Bakenacres and Stones, late Fitchets and three acres.

The Grocers Company held their last court there on 18th October 1547.

Dagnams and Cockerels next passed to Thomas Legett who died holding them on the 18th of January 1555 and was succeeded by his son Thomas who was 10 years and 10 months old. During his minority his mother Parnella took over and held her first court there on the 26th March 1560/1, (the previous court having been held by the tenants). The manors descended in the Legett family until 1633, when the representatives of Thomas Posthumous Legett; the great-grandson of the first Thomas to

own the manors, sold them to Dr. Lawrence Wright, who had a map of the estate drawn up by Nyche Lane which showed the estate to be 703 acres, along with Wrightsbridge which the Wrights already owned and including Maylands which the Wrights had previously leased from the Leggett's.

All further references to Dagnams included Cockerels, Maylands, and Wrightsbridge (Until Wrightsbridge was mortgaged in 1678). Dr. Lawrence Wright Held his first court on 1st October 1633. Dr. Wright died on 3rd October 1657 and was succeeded by his son Henry Wright esquire, who was created a baronet 11th June 1660. He died on 5th February 1663/4, at the age of 27 and his young son Sir Henry then inherited the estates. During the minority of her son Lady Anne Wright acted as trustee and lived at Dagnams with her other child, Anne.

On 15th July 1665 Samuel Pepys visited Dagnams to arrange the marriage of Lady Jeminah, daughter of Lord Sandwich, to Phillip, the son of Sir George Carteret, treasurer to the Navy. Lady Jeminah was the niece to Lady Anne Wright, and sister in law to Lord Sandwich, who was Vice Admiral of the fleet and to whom Pepys was secretary, thus his involvement. Sir Henry died in 1681 Aged 19 and unmarried. The baronetcy then became extinct.

His sister Anne, then a great heiress took over, and by 1678 she had married Edmund Pye, the son of Robert Pye and Anne Hampden of Farringdon, Berkshire, and they had; Anne, born in 1679, Isabella, born in 1681, who married --- Nash; Henry, who was born in 1683, he married Jane Curzon around 1703 and died in 1749; Jemima was born around 1685 and died in 1721, she married Edward Mainwaring from Whitmore who was Sheriff of Stafford, he was born in 1681 and died in 1738. They had a daughter, Jemima; and then around 1687 John was born, followed by Elizabeth born around 1689, who married a man named Chase who was born in 1675.

The website says that Edmund Pye married Anne Crewe, which was her mothers' maiden name. Edmund Pye had died by 1705 as Anne was then

described in an Indenture of Lease and Release, as ‘Anne Pye, widow, and relic of Edmund Pye deceased and the intended wife of William Rider’. By 1708 she was Anne Rider (Ryder) and by these two husbands had a large family. There were three more daughters mentioned in her will, Barber, Chase and Nash. Nash was probably Isabella’s daughter and the other two could have been either Pye’s or Rider’s daughters. During the first two decades of the eighteenth century, the estate was heavily mortgaged, probably due to the costs incurred as the result of the deaths of Sir Henry and then his son. Anne entered into bonds with Edward Carteret in 1711, and the earl of Dysart in 1720, and others.

Anne seems to have leased Dagnams for short periods on several occasions. In 1716, Lord Derwentwater, a leader in the Jacobite Rebellion of 1715, was executed for high treason; a request was made by his wife to bury the body in his home in Dilston, which was refused for political reasons. Lady Derwentwater, who had leased the Dagnams during that year, disobeyed the order taking the body away secretly, and on the journey it lay in the Chapel of Ease at Dagnams for three days. The earl’s last request had been that his body might be interred with his ancestors at Dilston, but the predominant party for fear of exciting a popular movement in the north refused the request.

The following day however the precious remains were taken down in the dead of night to Dagnam Park, the house having been rented shortly before by the countess. There was in this old house a wainscoted oak room, which had been privately fitted up as a chapel. (Not to be confused with the private chapel built later). Secrecy and precaution were especially required for the penal law against papists was enforced more rigorously than usual in 1716. The body lay there for three days before being taken to Dilston.

As mentioned above, in 1720 Dagnams was leased to Lionel earl of Dysart who on the 26th August 1724 leased it to John Ellis to secure a £3,000 loan. Anne Rider (nee Wright) in her will dated 1726, left Dagnams to her cousin Edward Carteret, instead of her husband, William

Rider, or her children. She desired to be buried at South Weald church, where her Father, Mother and Brother were buried. She also desired that after all her debts were paid and fully discharged, her granddaughter Jemima Mainwaring was to receive the thousand pounds that she had promised to her son-in-law, Edward Mainwaring Esquire, after her decease, on the marriage of her Daughter, or to what child he thinks deserves it best, as it had pleased God to take her Daughter. She also bequeathed the sum of £100 yearly to her husband William Rider during his life, to be paid to him by her Executor quarterly free from all deductions whatsoever. Also her son John Pye was to receive the yearly sum of forty pounds for his life to be paid quarterly with no deductions. She also bequeathed to the Charity School at Romford £100, and the poor of Romford and Noak Hill Ward each the sum of £5, and to the parish of South Weald £10.

She requested that, if he still were alive, the Reverend Mr. Williams should bury her, and he should have a gown and five Guineas. To all her servants, half a year's wages more than is due at the time of her demise, except those that have lived with her a great while, they were to have a year's wages. "As to the household goods and plate left me by my mother I give to my Daughters Barber, Chase and Nash, share and share alike". All the rest of her goods and chattels and personal estate to be disposed of to her very worthy and much esteemed friend and relation Edward Carteret Esquire, joint Post Master General who was also her sole Executor. He was requested to give her three daughters £100 apiece to buy them mourning, and if Miss Mainwaring is here at the time of my decease £100 also. All the rest of her estates that were hers through the marriage of Edmund Pye were left to her second husband, William Rider.

Dagnams was conveyed to Carteret by deed of title at the time of the will. The proviso to the bequest stated that he was to redeem all mortgages and other debts outstanding on the estate after her death. The reason for the bequest is not known, but possibly the estate was so heavily encumbered that it had to pass to a member of the family - Edward Carteret - who could afford to pay all debts outstanding. Alternatively, Carteret may have

held mortgages on Dagnams - deed of mortgage between Anne Rider and Edward Carteret, 1711, so that the bequest of the estate to him in 1726 may have been one way of redeeming the bond.

Edward Carteret was the third son of Philip Carteret and Jemima Montague and was born on the 22nd October 1671 at Haynes, Bedfordshire. He was related to the family by the marriage of Lady Jemima and Phillip Carteret in 1665, he was a Postmaster General during the reign of George II, and came into full possession of the estate after the death of Anne Rider in 1731. He married Bridget, the daughter of Sir Thomas Exton and Isabella Hore, who was born on the 19th of September 1667. She was the widow first, of Sir John Sudbury, who she married in 1688 in Westminster, London (there does not seem to have been any issue from this marriage).

Her next marriage was to Thomas Clutterbuck on 20th September 1696 at Ingatestone, Essex. He died three months later in December 1696, leaving his wife pregnant with their son Thomas, who was born on the 30th June 1697 at Ingatestone. He was the M.P. for Liskard, Cornwall, from 1722 to 1734; on the 1st May 1731 at Mary Wolnough, London, he married Henrietta "Buffe" Tollemarche, who was born in 1718 at Helmington, Suffolk, her parents being Lionelle Tollemarche and Henrietta Cavendish; from this marriage there were four children. They were Elizabeth Henrietta Clutterbuck, born 1732; Clarena Clutterbuck born 9th November 1733, Charlotte Clutterbuck, born 11th June 1741 at St. Martins in the Field, London and died in 1758 and William John Clutterbuck, born in 1742 and died in 1742 at St. Martins in the Field, London. Thomas Clutterbuck died in November 1742, in London.

Her third marriage was to Edward Carteret the third son of Philip Carteret and Jemima Montague, who was born on 22nd October 1671 at Haynes, Bedfordshire. He married Bridget Exton (Lady Sudbury) in Westminster Abbey on the 21st November 1699 and they had several children; George Carteret who was born on the 6th of September 1701 at Ingatestone, Essex; Edward Carteret who was born in September 1702 also at

Ingatestone and died in Bengal India in 1736 aged 33, He was employed by the East India Company; Anne Isabella, Carteret born March 1703 at Ingatestone, Charlotte Carteret also born at Ingatestone, in 1705, and Philip Carteret who was born in July 1706. There must also have been, a Bridget Carteret although there is no mention of her on this website, as Bridget Carteret and Anne Isabella Carteret were two of the people who sold Dagnams to Henry Muilman.

When Edward Carteret died in 1739 his two surviving daughters, Bridget, maid of honour to Queen Caroline, and Anne Isabella, now the wife of Admiral Cavendish were his heirs. During their term of ownership, the sisters lived in London and it seems that Dagnams was let on a short-term lease. In 1746 it was apparently in the hands of Mr. Johnson and Mr. Robinson for they released it to Mr. Cole on 6th October 1746. On 3rd May 1749 it was released from Mr. Cole to Mr. Wilson in trust for Mr. Muilman; also on 3rd May 1749, there was a tripartite release between Anne Cavendish and Bridget Carteret of the first part, Elizabeth Henrietta Clutterbuck and Clarena Clutterbuck of the second part and Henry Muilman of London, Merchant and John Hasell Esq. of the third part, when it was sold it to Mr Muilman for £14.000.

The House that Henry Muilman bought was not the House that Pepys saw; that house would have been the house that Henry Wright built, which did not have the two wings that were added by Edward Carteret in the 1730s. The house that Pepys saw was the central block of two stories with attics, which contained eleven bays, the house was altered and enlarged by Edward Carteret, who added the two wings of five bays each, also of two stories, but without attics. A private chapel was also built in the west wing, and new pathways were introduced.

Mr. James Crow was commissioned to do a second map of Dagnams in 1747. He surveyed the land, but Thomas Davis ‘Timber and land Surveyor’ of Godalming, Surrey, surveyed the timber in the same year. This survey was done before Crow measured the land as it lists ‘a new cut wood, the name not known’. This wood is marked on Crow’s map as

Elmwood. This map was Crow's only survey on his own; he seems to have been a partnership man. The map which was produced in 1748, shows that Dagnams house, the garden, and the Charles II walled-garden, were in the tenancy of Lady Petre; the enclosed park was in the tenancy of Henry Soms; Cockerels Farm and the Hall Meads were in the tenancy of Albert Miller; Maylands was in the tenancy of Ben Woods; John Hood, John Brown, John Green and Henry Carr were tenants on the rest of the fields that surrounded Dagnams. The Dagnams estate then had 1317 Oak trees and 752 of these were in hedges.

Henry Muilman.

Henry Muilman was the son of a Dutch merchant from Amsterdam named Pieter Schouwt Muilman, his wife was named Maria Muilenar, and they were an ancient family originally from the duchy of Brabant where they were Counts of Barenge. There were five sons and one daughter, Henry and Peter decided to follow in their fathers' footsteps and so he sent them to London to set up in business, Henry the eldest in 1715, and Peter the third son in 1722, and they went into partnership together. Henry was naturalized in 1720 along with Joachim Peterssen, Benedict Coep and John Ott.

His brother Peter owned the manor of Little Yeldham, in Essex, and wrote 'The History of Essex by a Gentleman', in which he described Dagnams thus; 'the building is of brick, spacious and surrounded by a park and commanding an agreeable prospect, it fronts nearly due south: and in the west wing is enclosed a chapel, called Dagnams The rooms of the dwelling-house are of good proportion, convenient, and are well furnished. The inside of the chapel is neat. Grounds and gardens are laid out in a judicious manner.' Peter then went on to say, 'in the chapel divine service was performed for one whole year, at the expense of the worthy owner; at the end of which term, his daughter was married therein, and it has been shut up ever since. The copper plate of the house, prefixed, is the gift of Henry Muilman, esq. to whom we return our particular thanks.

This copper plate engraving from Muilmans book shows the rear of the building that faced the pond. When Henry Wright built the house it had eleven bays, on the 1748 map it shows the drive coming to the front from Noak Hill and only a narrow path coming round the west end of the building and along the back which ended by the second bay window, (the end of the Wright's building). These mansions invariably had the best side facing the view, as for example has Thorndon Hall in Brentwood, but this house had a stone gate that led into the park, and that was at the back, and this engraving overlooks the lily pond, which adjoined the park. It also shows the church of St. Peters and the Belvedere in South Weald through the line of Elm trees; 'which were still there in the 1960's', although they would have been nearing the end of their life span by then. This was however cut short by "Dutch Elm Disease" which drastically altered the look of the estate.

The engraving shows the gallery that Pepys walked in and the two bay windows that would have contained seats. These galleries were basically long corridors that the occupants could exercise in when the weather was inclement. Also in this picture we can see that the pond had been altered from the rectangular shape in the 1748 map, which was probably a section of the previous moat, to the round shape that Humphrey Repton later saw. A drive around the west end of the building had been added, which ran between the house and the pond and down the side of the Elm trees on the east side of the house to the gate into the park, and from the west end of the building it ran to the edge of the pond and into the park, and behind the Cow Pond and ice house to Hatters Wood.

This picture however, shows a slightly different view of the house, as an earlier painting in the Pardoe collection shows it was a red brick house; whereas the engraving in Muilmans book shows the building as a yellowish colour with a different setting to the foreground, and the lower branches on the tree at the end of the house have been removed to reveal the building more clearly. Branches have also been shortened in the row of Elms that ran from the house towards the pond so as to show a clearer view of St. Peters Church. The building may have been coloured yellow

by the artist as the house was almost certainly built of red brick, as the east wing was added onto the Neave building, and that was not painted yellow in the photographs taken by the L.C.C.

Henry married Anne Darnell in 1734. She was the youngest daughter of Sir John Darnell, judge of the Marchel Sea Court; who gave his daughter £500 to be laid out in clothes and other necessaries for the wedding; together with his interest in a house in Richmond, in the County of Surrey, and Henry Muilman transferred £5.000 of his stock in South Sea Annuities and the interest on another £2.000 worth of the stock. As stated Henry's brother Peter Muilman, was the author of 'A gentleman's History of Essex', and the brothers were successful partners in business.

Peter married Mary, the daughter of Richard Chiswell, late Member of Parliament for Calne in Wiltshire, director of the bank of England, justice of the peace, & deputy lieutenant of the county of Essex. Mary's brother Richard Chiswell died on the 3rd July 1772 without leaving a will, and Mary, now Mrs. Peter Muilman, came into his fortune of £120,000 and the Debden Hall estate in Essex. He not wishing to be bothered with it (he was a millionaire already) gave it to his son Peter, who then changed his name to Trench-Chiswell, by virtue of the kings Signe Manuel, bearing the arms of both families. Peter Muilman (the younger) rebuilt Debden Hall and improved the estate; he married a daughter of James Turin M.D. by whom he had one child, a daughter named Mary who later married Sir Francis Vincient, baronet. He was sheriff of Essex from 5th February 1776 to 31st January 1777. He followed in his father's footsteps and became a merchant, but owing to a series of unsuccessful speculations in his connection with the West India Estates his mind became deranged; and he shot himself at his home in Debden on 3rd February 1797.

In the General Quarter Sessions of the Peace on Saturday 17th January 1767 Henry Muilman, Lord of the Manor of Dagnams, was presented at Court for not keeping his pound in good repair. The pound was an enclosure that stray cattle were contained in until the owners could be identified. This was situated just to the left of the gate on the Noak Hill

Road, shown on the 1748 map. As he was still suffering from the loss of his son, Peter Darnell Muilman, who had died in 1766 at the age of 41, keeping the pound in good repair, would have been the last thing on his mind.

In the early 1770s Henry was in ill health and so he wished to turn all his assets into cash, as it was easier to leave in a will. With this in mind he sold Dagnams to Richard Neaves for £24,000. Richard Neaves was at that time in the Bower House, which he had rented sometime before 1769 when he bought the lease of the eastern division of Havering Park, from the earl of Lindsey, containing 417 acres.

Richard Neave purchased Dagnam Park on 22nd March 1772. Below is a copy of the lease for a year, printed as it is written, to give some idea of the amount of detail involved. The paragraphing is mine to make it easier to read.

Lease for a year from Henry Muilman to Richard Neave 22nd March 1772. This Indenture made the twenty-second day of March, in the twelfth year of the reign of our Sovereign Lord, George the third, by the grace of God of Great Britain, France and Ireland; King defender of the faith, and so forth, and in the year of our Lord, One Thousand Seven Hundred and Seventy Two. Between Henry Muilman of London, Merchant and Anne his wife of the one part and Richard Neave of London, Merchant and James Neave of London, Merchant of the other part. Witnesseth that for and in consideration of the sum of five shillings of lawful money of Great Britain, to the said Henry Muilman and Anne his wife in hand well and truly paid by the said Richard Neave and James Neave, at and before the ensealing and delivery of these present the receipt whereof is hereby acknowledged. They the said Henry Muilman and Anne his wife, have and each of them hath bargained and sold and by these presents do and each and each of them do both bargain and sell unto the said Richard Neave and James Neave.

All that the Manor of Dagnams, lying and being in the County of Essex, with the rights and members and appurtenances thereof and also all those

Capital Messuage and all those other Messuages, lands, meadows, pastures, grounds and appurtenances therein to belonging or therewith used, occupied or enjoyed or accepted taken or known as part, parcel or member thereof containing together by estimation, two hundred acres or thereabouts be the same more or less. Situate lying or being in Nokehill, Havering, Harrolds Wood and Hornchurch, or some of them in the said County of Essex, in the tenure or occupation heretobefore of Sir Henry Wright and Richard Turner and then afterwards of Anne Rider her assignee or assigns, tenants or under tenants; and afterwards of Edward Carteret his assignee or assigns, tenants or under tenants and now in the tenure or occupation of Henry Muilman, his assignee or assigns, tenants or under tenants.

Also the Manor or Capital Messuage called Cockerells and the Farmhouse, meadows, pastures, woodlands, tenements and hereditaments to the same Manor, Capital messuage or farmhouse and any or either of them, belonging or appertaining or with the same; lettern, used, occupied or enjoyed or accepted or reputed or taken to be part, parcel or member thereof. Containing by estimation, One Hundred and Sixty Acres or thereabouts, be the same more or less. Situate, lying and being in Nokehill, Havering, Harrolds Wood and Hornchurch, aforesaid or some of them and in the tenure or occupation heretobefore of John Green and William Taylor, their assignee or assigns and afterwards of Robert Miller, his assignee or assigns and afterwards of Wybert, his assignee or assigns; and now or late of Robert Cook, his assignee or assigns.

And also all that Messuage, tenements and Farm called Malland otherwise Maylands, with the Lands, Tenements and Hereditaments thereunto belonging or in any-wise appertaining or therewith, Letten, used, occupied or enjoyed or accepted, or taken as per parcel or member containing by estimation, Two Hundred and Fifty One acres or thereabouts, be the same more or less. Situate, lying and being in the Parish of Hornchurch aforesaid and within the Liberty of Havering atte Bower, in the said County of Essex, in the tenure or occupation heretofore of Issac Adjust and Henry Bendell, their assignee or assigns and

afterwards of William Bodell his assignee or assigns and now or late of George Sangster his assignee or assigns.

Also all that Messuage and farm sometimes Parcels or Empsalls and now commonly called or known by the name of Ailers with the lands tenements and Hereditaments thereunto, belonging or therewith letten used occupied or enjoyed or accepted reputed or taken to be part or parcel or member of them, containing by estimation, sixty six acres be the same more or less here-to-fore in the tenure or occupation of Robert Bush, his assignee or assigns and afterwards of John Carter his assignee or assigns and afterwards of John Hood his assignee or assigns and now or late of George Sangster his assignee or assigns, tenants or under-tenants.

And also all those farms and Cottages called Priestlands, Aylmers and now commonly called or known by the name of Taches, and all the lands and tenements and hereditaments whatsoever to the said farms and cottages or to any of them belonging to appertaining to or with the same or either or any of them, letten used occupied or enjoyed or accepted, reputed or taken to belong to them, either or any of them whatsoever, containing by estimation Sixty Six acres be the same more or less, heretofore in the tenure or occupation of Gideon Dennis, John Strong and Henry Shanks, their assignee or assigns and afterwards of John Brown their assignee or assigns and now or late of George Sangster, John Simmonds and Edward Wood. All which said premises are situate, lying and being in Noke Hill, Havering, Harrolds Wood and Hornchurch, or some of them in the said Liberty of Havering in the said County of Essex.

And all those Woods and Wood grounds in the Parish of Hornchurch aforesaid and in the tenure or occupation heretofore of the said Sir Henry Wright and afterwards of the said Anne Rider her assignee or assigns, tenants or under-tenants and now or late of Henry Muilman his assignee or assigns, tenants or under-tenants, containing eighty acres more or less.

And all and singular, Granges, Farms, Messuages, Lands tenements, Parks, Warrens, Arable land Meadows, Leasons, Pastures, Moors,

Marshes, Furze's, Waste Grounds, Courts Leet, Views of Frank Pledge, Courts Baron, Perquisites and profits of Courts, Waifs, Estrays, Deodands, Goods and Chattels of Felons of themselves fugitives, Outlawed Persons and Persons put in Exigent and all other Rights, Jurisdictions, Privileges, Immunities, Prehemenences, Franchises, Liberty's, Emoluments, Profits, Commodity's, Advantages, Hereditaments and Appurtenances whatsoever to the said several and Respective Manors, Granges, Farms, Messuages, Cottages, Lands, Tenements, Hereditaments and premises of every or any of them, or to any part parcel or member of them, belonging or appertaining or therewith used, letten, occupied or enjoyed, or reputed, taken or known as part or member of them or any of them, and also all and singular Messuages, Cottages, Lands, Tenements and Hereditaments heretofore in the tenure or occupations of Thomas Hood, John Lloyd, John Green and Mary Cuffin or some or one of them or some or one of their assignee or assigns, tenants or under-tenants and now or late in the tenure or occupation of Lee Taylor, Sir Anthony Thomas Abdy, Wybert, Thomas Webster, Suckling, Brown, Finch, John Fisher, Gold, Lock, Thomas Hilli, or some of them or one of them or some or one of their assignee or assigns, tenants or under-tenants. Situate lying and being within the Parish of Hornchurch, Noke Hill, Harrolds Wood and Havering, aforesaid. Some or one of them in the said County of Essex or within the Liberty of Havering aforesaid, with their and every one of their Appurtenances, and all other Manors, Messuages, Lands, Tenements, Hereditaments whatsoever of them.

The said Henry Muilman and Anne his wife or either of them of whereof or wherein they or either of them or any other person or persons in trust for them or either of them, had or have any Estates of Freehold or Inheritance, in Possession, reversion or remainder or Expectancy, Situate, Lying or being within the said Parish of Hornchurch, Noke Hill, Harrolds Wood and Havering aforesaid or any of them in the said County of Essex, or which were granted and conveyed or mentioned or intended to be granted and conveyed and to the use of the said Henry Muilman, by the Honourable Ann Cavendish and the Honourable Bridget Carteret,

Elizabeth Henrietta Clutterbuck, Clarena Clutterbuck and Charlotte Clutterbuck unto and to the use of the said Henry Muilman his heirs and assigns for ever; and in and by certain Indentures of Lease and Release, bearing date respectively the second and third day of May, One Thousand Seven Hundred and Forty Nine. Which the said Manors, Messuages, Lands, Tenements, Hereditaments and premises now are or late were in the several tenures or occupations of the herein after mentioned. That is to say part thereof in the tenure or occupation of the said Henry Muilman, other part thereof in the tenure or occupation of Robert Cook as tenant to the said Henry Muilman by Lease for twenty one years commencing from the eleventh of October, One Thousand Seven Hundred and Sixty Two, The yearly rent of Ninety-Nine Pounds.

