the

RESIDENTIAL COPYHOLDS
of
EPSOM

from the Records of
the Manor of Ebbisham
1663 to 1925

by

H.L. LEHMANN

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The Residential Copyholds of Epsom

from the Records of the Manor 1663 to 1925

The history of Epsom reaches back to Saxon times, but it is not until the finding of the mineral well about the year 1620 that its modern development begins; this development, culminating in the years 1707 to 1727, has been described, and the subsequent transformation of the town into an early form of residential garden city. It was felt that it would be of interest to follow this development in somewhat greater detail and on a wider scale, both in time and area, than has hithertwo been done, and the availability of the records of the Manor of Epsom (Ebbisham) has made this possible. These records, now at the Surrey Record Office, Kingston upon Thames, cover the time from 1663 up to the acquisition of the Manor by the Epsom and Ewell Council in 1925. They consist in the main of two sets of court rolls, the first covering the years 1663 to 1784, the second from 1717 to 1925. The first set is written on vellum or parchment, the first eleven parts, from 14 October 1663 to 16 May 1725 in the form of rolls, the sheets or membranes stitched together on one end, and written on both sides of the sheets. From vol. 12 to 17 the pages are bound into folio volumes. The language of the early rolls is Latin with occasional quotations in English, changing to English on 30 March 1733. The second set is written on paper, bound into books. Where the two sets overlap they are of identical content; it would appear that the second set was originally a draft for the first, until, after the discontinuation of the first set, it became the only record. Each volume of the second set contains a name index.

It must be remembered that these court rolls are recording all transactions concerning copyhold properties ("held by copy of the court roll"), but not those relating to freehold properties. In addition to the court rolls there are two surveys of the Manor, of 1680 and of 1755, written in English, on paper. These contain all properties belong to the Manor, copyholds and freeholds, commons and demesnes (lands held by the Lord of the Manor himself).

Both court rolls and surveys generally describe the properties by naming the owners of adjoining properties, and often the area and a description of the property concerned; between them we have, as it were, a complete "still" picture of all properties provided by the surveys which can be connected, but only as far as copyholds are concerned, by the "moving picture" provided by the court rolls. It is of course clear that where there is only an occasional freehold interspersed between copyholds it is not too difficult to build up a continuous sequence of the properties, but that this becomes increasingly more difficult if the number of freeholds is larger. It is worth noting that the years of the Epsom Spa, 1707 to 1727, are equidistant in time from the two surveys.

However, the described picture is not complete : Whereas one is able to construct the sequence of properties it is not possible, except in very few cases, to give the exact location of any one property; this can only be

provided, and, as it were, colour be added to the described picture, by large-scale indexed maps. The earliest such map of Epsom is that of 1838, the result of a survey undertaken by order of the guardians of the Epsom Union to the scale of 12 perches to 1 inch (1 : 2276) by Messrs. Owen and Lewen at a fee of £370. (PRO Kew, MH12/12235; a copy of this map is at the Bourne Hall Museum, Ewell). The properties in this map are numbered, but the corresponding rating list which would provide the names of the owners, and which seems to have survived until a few years ago, could not be traced. The Tithe Award of 1843 uses the same map of 1838 with the same plot numbers, and provides owners' and occupiers' names for most of the properties, but frequently brackets a number of properties, sometimes as many as 30, together, thus making exact identification impossible. In some cases too the name of a long-term lessee is given instead of that of the owner. From 1843 onwards legislation provided for the enfranchisement of copyhold tenures, and a new set of records consisting of two Enfranchisement Books was started, which contain a number of large-scale plans. There also exists (SRO Kingston 31/6) a set of large-scale plans of about 1850 to the scale of 1 : 500) in which entries were made up to the 1900's.

Taking all these records, court rolls, surveys, tithe map, and enfranchisement books together, it becomes possible in most cases to locate any particular property exactly, and to trace its ownership back to the survey of 1680, sometimes working forward from the earlier time to the later, sometimes backward from the later to the earlier.

Before discussing the individual properties it may be useful to mention a few points concerning the records.

The spelling of names at the time with which we are concerned was not yet fixed and largely phonetic.

Court roll entries tend to be copied from earlier entries, with preservation of former owners' and tenants' names, street names etc., sometimes for very long times. The appearance of such names often facilitates identification, but only provides a post quem date. Early street names were frequently descriptive : Today's South Street was the lane leading to Woodcote Green, then the street leading to New Inn Lane, then New Inn Lane, and finally about 1850, South Street. The description "King's highway" (via regia) only implies a public right of way, and does not give any information about the size or the state of the road concerned. From Ogilby's route map (London to Arundel) of 1675 it is clear that the main road from London to Leatherhead followed at that time the line of today's East Street, High Street, South Street, Dorking Road, notwithstanding the description at that time of South Street as the lane leading to Woodcote Green.

The western end of the High Street is referred to as "The Town of Ebbisham" (villagium de Ebbisham); its eastern half was the street leading to Ewell, or occasionally (near Church Street) the street leading to the Ebbisham Wells. Hudson's Lane was today's Waterloo Road (late Waterloo Station Road), and probably its continuation northward. Beccon Soales Lane (Dorking Road, see 3A7 below) referring to a Richard Beckenshall who occurs in the Subsidies Rolls

(PRO Chancery Lane, E179, 196/428) previous to 1625, Wheeler's Lane to a William Wheeler before 1663. Ashley Road did not exist as such, but the "footpath leading to the church" became in time the "Church Parade" and eventually "The Parade"

In the following the development of Epsom is described by tracing the ownership of the various residential properties. A convenient starting point in time is the survey of 1680; where possible earlier information has been taken into consideration, but it has to be kept in mind that the problem is open-ended, as the court rolls, which start arbitrarily in 1663 record only changes in ownership, and furthermore that succession in tail does not always involve a change in ownership and may therefore go unrecorded.

The properties have been arranged in chapters following the main roads:

Chapter 1. The Shoulder of Mutton Close, the site of John Livingston's Well in Town, the west side of South Street and the north side of Dorking Road

2. West Hill and the north side of the High Street to Waterloo Road

3. Southside of Dorking Road, east side of South Street and the south side of the High Street to Ashley Road.

4. North side of High Street from Waterloo Road to East Street.

5. South side of High Street from the Spread Eagle, west side of Church Street to Worple Road

6. The Parade

7. West side of Church Street south of Worple Road

8. Church Road, College Road, Pit Place

9. East side of Church Street, south side of East Street

10. North side of East Street

11. West Hill, Stamford Hill, the Common north of Dorking Road

12. Woodcote Side, the Common south of Dorking Road, World's End

13. South side of Woodcote Green, west side of Chalk Lane

14. East side of Chalk Lane, Woodcote Road.

Each of these chapters is divided into three parts, to show the developments during the peak period in the history of the Epsom Spa.

A. The run-up to the survey of 1680

B. 1680 to the survey of 1755

C. after 1755

Within each of these three parts the development of each individual property is described.

By this form of three-dimensional presentation it is possible to follow the changes with time in any particular area, and especially the state in 1680 and 1755. By reading the "A" (or "B" or "C") parts consecutively, i.e. 1A, 2A, 3A ... one would obtain a comprehensive picture of the development of the whole of Epsom up to 1680 (or 1755, or after 1755). For the tracing of any individual property one would read in the sequence 1A1, 1B1, 1C1. The numbers of the individual properties have been allocated from the most developed stage; if for any "C" number no corresponding "B" number (or for "B" no "A") is shown the property has been divided out of the next lower "B" (or "A") number (e.g. the "Spread Eagle" public house 5C2 - 5B1 - 5A1).

The dates given in the following are generally those of the relevant entries in the court rolls, and, where applicable, equally apply to the two parallel sets of rolls; generally however the second set has been used where available. References to sources other than the court rolls are quoted in full in the text.

The following is an explanation of some of the technical expressions used in the Court Rolls, which may be useful for their understanding.

The largest number of properties at Epsom were held from the Lord of the Manor of Ebbisham by copy of the Court Rolls, according to the custom of the Manor. For any change in ownership the copyhold (or customary) property had to pass through the hands of the Lord of the Manor who had to seize the new owner. This transaction was recorded in the Court Rolls, and a copy of the entry proved the ownership of the property. On the death of the tenant a proclamation was made for the heir to come and claim the inheritance, and an heriot became due, originally a horse or a piece of cattle, but if the deceased did "not have any animal", a sum of money. If no claimant appeared by the third proclamation, usually about one year after the first, the property became forfeit to the Lord of the Manor. Such forfeiture could subsequently be rescinded. Copyhold property could be devised by will, provided that it was surrendered to the Lord of the Manor by the devisor beforehand. If there was no such surrender and will the property passed to the customary heir, the eldest son being the nearest heir, if there were no children the eldest brother. A minor (under the age of 21 years) could hold copyhold property, a guardian being appointed to act on his behalf. The property could be entailed by surrendering it "to the use" of the persons named. Such tail could be defeated by an action of recovery, in which by agreement between the holder and the heir a fictitous impecunious person guaranteed to reimburse the heir and duly disappeared, leaving the property free from tail. An attempt to bar this device by the appointment of trustees "to safeguard contingent remainders" was defeated by Dormer v. Parkhurst (6 Bro.P.C.351), the persons, though not the case, appearing in the Epsom Court Rolls (see 3B10 below). The property (and the expectancy) could be mortgaged by means of a conditional surrender which remained dormant, even after the stipulated time, leaving to the borrower an equitable right of redemption, and became void on repayment of the loan. A licence to let the property for a fixed number of years had to be obtained from the Lord of the Manor, as also for major alterations affecting the value of the property. The tenant had to maintain the property in good repair, failure to do so could lead to forfeiture of the property. Copyhold property could be enfranchised (freed from the described restrictions, i.e. made freehold) with the consent of the Lord of the Manor against a substantial payment, by means of the grant of a long lease and a few days later a release (the renounciation of the right of reclamation); a similar device was used for the transfer of ownership of freehold properties. Enfranchisement was not very frequent before 1840, but became common when legislation encouraging it was brought in. Copyhold was finally abolished in 1925; the last enfranchisement recorded in the Epsom Court Rolls was by means of a "compensation agreement" on 17 Jan. 1936.