Other part thereof in the tenure or occupation of George Sangster as tenant to the said Henry Muilman by Lease for twenty one years commencing from Michaelmas, One Thousand Seven Hundred and Sixty Nine at the yearly rent of One Hundred and Fifty Pounds. Other part thereof in the tenure of the said George Sangster as tenant to the said Henry Muilman, under an agreement made for a lease for Twenty-One Years to commence from Michaelmas next, at the yearly rent of Fifty Eight Pounds. Other part thereof in the tenure also of the said George Sangster under an agreement made for the lease for twenty-one years to commence from Michaelmas next, at and under the yearly rent of fifty-five pounds. Other part thereof in the tenure or occupation of Edward Wood, and John Simmonds at the several yearly rents of two pounds ten shillings and two pounds ten shillings, and other part of the said premises consists of quit rents due and payable to the said Manor of Cockerels, amounting together to the yearly sum of Two Pounds Three Shillings and Three Pence and the Reversion and Reversions, Remainder and Remainders, Rents, Issues and Profits of all and Singular the Premises.

To have and to hold the said Manors, Messuages, Lands, Tenements, Hereditaments and all and singular other the premises herein before mentioned and intended to be hereby bargained and sold and every part and parcels thereof with their and every of their appurtenances unto the

said Richard Neave and James Neave, their Executors, Administrators and Assigns, from the next, before the day of the date of these presents for and during and unto the full end and term of one whole year from thence next ensuring and fully to be completed and ended; Yielding and Paying therefore unto the said Henry Muilman and Anne their heirs and assigns the rent of one peppercorn only on the last day of the said term, if the same shall be lawfully demanded. To the intent that by virtue of these present and by force of the statutes made for transferring uses into possession. They the said Richard Neave and James Neave may be in the actual possession of all and singular, the said premises and be thereby enabled to accept and take a Grant and Release of the reversion and inheritance thereof to them and the heirs and assigns of the said Richard Neave unto and to the only use of the said Richard Neave and to the heirs and assigns of the said Richard Neave for ever. In Witness whereof the said party's to these presents have here-unto interchangeably set their Hands and Seals the day and year first above written.

*Signed by, **Henry Muilman, and Anne Muilman.***

The introduction of the Statute of Uses in 1535 made the original freeholder the actual owner and liable for the relief. Alternatively he could lease his land, usually for a year, to an occupier who entered it by a deed of grant, called a Release, holding for himself a future interest (a Reversion).

Although Henry Muilman having lost his only son was keen to turn his assets into cash, as a more agreeable way of disposing of his property in his will, he also wanted to remain in the house he and his wife had lived in for over 20 years, namely Dagnams. So under an agreement that had been made in the sale of Dagnams, a lease for ninety-nine years was drawn up on 24th March 1772 in which Richard Neave let Henry Muilman and Anne his wife live out their lives at Dagnams and to all intents and purposes he (Henry Muilman) was still Lord of the manor although all revenues from the estates went to Richard, and Henry paid rent for Dagnams, the surrounding park and Hatters Wood, about 150 acres in all.

Also the said Richard Neave was to pay £10.000 of the purchase price to Anne Muilman in yearly instalments ending in 1793; this was the rest of the money from the marriage settlement between Henry Muilman and his wife. However Henry Muilman died a few weeks after the sale on 4th May 1772, leaving a daughter Anne, now Mrs Crocket. Richard Neave then mortgaged Dagnams to John Potts for the sum of £10.000, probably to settle up with Anne Muilman.

Richard Neave was then residing in the Bower House in Havering atte Bower, which he had leased, and he had the Wrights mansion pulled down and the Dagnams that was demolished c.1951 built on the same site, adding the east section that Carteret had built onto the Wright's house, which contained the servant's quarters and kitchens onto the east end of the new house. The new building was added onto the servant's quarters at angle, as can be seen on the Ordnance maps, and the Arial photographs taken by the R.A.F. on 11th October 1946. The building took four years to complete, and was finished in 1776. This Arial picture shows the drive from Noak Hill that went past Dagnams down the side of the Elm trees. This road was put there by the Neaves, and is still there today, although it now joins Settle Road at the end of the park and Dagnam Park Drive at the end of Settle Road, and then left and down to the A 12. London/Chelmsford Road.

The Second Stage of Richard's transition was the purchase of large amounts of land, a policy continued by his son Thomas. Lingham said that Dagnam Park, in 1772 covered 680 acres consisting of capital messuage (Dagnams) and land 200 acres; Cockerells 160 acres, Maylands 250 acres, Priestlands 80 acres, but this added up to 690 acres and he had not included Ailers 66 acres and Taches 66 acres, making a total of 822 acres. This policy of land acquisition in Noak Hill began with the purchase of a property called the Brambles on the 4th August 1781, Blatches or Morse's Farm 24 acres, on 24th May 1785. Erners or Enners on the 4th September 1789, Payne's Farm 40 acres on 10th September 1799, he also acquired a lease to the Manor of Havering- atte-Bower from

Richard Benyon in 1801. Richard Neave still kept his connections in the City; he was a director of the Bank of England from 1763 to 1781, Deputy Governor from 1781 to 1783 and Governor from 1783 to 1785 and a director from 1785 to 1811. Although he seems to have been an acting Governor of the Bank of England in 1780, See: John Grant's 'Essex: Historical, Biographical, and Pictorial' in The History of Dagnams.

He was Sheriff of Essex in 1794, and was created a Baronet in 1795. In the early part of the Napoleonic Wars, he became part owner in the privateers 'Glatton' and 'Royal Duke,' and in 1796 there was a letter of marque granted to Chas Drummond of the ship 'Glatton' of which Sir Richard Neave was a part owner. Sir Richard died on 28th January 1814, and his son, Sir Thomas inherited the estates, and carried on adding to the estates. The Angel public house in 1818; The Bear in 1820, (the year he was made Sheriff of Essex), North End farm (185a) in 1824, and Gooshays (1,280a?) in 1829. He had St Thomas's Church built in 1841. Sir Thomas died on 11th April 1848.

He was succeeded by his son Sir Richard Digby Neave, who added Brick Kiln Farm in 1848 and Spice Pits farm in 1854, and at that time he owned quite a few cottages with gardens in Noak Hill. Some of his tenants were, William Bannister, Thomas Boatman, George Cumbers, John Goodwin, John Greenwood, Thomas Hawks, and William Hawk's junior. Daniel Hawks had one with a Workshop and 2 acres of land, and William Hawks had another cottage and garden. Another tenant was Edward Lawrence who also rented another cottage and garden in Noak Hill from Thomas Joslyn. One tenanted by William Burgess had an orchard. Other tenants with cottages and gardens were, John Plart, John Prael, John Ray, Sarah Wood, and Thomas Wood, and William Staines held one with 2 acres of land. Lawrence Viney had a House, Smiths Shop and 2 acres of land. James Saggars leased 23 acres of land from Sir Thomas; Edward Stock had part of a Farm, Buildings and 83 acres of land, Mary Taylor Held Hill Farm (North End Farm), and 227 acres of land. Malings farm and 157 acres (probably Maylands) was rented to Samuel Mott. Sir Richard Digby died on 10th March 1868.

He was succeeded by his son Sir Arundell Neave, and Lingham says that *The Priory was probably built about this time, and subsequently leased to Mr. John Sand*; but here he is wrong; as it was Sir Thomas Neave the 2nd Baronet who had 'Little Dagnams' built, no doubt to house his vast collection of treasures from his grand tour and he was listed as the owner on 13th may 1840, 1844 and 1846. In 1848 Sir Thomas's third son Sheffield Neave was listed as tenant and Sir Richard Digby Neave was the owner; the same in 1849, in 1850 Sheffield was owner and occupier. In 1860 and 1861 it was Digby Neave.

Around 1872 Wrightsbridge Farm was bought from Sir Robert Abdy by Sir Arundell, and became part of the Dagnam Park estate. Harold Wood Farm was bought from the trustees of the late owner, the Rev. G. Clayton some years after his death. Sir Arundell died on 21st September 1877 and the Priory was subsequently leased to Mr. John Sands in 1878.

Sir Arundell left as his heir, Sir Thomas Lewis Hughes Neave, who was then only three years old. Manor farm had also been added to the estates by 1840 as Thomas Payne was there from 1840. Manor Farm was subsequently leased to James Quilter in 1895; also there were 119 acres of Plantation in Noak Hill.

In 1919, before he sold most of the farms in the area, Sir Thomas Neave owned (in the area covered by this book), Dagnams, Cockerels, Maylands, Cottages called Aylmers and Priestlands and woods (80a), a messuage called Ermers or Enners, messuage called The Angel, formally called Little Wrights Bridge, (1a), Blatches or Morses farm (24a), messuage called Burnetts Garden, Paynes farm (40a), Messuage called Crouch House and land (1a), Smiths (19a), Alexanders or Pinchbacks (43a), Poulters or Marrables (33a), Goldsmiths (34a), Duddins (36a), Gores or Lerions (39a), The Blue Boar or Jervis (32a), Farmes Grange (23a), Scotts (22a) and Steels (8a). The Bear, formerly The Goat Alehouse, a Blacksmiths Shop, 4 cottages adjacent Spicers Green; Mansion House called Great Wrights Bridge (52a), a messuage called

little Wrights Bridge and five messuages and land (79a). They were also in possession of Gidea Hall in 1849, where the widow of Sir Thomas Neaves youngest son, William Augustus Neave was living at this time. In the 1919 Farm Sale Catalogue Dagnams and Dagnam Park Farm, which had been created from the lands of Cockerels and Maylands, was retained.

In the Catalogue for the Sale of the Farms in 1919, Maylands Farm was Lot Number One.

Maylands is one of the oldest place names on Harold Hill; it was called Mellonde in 1420 and Maylonds in 1524. Two fields by the main Brentwood Road called Great and Little Dellams were known in the middle ages as Delle or Dellibrigg (Putwell Bridge) and were held of William de Dakenham by John de Dover in 1334. Maylands was part of the manor of Dagnams as early as the 13th century, although it seems to have been let out on lease. On the Havering map c.1610 it seems to have been leased out by Thomas Legatt 3rd to John Wright of Wrights Bridge, as his name appears on the map. It came back as part of Dagnams when Laurence Wright bought the estate from the Legatts.

In 1919, the tenant was Mr. G. Gotheridge, a dairy farmer who created the 'Pure Milk Supply Dairy', which supplied the surrounding area, including part of the 'Harold Hill Estate' in the fifties and sixties from its bottling plant in the Colchester Road, on the corner of Geoffrey Avenue, Harold Wood. He was also the breeder fine Shire Horses.

MAYLANDS FARM, LOT ONE.

Comprising:-

THE FARM HOUSE.

Containing Five Bedrooms, Bath Room, hot and cold water, Lavatory Basin and W.C., Dining Room, Drawing Room, Breakfast Room, Kitchen, Larder, Pantry, Cellar and detached Wood and Coal Sheds.

FARM BUILDINGS.

Comprising Two-Stall Nag Stable and Harness Room, Cart Horse Stable for Six, with Loft over and Lean-to Hen House, Cow Stall accommodation for 44 Cows (including Cow Shed which has been converted by the Tenant into Loose Boxes and which he is under Agreement to restore to its original condition if required to do so by an incoming Tenant), Coach House, Granary, large Barn used for Fodder or Mixing Room with Loft over, Lean-to Grain Pit, and Loose Box and large Waggon Lodge, together with Barn and open Sheds in Field No. 183. Also

A PAIR OF EXCELLENT MODERN COTTAGES.

Which each contains Three Bed Rooms, Sitting Room, Kitchen, Larder and Wash House, Wood and Coal Lodges and W.C.

The whole comprising

247A. 0R. 39P. OF ARABLE, PASTURE AND WOODLAND

as shown in the following SCHEDULE.

Ordnance No.	Description	State	Quantity		
			A.	R.	P.
PARISH OF NOAK HILL					
143.	.. Wood	.. Wood ..	3	2	20
144.	.. Brook Field ..	.. Arable ..	13	2	21
145.	.. Hilly Field	.. Pasture ..	10	0	0
176.	.. Long Mead ..	.. Ditto ..	8	0	31
177.	.. Brook Ley ..	.. Arable ..	10	3	36
178.	.. Haycock Field	.. Ditto ..	17	2	18
179.	.. Church Wood	.. Wood ..	3	0	35
180.	.. Church Mead	.. Arable ..	8	1	26
181.	.. Barn Field ..	.. Pasture ..	8	3	37
182.	.. Park Hoppet..	.. Ditto ..	4	3	2
183.	.. [Cart House, Hoppet and Barn]	.. Ditto ..	6	0	13
203.	.. Great Mead	.. Ditto ..	18	3	11

204.	..	Skull Field	..	Arable	..	18	3	2
205.	..	Farmer's Mead	..	Pasture	..	1	0	27
206.	..	Farmer's Land	..	Arable	..	7	3	34
207.	..	Farmer's Hoppet	..	Pasture	..	1	3	36
208.	..	Thistley Field	..	Pasture	..	10	0	0
209.	..	Long Etch	..	Pasture	..	8	2	11
231.	..	Snakes Hall	..	Arable	..	9	2	30
233.	..	Pair of Cottages	..	Buildings	..	0	1	0
234.	..	Roadway	..	Road	..	0	2	26
235.	..	Granary Field	..	Pasture	..	2	2	1
236.	..	House and buildings	..	Buildings	..	1	3	38
237.	..	Long Etch	..	Pasture	..	4	0	13
238.	..	Upper Etch Land	..	Arable	..	9	0	38
239.	..	Lower Etch Land	..	Arable & Pasture	..	11	3	12
240.	..	Puttles Field Land	..	Arable	..	10	0	29
242.	..	Roadway	..	Road	..	0	0	13
243.	..	Little Dellams	..	Arable	..	8	3	5
244.	..	Great Dellams	..	Arable	..	16	2	26
245.	..	Snakes Hall	..	Arable	..	8	2	8
					Total A.	247	0	39

Let at Rents apportioned for the purpose of this sale as follows:-

Acreage.			Occupier.	Tenancy.	Rental.				
A.	R.	P.			£	s.	d.		
240	1	24	Mr. G. Gotheridge	..	..	Yearly	262	0	0
	6	3	Woodland in hand	..	..	..	-	-	-
	<u>6</u>	<u>3</u>					262	0	0
247	0	39							

A Rental of £262 per annum

£ s. d.

Outgoings: Tithe Rent Charge (Commutated Amount) 55 2 8

The Land Tax is redeemed

The Water is laid on to the House, Buildings and Cottages from the company's Mains.

The Purchaser will be required to pay in addition to the Purchase money a sum of £475 for the Growing Timber on this Lot.

George Gotheridge was the tenant and also the buyer. He paid £7,100 for the property and £475 for the timber. He paid £710 deposit leaving a balance of £6,865 to be paid.

By 1928 one of his fields was leased out to Mr. A. H. Matthews to be used as a private landing strip for his own Avro 504K and the four aircraft owned by the Inland Motor Services Limited. This part of the farms use, would drastically change overnight from its agricultural use to it becoming one of the most important parts in the jigsaw of Essex aviation history.

It wasn't until 26th November 1931 that Mr. Hillman, now owner of Hillman Saloon Coaches and Airways Ltd., decided to take over the license of Maylands aerodrome from its former licensee Mr. A. H. Matthews: this was to be the start of even greater things for both Hillman and his newly acquired Maylands. So from its humble beginnings in 1928 until it reached the pinnacle of success between 1931 and 1934 that was certainly due to the reign of its proprietor Mr. Edward Hillman, who organised aeroplane flights at 5s. a time; and lessons by Amy Johnson, he also ran Hillman Coaches. Although the aerodrome continued to operate successfully after his departure, it unfortunately never again reached the dizzy heights it once knew. Its demise came on the night of the 6th February 1940, when in a blaze of glory, the whole site was burnt to the ground. Although this apparently had nothing to do with the war, Hillman however had moved in 1934 to Stapleford Tawney, as there was an urgent need to expand his activities. In 1936 Maylands had been sold for a proposed golf course.

The farm was not purchased by the L.C.C. in 1947 as it was outside of the area of the housing estate. Today Maylands is still a golf course.

Gooshays.

Gooshays was originally a virgate of land assarted in the late twelfth century by Geoffrey Goshaye. In 1210-12 it was held by William Hurel by serjeanty of keeping of the kings' park of Havering. Gillian the widow

of John Williams son, was holding it in 1235. The serjeanty seems to have lapsed soon after that in 1251. John Hurels daughter Joan, her husband John Mauduit, and her sister Emme, sold the tenement to Richard of Dover. At that time it consisted of 100 acres of land and 1 acre of woods. In 1273-4 John of Dover, Richards son, held "Gooseland" of the manor of Havering. He also held jointly with William Carpenter, land called Hurel; no service was being performed for either tenement. In 1274-5 John of Dover and William of Felstead, who was probably identical with William Carpenter, held half a hide in Havering, which John Hurel had once held by custody of Havering Park.

In 1334, John de Dover, who died in that year, held in Gooshays a messuage, 60 acres of arable land and 4 acres of meadow at a rent of 37s per year. His son Philip, who inherited the estate, died in 1335. He was succeeded by, Richard de Dover, his son.

In c. 1355 Gooshayes had grown to 120 acres (strange because a virgate was 120 acres) and was held by Richard of Sutton. Gooshayes next passed to Richard Hamme, probably in 1398, when he acquired two tenements in Havering, a messuage (house with garden) and 60 acres, from Joan, the widow of John Michel, and two messuages and 60 acres from Thomas Hasyll and his wife Katherine. Hamme was a servant of Henry Percy, earl of Northumberland (d. 1408). In 1405 he bought a field adjoining Gooshayes from John Organ of Dagnams, this was probably Abraham's field, which was around the Brookfield school and North Hill Drive area. Hammes will was proved in 1418. Around this period it gets a bit muddled as Edmund Mortimer, 5th earl of March, later held Gooshayes by direct grant, early in the fifteenth century, on 9th June 1413, when Mortimer was released from close detention on the accession of Henry V. The manor of Gooshayes reverted to the Crown on his death in 1425. (See, Manor of Dagnam).

Throughout the early part of the fifteenth century (1413-1461?) the manor was held from Edmund Mortimer, from 1413 to 1425, John Chaderton and the Countess of Essex, from 1425 to 1461, either by fief, or by charter

of demise by Richard Hamme, his son John, and possibly Richard's grandson Henry. John Hamme was granted a charter of demise after the death of his father Richard, by John Chaderton in 1444. John Chaderton, otherwise Henry de Chaderton was an esquire to John Hammes, son and heir to Richard Hammes esquire.

Richard Hamme was succeeded by his son John, who was apparently holding Gooshayes by 1435, Henry Percy, earl of Northumberland (d. 1455), who held Dagnams at this period, also had a fiduciary interest in Gooshayes. This suggests that the Hammes were still adherents of the Percys', and may and may have shared the Percys' forfeiture after Towton. That would explain why Edward IV granted Gooshayes in 1462 to Henry Bourchier, earl of Essex, The grant to Bourchier however had no permanent effect, John Hammes retained the manor, and sold Gooshayes to Avery Cornburgh in 1465.

Avery Cornburgh held the manor by socage (without the requirement of military service) from 1468? He was made a justice of the peace in that year, and held the position until his death in 1485. Cornburgh originally came from Devon and was appointed Sheriff of Cornwall in 1464-5 and 1468-9. He was in the service of Edward IV and Richard III as squire of the body from 1474 until his death. Gooshayes was his home in Essex though official duties kept him in London. Later he was appointed Sheriff of Essex 1472-3 and of Hertfordshire in 1477-8.

He is best known in Romford, amongst other benefactions for an endowment of a chantry house for an officiating priest in 1480, who was not only to say masses for the dead, but also to lecture in the church of Romford, and to preach at least two sermons every year in the churches of South Ockendon, Hornchurch, Dagenham and Barking. He endowed it with £10 per annum, for a priest to pray for the souls of himself and his friends. This endowment was suppressed in 1577, when it was worth £15 per year. The Chantry is now known as the Church House. From 1600 to 1908, it was used as a licensed house, known as the 'Cock and Bell' Inn,

until it was bought back for the Church by the Rev, Whittaker in 1908 and renamed The Church House.

Cornburgh involved himself in the community, in the late 1460s he often attended sessions of the manor court and in 1481 he was elected justice of the peace. In the late 1480s he formed a Chantry where mass was performed for the dead. To do this he needed a house for a priest to say prayers for him and his wife and sister every day in the church, and to this end he bought 'Down House' as it was next to the church. This had originally been a domestic dwelling belonging to John-atte-Street and later to John-atte-Down. The VCH says that Avery died in 1487 at Gooshayes, and he left the bulk of his estate to his wife, his sister Agnes Chambre and a nephew, John Crafford. However, he had previously conveyed about 240 acres to a group of feoffees to hold to the use of his last will and testament.

Morant says that he died on the 2nd February 1486, and that the manor at this time consisted of 6 messuages, 20 cottages, and 40 tofts, (homesteads) 500 acres of arable land, 100 acres of meadow and 500 acres of wood at a rent of 10 marks per year. Gooshays would have had to be a lot bigger than the property that the Neaves bought in 1829, because an area the size of Gooshays, New Hall and Brick Kiln combined as sold in the 1919 sale would have had to be wooded to get 500 acres.

His body was interred in a tomb in Romford Church and a poem carved on his tomb described in detail the founder's intent. A copy of this poem was taken in the 1600s before the original was destroyed and can be found in Terry's "Memories of old Romford". After the dissolution the chantry was sold to the Cooke Family of Gidea Hall and was subsequently used as a public house, the "Cock and Bell" Inn.

An advert in the newspaper, 'The Post Boy' dated 2/5/1711, says. The "Cock and Bell" Inn at Romford, 10 miles from London, the best accustomed Inn there, with all manner of conveniences and about seven or eight acres of meadow land belonging to it, is to let. Enquire of Mr.

Anthony Wrighte, the now tenant thereof, at the said Inn, or Mrs. Richardson at her house in Plough Yard in Fetters Lane. N.B. the goods and furniture are to be disposed of to the person who takes it, if desired.

Mr. Bamford a local historian told Thomas Bird, who was the Chairman of the council, that the 'Cock and Bell' Inn formerly stood where the Corn Exchange now is and that the 'Sun', now the 'Cock and Bell' was formerly the 'Chequers'.

In 1512 it was in the possession of John Morton, who in 1518 granted it to John Roper, on a 40-year lease. In an inquisition held in 1526, it was found that Morton had gone mad. John Roper was the cousin of Henry Roper of 'The Manor of Brook Street'. Thomas Morton, (probably the son), died holding Gooshayes in 1591. His son George sold the manor to Richard Humble in 1600. Richard was a Southwark vintner and alderman of London. After his death in 1616 the manor and estates passed to his son Peter. In 1617 Peter was involved in a dispute with the king, which ultimately changed the way in which the crown viewed the manor of Havering, and which was only finally ended in 1641-2.

Both James the first and Charles the first were keen huntsmen. They frequently visited Havering to hunt in the park, which was then enclosed within the Forest of Waltham, deer being their main quarry. They were never popular at Havering mainly because of their attempts to enlarge the boundaries of the Forest. The Forest of Waltham stretched through Loughton to the north of Havering atte Bower in the seventeenth century- and during their reigns it increased in size. A typical attempt to get land for afforestation was made in 1617, when James the first made a claim to certain lands in Havering then owned by Peter Humble, John Wright and others. It was alleged that the lands had been created by encroachments and assarts out of the Forest of Waltham within the bounds of the manor of Havering atte Bower. Their defence, made before Henry Yelverton, the Attorney General, was based on "The extent of the manor of Havering" of 1507-8, which referred to the forest then in existence. They also showed deeds of title to the land.

However few if any could produce proof of title, to lands that were arrented centuries before. The problem for the tenants was that although Havering had not been treated as part of the forest for nearly 300 years, it had never been formerly removed from the forest bounds. The Crowns officials were having similar problems in proving their own case. The Attorney General's bills did not specify which pieces of land were parts of the original area held by the tenants in 1086, and which had been taken into use thereafter. So it appears that the royal officials had no more idea than did the tenants themselves, and although both the tenants and the officials knew about the detailed extent of Havering made in the 1251 survey, neither side was certain about the size of the medieval virgate. In most places, a virgate was about 30 acres, but in Havering it was 120 acres. Because the 1251 survey described the customary holdings in fractions of a virgate, the crown reckoned that the forty virgates held by the tenants in 1251 were the same as the ten hides in 1086, whereas the tenants quite rightly believed that the larger virgate size meant that a much greater acreage lay in the tenants' hands in 1251.

It seems strange that the 1352/3 extant was not mentioned as it was preserved and used within the manor in the 1490s and was still part of the manorial records in 1590, but had vanished from the tenants possession although it was still evidently included in the rolls and charters which were in the keeping of Francis Rame the deputy steward. In all 65 of Havering's tenants' submitted statements in May and June 1619, but none of them could prove their claims by written proof beyond the mid sixteenth century, but despite this no cases were ever brought. Although on the third of June the court of the Exchequer ordered that the people named in the Attorney General's bills submit their responses within the coming week or pay 40s each. Whether the crown's attorneys decided that their evidence was too weak or whether Havering's tenants offered cash payments to keep their land is not certain.

In any event the crown decided on the more modest plan of pursuing Havering's rents more aggressively, and in 1619 private rent collectors were brought in on a commercial basis. This would possibly have been

Arthur Jarvis of Brentwood. Two decades later, James the first tried again, when two Havering men were presented at a session of the forest court for having killed a deer “the waste of the King, parcel of his manor of Havering-atte-Bower”. The jury at the forest iter of 1634 were compelled to agree to an extension of the bounds of the royal forest in Essex to its greatest medieval scope, including the entire manor of Havering. The issue was resolved only with the passage of an act by the Long Parliament in 1641-2 which permitted counties to have their forest boundaries legally delimited; when the forest of Essex was thus defined, Havering was ruled outside its perimeter.

Peter Humble died in 1623, and left a daughter and heir Martha, who married Reynold Bray. Martha and Reynold both died in 1638, leaving Edmund Bray their son and heir, who appears to have died childless. The manor passed to Peter Humbles sister Elizabeth, who was married to Richard Ward, a wealthy goldsmith from London. Richard Ward was jeweller to Henrietta Maria, Queen of Charles II. They did not live at the manor, which had been leased to Thomas Roche in 1635. The Roche family had held the neighbouring manor of Gobians (Harold Wood), from 1549, when Sir William Roche had a grant in socage. By 1659 the estate had passed to their son, Humble Ward.

For services to the king during the Civil War, Humble, a confirmed Royalist, was knighted in 1643, and later advanced to the peerage as Lord Ward of Birmingham in March 1664. He married Frances, granddaughter of Edward Sutton, Lord Dudley. On the death of Lord Dudley in 1643, Frances his heir inherited the estates and became Baroness Dudley. Lord Ward died in 1670. His eldest son Edward, from whom the earls of Dudley descended, inherited Gooshays. About 1684 Baron Wards other son, William, sold the manor to William Mead, a London linen-draper and a leading Quaker. Meads father-in-law was George Fox, the founder of the Quaker Movement. In the last years of his life, Fox frequently visited Gooshays. His visits are recorded in his Journal.

“When I had stayed about a month in London I got out of town again. For by reason of the many hardships I had undergone in imprisonment and other sufferings for truth’s sake, my body was grown so infirm and weak that I could not bear the closeness of the city long together but was fain to go a little into the country, where I might have the benefit of the fresh air. At this time I went with my son-in-law, William Mead, to his country house called Gooses in Essex where I stayed about two weeks”.

This visit was made in 1687; there are other references in the Journal. His last visit was made in 1690, some months before his death. Both William Mead and William Penn - after whom the State of Pennsylvania in the United States of America is named - were tried at the Old Bailey in 1670, on a charge of unlawfully preaching in Gracechurch Street. Sir Nathaniel Mead came into possession of the Gooshays Manor after his father's death sometime between 1690 and 1714.

There are five entries in the papers that show Nathaniel Mead was at Gooshays from at least 1710/11. There was a copy of the Evening Post dated January 11/13/1710/11, with a short letter written on the back addressed to Nathaniel Meade Esquire, at Gooses, left at the Post House in Romford, Essex. Then there was a copy of the Night Post, January 15/19/1712, addressed on the back to Nathaniel Meade Esquire, at Gooses, to be left at the Post House, Romford. Also a copy of the Evening Post for August 9/11/1713 is addressed on the back, Nathaniel Meade Esquire, at Gooses near Romford, Essex. The Evening Post for December 14-1714 is addressed on the back to Nathaniel Meade Esquire, Gooses, near Romford, Essex. Extended to the end of 1714.

Finally, in the Post Boy in July 1713 in the Advertisements it says:- To be let next Michaelmas, by lease or otherwise, a very good farm containing ninety and eight acres of good arable meadow and pasture land, with very large substantial barns, cow houses, and other conveniences (together with right of common for all cattle on Harroldswood common adjacent thereto) which said premises are parcel of the manor of Gooshays, situate and lying between Romford and Brentwood, both market towns in the

County of Essex, in a very healthy air, and but about twelve miles distance from London. Enquire of Mrs. Sarah Meade, at the manor House of Gooshays aforesaid; or of Nathaniel Meade Esquire at his Chambers in Brick Court in the Middle Temple; or of Mr. Elias Woodward, at his house at Havering at Bower in the County aforesaid. There is also an entry in the Calendar of State Papers. (Treasury Series 2007) Volume 5 1714-1719- Memorial of Sir Nathaniel Meade; Under Stewart of his Majesty's Manor of Havering-atte-Bower in the County of Essex.

Sir Nathaniel sold the manor and estates to William Sheldon on a five hundred year lease on the 10th day of June 1753, the Release being on the 17th day of December 1754. At this time the manor and lands were in Havering, Romford, Noak Hill and other places. Gooshays passed to his son, William in 1798, and then to William Sheldon the younger in 1817. The family lived in Middlesex, not at Gooshays; the land was leased as separate farms; Gooshays Farm, New Hall Farm, Smiths land, Pinchback, Willets, Hungerdown Farm and three others. Mead had started this practice before 1754.

Lingham says that *when the manor was sold to William Sheldon, the land specification in the deed gave a detailed but medieval description of the land owned, 500 acres of arable, 400 acres of wood, 300 acres of pasture, etc.* Quite where Lingham got his 400 acres of wood from I do not know, for as can be seen from an extract from the document, D/DNe T11, which is printed below there was 40 acres of wood in 1743 and 80 acres of wood in 1754.

In 1743 Gooshays with appurtenances consisted of 20 Messuages, 10 Cottages, 2 Dove houses, 20 Gardens, 300 acres of Land, 150 acres of Meadow, 200 acres of Pasture, 40 acres of Wood, 40 acres of Marsh & common pasture for all manner of Cattle, with the appurtenances in Romford Havering and Hornchurch. By 1754 the property consisted of 30 Messuages, 15 Cottages, 3 Dove houses, 40 Gardens, 40 Orchards, 500 acres of Land, 400 acres of Meadow, 300 acres of Pasture, 80 acres of Wood, 40 acres of Moor, 40 acres of Marsh, commons and pasture for all

Cattle and the appurtenances on Gooshays, Havering-atte-Bower, Havering Green, Harrolds Wood, Purgore alias Purgoe Collier Row, Noak Hill Ward, Romford, and the parish of Hornchurch. This had increased somewhat since 1743.

Lingham says that *when Sir Thomas Neave purchased Gooshays from William Sheldon the younger in 1829 it contained a total of 1280 acres, but had been separated into separate lots, which included Gooshays farm 285 acres, Smith's land 19 acres, Pinchback 43 acres, Willets and Hungerdown 46 acres, New Hall Farm 150 acres and three other farms 221 acres together*: As can be seen from the above extract from 1754 there was 1360 acres of land; plus the 30 messuages, 15 cottages, 3 dove houses, 40 gardens and 40 orchards. It is difficult to know where all these acres were, as in the sales catalogue for 1919, Gooshays Farm, was 266 acres, New Hall Farm was 139 acres, Harold Wood Farm was 50 acres, Harold Hill Farm was 137 acres, Manor Farm was 77 acres, The Bear was 15 acres and the four lots of accommodation land were 40 acres combined, a total of around 724 acres: It appears however that Brick Kiln Farm belonged to Gooshays at this time, along with properties in Purgoe and Havering Green; so some time between 1829 and 1848 Brick Kiln must have been sold, along with the properties in Purgoe and Havering Green.

When Brick Kiln was put up for sale on Friday 27th October 1848 at Garraways Coffee House in Change Alley, Cornhill, Sir Digby Neave bought that part of Brick Kilns on the Harold Hill side of Noak Hill Road, and Robert Field bought that part of Brick Kilns on the Broxhill side of the road, and it looks like Robert Field owned the rest of the properties in Purgoe and Havering Green that once belonged to Gooshays as his name appears on this area on the map of the sale catalogue of 1848.

A further extract of D/DNe T11 shows that in 1804 Gooshays also contained the following.

Smiths Farm; was formerly in the occupation of, Thomas Springham, afterwards of Samuel Upther, since of John Kingham and then of Sarah Kingham his wife. This farm consisted of, The Homestale / Homestall or Homestead / and Yards, the Bottom Field which was, 2a 2r & 1p, the Hilly Field which was, 2a 3r & 24p, the Home Mead which was, 12a 1r & 20p, the Little Mead which was, 2a 7r & 23p and Hatters Field which was, 1a 2r & 28p.

Alexanders or Pinchbecks; was formerly in the occupation of Robert Collett and afterwards of Matthew Clear and then his widow Judith Clear later of Thomas Green deceased and then his son John Green. The farm consisted of, the Homestale, Yard and Orchard, which was 2r & 31p, the Hilly Field, or Great and Little Hilly Field, which was 7a 1r & 13p, the Cross Field, 7a 3r & 30p, the Long Field, 7a 3r & 26p, the Great Pittfield, 6a 2r 7p, the Little Pittfield, 4a 0r 26p, the Home Field, 4a 0r & 20p, the Broad Mead, 6a 0r & 6p and Sheating Field, 2a 3r & 26p.

Poulters or Marrables; was formerly the occupation of Edward Grey and afterwards of Thomas Ashwell since then of John Boreham and then of Abraham Answorth. The farm consisted of, the Homestale and Yards No. 42 was, 1r & 35p, the Home Mead, 6a 3r & 20p, the Smiths Field No. 41 was 1a 0r & 12p, the Three Acre Field, 3a 0r & 30p, the Bottom Meadow 4a 3r & 3p, the Beermans 2a 3r & 30p, the Hilly Field No. 38 was 4a 3r & 29p, the Hatters Field No. 33 was 2a 3r & 17p, the Marrables, 7a 1r & 34p and the Hook Mead No. 35 was 4a 1r & 2 p.

Goldsmiths Farm; was formerly in the occupation of – Newman and then of Daniel Pain and later of Peter Pain. The farm consisted of, the Homestale and Kiln Yards which was 3a 0r & 0p, the Barn Mead, 4a 2r & 11p, the Kitchen Mead, 4a 3r & 17p, the Middle Field, 4a 1r 24p, the Little Mead, 4a 2r 17p, the Little Kine, 4a 0r 30p, the Great Kine, 4a 2r 39p, and the Hook Field, 7a 2r 37p. The total was 35a 0r 15p.

Duddins Farm; was formerly in the occupation of John Carter and afterwards of John Cleeve since of Edward Hand then Joseph Mayes and

late of Thomas Reavell. The farm consisted of the Homestale and Yards, the Brook Field. 3a 1r 21p, the Wood Field with the wood No. 28 containing together 4a 3r 5p, the Well Field with the wood No. 29 containing together 4a 2r 11p, the Hillap Field 4a 1r 11p, the Shank Field 2a 3r 7p, the Home Mead 5a 1r 28p, the Peartree Field 4a 3r 9p, the Clay Pitt Meadow 9a 0r 8p and The Hoppett 1a 1r 20p. The total was 37a 0r 19p.

The Bear Alehouse; This was formerly known as the Goathouse and along with its land amounted to two roods; was formerly in the tenure of Daniel Jenny, and afterwards of Thomas Unwin and since of Nathaniel Castle and then in the tenure of George Saggars then of John Hatcher: (It was sold to Phillip Matthew Chitty for £490 in 1805).

The Sheephouse; This cottage and the land belonging to it amounted to one rood, and were situated near Fitchets Hill and adjoined Harolds Wood Common. This was formerly in the tenure of John Smith and since of Matthew Baroke, late of William Seagram and Thomas Turner, deceased, later in the tenure of Thomas Peagram and Sarah Turner, widow of the said Thomas Turner. There seems also to have been another cottage nearby which had been divided into two cottages, one of them late in the tenure of Daniel Morris and the other empty and one of them late in the tenure of Susan Pain and the other then or late in the tenure of Jane Wood, widow.

Gores or Leroins Farm; this included the Arable land Meadow and Pasture along with the Appurtenances in Purgore, alias Purgoe. Formerly in the occupation of Robert Young, John Eldred and William Whitmore esquire, some or all of them, afterwards of Jeremiah Mayes since of Thomas Plaile, then late of the said Daniel Pain then or then late in the occupation of the said Peter Pain. The particulars of the Farm were; the Homestale and Yards, the How Mead, containing 9 acres two roods and thirty five perches, the Four Acre Mead, containing 4 acres 2 roods and 13 perches, the Four Acre Field, containing 3 acres 2 roods and 17 perches, the Nine Acre Mead, containing 9 acres 2 roods and 29 perches, the Long

Mead, containing 3 acres 3 roods and 30 perches, the Hungerdown or Barnfield containing 4 acres 2 roods and 2 perches, the Two Acre Field or No. 50 containing 2 acres 1 rood and 31 perches, the Three Acre Mead, containing 3 acres 3 roods and 8 perches, the Two Acre Mead, containing 2 acres and 15 perches, the Woodfield, containing 3 acres 1 rood and 26 perches.

Cottage at Purgore alias Purgoe near the said last mentioned Farm, and the buildings and land thereto belonging, formerly in the occupation of Nicholas Boneham and since of Abraham Poulton and then divided into two Cottages or Tenements one then or then late in the occupation of Edward Hills, and the other then or then late in the occupation of Henry Bush.

Blue Boar or Lewisse's Farm; this farm along with the arable land, meadow and pasture ground thereunto belonging with the appurtenances was in the occupation of Joseph Dowsett. The particulars of which were as follows; the said messuage or tenement which was situated on Havering Green, was then used as an Alehouse called the Blue Boar Alehouse, the Homestale and yards, the King Field, containing 13 acres 2 roods and 37 perches, the Broomfield, containing 5 acres 1 rood and 24 perches, the Little Stubb Field, containing 9 acres and 14 perches, the two Pittfields, containing together 10 acres 2 roods and 2 perches, the Perkins Field, containing 3 acres 3 roods and 35 perches, which said tenement last mentioned was formerly in the tenancy of John Sand, and one of the fields called Pittfield with the Little Stubb Field, Broomfield and King Field, were formerly in the occupation of William Scott, and the other Pittfield and Perkins Field, were formerly in the occupation of Philip Scott and sixteen acres of the said last mentioned lands were formerly in the occupation of Mrs. Legate, Mrs. Attwood and John Smart the elder.

Tannes or Tanns Farm; This farm was also situated on Havering Green, and was formerly in the occupation of Lord Herbert, Sir Richard Mason, Paul Alexander and Sir Brian Tuke, knight, William Pennant, gentleman, some or one of them, afterwards of Moses Tann, since of Thomas Winter,

then late of John Cook, deceased and then or then late in the occupation of John Cook, his son. The particulars of this farm were, the Homestall and yards, the Bushy Field or No. 45, containing 4 acres 1 rood and 11 perches, the Bushy Field or No. 46, containing 1 acre and 37 perches, the Bushy Field or No. 47, containing 5 acres 2 roods and 27 perches, the Broadgate Mead, containing 3 acres and 30 perches, the Broadgate Field, containing 7 acres 1 rood and 13 perches and the Broomfield or Bromley Croft, containing 3 acres 1 rood and 22 perches, which said last mentioned lands lay at Broadgate Park at Havering in the Parish of Hornchurch in the Liberty of Havering atte Bower, and the other part of the land, to wit 4 acres 3 roods and 29 perches, part of the Bushy Fields and about 1 acre of the said Bromley Croft, lay in the parish of Stapleford Abbots in the said County of Essex. Unfortunately there was no plan with it to show just where the numbered fields were.

There was also a Cottage with appurtenances; situated in Havering Green aforesaid, occupied with the last mentioned Farm, by the said John Cook, the son.

Scotts Farm: This Farm along with the arable land, meadow, pasture and woodland belonging to it along with the appurtenances was situated near Havering Green, and was formerly in the occupation of William Scott and afterwards of Thomas Scott, since of John Benett and then Eleanor his widow and then or then late in the occupation of Thomas Dione Esquire. The particulars of the Farm were as follows; the Homestale and yards and garden, containing 1 acre, more or less, the Home Mead, containing 9 acres 3 roods and sixteen perches, the Great and Little Pillars, containing together 7 acres and 11 perches, the Shimmers or Kimmers Field, containing 2 acres 1 rood and 37 perches and the wood called Lucy's Wood, containing 3 acres 2 roods and 24 perches.

Steeles Farm; this farm along with the arable, meadow and pasture grounds along with the appurtenances was formerly in the occupation of Robert Steels, afterwards of Philip Scott, the younger since of John Piggott and then or then late in the tenure of Squire Woodfin. The

particulars of the farm were; the Homestall and yards, the Pightle No. 31, containing 3 roods and 22 perches, the Pightle No. 32, containing 1 acre 2 roods and 6 perches, the Gile or Gill Mead, containing 1 acre 3 roods and 12 perches and the Broadgate Field No. 44, containing 6 acres 1 rood and 24 perches.

Cottage and Garden; containing half an acre of land and situated on Havering Green, occupied with the last mentioned farm by the said Squire Woodfin.

Cottage with Appurtenances; with five pieces of orchard and a garden; situated on Havering Green behind the Workhouse, containing 1 acre. The cottage was formerly in the occupation of Bridgett Bennett and the said pieces of ground were formerly in the tenure of John Skinner and afterwards of Mary, his widow, and the said cottage and pieces of ground were afterwards in the tenure of Sarah Cole, widow, and since of William Crabtree and then or then late were in the tenure of Thomas Ashby.

Cottage or Tenement; situated on Havering Green, then used as a workhouse; formerly in the tenure of Mary Skinner, widow, since of Jonathan Moreton, Blacksmith and then or then late in the tenure of the Overseers of the poor of Havering.

A Cottage, with appurtenances; situated in Havering Green; formerly in the occupation of Josias Collins since of Laurence Collins, his son then or then late in the tenure of Thomas Winter.

Cottage, with appurtenances; adjoining the last mentioned cottage, formerly in the tenure of Thomas Winter deceased and since of Thomas Winter, his son and then in the tenure of Benjamin Plumb.

Cottage and Stall; this cottage adjoined the last mentioned cottage, and was formerly in the tenure of Richard Swonder since of John Skinner and then of John Skinner, his son.

Dagnams and Gooshays combined originally covered most of what is now Harold Hill. Gooshays contained at one time, Gooshays, the Home Stall and Yard, Smiths Farm, Kelly Field, the Bottom Field, Home Mead, Little Mead, Hatters Wood, New Hall, Alexander's or Pinchbacks, the Crofts Field, Long Field, Great Pitfield, Little Pitfield, Bread Mead, Sheating Field, Poulter's or Marrables, Duddins Farm & Mable land, The Bear, The Sheepphouse, Hungerdown or Barnfield, Purgoe Cottages, Blue Boar or Lewis's Farm, Blue Boar Alehouse, Tannes or Tanns Farm; or Tanners Grange, Pitfield, Scotts Farm, Steeles Farm, and at one time Brick Kiln Farm etc. [There are still 94 deeds on Gooshays that I have not read].

The farmhouse and a very fine timber barn survived for some years after the estate was built, but the barn was mysteriously burnt down long after a firework display that the council arranged to have one Guy Fawkes Night in Central Park, right behind the timber barn. Previous firework displays having been held well away from the barn, more in the middle of Central Park: After the fire, the council blamed some 15 year olds, **but failed to explain why the firework display had been held right behind the highly inflammable wooden barn.**

In the 1919 Sale, Gooshays was Lot Number Two: Comprising:-

THE GEORGIAN FARM HOUSE

Built from the remains of an old Manor House and approached by a long Avenue, and containing: Four Attics, Six Bed Rooms, one with panelled walls, Dining Room, Drawing Room, Study, Kitchen, Scullery, Bake house, used as Dairy, and Wood Shed.

THE FARM BUILDINGS

Comprising Nag Stabling, Coach House, Coal Store, and Chicken House with Granary over, Large Barn used as Fodder and Mixing Room with Granary over, Double Cow Stall for 47 Cows, Cooling Room, eight-stall

Stable and Chaff Room, Open Hay Barn, Lean-to Implement and Cart Sheds and Open Shed, Cow Shed for 12 Cows, Loose Boxes and Waggon Shed, Old Cow Stall for 18 Cows, and Chicken House, Grain Pit (built by tenant), Lean-to Open Shed in Garden. Also:

A PAIR OF MODERN COTTAGES:

Each containing: Three Bed Rooms, Living Room and Kitchen, with detached Wood Shed. The Whole Farm Comprising:

266A. 0r. 30p ARABLE, PASTURE AND WOODLAND.

As shown in the following SCHEDULE.

Ordnance No.	Description	State	Quantity A. R. P.
PARISH OF NOAK HILL			
188.	Part Hatters Wood.. ..	Wood	3 1 16
195.	Upper Hatters and Sluice Field	Pasture	26 0 37
196.	Wood Field	Pasture	7 0 31
216.	Long Wood	Wood	4 2 21
217.	Little Rush Mead	Pasture	6 0 23
218.	Part Garden Field	Pasture	0 1 29
219.	Part Garden Field	Pasture	5 2 29
220.	Nursery Mead	Pasture	2 0 39
222.	Part Garden Field	Arable	11 1 34
223.	Part Sage's Wood	Wood	3 1 0
PARISH OF ROMFORD			
486.	Church Field	Arable	14 1 8
487.	Lower Sand Hills	Arable	7 3 8
488.	Rye Grass Field	Arable	7 1 33
517.	Shaw Field	Arable	8 2 36
600.	Six Acres	Arable	7 1 18
601.	Bulk Field	Arable	19 0 7
602.	Great Rush Mead	Pasture	10 3 3
603.	Slaughter House Mead	Pasture	11 1 2
604.	Suckling Mead and Great Hoppet	Pasture	14 3 7
605.	Little Hoppet &c.	Pasture	11 1 27

606.	Heavy Sand Hills	..	..	..	Pasture	9	2	8
607.	Lane	..	..	..	Roadway	1	1	8
608.	House Buildings &c.	..	..		Homestead	3	1	10
609.	Little Garden Field	..	..		Pasture	7	2	5
610.	Pond	..	..	..	Water	0	1	5
611.	Pond	..	..	..	Water	0	1	3
612.	Nursery Mead	..	..	..	Pasture	7	0	10
613.	Roadway	..	..	..	Roadway	1	1	2
614.	Part Little Garden Field	..	..		Pasture	0	2	27
615.	Draft Downs	..	..	..	Pasture	15	1	15
616.	Squires Mead	..	..	..	Pasture	21	1	23
618.	Pair of Cottages and Garden	..			Buildings	0	1	38
619.	Cockshot	..	..	..	Arable	7	3	29
624.	Roadway	..	..	..	Roadway	3	0	15
627.	Little Squires	..	..	..	Pasture	3	0	4
						<hr/>		
					Ac	266	0	30

SUMMARY

Let as follows:

Acreage			Occupier.	Tenancy.	Rental.
A.	R.	P.			£ s. d.
254	3	33	Messrs. R. & H. Watt	.. .. Yearly	310 0 0
11	0	37	Woodland in hand	.. ..	0 0 0
					310 0 0

A RENTAL OF £310 PER ANNUM.