THE SHOULDER OF MUTTON CLOSE, THE SITE OF JOHN LIVINGSTON'S WELL IN TOWN, THE WEST SIDE OF SOUTH ST. AND THE NORTH SIDE DORKING ROAD

Chapter One

THE SHOULDER OF MUTTON CLOSE, THE SITE OF JOHN LIVINGSTON'S WELL IN TOWN, THE WEST SIDE OF SOUTH ST. AND THE NORTH SIDE DORKING ROAD

1A1. On 24 Apl. 1674 Joseph Collyer inherited from his father Joseph Collyer amongst some other properties (3A11 etc.) a close of land, 2 acres, which in 1680 was described as abutting north and west on Summersgate Lane, and south and west on Alderman Starling's land.

1A2. Most of the land on the south side of Clayhill, west of today's South Street and north of Dorking Road, from the High Street to the Common, was before 1660 in the possession of James Ireland of Epsom gen. The eastern end of the property, the Shoulder of Mutton Close, was copyhold, the larger part, towards the Common, was freehold and does not appear in the court rolls or the manorial surveys, but some information about it can be derived from other sources. A James Ireland appears in the subsidies rolls for 1621 (Public Record Office 186/408). After the death of James Ireland of London gen (see 1A29) his heirs, his nephews John Ireland of Epsom gen, Philipp Ireland of the same place gen and their sister Sarah Hargrave of London widow sold his properties, including 100 acres of land, some of them copyhold, to Samuel Sternelle alias Starlinge of the City of London alderman on 29 Sept. 1664 (P.R.O. Chancery, close rolls, 16 Car. 2 (1664), part 17, C54/4167). On 14 Nov. 1664 the court rolls record the sale of one copyhold close of land called Summersgate Close, 4 acres, presumably part of this sale. On 6 Apl. 1670 Thomas Newton of Stoke near Guildford, son and heir of Nicholas Newton of London, and Sir Samuel Starling, Lord Mayor of the City of London sold to Humphrey Beane of the parish of Epsom Esq a messuage and 32 acres of land, in the occupation of Jane Wheeler, widow of William Wheeler, together with a messuage in Church Street (5A12). The close of 4 acres of land was not included in this sale, and was inherited by Samuel Starling's brother Joseph Starling on 9 Dec. 1674 and was sold by him on the same day to Humphrey Beane. Humphrey Beane sold some of these properties (1A8, 5A12, 1A24) in 1677 and 1679; the others came under his will dated 15 Sept. 1679, probate 14 Jan. 1679 on 26 May 1680 to his widow Katherine Beane, who in the survey of 1680 is shown to hold the 4 acres close called Summersgate abutting on the highway leading into Ebbisham common on the west part, and on the lands of Mrs Starling on the north, east and south parts.

1A3. Katherine Beane in 1680 also held two messuages, one barn, 2 stables, a brick kiln, 3 sheds and 1 garden, and 2 closes of meadow land, 7 acres and one close of pasture, 2 acres, abutting on the lands of Joseph Collyer on the south-west part, and on Summersgate Lane on the north and west parts.

1A8. On 6 Nov. 1679 Humphrey Beane of Epsom gen sold to Humphrey Stacey of Leatherhead, blacksmith, and Frances his wife a close of land, 3/4 acre, called Shoulder of Mutton Close, except one messuage (1A12) and buildings recently erected on this part of the close as it is now fenced off, in the occupation of Francis Wood, butcher. On 11 Mar. 1679 Humphrey Stacey and Frances his wife

sold the northern part of this close, ½ acre, as it is now fenced off from the other part of the close and now or late in the tenure or occupation of the said Humphrey Stacey or his assigns, to William Parkhurst and Sarah his wife. In 1680 the property held by William Parkhurst was part of a close of land with a stable thereupon built, ½ acre, abutting on the highway on the east and north parts, on the tenement of Benjamin Stacey on the south part, and on the lands late of Humphrey Beane Esq. on the west part.

1A12. On 17 Sept. 1677 Humphrey Beane obtained a licence to let for 21 years, presumably to Francis Wood, one tenement and garden with its appurtenances, now in the occupation of Francis Wood. This property was excluded from the sale to Humphrey Stacey on 6 Nov. 1679, when it was described as one messuage and buildings recently erected on this part of the close as it is now fenced off, in the occupation of Francis Wood, butcher. In 1680 the property was held by Katharine Beane: One messuage or tenement, one shopp and 8 roods of land, abutting on the lands of William Parkhurst on the west and south parts and on the highway on the north part.

1A21. The remaining part of the Shoulder of Mutton Close, in front from north to south 130 feet, from east to west at the north end 120 feet, and on the south end 36 feet, Humphrey Stacey and Frances his wife transferred to Benjamin Stacey of Epsom, blacksmith, and Anne his wife on 6 Nov. 1679. In 1680 it is described as a parcel of land, parcell of Shoulder of Mutton Close wherein is built one tenement, abutting on the highway leading from Epsom towards Leatherhead on the east part, and on the garden of John Symonds on the south part.

1A24. This garden, a piece of land, 1 rood, part of a close belonging to Humphrey Beane, abutting on the lane leading towards Woodcott on the east part, on lands of John Symonds on the west part, and on lands of the said Humphrey Beane on the north part, had been sold by Humphrey Beane on 30 Apl 1677 to John Symonds of Epsom, yeoman, and was held by him in 1680.

1A25- John Symonds in 1680 held by free deed one messuage, one barn, one stable, one garden, one orchard, and one close of arable land, 1½ acre, thereunto adjoining, abutting on the lands of Katherine Beane widow on the north part, on the lands of Mrs. Starling on the south and west parts, and on the highway on the east part.

1A26 to 1A29. These properties up to the common were part of the estate of James Ireland and do not appear in the survey of 1680; by an indenture of 29 Sept. 1664 (Close Rolls of the Court of Chancery 16 Car 2, part 17 (P.R.O. C 54/4167)) John Ireland of Epsom gen, Philipp Ireland of Epsom afsd. and Sarah Hargrave of London, a sister of the said John and Philipp, being nephews and heirs of James Ireland late of London gen. decd. sold to Samuel Sternelle alias Starlinge of the City of London, alderman, All that capitall messuage or tenement situate and being in the parish of Ebbesham, and all those severall pieces of land lying dispersedly in the common field, and all that parcell of inclosed pasture or meadow arable land and wood ground conteying about 100 acres late of the said James Ireland. Samuel Starling sold part of the lands on 6 Apl. 1670 to Humphrey Beane (see 1A2, 5A12), but retained the messuage and some adjoining lands. From a later entry in the court rolls concerning the adjoining copyhold

Summersgate Close (1B2 on 29 Oct. 1697) it appears that these properties came at Sir Samuel Starling's death in 1674 to his brother Joseph Starling. One part of the property

1A28 was presumably included in the sale to Humphrey Beane on 6 Apl. 1670, as Humphrey Beane's will (1680 Jan. fol i, P.R.O. PROB 11/362, see 3A7) mentions a new house where his son Parsons and Humphrey Beane himself now co-inhabit.

1A29. On 29 Sept. 1664 the heirs of James Ireland (see 1A2) sold to Samuel Starling for £450 all that capital messuage or tenement situate and being in the parish of Ebbisham, and all those several pieces of land lying dispersed in the common field, and all that parcel of inclosed pasture or meadow arable land and wood ground, about one hundred acres. Some of the lands (1A2, 1A3 etc.) and the close of pasture (1A8) were copyholds of the manor, and were sold to Humphrey Beane on or before 5 Apl. 1670 (see 1A2). In the hearth tax returns for 1664 (P.R.O. E179, 258/1) Mr. Ireland's house, with 8 chimneys, was stated to be not inhabited. On 4 Jan. 1672 Sir Samuel Starling Knt and Dame Mary his wife placed the house and the lands remaining after the sale to Humphrey Beane in trust to Sir Joseph Sheldon Knt and Sir James Edwards Knt, and on 7 Aug. the Brewers' Company held these properties in trust to convey them to Richard Starling, the eldest son of Richard Starling, a younger brother of Sir Samuel Starling, or his heir male forever, and for want of such issue to the right heirs male of Samuel Starling (SRO Kingston, Acc-429).

1B1. Joseph Collyer's 2 acre close at Summersgate Lane descended with his other properties (3B11 etc) to Mary Collier and her son Joseph Collier, who sold it with them on 19 May 1755 to William Compton of Cajus College, Cambridge, Esq., who is shown in the survey as holding a close of pasture, 2 acres, abutting on Summersgate Lane on the north part, on Mark Parsons's Mount Close on the south part, on the land of Joseph Shaw on the east part, and on land of Mark Parsons on the west part.

1B2. On 29 Oct. 1697 Jana Ettrick, the wife of Anthony Ettrick gen, the only daughter and heiress of Richard Starling decd., who was the eldest son and heir of Richard Starling decd., the second brother of Sir Samuel Starling, claimed admission to the close, 4 acres, called Summersgate Close, and was admitted, save the rights of any person or persons previously admitted to the said premises. (There is no mention of any restriction at the sale to Humphrey Beane on 9 Dec. 1674, but it is possible that Joseph Starling only held a life interest, with remainder to his heirs ?) At the death of Jane Ettrick late of the parish of St. Margaret, Middx. her daughter Elizabeth Ettrick of the parish of St. Andrew, Holborn, spinster, was admitted on 4 Apl. 1716, and surrendered the property to her father Anthony Ettrick, who was admitted on 17 Oct. 1716 and on 1 Nov. 1717 surrendered the property in the occupation of Francis Wood, to the use of his will. On 8 Nov. 1706 an encroachment by Francis Wood the younger had been reported: that he had encroached upon the waste ground of the manor by building a butcher's shop and house thereon by the space of about 27 feet in length and about 14 feet in breadth, and that if any of the said building be not on the said waste the same is on the grounds of Joseph Collier. On 26 Jan. 1720 Anthony Ettrick sold the property late in the occupation of Francis Wood to

1B2.
Richard Ryves of London gen and his heirs and assigns in trust for Sir William Jolliffe of Ewell Knight. The death of Richard Rives was recorded on 10 Oct. 1732, and on 22 Oct. 1734 his daughters Elizabeth, the wife of Michael Thompson of London, merchant, and Ann Ryves of London, spinster, represented by Edward Northey Esq., their next friend, were admitted in moieties to all that close or parcel of land called Summersgate Close, lately in the tenure of Francis Wood. In 1755 Summersgate Close, abutting on Summersgate alias Wheeler's Lane on the north part and on land of Mark Parsons on the south-east and west parts was held in trust for the heirs of Sir William Jolliffe in moieties by Ann Ryves of London, spinster, and Elizabeth Thompson of London.

1B3. Humphrey Beane had died in January 1680, and his remaining properties had descended under his will (see 1A2) to his wife Katherine Beane for life. After her demise, recorded on 18 Oct. 1695 most of the properties were under this will inherited by the six daughters of his daughter Elizabeth and her husband Sir John Parsons of Reigate, Knight, one moiety to go to Juliana and Angel Parsons in equal shares, and the other moiety to Elizabeth, Katherine, Susanna and Jane Parsons in equal shares. Humphrey Beane's nephew Samuel Clarke, servant unto Thomas Price of London, goldsmith, was nominated in the will as trustee for the six daughters, and was accordingly admitted on 3 Feb. 1695/6. At the death of Samuel Clarke of London, goldsmith, Humphrey Sturt, the son of Elizabeth, late the wife of Anthony Sturt of Heckfield, Hants, Esq., was admitted to his mother's quarter of a moiety, and the surviving five daughters, Katherine, the wife of Henry Barttelot, citizen and grocer of London, Susanna Parsons, and Jane, the wife of Anthony Holbeche, citizen and distiller of London to the remaining three quarters of the moiety, and Juliana and Angel Parsons to the other moiety on 11 Oct. 1701. On 9 Feb. 1701 Sir John Parsons and his five surviving daughters sold to John Simmonds of Epsom, yeoman, the two messuages and two pieces of meadow, 5 acres, and one close of pasture formerly a brickclampe, 2 acres, in the occupation of Smith, abutting on the lands of Joseph Collyer on the south and west parts, on Summersgate Lane on the south and west parts (sic!), on land of John Simmonds on the south and east parts, and on a garden of the said John Parsons in the occupation of Comford Fry on the north part. Humphrey Sturt released his quarter of a moiety share in the property to John Simmonds on 22 May 1711. The death of John Simmonds was recorded on 27 Oct. 1718, and under his will dated 12 Feb. 1717 his copyhold house, land and premises came to his only son John Simmonds, his widow Mabella Simmonds to live in this house. After the death of Mabella Simmonds, John Simmonds of Horton gen sold the messuage and 7 acres of land thereto belonging, in the occupation of William Tegg, to Joseph Shaw of Epsom gen on 20 Jun. 1727. In 1755 Joseph Shaw held a messuage, coachhouse, stables and other outhouses, forecourt, yard and one field of pasture grounds, in the whole about 7 acres, abutting on Clayhill on the north-east part, on Summersgate alias Wheeler's Lane on the north part, on the estate of Sarah Parsons widow on the east part, on land of William Compton on the west part, and on land of Thomas Drew on the south part.

1B4. John Parsons inherited from his father-in-law Humphrey Beane on 21 Mar. 1680 some land at Clayhill. At his death his son Humphrey Parsons was on 1 Nov. 1717 admitted to two messuages in the separate occupations of William Parkhurst

(corrected to Barky, see abuttal of 1B5), and the widow Clayton (3B7a). The properties were part of the marriage settlement of Humphrey Parsons of Reigate Esq., to Sarah Crowley of spinster, a sister of John Crowley of Esq., on 13/14 Apl. 1719, and at the demise of Sir Humphrey Parsons, Lord Mayor of London, his widow Sarah Parsons was admitted on 26 Oct. 1741 to the customary messuage on the south-east side of Clayhill in the occupation of William Barkas and since of Joshua Oulsman, together with several outhouses, buildings and yards or gardens thereunto belonging, and by other copy of the court roll two customary messuages (3B7a) on the south-east side of New Inn Lane. In the survey of 1755 Sarah Parsons widow held a messuage, coachhouse, stables and other outhouses and a garden and orchard, 2 acres, abutting on Clayhill on the north part, on Thomas Drew's freehold on the south part, on the copyhold of Sarah Hawkins on the east part, and on the copyhold of Joseph Shaw on the west part.

1B5. On 20 May 1696 Mathew Clement of Wapping, blockmaker (in the will: pulley maker) as surviving executor of the will of Humphrey Beane (see 1A2), released to John Parsons of Reigate, Knight, and Elizabeth his wife one acre of customary land upon which separate messuages and buildings have recently been erected. On the same day John Parsons and Elizabeth his wife mortgaged the properties (probably with some other - freehold - properties) to Nathaniel Castleton of London Esq., for £1000 with interest for the same at half-yearly payments, due on 20 May 1697. On 8 Nov. 1708 Nathaniel Castleton, John Parsons and Elizabeth his wife sold to George Hawkins of Epsom, yeoman, a messuage, coachhouses and outhouses, yard and orchard on the south-west side of Clayhill, formerly in the occupation of William Parkhurst, late of Epsom decd., abutting on a messuage in the possession of Sara Park on the east part, on land in the occupation of William Barkhurst on the west part, on land of John Simmonds on the south part, and on the King's highway leading towards Clayhill on the north part. On 7 Oct. 1709 George Hawkins mortgaged the property, now in his own occupation, to John Stone of Shepperton, Middx. yeoman for £315 to be repaid £7.10 on 8 Apl. next ensuing, and £307.10 residue thereof on 9 Oct. 1710. On 10 Apl. 1712 Susan Parsons, and on 16 May 1713 Humphrey Sturt, Henry Bartolat and Catharina his wife, Susanna Parsons, Anthony Holbeth and Jane his wife, and James Marten and Juliana his wife (see 1B3) released their claims in the property to George Hawkins. The death of George Hawkins was recorded on 26 Jul. 1714, and on 24 Nov. 1714 his widow Sarah Hawkins was under his will dated 4 Jun. 1709 admitted for life. On 30 Apl. 1750 it was recorded that John Stone had died, appointing his son Thomas Stone executor of his will. On 2 Jan. 1722 John Stone had with the consent of Sarah Hawkins sold the mortgage to John Wheeler, citizen and leatherseller of London, reserving the right to buy the mortgage back for £400 and interest. John Wheeler had died, appointing Mary Smithurst executrix of his will; Mary Smithurst had intermarried with John Chambers, and with him acknowledged receipt of £330 principal and interest from Aaron Franks of London Esq, and Sarah Hawkins had on 24 Feb. 1749 re-mortgaged the property to Aaron Franks for £300 at 5% p.a., due on 24 Aug. next ensuing. In 1755 Sarah Hawkins held for life one messuage in two tenements, coachhouse, stables and other buildings, orchard and garden, 1½ acres, abutting on Clayhill on the north port, on the freehold estate of Thomas Drew on the south part, on the copyholds of Joseph Shaw and James Todd on the east part, and on the copyhold of Sarah Parsons on the west part.

1B6.

1B6. On 20 Sep. 1708 Sir John Parsons and Elizabeth his wife sold the messuage and garden in the occupation of Sara Park widow to Sara Master of Epsom, widow, who was admitted and mortgaged the property to William Batts of Epsom gen for £212, £6 part thereof to be paid on 16 Mar. next ensuing, and £206 residue thereof on 16 Sep. 1709. On 7 Nov. 1709 William Batts acknowledged satisfaction of this mortgage. On 7 Nov. 1712 Sarah Master took on a mortgage from Maria Bluck of Epsom, widow for £61.16 to be paid on 8 May next, and on 16 May 1713 obtained the release of their rights from Humphrey Sturt and the daughters of Sir John Parsons (see 1B5). On 27 Oct. 1718 it was recorded that Mary Black (sic!) had acknowledged satisfaction of this mortgage on 17 Dec. last past, and that Sarah Masters had on 7 Nov. last past taken on another mortgage from Mary Black of Epsom, widow, for £102.10 due on 8 May next. On 23 Nov. 1714 Maria Bluck (sic!) acknowledged the receipt of £100 and all interest due from Sarah Masters widow, whose demise was recorded on 3 Nov. 1725, when her only daughter Sarah Masters spinster was admitted. On 31 May 1734 it was recorded that on 18 May 1733 Roger Altham of London gen and Sarah his wife, late Sarah Masters spinster mortaged the messuage on the south west side of Clayhill, then and now in the tenure of Thomas Walter gen to Robert Wickes then of Dorking, wheelwright, since deceased, for £100 at 5% p.a. On 16 Oct. 1734 they increased this mortgage to Mary, the widow and relict of Robert Wickes and Edmund Heathfield his brother in law, by £50. On 26 Oct. 1735 Mary Wickes of Dorking widow, administratrix during the minority of John Wickes, acknowledged satisfaction, and on 7 Mar 1736 Roger Altham and Sarah his wife sold the messuage, then or then late in the tenure of Thomas Walter gen, to Joseph Shaw of Epsom Esq, who, in 1755, held a messuage, Washhouse, and garden, in the whole about 1/4 acre, abutting on Clayhill on the north part, on the copyhold estate of James Todd on the south and east parts, and on the copyhold estate of Sarah Hawkins on the west part.