Water is laid on to the house, Cottages and Buildings.

OUTGOINGS:--	Tithe Rent Charge (commuted amount)	£50	6	8
	Land Tax.	£13	16	0

The Purchaser will be required to pay in addition to the purchase money the sum of £850 for the growing Timber upon this lot.

The Hedges, Trees and Ditches on both sides of the road numbered 613 and 624 are included in this Lot.

The Purchaser of Lot 3 is not to cut the roots or overhanging branches of any of the trees (an easement in respect of which is to be reserved from Lot 3) forming the avenues alongside the road No. 613 and 624, without the previous consent in writing of the owner of this Lot.

A right to the extent as at present exercised by the tenant of Lot 3, but no further or otherwise, is reserved for the owner to use the roadway No. 613 and 624 for agricultural purposes in connection with the ownership or occupation as a farm of the land comprising that lot, and as a means of access to and from the Farmhouse and Buildings and the Lodge Cottage, the Owner of Lot 3 contributing and paying on demand to the Owner of Lot 2 a due and proper proportion of the cost and maintaining and repairing the said roadway and the fences, hedges and ditches thereof.

The Tenant of Gooshays at the time of the sale was Messrs H. Watt, who also bought this lot for £5500 + 850 for the growing timber. He paid £550 deposit leaving a balance of £5800.

New Hall Farm.

New Hall Farm, 139 acres. This farm was also originally part of the manor of Gooshays. The name New Hall is medieval in derivation and as the farm is the oldest on Harold Hill, first mentioned in 1461, it was probably named after the first farmhouse or Hall to be built, therefore "New Hall". The present house was probably built in the early 17th century, between 1625 and 1675; it is certainly not older than 1610 because it does not appear on the map of Havering atte Bower, which was issued c. 1610. The present house probably stands on the site of an earlier building. New Hall has one distinctive architectural feature, which dates it effectively, and that is its twin span roof. New Hall is really two houses or two single span buildings built together side by side. The only external sign of this unusual construction is the two separate roofs. Another feature, this time internal, is that all the rooms are interconnected. New Hall is a product of the revolution in architectural design, which took place in England during the late 16th and early 17th century. The house did contain a priest hole; which was approached from a wooden spiral

staircase (removed by the Mallinsons) by stepping through a doorway, immediately beside the stairs, into a room in the wall. The priest hole was a deep niche in the wall, next to the doorway in which nobody could be seen from the doorway or the staircase. The room would appear empty to someone searching. This may have been built in the late 17th century, after the abdication of James II, when the persecution of Catholics was at its worst. The front door seems to have been altered during the 18th century for it is Georgian in style. When Sir Thomas Neave bought the manor in 1829, the farm was then part of Gooshays Manor, as well as Pinchbeck smallholding, which adjoined New Hall.

New Hall was lot No. 3 in the Sales Catalogue, and was listed as:

NEW HALL FARM

With long frontage to the main road and close to Harold Wood Station, comprising:

THE EXCELLENT FARM HOUSE

Containing Five Attics (Two used as Bed Rooms), Four Bed Rooms and a Dressing Room, Bath Room with Hot and Cold Water and W.C., Dining Room, Drawing Room, Study, Kitchen, Pantry, Scullery, Bakehouse, Wood and Coal Sheds, with well-laid out Garden.

FARM BUILDINGS

Comprising Two- Stall Nag Stable, Harness Room and Coach House, Cart Horse Stabling for Five, with Chaff House, Cow Stalls for 44 Cows, Loose Boxes, Cooling Rooms, Barn and Mixing Room with Granary over, Lean-to Grain Pit, Waggon and Implement Shed, Lean-to Piggeries and Hen House. Also

A PAIR OF COTTAGES

Each containing Two Bed Rooms, Sitting Room, Kitchen, Scullery and Detached Wood Shed. The whole comprising:-

139A. 0R. 13P. OF ARABLE, PASTURE AND WOODLAND

With a prospective building value and a long frontage to the main road, as shown in the following SCHEDULE:-

Ordinance No.	Description.	State.	Quantity.		
			A.	R.	P.
PARISH OF NOAK HILL					
221.	Nine Acres	Pasture ..	8	1	19
250.	Eleven Acres	Pasture ..	12	1	32
251.	The Peaks	Pasture ..	17	3	33
252.	Hoppet	Pasture ..	1	2	0
253.	Brooks Mead	Pasture ..	2	0	19
254.	Wood Field	Pasture ..	4	0	11
PARISH OF ROMFORD					
617.	Barn Field	Arable ..	14	2	37
618.	Nine Acres	Arable ..	9	2	28
620.	Wood.. ..	Wood..	1	1	20
621.	Twelve Acres	Pasture ..	11	0	18
622.	Sawpit Meadow	Pasture ..	2	1	34
623.	House and Buildings	Buildings ..	2	1	23
624.	Lodge Cottages	Buildings ..	0	0	10
625.	Eight Acres	Arable ..	8	0	17
648.	Sour Leys and Four Acres	Arable ..	24	1	30
649.	House Field	Pasture ..	3	1	31
{650.	Cottage Gardens	Garden ..	0	0	27
{650.	Sawpit Meadow and Five Acres	Arable ..	11	1	5
651.	Brook Meadow	Pasture ..	3	1	19
			A.	139	0 13

Let at Rents apportioned for the purpose of this sale as follows:-

SUMMARY

Acreage.	Occupier.	Tenancy.	Rental.
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E.6. Along with this Lot was Lot No. 14, which was also bought by the same buyer who paid £9050 for the two Lots plus £80 for the timber; he paid £905 deposit leaving £8225 to pay.

Lot 14 was the valuable enclosures of freehold building land.

Situated about half- a- mile from Harold Wood Station, with a Frontage to the Main Road from Romford to Brentwood of about 1,100 feet and containing 20a. 3r. 39p., as shown in the following SCHEDULE:-

Ordnance No.	Description.	Quantity.		
		A	R	P
PARISH OF HORNCHURCH.				
22.	Pasture	7	2	19
23.	Pasture	13	1	20
		A 20	3	39

Let with New Hall Farm to the Executors of Mr. R. Mallinson on a yearly (Michaelmas) Tenancy at the apportioned Rent of £25 per annum.

OUTGOINGS:- Tithe Rent Charge (commuted amount).. £11 5 5
The growing Timber is included in the Sale.

This piece of land was situated alongside the Main Road on the Harold Wood side of the road, just past Paines Bridge. It consisted of land on which Mr. Mallinson used to grow hay for his Cows. This land had great potential as building land when no longer needed as farm land, which was realized by Sir Thomas, hence the asking price, it was eventually sold as building land and built on.

In 1919. Mr & Mrs. J. Mallison were the tenants; they had received the tenancy in 1913. The annual rent was £222. They also bought the farm from the Neaves in that year. The farm was compulsory purchased by the L.C.C. in 1947 and used first as offices for French's (the main building contractor) and then converted into a public house known as the Morris Dancer, which is still going to date.

The next Farm in the catalogue was known as Harold Wood Farm and was situated in Straight Road near The Plough public house.

Harold Wood Farm.

Harold Wood Farm was 50 acres. This farm was in existence in the early 19th century and probably earlier. In 1846 it was the property of the Rev. G. Claydon. Some years after his death, the farm was purchased by Sir Arundel Neave, from the trustees of the estate of the Rev. G. Claydon. He apparently leased it to Mr. Banyard, as in 1914 there was a letter from Banyard addressed to Sir Thomas Neave or his incoming Tenant, Mr. James Quilter, from G. B. Hilliard & Son, valuers for Sir Thomas, who had valued a Stack of Meadow Hay left by Mr. Banyard, at £161, to be paid by Mr. Quilter, the next Tenant.

Quilter had been asked to give up Manor Farm to Captain C. L. Prior, and was moving to Brick Kiln Farm. Whether he had been given the choice of Harold Wood Farm or Brick Kiln Farm and chose Brick Kiln as it was larger, or whether he took both is not clear, but if he moved to Harold Wood Farm it could only have been for a short time as in the 1919 Sale the tenant was Mr. Arthur William Sexton who bought the farm in the sale.

Harold Wood Farm was Lot No. 4 in the sales catalogue, and was listed as:-

HAROLD WOOD FARM

Comprising:-

The Farm House.

Containing; Four Bed Rooms, Two Sitting Rooms, Kitchen and Pantry, with Detached Wash House, and Coal Shed.

The Farm Buildings.

Comprising; Cart Horse Stable for Five, Cow stall for 25, Cooling Room, Barn used for Forage and Mixing Room, Grain Pit, Granary, Cart Shed, Loose Box, Calf Pen, Tool House and Hen House.

The whole comprising:-

50a. 0r. 10p. of Arable and Pasture Land.

As shown in the following SCHEDULE:-

Ordnance No.	Description.	State.	Quantity.			
			A.	R.	P.	
PARISH OF ROMFORD.						
435.	Green Lane	.. ..	Pasture and Roadway	1	3	16
437.	Ten Acres	.. ..	Pasture	12	0	1
626.	Three Acre Mead.	.. ..	Arable	3	1	21
628.	Five Acres	.. ..	Pasture	5	0	0
629.	Twenty-two Acres	.. ..	Arable	22	0	38
631.	Long Meadow	.. ..	Pasture	4	2	0
633.	House and Buildings	.. ..	Buildings	0	2	30
634.	Green Lane	.. ..	Pasture and Roadway	<u>0</u>	<u>1</u>	<u>24</u>
				A	50	0 10

Let to Mr. A. W. Sexton on a Yearly (Michaelmas) Tenancy at the Rent of; £77 per annum.

OUTGOINGS:- Tithe Rent Charge (Commutated amount)	£11	4	3
Land Tax	..	..	.. 3 15 0

The Water is laid on to the House and Buildings.

The Growing Timber is included in the Sale.

This Lot is sold subject to the Right of Way of the adjoining owners over the Roadway Number's 435 and 634.

Mr. A.W. Sexton paid £1800 for Lot 4. He paid £180 deposit, leaving a balance of £1620.

Adjoining this property was Pinchbecks Farm, which had been part of Gooshays in 1829, when it was 43 acres. It was subsequently sold and became the property of Mrs Barbara Drew. This property was not marked on the 1919 Sales Catalogue as it was no longer the property of the Neaves, but the area is on the catalogue map and I have designated it as Lot A for the purposes of this study.

Mrs. Barbara Drew died on the 18th May 1890, leaving the estate in the hands of her Trustees subject to a life tenancy thereby created. On the 24th June 1913 it was leased to Mr. Arthur William Sexton by; Lear James Drew, Harriet Louisa Birt and Lucy Fanny Drew, who was the life tenant created under the will of the late Mrs. Barbara Drew. The Lease was for the term of three years from the 29th day of September 1912 and so on from year to year until the tenancy shall be determined by either party giving to the other party, twelve calendar months previous notice in writing, such notice to expire on the 29th September in any year; at the yearly rent of £65 paid quarterly, the first payment to become due on the 24th June 1913. A new lease was signed on 23rd December 1920, when the rent was increased to £90 per annum.

When the life tenant (Miss L. F. Drew) died, the surviving Trustee decided to sell the land, as it now had potential value as building land. With regard to this the land was put up for Auction as 46 acres of Freehold Land. The Auction was to take place at the London Auction Mart, on Thursday 23rd July 1936. Mr. Sexton was notified of the intended sale and was keen to acquire the property; but he was informed confidentially that the lowest value for probate purposes was £8250, considerably more than he had paid for the 50 acres of Dycorts in 1919. Sexton however had the lease for another year as the Tenancy was subject to a years notice to quit from the 29th September. The new owner Mr. Percy Edward Brand of Hutton offered him £200 for the termination of the lease on the 29 September 1936 and said that Mr Sexton could still have first refusal of the use of the land until it was required and his haystacks could stay there until the land was needed, an offer that he took up.

This Farm is marked as, Lot A as it was not part of the 1919 Catalogue.

The Sales Catalogue for Pinchbecks Farm in 1936 listed it as: -

The Freehold Property
Comprising:-

46 Acres 0 Roods 20 Poles
Known as

Pinchbecks Farm

Adjoining, and worked in conjunction with Dycorts Farm,
(Formerly Haroldwood Farm) Romford, Essex.

Situated next to a property known as The Warrens, about 500 yards from Gallows Corner, three-quarters of a mile from Harold Wood Station (L. & NE. Rly.) and about 1¼ miles from Gidea Park Station (L. & N. E. Rly.) as shown on the plan attached, and having a:-

Frontage of about 1210 feet
To the north side of the main
London-Brentwood Road

The vendor's Solicitors were Messrs. Stones, Morris & Stone, of 41 Moorgate, London E.C.2. The property was sold as one lot at The London Mart. No. 155. Queen Victoria Street E.C.4. On Thursday, 23rd July 1936, at Half-past Two o'clock.

The Property was bought by Mr. P. E. Brand, who applied for permission to build a small estate of twelve houses to the acre. The land between Pinchbecks and Straight Road had been bought by Essex County Council as part of the Harold Wood Hall estate and in a letter sent to Sexton dated 12th March 1936 the Romford Planning Officer stated that he was

communicating with the Essex County Council, the owners of the land south of the Chaseway, about the widening of Straight Road.

With the loss of 46 acres of grazing land and the council wanting to widen Straight road on his side and also Mr England, who owned the land the other side of Farringdon Avenue next to his in Straight Road wanting to build on it (the reason for the road widening), Mr Sexton decided to sell Harold Wood Farm and the shop on the corner of Straight Road and the Chaseway, (Farringdon Avenue,) and so he put Dycorts (Harold Wood Farm) up for Auction as a Valuable Freehold Building Estate, on Wednesday, 13th April 1938, at 3.30 o'clock, at The White Hart Hotel, Romford. However his sons objected to the sale of the shop and so the farm was sold but the shop was not.

Some of the descriptions and conditions vary from the original sale to A. W. Sexton in 1919.

Sales Catalogue for Dycorts Farm 1938.

Description:-

Dycorts or Harold Wood Farm

Situate in the Straight Road, in the Borough of Romford,

extending to nearly

50 Acres

TOWN PLANNED 12 HOUSES TO THE ACRE.

I will not go into to much detail about the building plans as they came to nothing, as we shall see.

The description of the property is slightly different in as much as the House is described as:-

A BRICK AND TILED DWELLING HOUSE Containing:-

ENTRANCE HALL

SITTING ROOM, 12ft. x 9ft. 8in.

LIVING ROOM, 12ft, x 11ft.

KITCHEN, 17ft. 6in. x 10ft.

PANTRY, fitted shelving and dresser.

Cupboard under Stairs.

FOUR BEDROOMS.

Timber and tiled WASHHOUSE, fitted copper.

Coal House. Closet.

COMPANY'S WATER laid on to House and Dairy.

THE OUTBUILDINGS

Comprise- Timber, brick and tiled Granary; Stabling for five; Cowshed for six Cows and Loose Box; Barn, Grain Pit and Cowshed for eight Cows; Timber and tiled Cowshed for nine Cows; Dairy and Henhouse; Cart Lodge and Granary; Timber and Corrugated Wood Shed in Field.

SCHEDULE

(as in Conveyance to Vendor)

NOTE- Actual area sold slightly less than shown as same includes site of shop and frontage given up for road widening.

SCHEDULE

(as taken from Ordnance Survey, 1920 Edition)

NO. ON PLAN	DESCRIPTION								AREA
Pt. 238	Roadway	..	..	approx	2.057
239	Pasture	..	..	..	12.008
240	Homestead	..	..	..	.689
106	Arable	..	..	..	3.379
134	Pasture	..	..	..	4.500
135	Arable	..	..	..	22.240
136	Pasture	..	..	..	<u>5.003</u>
								Acres	49.876

NOTE___ Actual area sold slightly less than shown as same includes site of shop and frontage given up for road widening.

OUTGOINGS. ___ Tithe Redemption Annuity, £10 5s.10d.
 Land Tax, 1937/38, £2 7s. 6d.

Lingham says on page 16 that *Romford Borough Council bought the farm in 1938, which was subsequently turned into playing fields and acquired by the L.C.C. in 1947.* “I cannot find any record of this in the Council Records; and in the 1939-40 Rate Book Mr. Viney was the Tenant but Mr. J. Corbett of the Warrens which adjoined Dycorts, was listed as the owner as Mr. Arthur William Sexton had apparently sold it to him and moved to No. 4 Beltinge Road, Harold Wood, his son taking over the shop. Dycorts was still called Harold Wood Farm on the Compulsory Purchase Order by the London County Council as part of the Dagnam Park Estate (Harold Hill) in 1946, and this land was excluded from the order. The Warrens however was compulsory purchased in the 1946 order. The fact that Harold Wood Farm was excluded from the compulsory order could have meant that Romford Borough Council had in fact just acquired the land, in which case it would not have been necessary to compulsory purchase the land, because the council had agreed to the plan and would have sold the land to the L.C.C.

Brick Kiln Farm.

Brick Kiln Farm (Hilldene Farm) has been in existence since the 17th century, and straddled the Noak Hill Road at its junction with Straight Road. It had originally been part of Gooshays Farm, and was called Brick Kiln Farm from the brick kiln used in the farms early history. (John Heaton had set up this Kiln illegally c. 1775). *Lingham say's, when the farm was purchased by Sir Richard Neave in 1849 it consisted of 63 acre.* In actual fact when it came up for auction on Friday 27th of October 1848 it was 116 acres one rood and 17 perches, and it was Sir Richard Digby Neave (known as Digby) who bought the 43 acres and 24 perches on the Harold Hill side of the Noak Hill Road, which contained, pasture, meadow, arable land, and a house and garden, and three allotments, and Robert Field Esquire bought the 73 acres and 33 perches on the Havering atte Bower side of the Noak Hill Road, which contained allotments, pasture, meadow and arable land.

The tenant at that time was Mr. Gardener who had a 14 year lease started in 1845, at a yearly rent of £135, and the estate was subject to a land tax of £4:17:8d. That part of the estate formally called Gores or Lewins was subject to two ancient quit rents to the manor of Havering of £4 and £3:4s per annum and the Brick Kiln Farm to fee farm or other rents of £2:10s and 3s per annum. The timber on the land was valued at £63:13s. Below is an extract from the 1848 sale, showing the part Sir Digby bought.

In the Sale Catalogue for 1848 Brick Kiln Farm was Lot 6. Described as:-

**A MOST DESIRABLE FREEHOLD ESTATE
Called BRICK KILNS**

**ABOUT THREE MILES FROM THE MARKET TOWN AND IN
THE PARISH OF ROMFORD**

Consisting of

A SUPERIOR BRICK-BUILT FARM RESIDENCE,

Containing

Two Attics, Three Bed Rooms on the First Floor, Two Parlours, Kitchen, Cellar, Dairy, Farm Yard with Brewhouse, Coal and Wood House;

A GOOD GARDEN,

FARM YARD with excellent Tiled Wheat Barn of Two Bays, on Brick Foundations;

STABLING FOR EIGHT HORSES,

COW HOUSE for Seven Cows; Calf Pens, Cow Yard, Sheds for Beasts, and Pond of Water.

AND

Sundry Enclosures of Meadow, Pasture and Arable Land,

Divided into Handsome Enclosures, (in a high state of Cultivation) and Numbered as under on the Tithe Commutation Plan.

No.							A.	R.	P.	
689*	Hook Field	..	..	Arable	..	..	7	3	32
691*	Brook Ditto	..	..	Ditto	..	..	4	1	19
695*	Five Acres	..	..	Ditto	..	..	5	0	13
696*	Four Acres	..	..	Ditto	..	..	4	1	10
721*	Barn Field	..	..	Pasture	..	..	5	2	29
722*	House, Garden, &c.	..	..	-----	..	..	0	2	38
723*	Hop Field	..	..	Pasture	..	..	4	0	35
728*	Back Hilly Mead	{now in	..	Meadow	..	..	4	3	29
729*	Five Acres	one }	..	Ditto	..	..	5	3	9
							Ac	43	0	14

Sir Digby added the lands of Hungerdown Farm, which had also been part of the manor of Gooshays until 1829, and stood near to where the present Hildene Avenue joins Straight Road, bringing the total up to 112 acres, but this must have been a gradual process as in the lease mentioned below, the farm was 55 Acres 0 Roods 38 Perches, or thereabouts.

On the 28th of October 1897 Brick Kiln Farm was leased to William Rumble on a yearly basis until the tenancy shall be determined by either party giving to the other, twelve calendar months notice in writing. The rent was £70 per annum, to be paid by equal quarterly payments on the usual quarter days, the first of such quarterly payments to be made if demanded on the 25 day of December 1897.

The field numbers, names and sizes have altered over the years. On the 22nd of June 1849, the plan shows the fields as;

No.	Description	A	R	P	Rent.
689.	Hook Field .. Arable ..	7	3	32.	£2 1 6d
691.	Brook Field .. Arable ..	4	1	19.	£1 8 4d
695.	Five Acre Arable ..	5	0	13.	£1 8 11d
696.	Four Acre Arable ..	4	1	10.	£1 4 9d
721.	Barn Field Pasture ..	5	2	29.	£0 12 0d
722.	House Garden -- ..	0	2	38.	£0 17 6d
723.	Hop Field Pasture ..	4	0	35.	£0 6 1d
728*	Brick Hilly Mead [Meadow ..	4	3	39.	£0 1 7d
729*	Five Acre now in one)]	5	3	9.	£0 12 6d
		43	0	24	£9 2 2d

The 1897 lease added field No. 924 of 12 0 14 bringing the total to 55 0 38

On the 19th day of June 1913 William Rumble was given notice to quit Brick Kiln Farm on the 29th day of September 1914, to make way for the incoming Tenant Mr. James Quilter. I do not know what the acreage was when Quilter took the farm in 1914, but it was 112 acres in 1919. Quilter had apparently been asked to leave Manor Farm to make way for Captain C. L. Prior, the reason for the move.

Brick Kiln Farm was Lot 5 in the 1919 Sale and was described as:-

BRICK KILN FARM.

With a long road frontage and TWO HOMESTEADS, comprising:-

THE FARM HOUSE.

Containing: Five Bed Rooms, Two Sitting Rooms, Kitchen and Larder with Detached Wash House and Coal Shed.

THE FARM BUILDINGS.

Comprising: Four-Stall Stable, Chaff Room and Loft over, Granary, Barn forming Mixing, Fodder and Cooling Rooms, Cart Sheds and Grain Pit, Cow Stalls for 17, Calf Pen, Piggeries, Loose Boxes, Open Shed with Implement Shed; also

HOMESTEAD.

Numbered 491 on the Plan containing: Range of Closed Loose Boxes and Cattle Sheds, Large Implement Shed and Cart Shed, with Two-stall Nag Stable and Harness Room; also a

PAIR OF GOOD COTTAGES.

Each containing Three Bed Rooms, Living Room, Kitchen, Pantry, Coal Shed and Detached Wash-house.

The whole comprising:-

112a. 1r. 27p. of Arable and Pasture Land.