1B7. Humphrey Beane, in his will (1A2) bequeathed his executors to sell one acre of land at Clayhill about which he was on treat for selling to John Stear of Epsom, if it be not sold before his decease, the proceeds to go to his wife, and to the children of John Parsons. The land was not sold to John Stear, and on 21 Mar. 1680 John Parsons and Elizabeth his wife were admitted to the one acre of land lying on Clayhill. It was included in the release by Mathew Clement and the mortgage to John Castleton on 20 May 1696 (see 1B5). On 3 Dec. 1707 John Castleton and Sir John Parsons sold to John Livingston of Epsom, apothecary, the customary messuage, stable, coachhouse and a piece of land adjoining thereto, lately in the occupation of Anne Emerson of Epsom, spinster at an annual rent of £30 and now in the occupation of John Livingston, part of which said piece of land now made into a bowling green, together with all buildings, outhouses and erections lately built in or upon the said piece of land by the said John Livingston. This sale coincided with the acquisition of the manor by John Parkhurst, and on 8 Nov. 1708 two memoranda were enrolled exemplifying the transaction: In one of these John Steer declared that the acre of land which he had been about buying of Humphrey Beane was lying on Clayhill, abutting on the Queen's highway on the north part, on the grounds now in the occupation of James Hadaway, Mary Edge, John Livingston, Robert Buntin, and John Newins on the east part, on the grounds now belonging to John Simmons on the south part, and the full acre there bounded on the north-east and south parts was to extend

and be measured off and out of a field or close that then contained about 4 acres that lay from the house westward, and that sometime after the death of the said Humphrey Beane Sir John Parsons built the house that Anne Emerson now lives in on part of the said acre of land, and John Livingston aforesaid hath lately made a bowling green on part of the same. In the other memorandum Anne Emerson of Epsom declared that she rented of Sir John Parsons for several years together All that house she then lived in on Clayhill in Epsom, with the coachhouses, stables, court yards, back-sides, garden and ground, abutting on the Queen's highway on the north part, on the grounds now in the occupation of James Hadaway, Mary Edge, John Livingston, Robert Buntin, and John Newins on the east part, on the grounds now belonging to John Simmons on the south part, and on the grounds now in the occupation of George Hawkins and on a house and grounds now in the occupation of Sarah Park on the west part, and that she rented all and every part and parcell of the premises aforesaid of the said Sir John Parsons at the yearly rent of £30, and that John Livingston did lately make a bowling green and also erected several other buildings in part of the premises aforesaid. Also on 8 Nov. 1708 John Livingston transferred this property to his eldest daughter Sarah Livingston in trust for himself, and on 26 May 1713 he obtained the release of the property from Humphrey Sturt and the five daughters of John Parsons (see 1B5). On 13 Jul. 1717 John Livingston mortgaged the messuage, stables, coachhouses, yards and garden and piece of land as were formerly in the tenure or occupation of Anne Emerson and now or late of Elizabeth Lewis, part of the piece of land now converted into a bowling green, and also all that recently erected messuage called the long rooms, together with another recently erected building now in the occupation of Margaret Bowes widow, and another recently erected building now used as a coffehouse, together with the mentioned bowling green lately in the occupation of Richard Williams, for £307 due on 13 Dec. next, to Elizabeth Green of Sydenham in the parish of Lewisham, Kent, widow. On 19 Oct. 1721 Elizabeth Green acknowledged the receipt of £103.5.8d remaining principal and interest in full satisfaction to the 9 Aug. last past. On 1 Nov. 1717 John Livingston acquired from John Leneing his lands in the common fields (see 6B4). The death of Sarah Livingston was recorded on 17 Oct. 1720; on 18 Feb. 1726 John Livingston surrendered all his properties to the use of his will. The burial of Mrs. Livingston appears in the burial register of the parish of Epsom on 4 May 1727, that of Mr. Livingston on 24 May 1727. In the court rolls the death of John Livingston was recorded on 21 Oct. 1729, when it was stated that John Livingston held the property formerly in the occupation of Anne Emerson, and that his daughter Sarah Livingston, who had held this property in trust for the said John Livingston, had died, and that Margaret Livingston and Jane Livingston were her sisters and coheirs. John Livingston's will dated 26 Oct. 1724 (Greater London Record Office DW/PA/5, 1727, probate 19 Dec. 1727) was presented at the court; in it he devised all his freehold and copyhold estates in Epsom to his two childring (sic!) namely Margaret Livingston and Jane Livingston (now living with him at Epsom aforesaid), to be equally between them share and share alike; if they should die without issue the estate to go to his two sisters namely Margaret Merston and Jane Henderson and her husband, his loving brother Captn. John Henderson for life, Margaret Merston's two daughters Marion Merston and Jane Russell. The executrixes to be his loving sisters Elizabeth Williams, wife of Richard Williams, and Sarah Lay, both living in Epsom, who were to have £10 each, and in the case that his daughters

should both die without issue, £10 each per annum in quarterly payments for life. Also to his servant Elizabeth Lucas £5. The witnesses to the will were Samel Sprake, John Eastland, and John Tanner. In accordance with this will Margaret Livingston, who had been married to James Tod of the parish of St. Mildred Broadstreet, London, merchant in November or December 1727, and Jane Livingston were admitted on 21 Oct. 1729 in moieties to the messuage formerly in the occupation of Anne Emerson, to the messuage 1B13 (q.v.), and the lands acquired from John Leneing (6B4). On 17 Mar. 1730 James Tod and Margaret his wife surrendered their moieties of and in the three properties to uses: Margaret Tod for life, then James Tod for life, and after the death of the survivor in accordance with their marriage articles dated 11 Nov. 1727. On 10 Oct. 1732 the homage presented, and adjudged and allowed upon the estate of Mr. John Drew now in the possession of Mrs. Mary Bluck, that Mr. John Livingston did erect and build up a butterest against the wall of the said John Livingston upon the land and premises of the abovenamed John Drew. The death of Jane Livingston was recorded on 31 May 1734 and her sister Margaret Tod was admitted to her moieties in the three properties. From a fire insurance mark affixed to one of the buildings 1B13 H. L. Edwards (Nonsuch and Ewell Antiquarian Society, Bull. 2, No 2, p. 9) has been able to obtain details of the properties in 1740, described in the Sun Office policy No 83078 of 18 Feb. 1740. First premium £2.1.11, Renewal premium £1.11.0, Renewal date Midsummer 1741. James Tod of Bread Street, London, merchant. On his several buildings in Epsom in the County of Surrey, viz:-

One house only brick and tiled on Clay Hill in the tenure of Edward Bare, surgeon, not exceeding £450.

The stables only, adjoyning each other thereto belonging, brick and tiled, not exceeding £40.

The coach house only adjoyning, timber and tiled, at the corner of the bowling green, not exceeding £160.

His household goods therein only, not exceeding £40.

One house only, on the walks, brick and timber tiled, in the tenure of Jonathan Freaker, victualler, not exceeding £100.

One timber and tiled house and shop adjoyning each other, in the tenure of Elizabeth Spencer and John Eastland, not exceeding £100.

Four new brick and tiled houses only, on the walks going up to the Long Room, not quite finished, not exceeding £80 each on each, £320.

One brick and tiled house only, at the foot of Clay Hill, late in the tenure of John Gatton, not exceeding £80. Total £1,300.

At the demise of Margaret Tod, the late wife of James Tod of Epsom, gen, which was reported on 14 May 1742, her husband James Tod was admitted on 30 Apl. 1743 to her original moieties in accordance with her admission on 17 Mar. 1730, and her elder son John Tod, an infant 9 years of age, her heir at law, to Jane Livingston's three moieties, his father being appointed to his guardian. On 5 Jun. 1755 James Tod obtained a licence to let all or any of his properties to any fit person for 21 years. In the survey of 1755 James Tod of Epsom Esq held for the term of his natural life an undivided moiety of and in four messuages or tenements (one called the New Long Room) and several other buildings in five tenements, a shop or shed or warehouse called the booth, a coachhouse, brewhouse and stables, and several pieces of ground, one called the Bowling Green and the New Wells, and the other called the Grove, in the whole about 2½

acres abutting on Clayhill and on the several estates of Thomas Lambard, Sarah Miriam Wood, Charles Wood, and Joseph Shaw on the north part, on the several estates of the said James Tod, Thomas Denslow and Thomas Drew on the south part, on the street leading to New Inn Lane and on the copyhold estate of James Jennings on the east part, and on the copyhold estate of Sarah Hawkins on the west part. The other moiety of the property was held by John Tod, (son of the said James Tod) and his heirs for ever.

1B8 William Parkhurst of Epsom, yeoman, sold on 2 Apl. 1686 his part of the Shoulder of Mutton Close, a messuage, barns, stables, gardens and a piece of land, about 3 roods, now in the occupation of Daniel Linchford, to John Elmer of the parish of St. Andrew, Holborn, Middx. gen. Daniel Lashford appears thereafter as the tenant of a freehold property (see 13B1) of Daniel Elliker at Woodcote (S.R.O. Kingston 2238/10/45 and 79). On 29 Oct. 1703 John Elmer of Epsom gen sold to Richard Godfrey, Citizen and armorer of London and Francisca his wife two messuages, stables, buildings, gardens and yards with all and any of their appurtenances, in the separate occupations of Henry Edge and Elizabeth Michell widow. On the same day Richard Godfrey and Francisca his wife obtained a licence to let the premises for 41 years. On 14 Jun. 1710 John Reeve of Stepney, Middx, and Francisca his wife, formerly the wife of Richard Godfrey decd., surrendered the property to the use of their will. On 11 Sept. 1718 (enrolled 27 Oct. 1718) Charles Reeve of Mile End in the parish of Stepney Middx. gen produced the will of Francisca Reeves dated 11 Aug. 1711 and was admitted to the property. On 26 Feb. 1739 Charles Reeve appointed Henry Newman of Dorking his attorney for the sale of the two messuages now in the occupations of William Street and Thomas Walter gen to Martin Smith of St. Olave Hart Street London, merchant, who was duly admitted. On 13 May 1746 it was reported that Martin Smith, then of French Ordinary Court, Crutched Friars, London, merchant, had been declared bankrupt, and Thomas Birch of the parish of St. Michael Cornhill, London, linen-draper, and Cuthbert Swadle of Ratcliffe, Middx, merchant, the commissioners in the bankruptcy, were admitted to the two messuages, and sold the messuage now or late in the occupation of William Street to Charles Wood of Epsom, baker. The death of Charles Wood was recorded on 6 Jun. 1753, and his infant son Charles Wood, 7 years old, was admitted, and his grandfather Robert Wood appointed his guardian. In 1755 Charles Wood, an infant, held one messuage in two tenements, stables, outhouses and garden and a slip of ground containing in the whole about 1/4 acre, abutting on Clayhill on the north part, on the estate of James and John Tod on the south and west parts, and on the estate of Sarah Miriam Wood on the east part.

1B10. The other of Martin Smith's two houses, occupied by Thomas Walter (see 1B8), was sold by the commissioners acting in Martin Smith's bankruptcy to Sarah Miriam Wood of Epsom, spinster on 13 May 1746. In 1755 it was described as a messuage, outhouses and garden containing in the whole about 1/4 acre, abutting on Clayhill on the north part, on the estate of James and John Tod on the south part, on the estate of Thomas Lambard Esq on the east part, and on the estate of Charles Wood on the west part.

1B11. On 23 Oct. 1689 John Elmer of Epsom gen sold to Francis Wood of Epsom, butcher, a piece of land in the occupation of Francis Wood, 7 perches, abutting

1B11.
on the King's highway leading from Clayhill into the street called Ebbisham Street on the north part, on the lands of the said John Elmer on the south and west parts, and on the lands of Katherine Beane on the east part. Francis Wood mortgaged on 29 Oct. 1695 (enrolled 29 Oct. 1697) one messuage and a piece of land thereto belonging, on the road leading towards Clayhill, in the occupation of himself, to John Elmer gen for £105 due on 30 Oct. 1696. On 26 Mar. 1698 Francis Wood and Susanna his wife took on another mortgage on the property for £205.10. due on 27 Sep. next ensuing, on all the messuages, buildings, yards and gardens. This mortgage was repaid on 7 Jun. 1699, and another mortgage taken on from John Elmer for £308.5. due on 8 Dec. next ensuing on two messuages now in the occupation of the said Francis Wood and James Palmer. John Elmer acknowledged satisfaction of this mortgage on 19 Feb. 1703, and Francis and Susanna Wood re-mortgaged the two messuages in the separate occupations of Francis Wood and Henry Vinton, and another messuage now to be built, in the occupation of Robert Cove, to John Elmer for £512.10. This mortgage was repaid on 7 Nov. 1707. On 14 Oct. 1712, after the death of Francis Wood, John Elmer, through his wife Frances Elmer, claimed admission under the mortgage of 29 Oct. 1695, and was accordingly admitted conditionally. John Elmer died shortly afterwards, and his widow Frances Elmer was admitted on 26 May 1713 to the three messuages in the separate occupations of Benjamin Heris, - Anderson, and - Allingham. At the death of Frances Elmer her son Richard Elmer of the parish of St. Andrew Holborn was admitted on 14 May 1728 in accordance with the will of his father John Elmer for life to the three messuages in trust for charitable uses. In his will dated 12 Feb. 1731 Richard Elmer devised that Captain Mark Dutton would receive the rents of the three messuages and apply the money for charitable uses. Captain Mark Dutton was accordingly admitted on 23 Oct. 1733. The death of Mark Dutton of Epsom Esq was recorded on 23 Oct. 1749; in his will dated 3 May 1749, probate 12 Feb. 1749, he had devised the three houses now or late in the occupation of - Cheeseman, the widow Goston and another to Thomas Lambard of Sevenoaks, Kent in trust, who was accordingly admitted on 23 Feb. 1749, and held in 1755 three messuages, stables, outhouses and gardens, in the whole about ½ acre, abutting on Clayhill on the north part, on land of James and John Tod on the south part, on the copyhold tenement of Sarah Miriam Wood on the west part, and on the estates of Thomas Langridge and of the said James and John Tod on the east part.

1B12. In accordance with Humphrey Beane's will (see 1B3) his nephew Samuel Clarke was, after the demise of Katharine Beane, admitted as trustee for the six daughters of John and Elizabeth Parsons on 3 Feb. 1695. The lease for 21 years of the messuage, shop and 8 perches of land on 17 Sep. 1677 had nearly expired, and on 1 Jun. 1696 Samuel Clarke of London, goldsmith, sold the property for £108 to Francis Wood of Epsom, butcher, and Susannna his wife, who mortgaged it on 4 Jul. 1696 to John Grant of Epsom, joiner, for £72.2. due on 5 Jan. next ensuing; this mortgage was redeemed on 28 Oct. 1698. Francis Wood and Susanna his wife mortgaged the property again on 15 Nov. 1707 (enrolled 11 Oct. 1711) to John Elmer for £735, £17.10. part thereof on 18 May next ensuing, and £717.10. residue thereof on 18 Nov. 1708, four messuages, buildings, yards and backsides, abutting on the Queen's highway leading from Clayhill towards Woodcote Green and commonly called Crosse End, in the occupation of Francis

Wood himself, John Livingston jun (sic), Mary Littleton and John Lancaster. After the deaths of Francis Wood and John Elmer (see 1B11) Frances Elmer was admitted on 26 May 1713 to five messuages in the occupation of John Lancaster, Susanna Wood widow, Alexander Findlater, Francis Wood (jun), and Robert Saunders. On 17 Oct. 1716 Frances Elmer obtained a licence to let the house in the occupation of John Lancaster, coffeeman, for 41 years. On 24 Oct. 1716 (enrolled 23 Mar. 1716) Richard Elmer of the parish of St. Clement Deacanor, Middx. Esq and Frances Elmer formerly of the same place and now of Epsom, widow, executrix of the will of John Elmer late of the parish of St. Andrew Holborn gen, mortgaged the property to Mary Duchess of Northumberland (the widow of George Fitzroy, Duke of Northumberland) for £990 due on 25 Apl. next ensuing. After the death of Frances Elmer the Duchess of Northumberland was admitted to the property on 1 Nov. 1728; on 10 Mar. 1733 she obtained a licence to let to John Lancaster of Epsom, coffeeman, for 21 years all such messuages with the appurtenances as were then holden by him of her. The death of Mary Duchess Dowager of Northumberland was recorded on 17 Oct. 1738; in her will dated 1 Mar. 1737 she had appointed her brother Captain Mark Dutton and her friends Captain John Meric Cole and Mr. Francis Good as trustees; Francis Good had died, and on 22 Oct. 1739 Mark Dutton and John Meric Cole were admitted to the five messuages in the occupations of John Lancaster, John Cole, George Bartlett, Anne Wood widow, and James Sanders. Mark Dutton of Epsom Esq, who had survived John Meric Cole, devised in his will dated 3 May 1749, probate 12 Jul. 1749, the five messuages, now in the occupation of the widow Lancaster, - Lucas, John Cole, the widow Hancock, and James Sanders, to his nephew John Parsons of Arnold near the City of Nottingham, clerk, the eldest son of his sister Frances, the wife of Sir William Parsons of Arnold, Baronet, who after the death of Mark Dutton, recorded on 23 Oct. 1749, was admitted on 23 Feb. 1749. John Parsons sold the five messuages on 22 May 1751 to Thomas Langridge and John Slyder of Epsom, grocers. In 1755 Thomas Langridge of Epsom, grocer, held three messuages in four tenements, a slaughterhouse, stable, yards and backsides, abutting on the High Street and on Clayhill on the east and north part, on the estates of James and John Tod on the south part, and on the estate of Thomas Lambard on the west part.