As shown in the following SCHEDULE:-

Ordnance No.	Description.	State.	Quantity		
			A.	R.	P.
PARISH OF ROMFORD					
519.	Hook Field	Arable	8	0	9
520.	Five Acre and Four Acre	Arable	9	0	20
521.	Barn Field	Pasture	4	3	35
522.	Brick Kiln House, Building, &c. ..		0	3	16
523.	Hoppet	Pasture	0	3	16
524.	Hoppet	Pasture	3	2	20
537.	Back Hilly Mead	Pasture	11	1	4
539.	Brook Field	Arable	4	2	6
546.	Road Field	Pasture	1	1	25
484.	Elleridges Meadow	Pasture	17	2	10
489.	Eight Acres	Pasture	8	3	28
490.	Allotment	Pasture	1	2	6
491.	Two Cottages and Gardens &c. ..		0	3	26
492.	Allotment	Pasture	1	2	6
514.	Allotment	Pasture	2	3	8
515.	Long Mead	Pasture	4	3	5
516.	Eleven Acres	Pasture	9	3	36
518.	Nine Acres	Pasture	9	1	15
538.	Eight Acres	Pasture	8	1	12
			A.	112	1 27

Let at Rents apportioned for the purposes of this Sale as follows:-

SUMMARY.

Acreage.			Occupier.	Tenancy.	Rental.			
A.	R.	P.			£	s.	d.	
104	0	15	.. .. Mr. J. Quilter	Yearly	135	0	0
8	1	12	.. .. Mr. C. Brooks	Yearly	10	0	0
G.P.O. acknowledgment rent for telegraph Pole.						0	1	0
					£145	1	0	

A Rental of £145 1s. per annum.

OUTGOINGS:- Tithe Rent Charge (commuted amount)..	£15	1	4
Land Tax (on 55 acres)	£	3	10 0

The Growing Timber is included in the Sale.

It was sold to a Mr. Alfred Goodwin who paid £5000 for Lot 5 & Lot 6, which was 12 acres of accommodation land on the other side of Straight Road, (in the Stanwick Gardens area). He paid £500 Deposit leaving a balance of £4500. Mr. Goodwin came from "Hallowdene", The Drive, Snaresbrook, and he changed the name to Hildene Farm, no doubt with his other address in mind.

The Chase leading to the farmhouse (which stood well back off Straight Road) was just south of where Hailsham Road comes out into Straight Road. Mr. Alfred Goodwin passed the farm to his two nephews, who farmed as the Goodwin Brothers, but the partnership ended a few years later and the farm was sold to a Mr. Goodchild, but Mr. S.J. Goodwin stayed on as a tenant until 1949. The L.C.C. acquired the land in 1947, and late one night in 1948 a fire reduced the house to a shell. Mr. & Mrs. Goodwin and their daughter escaped unhurt and moved into one of the two farm cottages, which stood where Hildene Avenue joins Straight Road. The house was finally demolished in January 1950 and the two cottages about a year later when the land was used for housing.

The following description of the house comes from Mr. G. J. Clements whose parents lived opposite the farm for ten years and the description is from their recollections). The rest comes from D/Dne. T31 and the Sale Catalogue B2579.

The House and buildings stood well back from Straight road and were approached by a chase just south of where Hailsham Road now enters Straight Road. The Farm House was built of red brick with a tiled roof, which descended to the ground floor level at the rear and was probably Georgian (circa. 1720). There were two floors and attics and all the principle rooms faced west. The front door opened upon a rather narrow passage with stairs concealed at the far end. The Drawing Room was on the left and the Dining Room on the right of the passage. The Kitchen, with a window facing south, was behind the Dining Room and the Dairy behind that. On the first floor the three main Bedrooms were in line and on the second floor were the two large attics. The substantial buildings

were of red brick and timber and were probably of a later date than the house.

On this farm was a field called Hook field, (Hukfeld in 1544), which in 1848 was 7a 3r 32p of arable land and just over 8 acres in 1919. At the bottom of this field where it adjoined Gooshays was a footpath that lead along the bottom of Hook field and Eleven acre field on the Brick Kiln Farm side and Balk field and Shaw field on Gooshays side and into one of the three allotments on Brick Kiln Farm.

Lot 6 was The Enclosure of Accommodation Land.

Adjoining Lot 5, with Frontage to two roads, comprising:-
13a 3r 20p.

As shown in the following SCHEDULE:-

Ordnance No.	Description	Quantity		
		A.	R.	P.
PARISH OF ROMFORD.				
512	Pasture	12	1	20
525	Wood	1	2	0
		A. 13	3	20

Let with Brick Kiln Farm to Mr. J. Quilter on a yearly (Michaelmas) Tenancy at the Rent apportioned for the purpose of this Sale at £15 per annum.

The Woodland is in Hand.

OUTGOINGS:- Tithe Rent Charge (commuted amount)	£3	16	9
Land Tax .. .. .	..0	4	0

The Growing Timber is included in the Sale.
Sold with Lot 5 to Mr Alfred Goodwin for £5000.

Harold Hill Farm, 137 acres.

This farm was created by the Neaves after the purchase of the manor of Gooshays in 1829; and was formed by the merger of Payne's farm and other adjoining smallholdings. The farmhouse for the new farm was previously that of Payne's Farm, for the houses for both farms lay in the same position in Harold Hill. Mr. Springham and his wife sold Paynes Farm, to Mary Mead on 21st December 1720. In 1726 on 13th October Mrs. Mary Mead a London widow, sold it to Mr. Daniel Taylor of South Weald for £47. Daniel Taylor died on 27th January 1738, leaving the property to first his sister Anna Taylor for her natural life, and after her decease to his brother John Taylor for his natural life, and after his decease, to his brother William Taylor and his heirs forever. Sir Thomas Neave bought the farm for £1300 in 1799.

On this farm was a five-acre field known as "The Hook." There are a couple of footpaths that crossed this field, giving rise to some people thinking that this was a footpath that was called the hook, However in the Public Record Office in the Augmentation Office, Miscellaneous Books, we find that in 1544 Hook field, "Hukfeld" is named as a field in Havering. This field was still shown on the ordnance map c. 1900. The field was probably named after the shape, which had a hook shape on its lower left hand edge. This was Hook Field on Brick Kiln Farm: The Hook on Harold Hill Farm joined Hook Field at its border with Balk Field and also had a footpath across it, but this footpath went to the right along the edge of Six Acre and Great Rush Mead into the path to Gooshays Farmhouse.

In The Sale Catalogue for 1919, this was Lot 7, comprising:-

HAROLD HILL FARM COMPRISING;-

A MODERN FARM HOUSE.

Containing:- Five Bed Rooms, Dressing Room, Three Sitting Rooms, Kitchen, Wash-house, Cellar and Wood Shed, with a Good Garden, and Two-stall Nag Stable, Harness Room, Fodder Room and Coach House.

THE OLD FARM HOUSE.

Now occupied as a Cottage, containing: Three Bed Rooms, Box Room, Living Room, Kitchen, Scullery, Pantry, Larder and Wood Shed.

THE FARM BUILDINGS.

Comprising: Modern Cow House for 32 Cows, Barn with lean-to Piggeries, Bull Pen and Mixing Room, Open Cattle Shed, Cart Horse Stable for Seven Horses, Old Stable for Three Horses, with Chaff Room and Cow Stalls for Four Cows, Cooling Room, Chicken House, Cart Shed, and Waggon and Implement Shed, with an Open Shed in Field No. 665, and

137a. 1r. 21p. of Arable, Pasture and Woodland.
as shown in the following SCHEDULE:-

Ordnance	Description.	State.	Quantity.		
PARISH OF NOAK HILL.					
No.			A.	R.	P.
193.	Brook Field	Arable	9	3	25
194.	Lower Hatters	Arable	12	0	34
PARISH OF ROMFORD.					
540.	Five Acres	Pasture	5	0	10
541.	Lower Hilly Field	Pasture	4	1	19
542.	Two Shot Fields and Two Acres	Pasture	6	1	29
543.	Thistley Field	Pasture	3	2	0
544.	Arable Field	Arable	2	0	7
554.	Allotment	Pasture	1	0	0
560.	Allotment	Arable	13	2	7
572.	Allotment	Arable	10	1	14

584.	Allotment	..	..	..	..	..	Arable	..	2	1	30
585.	Allotment	..	..	..	..	..	Pasture	..	2	1	37
586.	House Hoppet and Garden	..	..	..	..	..	Buildings	..	0	3	2
587.	Eight Acres and Buildings	..	..	..	..	..	Pasture	..	8	3	4
588.	Middle Field	..	..	..	..	..	Pasture	..	7	2	27
589.	Ten Acres	..	..	..	..	..	Pasture	..	11	0	14
590.	Rickyard and Roadway	..	..	..	..	..			1	1	21
591.	Five Acres	..	..	..	..	..	Pasture	..	4	2	6
592.	Cottage Buildings and Rickyard	..	..	..	..	..			0	3	32
593.	Upper Hilly Field	..	..	..	..	..	Pasture	..	2	3	19
594.	Three Acres	..	..	..	..	..	Arable	..	3	1	10
595.	Noak Hill Field and Long Hatters	..	..	..	..	..	Pasture	..	5	1	0
596.	Footpath Field	..	..	..	..	..	Arable	..	7	1	30
597.	The Hook	..	..	..	..	..	Pasture	..	5	0	15
598.	Wood	..	..	..	..	..	Wood	..	0	2	35
599.	Four Acres	..	..	..	..	..	Arable	..	4	0	24
									A. 137	1	21

Let at Rents Apportioned for the purpose of this Sale as follows:-

SUMMARY

Acreage.	Occupier.	Tenancy.	Rental.
A. R. P.			£ s d
137 1 21	Mr C Brooks	.. Yearly	193 10 0
G.P.O. acknowledgment Rent for Telegraph Pole			<u>0 1 0</u>
			<u>193 11 0</u>

A Rental of £193 11s. per annum.

OUTGOINGS:- Tithe Rent Charge (commuted amount)..	£29 15 10
Land Tax.. .. .	6 7 0

The growing Timber is included in the Sale.

It was sold to Mr. Ernst of the Red House for £3,500 he paid £350 deposit which left a balance of £3150. The Abstract of the Title to be sent to, Mr. Harris, c/o Ford Lloyd Bartlett & Michelmore, 38 Bloomsbury Sq. W.C.1.

When the Neaves sold the farm in 1919; the Hook was 5 acres and 15 perches of pasture. The tenant of the farm at that time was Mr. C. Brooks, and the yearly rent was £193:10s. The buyer was Mr. Ernst who paid £3500. The Farmhouse was the building now known as the Red House, which contained, Five Bedrooms, a Dressing Room, three Sitting Rooms, a Kitchen, a Wash House, Cellar and a Wood Shed. It also had a good garden, and a Two-stall Nag Stable, Harness Room and Coach House. It would appear that the farm was sublet separately from the Red House, as in 1906 Harold Gooch was in the Red House, and Charles Brooks was the farmer of Harold Hill Farm, In 1910 Major Frank. B. Watkins held Harold Hill Farm, but Charles Brooks was still the farmer. In 1929 Max Ernst was in the Red House, and Andrew Craig was farmer of Harold Hill Farm. The Old Farmhouse at the 1919 sale was then occupied as a cottage, containing: Three Bed Rooms, Box Room, Living Room, Kitchen, Scullery, Pantry, Larder and Wood Shed.

When the farm was compulsory purchased by the London County Council in 1947, a Mr. J. R. Corbett; was the occupier who also owned the Warrens, which lay near the Plough at Gallows Corner, and this was also purchased by the L.C.C., in 1947.

Manor Farm.

This farm was created out of the original lands of the manor of Gooshays. Lingham say's that its age or its history prior to is not known 1919, although it probably came into existence before 1846. This farm was probably created around the same time as the Priory, and on the 4th of May 1895, a Memorandum of Agreement was made between Alfred Savill & Son, agents for the trustees of the late Sir Thomas Neave, and James Quilter, of Navestock, it was then 54 acres and 32 perches. The lease, on a yearly basis to start with until either party could determine a tenancy agreement, started on the 20th September 1894 at an annual rent of £68. There was however a charge of £20 per acre for every acre, and so in proportion for more or less than an acre of Pasture Land broken up and converted into tillage and a rent of £10 for every acre of Arable Land

cultivated contrary to the Covenants contained in the Agreement, and a rent of £3 for any tree, pollard or sapling cut lopped or damaged. So if you altered the structure of the land you could pay a lot more rent.

At this time the property consisted of Nos. 449, and No. 456, which were a Two Acre Field and a Bank and Common Meadow, which were 5a. 1r. 14p., together. No. 608 was an Arable Meadow of 4a 2r 6p. No. 609 was an Eight Acre Pasture of 8a 3r 0p. No. 611 was an Arable Field of 4a 2r 7p. No. 619 was an Allotment of 1a 2r 33p. then in Pasture. No. 620 was another Pasture Meadow of 6a 2r 6p. No. 623 was a Five-acre field of Pasture consisting of 4a 3r 0p. No 624 was a Rick Yard, which was, then Pasture consisting of 3r 2p No. 625 was another Allotment also then Pasture of 1a 3r 9p. Nos. 626 & 27 was a House, Yard, etc., which were together 1a 1r 20p. No. 628 was Brook Mead, which was Pasture and 2a 2r 14p. No. 629 was Hilly Field, which along with No. 630, which was Two Acres and they were Arable and 4a 1r 34p combined, and No. 651 was Hunger Downs, which was Pasture and 7a 0r 7p a total of 54a 0r 32p.

Unfortunately the plan that accompanied this agreement is not with it so we cannot equate these fields with those on the 1919 plan as the numbers are different on that plan.

In 1914 Mr. Quilter was asked to relinquish the farm to a Captain C. L. Prior, and was moved to Brick Kiln Farm. When the farm came up for sale in 1919 it was James Quilter, who bought it. The tenants were Mr. C. Brooks, and Mr. E. W. Padfield, who paid the combined rent of £129. The purchaser Mr. James Quilter; it passed to his son James who farmed it until his death when the farming ceased. The farm is no longer in use today and the London Borough of Havering has taken the land back and some of the land has been returned to Dagnam Park and it is hoped that the rest will also be incorporated into the Park which has now been designated along with Duck Wood as a nature reserve.

In the 1919 sale Manor Farm was Lot 8

Comprising.

THE FARM HOUSE

Containing: Three Bed Rooms, Sitting Room, Kitchen, Scullery, Pantry, Wash House and Detached Wood and Coal Sheds.

FARM BUILDINGS

Comprising: Cart Horse Stable for Four Horses and Lean-to Chaff House, Stall for Eight Cows with Calf Pen, Good Barn with Lean-to Trap House, Stable for Three Horses, Granary, Implement and Cart Sheds, Open Cattle Shed, Loose Box and Piggeries, and Range of Open Fattening Sheds, fitted with Mangers and suitable for conversion into Cow stall for 40 or 50 Cows.

With 77a. 2r. 1p. of Arable, Pasture and Woodland.

As shown in the following SCHEDULE:--

Ordnance. No.	Description.	Quantity.		
		A.	R.	P.
PARISH OF NOAK HILL.				
122	Pasture and Wood	1	3	24
123	House, Buildings, Gardens, etc.	1	0	5
124	Pasture	2	1	32
125	Wood	0	3	5
126	Pasture	4	3	38
133	Pasture	0	0	30
156	Arable	2	2	14
157	Pasture	3	2	31
158	Pasture	2	2	17
159	Pasture	0	2	17
160	Pasture	4	3	25
161	Rickyard	0	1	33
162	Arable	7	3	35
163	Arable	4	2	35
164	Pasture	12	0	28
190	Pasture	16	2	32
191	Arable	6	2	25

192 Wood.. 3 0 15
A. 77 2 1

Let at Rents Apportioned for the purpose of this Sale as follows:-

SUMMARY

Acreage.			Occupier.	Tenancy.	Rental.		
A.	R.	P.			£	s.	d.
7	3	35	Mr. C Brooks	Yearly	10	0	0
66	1	31	Mr. E Padfield	Yearly	<u>119</u>	<u>0</u>	<u>0</u>
<u>3</u>	<u>0</u>	<u>15</u>	Woodland in Hand				
<u>77</u>	<u>2</u>	<u>1</u>			<u>£129</u>	<u>0</u>	<u>0</u>

A Rental of £129 per annum.

Outgoings:- Tithe Rent Charge (commuted amount) £25 13 9

The Purchaser will be required to pay, in addition to the purchase money, the sum of £150 for the growing Timber on this lot.

The Company's Water Mains are laid to within a short distance of the buildings.

The Purchaser shall (subject to the notice hereinafter mentioned) have the option, on the determination of the present tenancy thereof, of renting fields Nos. 165 & 166, containing 14a 0r 15p on a Yearly Rental, apportioned for the purpose of this sale, at £21 per annum.

Notice in writing of the desire to exercise such option must be given to the Vendors' Agents not later than the 1st of September 1919.

James Quilter who also took up the option on the two adjoining fields Nos. 165 & 166 bought Lot 8 as well as Lot 13 for a combined price of

£2650, he also paid £210 for the growing timber on the two lots; making a total of £2860 of which he paid £265 deposit leaving a balance of £2595.

Lot 13. The Enclosure of Accommodation Land.

suitable for a Small Holding, situated at Noak Hill, and containing :-

17a 3r 32p. As shown in the following SCHEDULE:-

Ordnance No.	Description.								Quantity.			
									A.	R.	P.	
PARISH OF ROMFORD.												
Pt. 576	Arable	..	..	..	4	6	6	
Pt. 576	Wood	..	..	..	0	0	16	
PARISH OF NOAK HILL.												
114	Arable	..	..	..	4	2	25	
Pt. 120	Wood	..	..	..	0	0	37	
Pt. 121	Wood	..	..	..	0	0	25	
Pt. 121	Pasture	..	..	..	<u>8</u>	<u>2</u>	<u>3</u>	
									A.	<u>17</u>	<u>3</u>	<u>32</u>

Let at Rents apportioned for the purpose of this Sale as follows:-

SUMMARY

Acreage	Occupier	Tenancy	Rental
A. R. P.			£ s. d.
17 1 34	Mr. E. W. Padfield	Yearly	22 0 0
<u>0 1 38</u>	Woodland in Hand		.. .. ..
<u>17 3 32</u>			<u>22 0 0</u>

A Rental of £22 per annum.

Outgoings: Tithe Rent Charge (Committed Amount) 4 1 8

The Purchaser will be required to pay in addition to the Purchase money the sum of £60 for the growing Timber on this Lot.

Hill Farm.

Hill Farm is almost certainly the North End Farm bought by Sir Thomas Neave the second baronet in 1824. This was one of the farms sold in 1919. At the time of the sale Hill Farm amounted to 300 acres less the land for the Village Club, and consisted of, A Good Farm House, Excellent Farm Buildings, The Buildings at Wrightsbridge Farm and Four Cottages. In the barn to the right of the farmhouse the name of Daniel Taylor is carved into a wooden beam, a reminder that the Taylor family were once tenants of Hill Farm. Indeed in 1840 Mary Taylor was the tenant and the farm was then 227a: 0r: 30p. In 1844 it was Philip and Mary Taylor, and in 1851 Mary Taylor was listed as a widow aged 61 and she had two sons, Daniel aged 38 and Alfred aged 24 In 1899 Alfred and Daniel Taylor were listed as farmers, but by 1904 only Alfred Taylor was listed as a farmer. In 1906 Robert Watt was the tenant of Noak Hill Farm as it was then known, and Wrightsbridge Farm. In 1910 Robert Watt was the farmer of Noak Hill and Wrightsbridge Farms. In 1937 Hugh Watt, held Noak Hill and Wrightsbridge Farms. When Hugh Watt bought Widdrington Farm, Robert Watt regained Hill Farm and died there. It is still in the Watts possession today.

Hill Farm was Lot 9 in the 1919 Sale, and comprised of: -

A GOOD FARM HOUSE

Containing Five Bed Rooms, Three Sitting Rooms, Kitchen, Pantry, Brewhouse and Wood Sheds.

EXCELLENT FARM BUILDINGS

Comprising Two-Stall Nag Stable, Coach House and Motor Shed, Cart House Stabling for Eight Horses, with Loose Box, Large Double Cow House for 36 Cows, with Mixing Room, Root Room and Cooling Room adjoining, Single Cow House for 26 Cows, Large Barn with Lean-to Sheds, Engine House and Loose Boxes, Open Hay Barn, Granary,

Waggon and Implement Sheds, Extra Cowsheds for Six Cows, Calving Boxes, Piggeries and Hen House.

THE BUILDINGS AT WRIGHTSBRIDGE FARM

Comprising: Stabling for Five Horses and Loose Box, Root House, Open Cattle Shed, Cow House for 18 Cows and Calving Box, and Implement Shed.

FOUR COTTAGES

Two of which are situated at Noak Hill, each containing: Four Rooms, with Wash-house and Coal Shed, and two are known as “**THE ANGEL COTTAGES,**” each containing Four Rooms and Wash-house, with Small Detached Stable and Cow Shed.

300a 0r 21p of Arable, Pasture and Woodland

As shown in the following SCHEDULE

Ordnance. No.	Description.										Quantity.		
											A.	R.	P.
PARISH OF NOAK HILL.													
2	4	1	2
5	20	2	29
6	44	1	11
8	7	3	37
9	0	3	37
10	7	0	0
13	10	2	39
14	11	2	10
15	6	0	36
16	8	2	9
18	1	0	25
19	8	0	35
20	7	1	22
21	13	0	2

25	..	..	..	..	Farm Buildings	..	..	..	1	1	37
27	..	..	..	..	Pair of Cottages	..	..	..	0	1	33
28	..	..	..	..	Pasture	..	..	..	8	1	23
29	..	..	..	..	Pasture	..	..	..	1	0	36
30	..	..	..	..	Arable	..	..	..	25	0	37
31	..	..	..	..	Wood	..	..	..	7	1	2
36	..	..	..	..	Arable	..	..	..	5	3	2
37	..	..	..	..	Arable	..	..	..	6	3	9
64	..	..	..	..	Arable	..	..	..	4	2	21
79	..	..	..	..	Pasture	..	..	..	4	2	31
80	..	..	..	..	Pasture	..	..	..	5	3	16
81	..	..	..	..	Wood	..	..	..	2	0	21
82	..	..	..	..	Pasture	..	..	..	12	1	30
83	..	..	..	..	Wood	..	..	..	1	2	2
87	..	..	..	..	Arable	..	..	..	19	1	18
88	..	..	..	..	Pasture	..	..	..	1	0	31
99	..	..	..	..	Two Cottages	..	..	..	0	1	2
100	..	..	..	..	Pasture	..	..	..	3	2	36
101	..	..	..	..	Pasture	..	..	..	3	0	30
102	..	..	..	..	Pasture	..	..	..	3	2	15
103	..	..	..	..	Buildings	..	..	..	2	1	25
104	..	..	..	..	Pasture	..	..	..	1	0	11
109	..	..	..	..	Pasture	..	..	..	3	1	19
110	..	..	..	..	Pasture	..	..	..	4	2	25
116	..	..	..	..	Pasture	..	..	..	5	2	27
118	..	..	..	..	Frontage adjoining Cottage	..	..	..	0	0	6

PARISH OF SOUTH WEALD.

579	..	..	..	..	Pasture	..	..	..	5	1	27
581	..	..	..	..	Pasture	..	..	..	6	0	5
										A.	<u>300 0 21</u>

Let at Rents apportioned for the purpose of this Sale, as follows:-

SUMMARY.

Acreage.			Occupier.	Tenancy.	Rental.			
A.	R.	P.			£	s.	d.	
247	0	38	Messrs. R. Watt & Sons	..	Yearly	274	0	0

10	1	12	Mr. W. Knight	..	..	Yearly	12	10	0
12	3	1	Mr. W. Knight	..	..	Yearly	15	0	0
0	1	33	Messrs. R. Watt & Sons,						
			Angel Cottage			Yearly	5	0	0
			Mr. E. W. Padfield, Angel Cottage			Quarterly	5	0	0
1	0	31	(Mr. J. Farrow with six months'			Yearly,	2	0	0
			notice to quit).						
0	1	2	Messrs. R. H 7 M. Watt, Cottage			Quarterly	5	0	0
			Mr. C. Baker, Cottage			Half-yearly	4	10	0
27	3	18	(Woodland)			In Hand			
0	0	6	Mr. T. Joslin	..	..	Quarterly	0	2	0
			Mr. Appleby, acknowledgment Rent for access to						
			land across Field No. 36				0	5	0
<u>300</u>	<u>0</u>	<u>21</u>					<u>£323</u>	<u>7</u>	<u>0</u>

A Rental of £323 7s. Per annum.