1B13. On 7 Nov. 1701 John Elmer of Banstead (sic) gen sold to John Livingston of Epsom apothecary the major remaining part of his holding in the Shoulder of Mutton Close, a messuage or tenement, barns, stables, gardens and land, about 1/4 acre, now in the occupation of Daniel Lashford, abutting on the King's highway on the east part, on a messuage and garden belonging to John Grant on the south part, on the land or garden of Anne Emerson on the west part, and on the messuages and gardens now or recently in the occupation of Francis Wood, George Holdsworth, John Potterton, Henry Edge, William Bluck, John Page, and John Lenton on the north part, and also a piece of land, the southern part of the garden of John Potterton, 8 feet in width towards the north, from the oven in the said messuage to the garden of Henry Edge towards the west, and also a piece of land, 16 feet in length adjoining the King's highway on the north part, and 54 feet towards the south, where the fence will be with the brickwall from the eastern angle of the fence or pales of the said Anne Emerson towards the south. At the time of this sale the northern boundary of this piece of land was given by 1B11 and 1B12, both in the possession of Francis Wood; the remaining

piece 1B8 was then still owned by John Elmer and contained the two messuages occupied by Henry Edge and Elizabeth Michell. John Elmer was therefore able to sell to John Livingston the two small pieces of land, one providing access to the property from the north, and the other probably defining the northern boundary at the rear of the remaining messuages. This land was converted by John Livingston into the Grove, and provided the access to the spa buildings later to be erected on 1B7. After his acquisition of the Anne Emerson property (1B7, q.v.) John Livingston vested this his earlier property in his younger daughter Margaret Livingston in trust for himself. The property was not included in John Livingston's mortgage to Elizabeth Green on 13 Jul. 1717. At the death of John Livingston the property, late in the occupation of Stephen Sheppard and John Livingston himself, was still held in trust for him by Margaret Livingston. Under John Livingston's will his two daughters Margaret, the wife of James Tod, and Jane Livingston were admitted in moieties to all his properties on 21 Oct. 1729. Margaret Tod entailed her moieties to herself and her husband James Tod for life; at the death of Jane Livingston her moiety came on 31 Mar. 1743 to Margaret Tod, and at her demise to her elder son John Tod, her heir at law, on 30 Apl. 1743. In the insurance policy of 18 Feb. 1740 (1B7) the last three items, the house and shop in the tenure of Elizabeth Spencer and John Eastland, the four new houses, and the house at the foot of Clayhill in the tenure of John Gatton seem to refer to this property; the insurance mark was affixed to one of the four new houses. In 1755 James Tod held one moiety of and in two messuages in four tenements, a shed and yards, abutting on the high street and on the street leading to New Inn Lane on the east and south parts, on the estate of the said James Tod and of Thomas Lambard on the west part, and on the estates of the said James Tod and of Thomas Langridge on the north part. The other moiety of the property was held by John Tod.

1B21. Benjamin Stacey and his wife Ann sold on 26 Oct. 1692 to John Grant of Epsom, joiner, a messuage, blacksmith's shop, stable and yard in the occupation of William Steerman, and another messuage and blacksmith's shop and yard in the occupation of Benjamin Stacey himself and Henry Bell. On 3 Nov. 1704 John Grant entailed the property, two messuages, two shops, one stable and two gardens, to himself for life, then to his younger son William Grant and his heirs. At the death of William Grant the property in the occupation of Robert Buntin and John Hill came to his elder brother John Grant (see 2B8) on 14 Oct. 1712. On 22 May 1724 John Grant, soap boiler and citizen of London, obtained a licence to let for 21 years the two messuages, two shops, and stables, buildings and two gardens, lately in the occupation of Robert Bunting and now of Christopher Wyer and John Hill. On 21 Oct. 1745 it was recorded that John Grant the elder of Bread Street, London, soapmaker, had been declared bankrupt, and that the commissioners had appointed William Cheshire of Castle Yard, London, gen to be immediate assignee, who on 23 May 1744 had transferred the property to Robert Dennet of East Smithfield, Middx. Esq. and Robert Alsop of the parish of St. Michael Queenhithe in the City of London in trust, who sold the two copyhold tenements in the occupation of Jonathan Flicker and Thomas Denslow to James Tod of Epsom Esq. James Tod was admitted on 21 Oct. 1745, and sold on the same day one of the messuages and a smith's shop and a small yard to Thomas Denslow, the sitting tenant. In 1755 Thomas Denslow of Epsom, farrier, and Margaret his wife held for the term of their natural lives with remainder to the right heirs of the

said Thomas a messuage and smith's forge, outhouse and a small yard, abutting on the road leading to Woodcote and New Inn Lane on the south-east part and on the estate of James Tod on the north-west, south and west parts.

1B22. James Tod retained the other messuage, and in 1755 held a messuage, outhouse, stables and yards, near 1/4 acre, abutting on the road leading to New Inn Lane on the south-east part, on another copyhold estate of the said James and John Tod on the north-west part, on the estate of James Jennings called the Magpye on the south part, and on the estates of Thomas Denslow and the said James and John Tod on the north part.

1B23. On 23 Oct. 1682 Benjamin Stacey and Anne his wife sold to William Ganson of Ewell, carpenter, a part of the piece of land called the Shoulder of Mutton Piece, about 8 perches, abutting on the tenement of John Symonds on the south part and on the tenement of the said Benjamin Stacey on the north part, in the occupation of the said Benjamin Stacey. On 16 Aug. 1692 it was recorded that on 6 Oct. 1691 William Gaston of Epsom, carpenter, had mortgaged the messuage, buildings and land thereto belonging, in the occupation of the said William Gaston, between the tenement of John Simmonds on the south part and the tenement in the occupation of John Haughton on the north part, for £52.10 due on 7 Oct. 1692, to John Grant of Epsom, joiner. On the same day it was further recorded that the said William Gaston had since died, and that William Gaston, his eldest son, an infant, was his heir, his mother Letitia Gaston being his guardian. On 13 Oct. 1692 John Grant was admitted conditionally to the property and sold this mortgage for £50 and interest to John Lewis of Epsom, inholder, William Gaston to pay to John Lewis £52.10 on or before 2 Nov. 1693. On 3 Dec. 1703 it was recorded that on 23 Jun. 1703 William Gaston of Epsom, carpenter, and Elizabeth Lewis of Epsom, the widow and relict of William Lewis decd., the son and heir of John Lewis decd., mortgaged the messuage, now in the occupation of John Newans, to Elizabeth Thomas of Cheam, spinster, for £51.5 due on 24 Dec. next, and Elizabeth Lewis acknowledged satisfaction of her mortgage. On 3 Nov. 1704 William Gaston of Epsom obtained a licence to let his properties for 21 years. On 18 Jul 1709 Elizabeth Thomas acknowledged satisfaction of her mortgage, and on 21 Dec. 1708 (recorded 7 Nov. 1709) William Gaston, late of Epsom, carpenter, mortgaged the property for £102.10 due on 22 Jun. next, to John Newans of Epsom, victualer. On 2 Jan. 1715 (enrolled 4 Apl. 1716) William Gaston of Hampton, Middx. carpenter, surrendered the messuage, buildings, erections and yard, 8 perches, abutting on the messuage of John Simmonds on the south part and on land lately of John Grant in the occupation of John Nuans on the north part, to John Nuans and Letitia now his wife for their natural lives, and after their demise to Thomas Gaston, the son of the said Letitia, on condition that the said Thomas Gaston shall pay such legacies and bequests as she the said Letitia Nuans shall at any time before her death give, devise, or bequeath in writing under her hand and seal. On 22 May 1724 Letitia Newans surrendered the property to the use of her will, and on 14 May 1728 she obtained a licence to let the property for 21 years. On 30 Mar. 1733 John Gaston of Epsom, barber, the eldest son and heir of Thomas Gaston, the late son of Letitia Newans, was admitted to the reversion in fee expectant upon the death of Letitia Newans of the property, and with Letitia Newans mortgaged it to Thomas Bird of Epsom, coachman, for £30 at 5% p.a. interest, due on 30 Sept. next. The death of John

1B23.
Gaston was recorded on 26 May 1747; on 26th Oct. 1747 it was presented that John Gaston had obtained another £70 from Thomas Bird on 24 Mar. 1735, that Thomas Bird had died, and that John Gaston had mortgaged the equity of redemption to Mary Bird widow, on 13 Dec. 1739 for £30 at 5%, and Robert Bird, the now only son of Thomas Bird, was admitted upon condition to the property. On 4 Feb. 1754 Robert Bird of Epsom, master coachman, sold to Sarah, the wife of James Jennings of Gracechurch Street in the parish of Allhallows, London, poulterer, the messuage, edifices, buildings and yard commonly known by the name and sign of the Magpye, in the occupation of Thomas Newman. On 6 May 1754 James Jennings and Sarah his wife surrendered the property to uses : James Jennings for life, Sarah Jennings for life, and the heirs of James Jennings. On 20 Jun. 1754 James Jennings and Sarah his wife mortgaged the property to Thomas Barrington of Golds Square, Crutched Friars, London Esq. for £100 at 4% p.a. due on 20 Dec. next. On 19 Mar. 1755 James and Sarah Jennings obtained a licence to let their properties for 21 years. On 8 Sept.1755 it was recorded that Thomas Barrington had acknowledged the satisfaction of his mortgage, and that James and Sarah Jennings had mortgaged the property on 10 Jul. last past to Samuel Wilkinson of Epsom, brewer, for £130 at 5% p.a. due on 10 Jan. next. In the survey James Jennings of London, poulterer, held for the term of his natural life a messuage, washhouse, stable and yard called the Magpye, about 10 roods or perches, abutting on the street leading to New Inn Lane on the east part, on the copyhold estate of James and John Tod on the west and north parts, and on the estate of Thomas Drew on the south part.

1B24. John Symonds of Epsom, yeoman, in his will dated 12 Feb. 1717, devised the piece of copyhold land adjoining to the garden of his dwelling house, 2 roods, bought of Humphrey Beane, to his daughter Mary Symonds for life, then to her heirs lawfully begotten of her body, and for want of such heirs, to his son John Symonds and the heirs of his body lawfully begotten. After the death of the elder John Symonds his daughter Mary, the wife of John Drew the younger of Epsom, yeoman, was accordingly admitted on 27 Oct. 1718. (It seems that the intended marriage of John Drew to Maria Wood of Horley (see 9B22) did not take place - the marriage register of Epsom parish for 1701 to 1726 has been lost). In the bankruptcy of John Drew (see 9B22) Thomas Drew of Tokenhouse Yard, London, gen, the eldest son of Robert Drew, the younger son of the elder John Drew (see 10B15), was admitted on 21 Oct. 1745 after an action of recovery, as the highest bidder in a bargain and sale on 26 Feb. 1744. In 1755 Thomas Drew of London Esq. held by copy of the court roll a piece of land, about ½ acre, abutting on the road leading towards Woodcote and New Inn Lane on the east part, and on the freehold estate of the said Thomas Drew on the west part.

1B25. John Symond's freehold was in 1755 also in the possession of Thomas Drew, a messuage, shop, barn, stable and other outhouses, an orchard and a close of pasture, 2 acres, abutting on the street leading to New Inn Lane on the east part, on land of Mark Parsons on the south and west part, and on the several estates of James Jennings, Sarah Parsons, and Joseph Shaw on the north part.

1B26. On 3 and 4 Mar. 1715 Anthony Ettrick and Elizabeth his daughter (see 1B29) sold to Mark Dutton gen and his heirs by lease and re-lease two messuages or tenements with the shop etc. thereunto belonging and a piece of ground, part of Mount Hill, continguous to the said messuages, and divers other premises in the release particularly described (SRO Kingston, Acc 429). Mark Dutton, in his will dated 3 May 1749 (PROB 11-771) (cf. 1B11) devised his properties in Epsom to his godson Mark Parsons, the son of William Parsons (about whom see The New Newgate Calendar, by Andrew Knapp and William Baldwin, (4 vol. undated) II, 388-403), the son of Sir William Parsons of Nottingham Baronet and Frances his wife, a sister of Mark Dutton, whom Mark Dutton had adopted and who was living with him; Thomas Lambard of Sevenoaks, Kent, the husband of Grace, another sister of Mark Dutton, to be the guardian of Mark Parsons until he attained the age of 21 years. The properties so devised consisted of the two freehold messuages, (1B26) one in Mark Dutton's own occupation, the other in the occupation late of Stephen Beckenham Esq. but now of Stephen Foxley Esq. also another freehold messuage, now or late in the occupation of Richard Franklin Esq. also another freehold messuage with an orchard, now or late in the occupation of Thomas Morgan, also another freehold messuage late in the occupation of Thomas Wright, with several closes and parcels of land now or late in the occupation of Aaron Franks Esq. (3 messuages 3B17), also a copyhold messuage now or late in the occupation of Mary Lane widow and Joseph Shaw (5B12). Not being part of the manor, this property does not appear in the survey of 1755.

1B28. Humphrey Beane's freehold house, also not belonging to the manor, descended to his son in law Sir John Parsons of Reigate, Lord Mayor of London 1703-4, and formed part of the marriage settlement of 14 Apl. 1719 at the marriage of his son Humphrey Parsons to Sarah Crowley, daughter of Sir Ambrose Crawley, an alderman of the City of London (cf. 1B4). After the death on 2 Mar. 1741 of Sir Humphrey Parsons, Lord Mayor of London 1730-31 and 1740-41, his widow Lady Sarah Parsons held the property under the marriage settlement.

1B29. Samuel Starling's house and lands were on 23 Nov. 1696 transferred by a decree of the Courts to Richard Starling's daughter Jane, the wife of Anthony Ettrick of the parish of St. Margaret, Middx. gen. After the death of Jane Ettrick, Anthony Ettrick and his daughter Elizabeth Ettrick of the parish of St. Andrew, Holborn, Middx. spinster, sold the house with some of its adjoining lands by lease and release on 19/20 Oct. 1715 to Richard Rooth Esq. Richard Rooth rebuilt the house, which is mentioned in the later (1726) edition of John Toland's letter to Eudoxa, and is illustrated in Collin Campbell's Vitruvius Brittanicus II, 48-49 (1717), where it is described as "tho' but of small extent, it is most conveniently laid out and well finished". The property was inherited by Richard Rooth's daughter Elizabeth, the wife of Henry Cliffe, and was sold by their eldest son and heir Richard Cliffe of Sutton, Surrey, Esq. on 4 Jun. 1736 to Baron Anthonio Lopes Suasso of Epsom (see 7B1) (P.R.O. Close Rolls 10 Geo.2 part 22) for £2,100 : All that new built brick messuage with the stables, coach-houses, outhouses and buildings, courtyard and garden and appurtenances thereunto belonging ... late in the occupation of the said Richard Rooth and since of Joseph Thompson Esq. and also all those two other messuages or tenements adjoining near to the said messuage on the east and west sides thereof

1B29.
with the stables, outhouses, buildings, yards, gardens and appurtenances to the said two messuages or either of them belonging and late in the several tenures or occupations of Alice Jordan widow and Robert Wrench and now of
and all that row of elm trees growing on the east side of the gardens belonging to the said houses late of the said Richard Rooth and Robert Wrench, and extending from New Inn Lane there to the south edge of a close there called Fitches Hurst, together with the soil wherein the said row of elmtrees grows, and full and free liberty, right and privilege of a way and passage for servants, workmen, horses, carts, carriages in and through the ground lying on the east side of and contigous to the said row of elms to into and from the said gardens, and all that messuage or tenement situate in New Inn Lane with the outhouses, stables, yard, garden and appurtenances thereunto belonging, and all that close with the appurtenances called Woodman's Close adjoining to the said house and containing by estimation 4 acres 1 rood and 36 perches more or less, late in the possession of Richard Crutcher and now of Micajah Perry Esq. and all those other closes or parcels of meadow and pasture ground with their and every of their appurtenances, late in the possession of James Wilmott, butcher and now of the said Micajah Perry and commonly called by the names of and containing by estimation the several quantities of land hereinafter expressed, that is to say Hill Mead, 5 acres 32 perches, Withy Mead 5 acres, 2 roods 23 perches, Long Close 2 acres 1 rood 16 perches, Princes Mead 6 acres 2 roods 17 perches, and Little Mead 2 acres 3 roods 18 perches more or less. Baron Anthonio Lopes Suasso transferred the property on 17/18 Sep. 1753 by lease and release to his son Don Francisco van Anthonio Lopes Suasso, who held it at the time of the survey of 1755 (see P.R.O. Close Rolls C54/5999, item 15).

1C1. William Compton obtained enfranchisement of his copyhold premises (3B11, 7B9) by means of lease and release on 13/14 June 1756. On the tithe map of 1843 the piece of land, not clearly identifiable, seems to be part of the possessions of Randolph Knipe (see 11C1).

1C2. The death of Elizabeth, the wife of Michael Thompson of London, merchant, was recorded on 14 Jun. 1756. No claimant appeared at the second proclamation for her heir on 25 Oct. 1756 (but see 14C2), and on 5 Oct. 1757 John Jolliffe of Petersfield in the County of Southampton Esq. produced the last will of Sir William Jolliffe of Ewell Knt and the marriage articles of John Joliffe to Catherine Michell dated 17 Mar. 1730, and was admitted to the two moieties of the 4 acres Summersgate Close, abutting on Summersgate alias Wheeler's Lane on the north part, on land of Mark Parsons on the south, east, and west parts, now in the occupation of Edward Knipe. John Jolliffe was admitted, and had the property enfranchised on 31 Oct. 1757. The indenture relating to this enfranchisement appears also in the close rolls, 31 Geo.2, pt.3 (P.R.O. C54/5999, item 14). In the tithe award the property also belonged to Randolph Knipe (see 11C1).

1C3. Joseph Shaw's properties were inherited by his son Joseph Shaw on 20 Oct. 1760. Joseph Shaw the younger (cf. 7C3) devised in his will dated 24 Feb. 1803 all his properties to Sarah Weston of Epsom, widow, for life, remainder to Henry Gould Starkie Croasdale of the 10th Regiment of Madras Native Infantry, and his sister Charlotte Croasdale of Stanstead Mountfitchett, Essex, spinster, son and daughter of Henry James Alexander Croasdale and his wife Henrietta

Croasdale. Sarah Weston was accordingly on 30 Jun. 1806 admitted for life. By agreement between Sarah Weston and Henry and Charlotte Croasdale all Joseph Shaw's properties were sold by public auction on 19 and 20 July 1814 at the Spread Eagle Inn, Epsom. Lot 3, a copyhold estate situate on the south side of Clay Hill, Epsom, comprising a convenient house; containing two good parlours, a kitchen, four bedchambers, and offices; a garden and two paddocks adjoining, containing about six acres; let to Joseph Valentine Grimstead Esq. tenant at will, at an apportioned rent of £50 per annum, held of the manor of Epsom, subject to the customary fines, heriot, and quit rent, was acquired by Samuel Knipe of Epsom Esq. for £950. Samuel Knipe was admitted on 20 Oct. 1820, when the property was in his occupation. On 15 Jun. 1821 Samuel Knipe obtained a licence to pull down all that messuage on the south side of Clayhill which he had purchased from Sarah Weston, upon the express condition that the said Samuel Knipe his heirs or assigns shall and do within 12 months after the same shall be pulled down ... erect and build a good and substantial brickbuildings, outhouses, or offices on part of the said copyhold premises of equal value with the present messuage. At the death of Samuel Knipe his wife Margaret Knipe inherited the property under his will (probate 11 Aug. 1826) and was admitted on 23 Oct. 1827; at her death her properties came under her will dated 28 Sept. 1830 to her cousin Henrietta Larkins of Park Square, Regent's Park, Middx. spinster, on 25 Mar. 1835, but this property was erroneously omitted from her admittance. Henrietta Larkins married on 7 June. 1838 John Dimsdale of Cornhill in the City of London, merchant. On 23 Apl. 1840 John Dimsdale of Regent's Park, Middx. gen and Henrietta his wife obtained a licence to let the messuage abutting the south west side of Clay Hill, formerly the possession of William Parkhurst, late of Margaret Knipe, for 21 years to Joseph Ward of Ewell, surgeon. John Dimsdale died on 15 Feb. 1851, and his widow married on 17 Aug. 1854 Guy Carleton Coffin, general in Her Majesty's service, who died on 17 Apl. 1856. Only on 4 Nov. 1858 was Henrietta Coffin of Aldenham Park, Elstree, Middx. widow, formally admitted to this property for the term of her natural life and on 3 May 1859 Henrietta Coffin together with Sir Charles Francis Farnaby and William Kay, the trustees of the remainder under Margaret Knipe's will, sold part of the property, the copyhold messuage and buildings, and all those pieces of copyhold land and land covered with water, 1 acre 1 rood 13 perches, to the Epsom and Leatherhead Railway Company, together with a small piece of freehold land (part of 1C4) for £1,250 who had it enfranchised on 27 Aug. 1861. The remaining part of the property, 5 acres 2 roods 27 perches, bounded on the north part by a new road and the South Western Railway, on the south and west by freehold land late of Henrietta Coffin and now of James Lewick, and on the east by land late of Roger and now of James Lewick, with the cottage erected thereon, in the occupation of Joseph Ward, formerly 7 acres belonging to Joseph Shaw, Henrietta Coffin had enfranchised on 9 Jun. 1863.