OUTGOINGS:-

Tithe Rent Charge, Noak Hill (commuted amount)	£72 : 13 : 7
Tithe Rent Charge, South Weald (commuted amount)	2 : 17 : 0
Land Tax, Noak Hill	6 : 11 : 7
Land Tax, South Weald	0 : 9 : 6

The Hedgerow Timber is included in the Sale, and the Purchaser will have the option: (1) Of taking the Growing Timber in the Woods at the sum of £1,900, or (2) of taking the Growing Timber up to 15 cubic feet in size at the sum of £400, and allowing the Vendor to cut and clear the Underwood and all Trees over 15 cubic feet in size within three years of the completion of purchase.

Water is laid on from the Company's Mains to the Farm House, Buildings and Cottages at Noak Hill, and Water is also laid on to the Wrightsbridge Farm Buildings and supplied from a spring on field No. 579. The Owner of Wrightsbridge House has the right to take Water from the same source, he maintaining the pipes, &c.

Attention is drawn to the small piece of Frontage included with this Lot forming part of No. 118, and marked by stumps in the ground, which could be made use of for an Entrance from the road to Field No. 117 if required.

Subsequent to the Printing of the Plans the Vendor agreed to give a Plot of Land forming part of Field No. 100 for a Village club, and this Plot is therefore reserved from the Sale, and is marked out with stumps on the ground.

This Lot along with Lots 10, 17 and 18 were bought by Matthew Watt, the tenant who paid £10,050. He paid £1005 deposit, leaving a balance of £9045 to be paid, with the decision on the Timber to be decided.

Spice Pits Farm, 74 acres.

This property was the subject of an Indenture in 1786, when it was put up as part of a marriage settlement between Thomas Theophilus Cock of Fingringhoe Hall in the county of Essex of the first part, Elizabeth Hills of Messing in the County of Essex, spinster of the second part, Golding Griggs of Messing aforesaid Esquire and Robert Lewis of Fulham in the County of Middlesex, Esquire of the third part. This agreement consisted of the Farm House together with all the Outhouses Edifices Buildings Barns Stables Yards Orchards Gardens Lands Meadows Pastures Commons and Tree Wood Profits, formerly in the tenure or occupation of John Dane, then John Summers, and then later William Staines, and also that croft of land with the appurtants called Mill Field, lying between the Green called the Noke Pitt on the east part and Broad Street there on the west part and the lands theretofore in the occupation of Robert Lyman on the north and the lane called Neves Lane on the south part, also in the tenure of the said John Summers, containing sixty acres more or less. And also all those pieces or parcels of waste land situated or being within the Liberty of Havering-atte- Bower and adjoining or laying near the Gardens and Yards belonging to Spite Pits, containing seven acres more or less (all which messuages farms lands hereditaments and premises next before

described respectively came in to the possession of Elizabeth Hills either as the only child and heir of Thomas Hills her then late father deceased or under the will of Margaret her then late grandmother also deceased.

Thomas Theophilus Cock departed this life sometime in or about the month of April 1811, leaving the said Elizabeth his widow and ten children of the marriage as the survivors. Elizabeth never remarried but changed her surname from Cock to Rand. In her will dated 11th October 1850 she left the property in the charge of three of her daughters, Eliza Cock, Emma Augusta Cock and Georgina Amelia Cock. Lingham states that Spice Pits Farm was sold to Sir Richard Neave by a Mr. Rand in 1854, but there was no Mr. Rand, Mrs Elizabeth Cock changed her name to Rand after her husband Thomas Cock died, but did not remarry, and although her will had been written in 1850 she did not die until 1852, and it was her daughters Eliza Cock, Emma Augusta Cock, and Georgiana Amelia Cock who held the property in 1854 when they sold it to Sir Thomas, as their names are on the 1854 document.

The above is a shortened description of the Abstract of the Title of Misses Eliza Emma Augusta and Georgiana Amelia Cock to a freehold farm and hereditaments called Spice Pitts and Mill Field situate in the parish of Romford in the County of Essex. The actual document is printed in full to give some idea of how complicated and drawn out these contracts often were and can be found at the end of this work.

In the Sales Catalogue Spice Pits Farm was Lot Ten.

This Lot comprised of :-

The Farm House

Containing Four Bed Rooms, Three Sitting Rooms, Kitchen, Scullery, Pantry, with Lean-to Wash-House and W.C.

Farm Buildings

Comprising : Cart Horse Stable for Four Horses, Barn with Lean-to Nag Stable and Harness Room, Calf Pen, Chicken House and Coal Shed, Cow Stalls for Nine Cows and Fodder Room, Open Cattle Sheds suitable for conversion to Cow Stalls, Loose Boxes, Piggeries, Trap House and Cart Shed, and

74a. 1r. 3p. of Arable, Pasture and Woodland
as Shown in the following SCHEDULE:-

Ordinance No.	Description.	Quantity. A. : R. : P.
PARISH OF NOAK HILL.		
57	Arable	2 : 1 : 09
58	Arable	7 : 3 : 33
59	Pasture	1 : 2 : 20
60	Pasture	9 : 2 : 05
61	Arable	5 : 1 : 36
66	Arable	8 : 1 : 07
67	Arable	4 : 3 : 32
68	Wood	3 : 0 : 09
69	Pasture	1 : 2 : 27
72	Arable	1 : 0 : 02
106	Pasture	0 : 2 : 04
107	House and Buildings	1 : 0 : 14
108	Pasture	1 : 1 : 0
111	Pasture	4 : 0 : 0
112	Pasture	3 : 1 : 11
113	Pasture	10 : 0 : 15
115	Pasture	8 : 0 : 19
		A. 74 : 1 : 3

Let at Rents apportioned for the purposes of this Sale as follows:-

SUMMARY

Acreage. A. R. P.	Occupier.	Tenancy.	Rental. £. : s. : d.
32 0 0	Mr. W. Knight	Yearly	46 16 0
28 1 27	Messrs. R. Watt & Sons	Yearly	36 0 0
6 1 38	Messrs R. Watt & Sons	Yearly	8 0 0

2 1 9	Mr. C. Brooks	Yearly	3 0 0
1 1 0	Mrs. Crosby	Half Yearly	2 15 0
<u>3 0 9</u>	In Hand Woodland		-----

<u>74 1 3</u>			<u>£ 96 11 0</u>

A Rental of £96 11s. per annum.

OUTGOINGS:- Tithe Rent Charge (commuted amount)	£ 13 8 5
Land Tax	3 8 0
Annuity payable to Hornchurch Charities on No. 72.	1 0 0

The Purchaser will be required to pay in addition to the purchase money the sum of £70 for the Growing Timber on this Lot.

Water is laid on from the Company's Mains to the House and Buildings.

The boundary to the South-east of field No. 72 is an undefined boundary, and is marked by stumps in the hedges.

Lot 17 was a pair of Cottages at NOAK HILL, each containing: Two Bed Rooms, Sitting Room, Kitchen and Detached Wash-house and Coal Sheds, as shown in the following SCHEDULE:-

Ordnance.	Description.	Quantity.
No.	PARISH OF NOAK HILL	A. R P.
106	Pair of Cottages and Gardens	0 0 33

Let at Rents apportioned for the purposes of this Sale as follows:-

SUMMARY

Occupier	Tenancy	Rental
		£ s d
Mr. W. Knight (Spice Pits Farm)	Yearly	5 4 0
Messrs. R. Watt & Sons	Quarterly	<u>5 0 0</u>
		<u>£10 4 0</u>

A Rental of £10 4s 0. per annum.

OUTGOINGS:- Land Tax £0 : 3 : 10

Water is laid on from the Company's Mains.

Lot 18 was The Cottage and Land.

Situate at PATERNOSTER ROW, NOAK HILL, comprising the Four-roomed Cottage with:-

Lean-to Wash-house and Detached Coal-shed, and
1a 0r 8p.

As shown in the following SCHEDULE:-

Ordinance No.	Description	Quantity. A. R. P.
	PARISH OF NOAK HILL	
49	Pasture	0 3 2
50	Cottage and Garden	0 1 6
	A.	<u>1 0 8</u>

As let to Mr. C. Brooks on a Quarterly Tenancy at the Rent of

£8 per annum.

OUTGOINGS:-Tithe Rent –charge (Commuted Amount £0 5 0

There is a good well of water.

“The Bear”

Originally part of Gooshays, which had been sold on a 500-year lease on 9th June 1716 and was then in the several tenures or occupations of Sir Nathaniel Meade, Joseph Haines, William Haines, Jonathan Wood and Daniel Teney. Then known as “The Goat House” this had previously been in the tenure or occupation of Daniel Jenny, afterwards of Thomas Unwin,

since of Nathaniel Castle and then of George Saggars. It was “sold” to the use of Joseph Letch his heirs and assigns, with the intent that he might become Tenant of the Freehold of the said premises. The word “sold” here is misleading, as Joseph Letch was one of the trustees so he was probably in charge of this part of the estate and collected the rents and charges for the trust. It does not seem that he took over the freehold as the next mentioned “owners” were John Weyland and Mark Weyland who were also trustees who held it in trust for William Sheldon. William Sheldon died, sometime in the year of 1798 in testate and his son and heir succeeded him.

On the 30th April and 1st May 1805 there was an Indenture of sale and release made between the said William Sheldon, the son, of the first part, Thomas Bailey the younger, of Coleman Street in the City of London of the second part, and Gabriel Tahourdin a trustee named by and on the behalf of William Sheldon and Thomas Bailey of the third part. In this indenture it was agreed that in consideration of £10 paid by said Gabriel Tahourdin to said William Sheldon, at the request and by the direction of said Thomas Bailey, tested by his being a party to and executing same indenture did grant, bargain, sell, release and confirm unto said Gabriel Tahourdin: Said premises by the description of; All that Messuage, Tenement or Alehouse, theretofore called the Goat-house and then the Bear Alehouse and the Building and lands thereto belonging and containing 2 roods more or less with the appurtenances, situated on Harrolds Wood Common sometime parcel or reputed parcel of the Manor or Estate called Goosehayes, formerly in the tenure or occupation of Daniel Teney, or Daniel Jenny, afterwards of Thomas Unwin, since of Nathaniel Castle and then or then late of George Saggars, his under tenants or assigns.

To hold the same unto and to the use of said Gabriel Tahourdin, his heirs and assigns forever. Upon Trust, that he said Gabriel Tahourdin his heirs and assigns, should as soon as conveniently might be after the 25th day of March 1806 absolutely sell and dispose of the Hereditts thereby granted and released either together or in parcels and by public sale or by private

contract, for the most money and best price or prices that can or might be reasonably obtained for the same.

To this effect an Indenture of Sale and Release was drawn up on 3rd and 4th October 1815, which was quadripartite, between Gabriel Tahourdin of the Inner Temple London, Gentleman, of the first part, William Sheldon of the parish of Saint Brides in the City of London, Esquire, only son and heir of William Sheldon late of Lime Street London, Esquire, deceased, of the second part, Philip Matthew Chitty of Shaftesbury, in the County of Dorset, Esquire of the third part and Thomas Buchanan of Argyle Street in the parish of Saint James Westminster, in the County of Middlesex, Gentleman of the fourth part. In which the above mentioned had agreed for the Absolute Sale of the Bear Alehouse, which had been in the tenure of George Saggars and was then in the tenure of John Hatcher, to Philip Matthew Chitty for £490.

Chitty apparently did not live there, he handed the running of the property over to the use of the said Thomas Buchanan and his heirs during his (Chitty's) natural life; the property was however subject to an Indenture of Lease dated the 30th June 1801, granted by William Sheldon to John Hatcher for the term of 21 years commencing from Michaelmas last past at the yearly rent of £12. Five years later in 1820 Philip Matthew Chitty sold The Bear to Sir Thomas Neave.

Sir Thomas Neave came into possession of "The Bear" by purchase from Mr. Philip Mathew Chitty, in 1820 for £370. The Bear was probably built in the late 17th century. In 1715 the name was changed from 'The Goat House to The Brown Bear, (later simplified to The Bear), it was then part of the manor of Gooshays. The names of some of the tenants in the 18th century are known; they were Daniel Teney, or Jenny, Thomas Unwin, Nathaniel Castle and George and Elizabeth Saggars. In 1754, on the sale of Gooshays to William Sheldon, The Bear was sold to John Weyland, afterwards it was sold to Thomas Bailey, in 1805, and he sold it to Mr. Chitty in 1815. In 1820 the tenant was still John Hatcher (Lingham misspelt this as Batcher) During the 1830's The Bear was leased to Ind

Coope along with a four-acre field for £29 per annum. This four-acre field was most probably the field numbered 576, which adjoined field numbered 575 on the pub side and Carters Brook on the other side and in 1919 this field was sold as part of Lot 9 to James Watt.

The following extract comes from the research done by Don Tait and Simon Donahue, except the 1919 Sales Catalogue.

In 1846 the tenant was William James Pulford; from 1847 to 1848 it was Anne Pulford, from 1850 to 1852 Charles Dovington was the tenant, it was then 2a 3r 8p. In 1855 it was Joseph Howell, the Inn was then known as The Brown Bear and the acreage was 9a 1r 7p. In the Romford Rate Book for 16th October 1856 it was listed as The Bear. In 1859 the tenant was Sarah Howard; in 1863 it was John Howard. In 1866 Mrs. Howard (widow) was the tenant and Sir Digby Neave was the owner. It is possible that the three tenants mentioned above were from the same family. From 1867 to 1873 Benjamin Bloomfield, was the tenant and the property was now called The Bear Inn. From 1874 to 1903 it was William Roach, in 1904 it was Patience Roach the wife of William Roach and daughter of Benjamin Bloomfield, she died in 1915. In 1917 it was James Bloomfield who died in 1918. On Monday 26th May 1919 The Bear was sold as part of the Dagnam Park Estate.

In the 1919 Sale Catalogue “The Bear” was Lot Eleven.

It was sold as, The Fully-licensed Public House Known as “The Bear”.

And comprising the Bar, Bar Parlour, Tap Room, Four Bed Rooms, Box Room, Sitting Room, Kitchen, Scullery and Detached Wash-House, Lock-up Coach-house and Store Sheds, Stabling for Four Horses with Chaff Room, Horse Standing, Loose Boxes, open Shed and Lavatory, with

15a 3r 14p. of Arable and Pasture Land

As shown in the following SCHEDULE:-

Ordnance No.	Description.	Quantity.		
		A.	R.	P.
PARISH OF NOAK HILL.				
574	Public House, Buildings and Pasture	3	1	34
575	Arable	2	2	20
578	Pasture	1	2	27
579	Pasture	6	2	13
580	Pasture	1	2	0
		15	3	14

Let at rents apportioned for the purpose of this Sale as follows:-

SUMMARY.

Acreage.			Occupier.	Tenancy.	Rental.		
A.	R.	P.			£	s.	d.
0	0	32	Representatives of the late Mr Bloomfield	Yearly, subject to 3 month's notice.	38	0	0
4	3	2	Representatives of the late Mr. Broomfield		12	0	0
8	1	0	Mr. E. W. Padfield	Yearly	14	0	0
2	2	20	Mr. C. Brooks..	Yearly	3	10	0
15	3	14			£	67	10 0

A Rental of £67 10s. per annum.

	£	s.	d.
OUTGOINGS: Tithe Rent charge (Commutated Amount)	3	0	7
Land Tax	1	11	0

Water is laid on to the House and Buildings from a spring in the field adjoining.

Messrs Seabrooke & Sons Ltd of Thurrock Brewery bought it, for £2400. They paid £240 as a deposit, leaving the balance of £2160 to pay. The abstract of the Title was sent to Loxley & Gardener, 80 Cheapside London. In 1919 when The Bear was sold to Thurrock Brewery the representatives of the late Mr. Bloomfield were the tenants, from 1922 to 1929 it was James Sidney Bloomfield, in 1933 Bert Aves and Mary Ann

Aves were the tenants. In 1946 that part of the pubs lands west of the Noak Hill Road were parts of a compulsory purchase order by the London County Council for the building of the Harold Hill Estate.

In 1951 Sid Bloomfield died, but his wife was still alive and it was possibly she who sold it to Ron and Rose Gipson. Ron and Rosina Gipson arrived at the pub in 1953, remaining for 21 years. In this time the pub, with its substantial gardens, was greatly enlarged and special attractions introduced. The Gipson's displayed a collection of animals that included rabbits, goats, chickens, donkeys and horses, but it was Rhani the bear who commanded centre stage. Rhani and sometime later, Honey, would be treated to a quart of brown ale and crisps after the customers had gone. Rhani died of old age and in 1974; when Ron and Rose retired, Honey was given to Cambridge Zoo.

From 1974 to 1975 Sidney H. Smith took over as manager and Ivy. R. Smith, his wife, was tenant, and Charrington Brewery was the owner. From 1976 to 1981 David Patience and Christine Patience were manager and tenant From 1982 to 1984 it was Peter Lentz and Gillian Lentz (she being the manager), from 1985 to 1986 it was Robert Mullan and Catherine Mullan, from 1986 to 1987 it was Andrew Mason and Dawn Mason, from 1987 to 1989 it was Gary Giles and Julie Giles, and from 1989 Alec. C. Caliendo and Joan. E. Caliendo took over. The pub is still going strong and is still very popular.

Lot 12 in the Sale Catalogue was The Keeper's Cottage.

This was advertised as a Convenient Small Holding at Noak Hill comprising:-

The Keeper's House,

containing Three Bed Rooms, Box Room, Two Sitting Rooms, Kitchen and Pantry.

The Buildings,

comprising Three-stall Stable with Loft over, Loose Box, Coach-house, and Fowl House, and

9a 3r 19p of Arable and Pasture Land.

As Shown in the following SCHEDULE:-

Ordnance Quantity.	Description.	A.	R.	P.
No.				
PARISH OF NOAK HILL				
73	Pasture	4	1	0
Pt. 74	Garden	0	0	18
Pt. 74	Pasture	1	0	17
75	Pasture	1	2	9
76	Pasture	1	3	15
77	Buildings	0	1	12
78	Pasture	0	2	28
		A.	<u>9</u>	<u>3 19</u>

Let at Rents apportioned for the purpose of this Sale as follows:-

SUMMARY.

Acreage.	Occupier.	Tenancy.	Rental.
A. R. P.			£ s. d.
4 1 18	Mr. W. Knight	Yearly	.. 5 0 0
5 2 1	Mr. Edwards	Monthly	.. <u>24 0 0</u>
9 3 19			£ <u>29 0 0</u>

A Rental of £29 per annum.

	£	s.	d.
OUTGOINGS : Tithe Rent Charge (Commutated Amount)	2	8	9
Land Tax	1	2	6

The Growing timber is included in the Sale.

Water is laid on to the House from the Company's Mains.

Possession of the House, Buildings and 5a 2r 1p can be given at Midsummer, 1919.

Lot 12 was bought by Harriet Emma Hammer of Old Crown Farm, Noak Hill for £1200. She paid £120 deposit leaving the balance of £1080 to be paid.

The Abstract of Title to be sent to Clark & Co 8 Queens House, Cheapside, E6.

Lot 15 was An Enclosure of Accommodation Pasture Land.

With frontage to Two Roads, suitable for the Erection of Cottages and containing:-

2a 0r 28p.

As shown in the following SCHEDULE:-

Ordnance No	Description	Quantity.
	Parish of Noak Hill	A. R. P.
117	Pasture	2 0 28

Let with Hill Farm to Messrs. R. Watt & Sons on a yearly (Michaelmas) Tenancy at the apportioned Rent of

£3 per annum.

OUTGOINGS:- Tithe Rent Charge (commuted amount)	£0 4 11.
Land Tax	0 2 3

Sold to Mr. Robert Gildersleave of 105 St. Andrews Road, Higham Hill, Walthamstow, Mr. Gildersleave also bought Lot 16 for a combined price of £175, he paid £17 10 0 deposit with a balance of £157 10 0 to pay.

The Abstract of the Titles were sent to, J. B. Roberts at No 36 Basinghall St, E. 6.

Lot 16 was An Enclosure of Freehold Building Land.

At Noak Hill with Frontage of about 130 feet, and containing:-

1r. 14p.

As shown in the following SCHEDULE:-

Ordinance. No.	Description.	Quantity. A. R. P.
70	Arable	<u>0 1 14</u>

Let with Spice Pits farm to Mr. W. Knight on a Yearly (Michaelmas) Tenancy at the apportioned Rent of

10s per annum.

OUTGOINGS:- Tithe Rent Charge (commuted amount)	£0 1 3
Land Tax	0 1 14

Widdrington Farm.

Widdrington Farm (formerly Wolves and Joyes) stands on a medieval site. It retains a timber framed cross-wing of the 17th century, but the main range appears to have been reconstructed in the 18th century, and the whole building was encased in brick and re-roofed in the 19th century. In 1650 the whole manor of Havering was surveyed for the sale of Crown Lands, at which time Wolves was 71 acres and Joyes was 27 acres.

In 1811 they were in the occupation of John Wiseman who was one time curate of Romford, and they were recorded as 114 acres of which Mr.

Abdy of Albyns, Rainham had a lease from the Crown. Joyes farm obtained its name from its first occupant John Joye who was named in the 1542 rental as being in possession in 1497. Wolves lay south of Joys Farm; their boundaries in the east and west were in both cases Pyrigo Park and Havering Wood. The tenants in the 1650 survey were Richard Seale at Wolves, and Elizabeth Harvey at Joys.

The names of tenants who held leases in the 16th century were, William Holloway, who held a lease for Wolves, and John Wells who held a lease for Joys. After the 1650 survey, the manor of Havering atte Bower, including Wolves and Joys were sold, but after the restoration, the Crown resumed ownership of the Royal Manor, including the two farms. At the time of the survey the Wolves farmhouse had two stories and included a kitchen, parlour, and a large hall with bedchambers on the upper floor. The hall was a large living room not an entrance hall, as it is today (1960s).

The survey said that both the farms were let on leases; that of wolves had only nine more years to run; that of Joys 48 more years, and that when the leases run out, each farm could be let at a much higher price. The timber on Wolves was estimated at £102:10s:0d. (250 timber trees at 5s.,+ 400 pollards at 2s.). [Smiths Havering], whereas Lingham states that the lease on Wolves had 60 years to run from 1593, and Joys for the same number of years from 1591. Lingham also states that the two farms were amalgamated and became known as Joys Farm and that it continued under this name until the 1870s or 1880s, when it was renamed Widdrington Farm.

However between 1873 and 1887 Major General Albert Fytche, former chief commissioner of British Burma bought Wolves and Joyes and other neighbouring properties to add to Pyrigo, which he had bought in 1873 thus enlarging the estate to over 600 acres. His purchase was soon followed by the agricultural depression, and in 1887 the estate was sold by order of the mortgages to William E. Gibb. In the census report for 1901 it was still in the hands of James Holme Smith as Joys Farm, and in

the Kellys Directories for 1906 and 1910 it was in the hands of Mrs White as Wolves and Joys. It wasn't until 1926 in the Kellys Directory for that year that we find Roland John Peeks in occupation of Widdrington Farm. In 1929 Roland Peek junior was the farmer of Widdrington Farm, and in 1932/3 it was R. J. Peek, in 1937 it was the Peek Brothers, Dairy Farmers. Later it came into the occupation of Hugh Watt. It is now a private house.

Wrightsbridge.

The tenement of Wrightsbridge lay beside the bridge of that name over Putwell (now Weald) brook at Noak Hill. A small part of it lay east of the brook in South Weald parish. The Wrights, a prolific yeoman family, had several branches in this part of Essex. The eldest sons were usually called John. About 1355 John Wright was holding Morris's land in Havering, comprising a messuage and 60 acres, formerly belonging to Robert Morris. That tenement was evidently in the Noak Hill area, since its tithes were leased along with Newberry in 1378 and 1385. The Wrights were certainly holding Wrightsbridge by the 1550's and remained there until the later 17th century.

John Wright, who was living in 1678, appears to have been at least the fifth holder of the estate, in successive generations, with the same name. In that year Wrightsbridge was mortgaged to John Wood, a London haberdasher. John Wright and John Wood were both dead by 1685, when Wright's mother and sisters conveyed the estate to Wood's daughter Sarah, later wife of George Caldecott. Wrightsbridge was bought from the Caldecotts in 1720 by Sir Robert Abdy, baronet, of Albyns, in Stapleford Abbots. Around 1872 it was bought by Sir Arundell Neave, and thus became part of the Dagnam Park estate. In 1772 Wrightsbridge farm comprised 80 acres. During the next century it was gradually enlarged, to 93 acres in 1818 and 98 acres in 1869. By 1919, when part of the Dagnam Park estate was put up for sale, Wrightsbridge had been merged in Hill farm, which was bought by the sitting tenants R.W. Watt & Sons. Wrightsbridge house stands immediately north and west of the bridge. About 1618 there was a substantial gabled house there. The present house

is a brick building of the early or mid 18th century. It was excluded from the sale of 1919, and was later sold separately. It was remodelled and extended to the rear in 1926, when an earlier service wing was probably replaced. The sundial on the front of the house, dated 1663, was imported at that time. (V.C.H. vol. 7).

The Angel.

Known as Little Wrightsbridge.

This was probably the original farmhouse of Morris's and lay about 150yds south of Wrightsbridge, in Wrightsbridge Road, and was part of the same tenement in the 17th century, and was probably identical with Malland (1625, and with Little Wrightsbridge (1695). It comprised the northern half of a late 14th or early 15th century timber framed hall house. In the early 17th century the first floor was put into the hall, and the northern end was rebuilt in its present cross wing form. By 1707 Little Wrightsbridge had been detached from the Wrightsbridge estate. In 1707 it was in the hands of Elizabeth Cheveley and Martha Bronne, who may have sold it to John Smart on 18th April 1707, they subsequently sold it to Mr. Robert Dopley of South Weald on October 18th 1717. He apparently mortgaged it to a Jane Robinson on 27th June 1721. In 1741 it was mortgaged to a Mr. James Suckling, a yeoman of Hornchurch, by a Mrs. Rachel Copley, a widow of South Weald & James Suckling and his wife Rachel (this James Suckling may have been a relative of the above) for the sum of £100, dated 29th August 1741. James Suckling and his wife sold it to him on 17th October 1744 for £150. On 28th January 1756 James Suckling was bound to Mr. Richard Wright for the sum of £70 (he borrowed £35).

On 3rd October 1754 it was mortgaged to Mr. John Powtrill by Joseph Suckling; (James Nephew) and his wife Mary, for the sum of £75; the place was apparently a Public house by then for it was known by the sign of "The Angel", The tenant at that time was a Mr. Simon How. On the back of this mortgage however it says. Be it remembered whereas Ezakial Murrel of Upminster in the County of Essex, Yeoman has agreed

with the within named Joseph Suckling for the absolute purchase of the freehold and inheritance, Signed in 1762. He apparently paid the £35 to Richard Wright which was owed in principal and interest by Joseph Suckling. This sale was completed on March 16th 1762 for the sum of £150.

On 4th May 1774, Ezakial Murrel sold The Angel to Mr. Zephaniah Waldron of Hornchurch, an Innkeeper, for £230. On the same day Ezakial Murrel bound himself to Zephaniah Waldron for £460. (He borrowed £230) The Angel next passed to William Emerson of Wapping, a sail maker, on 1st August 1776 when he paid £200 to Zephaniah Waldron for it. On 23rd March 1790, there is a release signed by Mr. & Mrs. Emerson and Mrs. Waldron, to John Catnick and Andrew Burt. (As far as I can make out, William Emerson had not paid all the money he was entitled to pay when Zephaniah died, thus Mrs. Waldron was in on the deal).

Mr. John Catnick and his trustee sold it to George Williams on 31st July 1799. It was sold on 14th April 1814 by the Executors of Mr. Gorge Williams (deceased) to whit Thomas Bridge of Buttsbury, a farmer, Thomas Mansfield the elder of Ongar Park, Chipping Ongar a farmer and James William Porter of Writtle, a merchant: to Thomas Williams of Chipping Ongar, a brewer, for £400. He along with his trustee, Mr. Robert Evatt of Chelmsford, sold it to Thomas Davis of Old St, in London for £742: 10s. Roger Reed was the sitting tenant at this time.

On 23rd September 1818 it came into the hands of Sir Thomas Neave of Dagnam Park, and his trustee, Mr. Wasey Sterry of Romford, for the sum of £392: 10s. He converted it back into two cottages and added it to Hill Farm, which was sold in the 1919 sale to Matthew Watt. At that time Messrs. R. Watt and sons were the tenants of one of the cottages and Mr. E.W. Padfield was the tenant of the other cottage.

A businessman Mr. Len Saxby subsequently bought it and spent £85.000 on adding and improving it out of all recognition. When the M25

Motorway came past it five years after he had bought it, he could not stand the noise and sold it to the District Valuer, as no one else would buy it, and moved to Cornwall. Although he had known about the Motorway when he bought the property it was supposed to have gone under Wrightsbridge Road, but when they changed it and made it pass over the Wrightsbridge Road high up, it not only blocked his view of anything on the Noak Hill side of his property but exposed him to the noise and fumes from the motorway.

Dagnam Park Farm.

This farm was probably created by either Sir Richard or Sir Thomas Neave from 1776-1848; for it is entered in the rate book for that year. It included the old farm of Cockerels, the farmhouse, which was in existence prior to 1610, stood just outside of Cockerels Moat, and may then have been part of Maylands. The farm was part of the Dagnam Park Estates that were not sold in 1919, and was included in the 550 acres purchased by the L.C.C. in 1947.

Maylands Farm.

Maylands is one of the oldest place names on Harold Hill; it was called Mellonde in 1420 and Maylonds in 1524. Two fields by the main Brentwood Road called Great and Little Dellams were known in the middle ages as Delle or Dellibrigg (Putwell Bridge) and were held of William de Dakenham by John de Dover in 1334. Maylands was part of the manor of Dagnams as early as the 13th century, although it seems to have been let out on lease. (Circa 1610 Thomas Legatt 3rd leased it to John Wright of Wrights Bridge).

In 1919 the tenant was Mr. G. Gotheridge and the annual rent was £262. He also purchased the farm in the same year. During the 1930s a civil aerodrome was built on the farm, which was at one period run by Mr. Edward Hillman, who organised aeroplane flights at 5s a time; and lessons by Amy Johnson, he also ran Hillmans Coaches. The farm was not purchased by the L.C.C. in 1947 as it was outside of the area of the housing estate. Today Maylands is a golf course.

The Poplars.

Poplars Farm Probably created by the Neave family from the land that used to be Crown land and possibly named after the line of poplar trees that grew along the drive. The Taylor family who moved there from Hill Farm owned this farm. This property used to be part of Crown Farm. The Taylor's appeared to have let it out as plot of lands in the 1930's, as in the Noak Hill Rate book for 1932 there are the following list of names and addresses of people that had huts or caravans on the property in 1932 when H.M. Taylor apparently owned it.

J. Coomber of 9 Remmington Street, City Road; had a caravan, hut, and premises on the farm.

C. Ellaway of 157 Bristol Road, Forest Gate; had a hut and premises on the farm.

A. Fry of 97 Pearcecroft Road, Leytonstone; had a caravan, hut, and premises on the farm.

Mrs. Griffiths of 3 William street, Barking; had a caravan, buildings, and premises on the farm.

J. Lansdown of 59 Dorset avenue, Romford; had a hut and premises on the farm.

A.J. Bird of 41 Woodland avenue, Chadwell Heath; had a hut and premises on the farm.

Mr. and Mrs Brown of Westcombe Cottages, Hammersmith; had a hut and premises on the farm.

Mrs. Ellen Hall of 4 Studley Road, Dagenham; had a hut and premises on the farm.

W.E. Harper of 72 Narino Road, Dalston; had a hut and premises on the farm.

G.H. Patman of 125 Mayfair avenue, Ilford; had a hut, premises and land on the farm. Whether these were plotlands as they had at Basildon, or allotments I have know idea.

A Messuage called Ermes or Enners.

Ermes or Enners dates back to at least 1676 as there are deeds dating back to that date. In 1676 it belonged to Mr. Wright, it then had several owners

or tenants including, Sarah Doone or Deene, Samuel Benson, John Jefferies and John Dumbleton of Pennington St, London, (a cooper) who sold it to John Beale on 6th July 1773 for £117:10:4d. Daniel Thorn, John Matthews, George Saggars and Edward Coffin had been previous tenants. On the 4th September 1790, John Beale sold it to Sir Thomas Neave for £200.

Message Called Crouch House.

Crouch House belonged to the Manor of Havering. The earliest record I can find of this is a will dated 3rd March 1702. This will is of a Mr. James Knightbridge, when he left it to his wife. The next mention of it is in 1745, when a Mr. John Shampro Ray seemed to own it; he sold it to Sir Thomas Neave on 25th August 1830 for £208.

Brambles.

This property, which was in Monies Lane, came to light in a Mr. Coleman's Will in 1728, when he left it to his daughter. There was a release dated 1732 between Abraham Goodwin and his wife Mary of Broad street, London, and George Smythe, son of the late Thomas Smythe, for £350. It was sold again on 19th August 1771 by Deborah Stephenson of St. Mary, Islington, London, only surviving daughter of John Coleman, deceased son of John Coleman formally of Romford, Barber, and Joseph Phipson of the parish of St. Mary, Islington for £120. On 20th August Joseph Phipson mortgaged it to John booth for £150 (by way of a loan). On 4th August 1781, John Booth of St. Johns Square, London, Silversmith, and Joseph Phipson late of the parish of St. Mary, Islington and now of the parish of Romford, Gentleman, sold it to Richard Neave and William Dearsly of Romford, for £100.

Blatches or Morses Farm. Richard Hills of Noak Hill sold it to Edmund Lincoln of Kelvedon in 1611. Richard Hill's wife died on 21st January 1649 and was buried at South Weald Church. In the reign of William & Mary (1689- 1694) it was owned by a William Markam and his wife Janet of London. On 30th October 1680 Robert Markam and his wife Jane leased it to Robert Leech of Romford and Edmund Pitt of Romford. 29th

March 1692 they sold it to John Wiburd, a candle maker of London. In 1702 he sold it to Richard Charwell. On 24th May 1785 James Wyburd sold it to Richard Neave for £750.

The following twenty pages are the Abstract of the Title to Spice Pitts farm, printed exactly as written. Most of the documents are written like this and to print them all in full would require hundreds of pages and would be far to boring for most people to read. As can be seen from the coverage of Gooshays which takes up 18 pages and would take more pages than are in The History of Harold Hill and The Farms of Harold Hill and Noak Hill combined if I had read the other 94 deeds which would contain several hundred pages and probably take me six months or more to decipher.

Spice Pitts Farm. D/Dne. T9.

Abstract of the Title of the Misses Eliza Emma Augusta and Georgiana Amelia Cock to a freehold farm and hereditaments called Spice Pitts and Mill Field situate in the parish of Romford in the County of Essex.

12th and 13th May.1786. **By Indentures** of Lease and Release of these respective dates the Release between Thomas Theophilus Cock of Fingringhoe Hall in the County of Essex Esquire of the first part Elizabeth Hills of Messing in the County of Essex spinster of the second part Golding Griggs of Messing aforesaid Esquire and Robert Lewis of Fulham in the County of Middlesex Esquire of the third part.

Reciting that a marriage was intended to be then shortly solemnized, between the said T.T. Cock and Elizabeth Hills

And Reciting that the said T.T. Cock was seized in fee of the hereditaments situate in the County of Middlesex thereafter particularly described and expressed to be by him thereby granted.

And Reciting that the said Elizabeth Hills was seized in fee simple in possession of certain freehold Farms Messuages Lands Tenements and

hereditaments situate in Little Warley Orsett in Hornchurch Hutton and Pattliswick in the County of Essex. And she the said Elizabeth Hills was seized as Tenant in tail in possession with the immediate reversion in fee simple in herself of certain other freehold Messuages lands Tenements and hereditaments in the parishes of Little Warley aforesaid and Ingrave otherwise Gingrave in the County of Essex.

And Reciting that it had been agreed between all the said parties to those presents that in consideration of the said intended marriage and for making a proper provision for the said T.T. Cock and Elizabeth Hills and their issue the said freehold Messuages and hereditaments of the said T.T. Cock and Elizabeth Hills should be conveyed and assured To and upon the uses and trusts and under and subject to the powers and proviso's Limitations Declarations and agreements thereafter as expressed.

It is Witnessed that in consideration of the said then intended marriage and of 10/- paid to T.T. Cock by Griggs and Lewis He the said T.T. Cock did grant bargain sell release and confirm unto the said Golding Griggs and Robert Lewis in their actual possession and c. and their heirs.

Certain Messuages and hereditaments situate in the County of Middlesex and therein particularly described.

To Hold unto the said Golding Griggs and Robert Lewis and their heirs and assigns. **To** certain uses therein declared concerning the same.

And it is further witnessed that in consideration of the said intended marriage and in pursuance of so much of the said recited in agreement as related to the freehold Estates of the said Elizabeth Hills and for a nominal consideration therein mentioned She the said Elizabeth Hills with the priority and approbation of the said T.T. Cock her then intended husband tested and c. did grant bargain sell release and confirm unto the said Golding Griggs and Robert Lewis in their actual possession and c. and their Heirs (inter alia).

The hereditaments the subject of this Abstract by the description of,

All that Messuage Tenement or Farm House commonly called or known by the name of Spice Pitts or by whatever other name or names the same was called or known together with all the Outhouses Edifices Buildings Barns Stables Yards backsides Orchards Gardens Lands Meadows Pastures Feedings Commons Tree Wood profits Commodities and appurtenances whatsoever to the same belonging or in anywise appertaining situate lying and being in Nokehill Ward within the parish of Hornchurch in the said County of Essex theretofore in the tenure or occupation of John Dane his Assignee or Assigns then since of John Summers his undertenants or assigns and then or then late in the tenure or occupation of William Staines.

And also All that croft of land with the appurtants called Mill Field lying at Nokehill in Havering ate Bower to wit between the Green called the Noke Pitt on the East part and Broad Street there on the West part and the lands theretofore in the occupation of-----
on the North part and the Lane called Neves Lane on the South part theretofore also in the tenure or occupation of the said John Summers his Assignee or Assigns and containing together in the whole by estimation Sixty acres or thereabouts were the same more or less.

And also all those pieces or parcels of waste land situate and being within the Liberty of Havering ate Bower Also and adjoining or laying near the Garden and Yard belonging to the said Messuage Tenement or farm house at Nokehill aforesaid containing together 7 acres more or less (all which Messuages Farms lands hereditaments and premises next before described respectively or descended upon or came to the said Elizabeth Hills in fee simple in possession either as the only child and heir of Thomas Hills her then late Father deceased or under the will of Margarett her then late Grandmother also deceased.

And all houses and c.

And the reversion and c.

And all the estate and c.

To Hold unto the said Golding Griggs and Robert Lewis and their heirs and assigns.

To the use of the said Elizabeth Hills and hers heirs until the said then intended should be had and solemnized and from and after the solemnization thereof.

To the uses and upon the trusts and to and for the ends and c. and under and subject to the powers and c. thereafter expressed.

And as to all and singular the said Messuages Farms lands hereditaments and premises as well those of the said T.T. Cock firstly as those of the said Elizabeth Hills secondly therein before expressed to be thereby granted from and immediately after the solemnization of the said then intended marriage.

To the use of the said T.T. Cock and his assigns for his life Remainders without impeachment of waste.

To the use of the said Golding Griggs and Robert Lewis and their heirs during the life of the said T.T. Cock upon trust to support contingent remainders.

To the use of the said Elizabeth Hills and her assigns for her life for her jointure and in lieu of power and See back.

To the use of the said Golding Griggs and Robert Lewis and their heirs during the life of the said Elizabeth Hills upon trust to support contingent remainders.

To the use of the said Golding Griggs and Robert Lewis their executors administrators and assigns for the term of 500 years without impeachment of waste upon such trusts never the less and to and for such ends and c. and under subject to such provisos and c. as were therein after expressed concerning the same.

As to the said hereditaments of the said T.T. Cock to certain uses therein declared.

And as to the Messuages Farms lands and hereditaments of the said Elizabeth Hills situate in the said County of Essex from and immediately after the death of the survivor of them the said T.T. Cock and Elizabeth Hills and from and after the expiration or other sooner determination of the said term of 500 years and in the meantime subject thereto and to the trusts thereof.

To the use of all and every or such one or more child or children of the body of the said T.T. Cock on the body of the said Elizabeth Hills his there intended wife to be begotten for such estate or estates and in such parts and proportions and with under and subject to such powers provisos conditions and limitations and charged and chargeable with such annual or gross sums (such powers provisos conditions limitations and charges being for the benefit of all and every or some one or more of such child or children) and in such manner and form as the survivor of them the said T.T. Cock and Elizabeth Hills his then intended wife should from time to time after the death of the other of them by any deed or deeds writing or writings with or without power of revocation to be by him or her duly executed in the presence of two or more credible witnesses or by his or her last Will and Testament duly executed and published in the presence of three or more credible witnesses or by any writing purporting to be a Codicil to such last Will and Testament executed as aforesaid direct limit declare or appoint and in default and c. then.

To the use and behoof of all and every the child and children of the body of the said T.T. Cock on the body of the said Elizabeth Hills his intended wife lawfully begotten equally to be divided between and among them if more then one share and share alike as tenants in common and not as joint tenants and of the several heirs of the body and bodies of all and every such child and children issuing. (See back).

To the use of such persons for such estates and such purposes and subject to such provisos and declarations and changeable with such sum or sums of money and in such manner and form as the said Elizabeth Hills notwithstanding her coverture by any deed or deeds writing or

writings sealed and delivered in the presence of two or more witnesses or by her last Will and Testament in writing or any Codicil or Codicils to be by her signed and published in the presence of and attested by 3 or more credible witnesses should direct declare limit give or appoint.

To the use of the said Golding Griggs and Robert Lewis their heirs and assigns for ever In trust for the said Elizabeth Hills her heirs and assigns for ever.

And as to the said term of 500 years thereinbefore limited to the said Golding Griggs and Robert Lewis their executors' administrators and assigns as aforesaid.

It was thereby declared that the same was so limited to them upon such trusts and for such purposes and subject to such proviso's and agreements as were thereafter expressed (that was to say) that in case there should be issue of the body of the said T.T. Cock on the body of the said Elizabeth Hills his then intended wife to be begotten an eldest or only son and one or more other child or children, or one or more daughter or daughters and no son.

Then upon trust that they the said Golding Griggs and Robert Lewis or the Survivor of them his executors' administrators or assigns should either during the life time of the Survivor of them the said T.T. Cock and Elizabeth Hills his then intended wife with his or her consent in writing or else not till after the decease of such Survivor by demise Sale or Mortgage of all the said Messuages and c. lands and hereditaments there before expressed to be thereby granted by the said Elizabeth Hills or of a competent part thereof for all or any part of the said term of 500 years or by such other means as to them or him should seem meet raise or take up at interest the further sum or several sums of £500 a piece for the additional portion or portions of all and every such child or children other than an eldest or only Son the same portion or portions to be paid respectively to such of the said children entitled thereto as should be a Son or Sons at his or their age or respective ages of 21 years and to such

of them as should be a daughter or daughters at her or their age or respective ages of 21 years or day or respective days of marriage which should first happen if such time of payment happened after the death of the Survivor of them the said T.T. Cock and Elizabeth Hills his then intended wife but if before then as soon as might be after the death of such Survivor.

Proviso that in case any of the said Children for whom a portion or portions was or were thereby provided being a Son or Sons should attain his or their age or respective ages of 21 years or being a Daughter or Daughters should attain her or their age or respective ages of 21 years or be married under such age before the death of the survivor of them the said T.T. Cock and Elizabeth Hills his then intended Wife then and from thenceforth all and every the rights and interests of such Son or Sons so attaining the said age of 21 and of such Daughter or Daughters so attaining the like age or marrying before such age of 21 in and to the said several and respective portion or portions thereby intended for him her or them should respectively be and be considered as vested Interests in such Sons or Daughters and be transmissible as such to his her or their Executors and Administrators. But nevertheless the raising and paying of the said several and respective portion or portions should be postponed till after the death of the survivor of them the said T.T. Cock and Elizabeth Hills his then intended Wife unless such survivor should direct the contrary in writing where it should be lawful for him or her to do (See back).

Proviso for successor of the said term of 500 years when the trusts thereinbefore declared concerning the said term should have been executed and performed or satisfied or should become unnecessary or incapable of taking effect and the costs and charges of the Trustees of the same Term their executors administrators and assigns in and about the execution and performance of the same trusts should have been paid and satisfied and which they were thereby empowered to levy and raise by all and any of the ways and means aforesaid and to retain accordingly.

Usual powers of leasing sale and exchange.

Proviso that if the said Golding Griggs and Robert Lewis or either of them should at any times thereafter happen to die or desire to be discharged from the aforesaid trusts thereby in them respectively reposed it should be lawful for the said T.T. Cock and Elizabeth Hills his then intended Wife or the executor of them by any deed or deeds writing or writings under their his or her respective hands and seals or hand and seal attested by 2 or more credible witnesses from time to time and as often as by such deaths or resignations of the said Trustees it should become necessary or convenient to nominate and appoint such or person or persons as to them should soon meet to be a Trustee or Trustees to act in all and singular the aforesaid several and respective trusts by those presents reposed in the said several Trustees thereby appointed in the place of the Trustees or Trustee so dying or desirous to be discharged and when any of the said then present or any future Trustees or Trustee should desire to be discharged from the said trusts or any of them it should be lawful for him or them to convey resign release assign relinquish and give up his and their Trust estate power authority or interest in the said Hereditaments thereby granted and selected or intended so to be or in the funds and securities or other the premises as should be in lieu thereof or otherwise in virtue of the trust aforesaid or any of them become vested in them the said Trustees thereby appointed or either of them to the remainder or continuing Trustees or Trustee or such new Trustee or Trustees to be appointed as aforesaid.

Declaration that from and after every such nomination and appointment all such acts deeds writings and things should be performed as should be necessary or advisable for vesting the said Messuages and Hereditaments thereby granted and sealed or intended to be and all and singular the Stocks funds securities and monies which should from time to time be vested in the Trustees for the time being thereof upon any of the trusts aforesaid as well in the several Trustee or Trustees as in the

new Trustees or Trustee so to be nominated aforesaid so that such several Trustees or Trustee might together with the said new Trustee or Trustees become jointly seized and possessed of or interested in the same Messuages Hereditaments and premises respectively To the several uses upon the several trusts and for the several purposes and under and subject to the several powers and c. theretofore expressed of and concerning the same hereditaments and premises respectively or such of them as should then be existing undetermined and capable of taking effect or being performed or as near thereto as might be.

Covenants by T.T. Cock and Elizabeth Hills his then intended Wife for themselves severally and respectively and for their several and respective heirs executors and administrators and not one of them for the other of them or for the heirs executors or administrators or ancestors acts or deeds of the other of them with the said Golding Griggs and Robert Lewis and their heirs that notwithstanding any act and c. by the said T.T. Cock or Elizabeth Hills or any of the ancestors of the same Elizabeth Hills done to the contrary They the said T.T. Cock and Elizabeth Hills had good right to convey For quiet enjoyment Free from incumbent and for further assurance.

Lease executed by the said Elizabeth Hills and duly attested.

Release executed by all the said parties thereto and duly attested.

By Indentures of Lease and Release of these respective dates the Release between the said Elizabeth Hills, therein called Elizabeth Rand and described as then late of Messing of the County of Essex but then of Southampton in the County of Hants Widow and Relic of the said T.T. Cock and which said Elizabeth still continued his Widow and had not married since the decease of her said husband but had since his death changed her Surname of Cock for her then present name of Rand of the first part John Griggs of Messing aforesaid Esquire only son and heir at law and also sole acting Executor under the Will of the said Golding Griggs then deceased who was the surviving Trustee under the hereinbefore abstracted Indenture of Settlement of the second 2nd part

William Mason of Colchester in the County of Essex, Gentleman of the 3rd part Robert Cleese Haselfoot of Boneham in the County of Essex Esquire of the 4th part and the said John Griggs and William Mason of the 5th part.

Reciting amongst other recitals therein contained the hereinbefore-abstracted Indentures of Lease and Release of 12th and 13th May 1786

And that the said intended marriage between the said T.T. Cock and Elizabeth Hills took effect and was duly solemnized soon after the date and execution of the same Indentures.

And reciting that the said T.T. Cock departed this life sometime in or about the month of April 1811 leaving the said Elizabeth his Widow and ten children of the said marriage him surviving.

And reciting that the said Robert Lewis also then sometime since departed this life leaving the said Golding Griggs him surviving who also sometime in the year 1806 departed this life leaving his Will in writing bearing date on or about 30th October 1789 but without making any device or disposition of the said lands and Hereditaments compounded in the said therebefore recorded Indenture but appointing his only Son the said John Griggs firstly thereto together with his friend John Round Esquire executors of his said Will but the said John Griggs alone proved the same in the Prerogative Court of Canterbury.

And reciting that the said Golding Griggs left the said John Griggs his Son his sole heir at law and the estates powers and trusts which vested in or accrued to the said Golding Griggs under the said recited Indenture of Settlement devolved on his decease on the said John Griggs.

And reciting a sale in the year 1813 by the said John Griggs (in pursuance of the power of sale contained in the said Indenture of Settlement) of certain parts of the said Hereditaments situated in the County of Middlesex and comprised in the said Settlement for the sum of £4684 and the advancement of the same sum by him to the said Elizabeth Rand at interest on Mortgage of certain freehold and copyhold

lands and hereditaments situated in Messing and Inworth in the County of Essex.

And reciting a certain Indenture of Mortgage dated 27th May 1813 for securing the said sum of £4684 and interest.

And reciting a sale by the said John Griggs sometime in the year 1814 of certain Hereditaments situated in the parish of Pattiswick and Stisted aforesaid also comprised in the said Settlement for the sum of £850 and the advancement of the same sum by the said John Griggs to the said Elizabeth Rand at interest on Mortgage of the said freehold and copyhold lands and Hereditaments comprised in the lastly mentioned Indenture of Mortgage and also upon such further securities as in the now reciting Indenture is mentioned.

And reciting a further Sale by the said John Griggs in the year 1814 of a Messuage and Hereditaments situated in the parish of Orsett aforesaid also originally comprised in the said Settlement for the sum of £2300 and the advancement of such sum to the said Elizabeth Rand on security of the said Mortgaged Hereditaments and also on such further securities as in the now secured Indenture mentioned.

And reciting that the said several principal sums of £4,684 £850 and £2,300 making together the aggregate sum of £7834 still remained due to the said John Griggs as such Trustee for the time being as aforesaid by virtue of the several in part recited securities upon the trusts nevertheless of the recited Indenture of Settlement of 13th May 1786.

And reciting that the said Elizabeth Rand as the survivor of the said T.T. Cock her husband was desirous in execution of the power given to her for that purpose by the said in part Indenture of Settlement (and with the priority of acceptance of the said William Mason testified and c.) of appointing the said William Mason to be a Trustee under the said Indenture of Settlement in the room of the said Robert Lewis deceased jointly with the said John Griggs who had then became the Sole Trustee thereunder as the heir and Executor of the said Golding Griggs his Father and was intended to continue such Trusteeship in the place of his Father.

And reciting that it had been agreed between the said parties thereto that all and singular the trust estate securities or other the premises then solely vested in the said John Griggs as such Representative of the said Golding Griggs his Father as aforesaid should be conveyed assigned and transferred or covenanted to be assigned and transferred so as to become invested in the said John Griggs and William Mason jointly upon the trusts of the said Indenture of Settlement by those present and in the manner thereafter expressed.

It is witnessed that in pursuance of the said recited Agreement so far as respected the Appointment of the said William Mason as such new Trustee as aforesaid She the said Elizabeth Rand (by virtue and in execution of the Power or authority given and reserved to her for that purpose as the survivor of the said T.T. Cock her husband in and by the said in part recited Indenture of Settlement and of every other power or authority whatsoever enabling her in that behalf) Did by that her Deed under her hand and seal attested by 2 credible persons whose names were or were intended to be then endorsed as Witnesses attesting the signing sealing and delivery thereof by the said Elizabeth Rand (nominate and appoint the said William Mason to be a Trustee under the said in part recited Indentures of Relief and Settlement of 13th May 1786 in the room of the said Robert Lewis deceased jointly with the said John Griggs) the then present Trustee under the said Settlement as the heir and Executor of the said Golding Griggs his father and with the said John Griggs was intended to be continued as such Trustee under the said Settlement (in place of his Father) To the intent and so that the said John Griggs and William Mason might act jointly in the execution of the trusts intents and purposes powers and provisions declared and expressed in the said Indenture of Settlement concerning the said freehold Messuages lands tenements and Hereditaments expressed and received then secured subject to such Trusts intents and purposes powers and provisions respectably as fully and effectively as if they the said John Griggs and William Mason had been originally named the Trustees

thereunder in the place and stead of the said Golding Griggs and Robert Lewis deceased or that as near thereto might be.

And it is further witnessed that in pursuance and part pursuance of the said recited Agreement for vesting the said trust estate in the said John Griggs and William Mason jointly as aforesaid upon the Trusts of the Settlement and for the nominal consideration therein verified. He the said John Griggs as concerning the estate term and interest whether vested in him as the heir in law and acting Executor of the Will of the said Golding Griggs his deceased Father of and in the Hereditaments originally comprised in the said in part recited Indenture of Settlement and then still subject to the uses and trusts thereof and at the request and by the direction of the said Elizabeth Rand testified and c. (did by those presents bargain sell and release and also assign and transfer unto the said R.C. Haselfoot [in his actual possession and c.] and to his heirs and assigns [Inter alia]).

The Premises the subject of this Abstract by the same description as contained in the herebefore abstracted Indenture of Settlement,

And the reversion and c.

And all the estate and c.

To hold unto the said R.C. Haselfoot his heirs executors administrators and assigns for and during all such estate and interest or estates and interests/ whether of Freehold or freehold and Inheritance or term or terms for years or other chattel interest/ as was or were then vested in the said John Griggs as the heir and executor of the said Golding Griggs his deceased Father under and by virtue of the said in part recited Indenture of Settlement of 13th May 1786.

To the use of the said R.C. Haselfoot his heirs executors administrators and assigns for and during the estate and interest or respective estates and interests aforesaid nevertheless.

Upon the special trust that the said R.C. Haselfoot his heirs executors administrators or assign and hold forthwith immediately on and after the execution of those presents by Indentures of Lease and Release and

assignment then already prepared and intended to be indorsed on the aforesaid Indentures of bargain and Sale and on these presents respectively and to bear date respectively as to the Indenture of Lease on the day next after the day of the date of the now abstracting Indenture and the said Indentures of Release and assignment on the day next after the day of the date of the said Indenture of Lease and the said Indenture of Release and assignment being of 3 part and made between the said R.C. Haselfoot of the first part the said Elizabeth Rand of the second part and the said John Griggs and William Mason of the third part reconvey and reassign all and singular the said several messuages or tenements lands Hereditaments and or the premises by the now abstracted Indenture released and assigned respectively or covenanted to be assigned or otherwise assured or intended so to be and every part and parcel of the same with their and every of their appurtenants unto and to the use of the said John Griggs and William Mason their heirs executors administrators and assigns for and during all the estate and interest or several estates and interests thereby released assigned or otherwise assured to the said R.C. Haselfoot in the said premises respectively Nevertheless upon and for the trusts intents and purposes and under and subject to the powers and provisions declared and contained concerning the same premises respectively in and by the said therefore in part recited Indenture of Settlement of 13th May 1786 or such and so many of the same trusts intents and purposes powers and provisions as were then existing undetermined and capable of taking effect,

Then followed a transfer of the Hereditaments comprised in the said Indenture of Mortgage of the 27th May 1813 and also an Assignment of the Mortgage dept of £4684 £850 and £2300 and interest secured by the same Indenture

Covenant by the said John Griggs for himself his heirs executors administrators and assigns with the said R.C. Haselfoot his heirs executors administrators and assigns as to the several premises

therebefore released and assigned to him that he had not done any act to incumber.

Lease executed by the said John Griggs and attested.

Release executed by all the parties thereto and attested as to the signature of the said John Griggs by one witness and as to the signature of all the parties by 2 witnesses.

By Indentures of Lease and release of these respective dates (respectively endorsed on the lastly Abstracted Indentures of Lease and Release) the release between the said R.C. Haselfoot of the first part the said Elizabeth Rand of the second part and the said John Griggs and William Mason of the third part.

It is witnessed that in pursuance and part execution of the trust reposed in him by the said lastly Abstracted Indenture of Release and for the nominal consideration (herein incurred) The said R.C. Haselfoot at the request and by the direction of the said Elizabeth Rand testified and c. Did by those presents bargain sell and release and also assign and transfer unto the said John Griggs and William Mason (in their actual possession and c.) and to their heirs and assigns.

All and Singular the freehold Messuages Tenements lands and hereditaments whatsoever particularly described or referred to in and by the said lastly Abstracted Indenture of Release and thereby released and assigned by the said John Griggs unto the said R.C. Haselfoot his heirs executors administrators and assigns for the estate and interest or Estates and Interests then vested in the said John Griggs as the heir and Executor of the said Golding Griggs his deceased Father the surviving Trustee under the said Settlement upon trust to release and retransfer the same unto the said John Griggs and William Mason there heirs executors administrators and assigns as in the said lastly mentioned Indenture of Release mentioned and in the now Abstracting Indenture appearing and every part and parcel of the same with their and every of their rights members and appurtenances.

And the reversion and c.

And all the estate and c.

To hold unto the said John Griggs and William Mason their heirs executors administrators and assigns for and during all such estate and interest or estates and interests (whether of freehold or freehold and inherited or term or terms for years or other chattel interest) as were released and assigned to the said R.C. Haselfoot upon trust to release and retransfer as aforesaid in and by the said lastly Abstracted Indenture of Release.

To the use of the said John Griggs and William Mason their heirs executors administrators and assigns for and during the estate and interest or estates and interests aforesaid. Nevertheless to be vested in the said John Griggs and William Mason their heirs executors administrators and assigns jointly.

Upon and for the trusts intents and purposes and under and subject to the powers and proviso's declared expressed and contained of and concerning the same premises respectively in and by the said Indenture of Settlement of 13th May 1786 or such and so many of the same trusts intents and purposes powers and proviso's as were then existing undetermined and capable of taking effect.

Then followed a transfer of the hereditaments comprised in the said Indenture of Mortgage of 27th May 1813 and also an Assignment of the said principal and interest and other monies assigned to the said R.C. Haselfoot by the lastly abstracted Indenture of Release.

Covenant by the said R.C. Haselfoot for himself and his heirs executors and administrators with the said John Griggs and William Mason their heirs executors administrators and assigns that he had not done any act to incumber.

Lease executed by the said R.C. Haselfoot and attested by two witnesses.

Release executed by all the parties and attested as to the said John Griggs by one witness and as to the other parties by two witnesses.

1st November 1850. By Indenture by this date between the said Elizabeth Rand (described as of Clifton in the City and County of Bristol) of the first part, Jane Anne Inglis of Colchester in the County of Essex of the second part, Anne Mason of the same place and the said Jane Anne Inglis of the third part, and Charles Haselfoot of Bouham in the County of Essex Esquire and Henry Ray of Iron Acton in the County of Gloucester Gentleman of the fourth part.

Reciting (inter alia) the hereinbefore, Abstracted Indenture of Settlement of 12th and 13th May 1786. The death of the said T.T. Cock The assumption of the name of Rand by the said Elizabeth Rand (previously in the year 1812 Elizabeth Cock) The deaths of the said Robert Lewis and of Golding Griggs in 1806 who The Will of the said Golding Griggs and the Probate thereof. The before mentioned Sales by the said John Griggs of portions of the settled property, and the advancement of the purchase monies to the said Elizabeth Rand on the before mentioned securities. Also the hereinbefore Abstracted Indentures of Lease and Release of 24th and 25th June 1822 and 26th and 27th June 1822.

And Reciting that the said John Griggs died in the year 1839 leaving the said William Mason him surviving.

And that the said William Mason died in the month of March 1840 having by his Will dated 23rd June 1837 devised unto his Son William Mason and his heirs All real estate vested in him as a Trustee and he appointed the said Anne Mason his said son William and his daughter the said Jane Anne Inglis the executors thereof. And the said Will was on 1st May 1840 proved by the said Anne Mason and Jane Anne Inglis in the Prerogative Court of Canterbury.

And reciting that the said William Mason the Son died in the month of May 1840 in testate leaving the said Jane Anne Inglis his only sister and heiress at Law him surviving.

And reciting that the said Elizabeth Rand was desirous of appointing the said Charles Haselfoot and Henry Ray to be the Trustees of the said

recited Indenture of Settlement in the place of the said John Griggs and William Mason respectively deceased.

It is witnessed that in pursuance of such desire as aforesaid She the said Elizabeth Rand in execution of the said recited power or Authority given and received to her as the survivor of the said T.T. Cock in and by the said recited Indenture of Settlement and of every other power and c. Did by that Deed under her hand and seal attested by the two credible persons whose names were therein endorsed as witnesses attesting the signing sealing and Delivery thereof by the said Elizabeth Rand and nominate and appoint the said Charles Haselfoot and Henry Ray to be Trustees of the said recited Indenture of Settlement of 13th May 1786 in the room of the said John Griggs and William Mason respectively deceased.

To the intent that the said Charles Haselfoot and Henry Ray or the survivor of them might act in the execution of the trusts powers and provisions expressed and declared in the said Indenture of Settlement concerning the hereditaments therein contained and the monies arisen or to arise from the sale thereof or any of them or such of them as were then existing and undetermined as fully and Effectually as if they the said Charles Haselfoot and Henry Ray had been originally named the Trustees of the same Indenture of Settlement.

And it is further witnessed that for the purpose of conveying the said hereditaments comprised in the said Indenture of Settlement remaining unsold to the said Charles Haselfoot and Henry Ray as such Trustees as aforesaid and for the nominal consent therein conveyed. She the said Jane Anne Inglis (as such heiress at Law as aforesaid) at the request and by the direction of the said Elizabeth Rand testified and c. Did by those presents convey and release. And the said Anne Mason and Jane Anne Inglis as such Executors as aforesaid. (at the request and direction of the said Elizabeth Rand) Did and each of them did by those presents assign and transfer unto the said Charles Haselfoot and Henry Ray their heirs executors and administrators.

All and singular the Messuages lands tenements and hereditaments comprised in the said Indenture of Settlement and therein mentioned to be situate in the Counties of Middlesex and Essex or such and so many of them or such part or parts thereof as in remained unsold.

Together with their respective rights members and appurtenances.

And the reversion and c.

And the estate and c.

To hold unto the said Charles Haselfoot and Henry Ray their heirs executors administrators and assigns for and during all estate interests (whether freehold of inheritance terms for years or other Chattel interests) as was or were then in the said Jane Anne Inglis and Anne Mason or either of them.

To the uses upon the trusts and under and subject to the powers and provisions thereafter expressed (that was to say) As so much and such parts of the said hereditaments as were situate in the County of Essex and remained unsold.

To the uses upon the trusts and subject to the powers and provisions declared concerning the same in the said recited Indenture of Settlement of 13th May 1786 or such of them as were then subsisting undetermined and capable of taking effect.

Then follows an Assignment of the hereditaments comprised in the said Indenture of Mortgage of 27th May 1813 and also the said several Mortgage debts and interest then due by virtue of the same Indenture and the several other securities before referred to.

Several Covenants by the said Jane Anne Inglis and Anne Mason with the said Charles Haselfoot and Henry Ray their executors administrators that they had not done any act to incumber. Signed sealed and delivered by the within advised Elizabeth Rand in the presence of R.B. Giles 52 York Crescent Clifton, Bristol and David Lewis Servant to Mrs Rand York Crescent.

Executed by all parties and attested by two witnesses.

11th October 1850. The said Elizabeth Rand by her Will of this date.

After reciting (inter alia) that under or by virtue of the Settlement made on her marriage with her husband T.T. Cock Esquire dated 13th May 1786 she had power to appoint certain Farms lands hereditaments and estates therein comprised and mentioned to be situate in the County of Essex.

To the use of such one or more of her Children by the said T.T. Cock as she might direct limit declare or appoint.

Did and by virtue of such power or Authority so reserved to her as aforesaid direct limit declare and appoint.

All and singular the said last mentioned farms lands hereditaments and estates and also the monies which had then already arisen or which thereafter might arise from the Sale or Sales of all or any part thereof respectively by virtue of the power for that purpose contained in the said Settlement, **Unto and to the use of such of her (Testapise's) daughters Eliza Cock, Emma Augusta Cock and Georgiana Amelia Cock as should by living at her decease their or her heirs executors administrators and assigns respectively for ever, (see back).**

Signed Executed published and declared by the said Elizabeth Rand the Testapise as and for her last Will and Testament in the presence of two persons both being present at the same time who in her presence at her request and in the presence of each other thereunto subscribed their names as witnesses.

The said Testapise died on the 24th day of November 1852 without having altered or revoked her said will which was on the 27th day of June 1850 duly proved in the Prerogative Court of the Archbishop of Canterbury by the said Charles Haselfoot and Henry Ray the executors therein named.

10th December 1853. By Indenture of this date between the said Eliza Cock, Emma Augusta Cock and Georgiana Amelia Cock (therein described as Spinsters then late of York Crescent Clifton in the City of

Bristol but then temporarily residing at Brighton in the County of Sussex) of the first part the said Charles Haselfoot and Henry Ray of the second part and Henry Carpenter Ray of Iron Acton aforesaid Gentleman of third part.

Reciting the hereinbefore Abstracted Indenture of Lease and Release and Settlement of 12th and 13th May 1786 and the Solemnization of the marriage of the said T.T. Cock and Elizabeth Rand then Elizabeth Hills.

And reciting the death of the said T.T. Cock leaving his said wife and also ten Children him surviving who with a daughter named Sophia who died an Infant at the age of 12 months were the only issue of the said marriage and which 10 children were thereafter referred to in order of Seniority of age and priority of birth viz, Theophilus Thomas Hills, Eliza, Horatio Bennet, Charlotte Matilou, Emma Augusta, Georgiana Amelia, Charles Frederick, William Henry, George Edward, and Edmund Rand all of whom attained their respective ages of 21 in the lifetime of their said mother.

And reciting the assumption of the name of Rand, by the said Elizabeth Rand, (previously Elizabeth Cock). The deaths of the said Robert Lewis in November 1790 and his burial at St Mary Abbots, Kensington, Middlesex and of Golding Griggs – The will of the said Golding Griggs and the Probate thereof. The before mentioned Sales by the said John Griggs in the year 1814 of portions of the settled property situate in the County of Essex and that the monies arising therefrom amounting to the sum of £3150 were duly invested and dealt with according to the said Indenture of Settlement.

And reciting the hereinbefore severally Abstracted Indentures of Lease and Release, of 24th and 25th June 1822, and 26th and 27th June 1822. Also the hereinbefore Abstracted Indentures of Lease and Release of the 24th and 25th June 1822 and 26th and 27th June 1822. Also the hereinbefore Abstracted Will of the said Elizabeth Rand her death and the Probate of her Will.

And reciting that the said Charles Haselfoot and Henry Ray as the Trustees of the said term of 500 years had since the decease of the said Elizabeth Rand with the consent and approbation of the said Eliza Cock, Emma Augusta Cock, and Georgiana Amelia Cock testified and c. and in pursuance of the provisions and directions contained in the hereinbefore recited Indenture of Settlement duly paid and satisfied by means of the monies arising from such Sales as aforesaid. All and every the portions or portion together with interest thereon by the hereinbefore recited Indenture of Settlement charged upon and then payable out of the said hereditaments situate in the said County of Essex and to which the said Eliza Cock, Emma Augusta Cock and Georgiana Amelia Cock became so entitled as aforesaid under the Will of the said Elizabeth Rand deceased and the costs and charges of the said Charles Haselfoot and Henry Ray as such Trustees as aforesaid had also been paid and satisfied so far as the same were payable in respect of the same hereditaments.

And reciting that the said Eliza Cock, Emma Augusta Cock, and Georgiana Amelia Cock were desirous of severing the joint tenancy (if any) of and in the said hereditaments and premises vested in them and created by the said Will of their said mother and for that purpose had agreed to make the conveyance thereafter contained.

And reciting that the said Eliza Cock, Emma Augusta Cock, and Georgiana Amelia Cock had requested the said Charles Haselfoot and Henry Ray as such Trustees as aforesaid to surrender and assure the unsold portions of the hereditaments comprised in the thereinbefore recited Indenture of Settlement and therein mentioned to be situate in the County of Essex in manner thereafter expressed and which the said Charles Haselfoot and Henry Ray had agreed to do.

It is witnessed that for the purpose of effectuating such desire and of carrying out such Agreement on their parts. They the said Eliza Cock, Emma Augusta Cock, and Georgiana Amelia Cock Did and each of them Did by those presents grant and convey unto the said Henry Charles Ray his heirs and assigns.

All and Singular the said Messuage and Tenements lands hereditaments and premises situate in the County of Essex aforesaid in the thereinbefore recited Indenture of Settlement and which had not been sold and Conveyed as thereinbefore mentioned.

Together with all the easements and c.

And all the reversions.

And also all the estate and c.

To hold unto the said Henry Charles Ray his heirs and assigns. To the only proper use and behoof of them the said Eliza Cock, Emma Augusta Cock, and Georgiana Amelia Cock and their heirs and assigns for ever as tenants in common and not as joint tenants.

And it is further witnessed that in consent of such agreement as aforesaid on their parts and also for a nominal consideration therein mentioned. They the said Charles Haselfoot and Henry Ray as such Trustees as aforesaid Did by these presents assign surrender and yield up unto the said Eliza Cock, Emma Augusta Cock, and Georgiana Amelia Cock their heirs and assigns.

All and Singular the Messuages or Tenements lands Hereditaments and premises situate in the County of Essex aforesaid comprised in the thereinbefore recited Indenture of Settlement and which had not been sold and conveyed as thereinbefore mentioned.

Together with all the rights and c.

And also all the estate and c.

To the intent that by virtue of those presents the residue then unexpired of the said term of 500 years of and in the said hereditaments and premises created by the thereinbefore recited Indenture and all other the estate term interest of the said Charles Haselfoot and Henry Ray and each of them therein might merge in the freehold reversion and inhance of the said premises and be thereby extinguished.

Several Covenants by the said Charles Haselfoot and Henry Ray for themselves their heirs executors and administrators with the said Eliza

Cock, Emma Augusta Cock, and Georgiana Amelia Cock their heirs and assigns that they had not done any act to incumber,

Executed by all parties and attested by one witness.

As with the History of Harold Hill and Noak Hill this work will periodically be updated as I add more material and make corrections.

Herbie