1C4. Dame Sarah Parsons held the properties under her marriage settlement for life, remainder to her son John Parsons. John Parsons, now of Epsom Esq. but late of Golden Square, Middx. brewer and chapman, the only son of the bodies of Humphrey and Sarah Parsons, was declared bankrupt on 19 Jan. 1746 and on 11 Jul. 1752 Sarah Parsons purchased from John Parsons, William Belchier of Lombard Street, London, banker, representing the creditors, and John Ingram of Bowelly in the county of Worcester, gen, the fee simple and inheritance of the

1C4.
several freehold and copyhold estates in the counties of Surrey and Sussex, and in a codicil dated 3 Apl. 1751 to her will dated 10 Dec. 1749 devised the properties to Sir John Hynde Cotton of Madingley, Cambs, Baronet, Thomas Towers of the Inner Temple, London, Esq. and William Brotherton of Carey Street in the parish of St. Clement Danes, to hold in trust for her grandchildren, John Charles, George, Alexander, Sarah, Ann and Lettice Cotton, the children of John Hynde Cotton and Ann his wife. The death of Sarah Parsons was recorded on 28 May 1759, and on 12 May 1760, Sir John Hynde Cotton and William Brotherton both having died, Thomas Towers was admitted upon trust, and together with Sir John Hynde Cotton of Madingley, Bnt, the father of the beneficiaries, had the copyhold messuage, coachhouse, stable and other outhouses, garden and orchard thereunto belonging, about 2 acres, enfranchised by lease and release on 4 & 5 Jun. 1764. As the properties, which included amongst others also Reigate Priory, were mortgaged for £26000 (a mortgage for £16000 on 1/2 Aug. 1750 to Samuel Vanderwall of East Greenwich, and another for £10000 to William Wilson, which on 24 Jun. 1766 had both been vested in Jacob Houblon of Hallingbury, Essex and John Wogan of Gaudi Hall, Norfolk), it became necessary to sell them, and as some of the beneficiaries under Sarah Parsons's will, the children of Sir John Hynde Cotton and Ann his wife, were still minors, a private act of Parliament (6 Geo.3, 62, No.139) was required for consent to sell the properties; the messuage, coachhouse, and gardens with the appurtenances situate on Clayhill was then or late in the occupation of Nathaniel Crompton as tenant. The property appears in the landtax returns for 1795 (Surrey Record Office, Kingston) in the possession of Samuel Knipe Esq. from whom it descended to his wife Margaret Knipe and then to her cousin Henrietta Larkins (see 1C3). A small piece of the land of this freehold property was included in the sale to the Epsom and Leatherhead Railway Company on 3 May 1859.

1C5. Sarah Hawkins survived her husband for nearly forty years. On 25 Oct. 1756 she and Aaron Franks agreed that the mortgage on the property was to be transferred to William Cotsford of the parish of St. George near Queen's Square, Middx. gen. On 22 Oct. 1759 there was a dispute with Joseph Shaw in which the homage decided that a fence between the garden of Joseph Shaw and the garden of Sarah Hawkins belonged to Joseph Shaw and was to be kept in repair by him. The death of Sarah Hawkins was recorded on 19 Jul. 1762, when it was stated that George Hawkins in his will dated 14 Jun. 1709 had devised the remainder to his daughter Sarah, that Sarah Hawkins had intermarried with Richard Bourchier and had also died, leaving as her heir her eldest son Charles Bourchier of Fort St. George in the West Indies Esq. who was therefore admitted on 25 Oct. 1762, Richard Burgiss acting on his behalf. On 13 Apl. 1772 Charles Bourchier, now of Hill Street, Berkeley Square, Middx. represented by John Sharpe of Epsom, victualler, produced an instrument under the hand and seal of Mary Cotsford, the widow of William Cotsford, acknowledging receipt of the outstanding mortgage. On 14 Feb. 1776 Charles Bourchier obtained a licence to let the property for 7 years, and on 27 Jun. 1787, now of Colney Chapel, Herts. another licence for 21 years. On 19 Oct. 1801 Charles Bourchier, now of Harley Street, St. Mary-le-Bone, Middx. Esq. sold to Samuel Knipe of Epsom Esq. the property on the south west side of Clayhill, formerly in the possession of William Parkhurst, since of Dorothy Knipe by virtue of a lease from the said Charles Bourchier, now of the said Samuel Knipe. On 17 Oct. 1803 it was reported that Samuel Knipe had inclosed a

parcel of the lord's waste abutting on the copyhold land of the said Samuel Knipe on the south part of Clayhill, and in case the said Samuel Knipe shall not lay open the said piece of land before 1 Dec. next they amerce him 20^{s} ... And the said Samuel Knope has unlawfully felled and cut down four elm trees lately standing and growing upon or near the said piece of ground being on the common or waste land of this manor without leave of the lord of the said manor, and they amerce him eight guineas for such offence. On 10 Aug. 1807 homage presented that a piece of ground enclosed with an open wooden fence on the north side of Clayhill in front of Mr. Bourchier's house was an encroachment on the waste, and on 27 May 1817 they presented a piece of land on the south side of Clayhill which had been inclosed by Samuel Knipe. The purchase of 1C3 from Sarah Weston at the auction sale in 1814 was enrolled on 20 Oct. 1820, and from then onwards the property descended with 1C3 through Margaret Knipe to Henrietta Larkins, who obtained its enfranchisement, together with that of 1C3, on 9 Jun. 1863: a messuage, stables, coachhouses, outbuildings, yards, orchards and backsides with the appurtenances, abutting on the south west side of Clayhill, formerly in the occupation of William Parkhurst, Dorothy Knipe, Samuel Knipe, Margaret Knipe, Joseph Ward, abutting on the tenement formerly in the occupation of Mary Parkhurst on the east part, on lands of William Parkhurst now of James Lewick on the west part, on lands of John Simmonds now of on the south part, and on the highway leading up to Clayhill on the north part.

1C6. Joseph Shaw's messuage and 1/4 acre of garden was inherited by his son Joseph Shaw (see 1C3). In the auction on 19 Jul. 1814 it was purchased by Thomas Butcher of Epsom, auctioneer, lot 4, a neat whitefronted house, 2 parlours, 3 principal bedrooms, 2 attics, a kitchen, washhouse, good cellar and small garden, let to Mr. Thomas Butcher, tenant at will, at the low rent of 14 guineas per annum. Thomas Butcher paid £667.13s, being the balance of £520 for lots 2 (i.e. 9C3) and 4, and £310 for the lands lots 13, 17, 18 and 23 after deduction of £31 for compensation for multiplication of heriots and £131.7s for the bill of costs and expenses due to Thomas Butcher. Thomas Butcher was admitted on 16 Jul. 1821. The death of Thomas Butcher, late of Ham Common, was recorded on 16 May 1850. Under his will dated 19 Aug. 1846 probate 18 Jan. 1850, his son Henry Butcher of Adelaide in the Kingdom of South Australia gen, represented by William Field of Grove Road, Brixton gen, was admitted on 10 Apl. 1851 to the messuage at Clayhill in the occupation of Shelley Esq. and on 28 Oct. 1852 sold it, formerly in the occupation of Mrs. Payne, afterwards of Mr. Fribourg, since of Mrs. Alpin, now of Mr. Joseph Horsey, for £349 to John Hooper Nevill of Epsom, butcher, who sold it on 25 Mar. 1872 to Zante William Le Maitre of Epsom gen for £420. Zante William Le Maitre mortgaged the property on 13 Dec. 1872 to Sarah Wise of Epsom, widow, for £300 at 5%, and on 23 Oct. 1873 sold the messuage, now in his own occupation, subject to the mortgage of 13 Dec. 1872, for £110 to John Jackson of Epsom gen, who was admitted on 5 Nov. 1874. On 28 Jul. 1881 George Furniss, as executor of the will of Sarah Wise dated 8 Nov. 1873, probate 13 Nov. 1876, who had died on 27 Oct. 1876, acknowledged to John Jackson of Clayhill, Epsom, the receipt of £303.15.0. in full satisfaction of the mortgage and on 10 Nov. 1881 (enrolled 24 Nov. 1881) John Jackson took on another mortgage for £500 at 6% from Charles Christopher Piper of 20 Bessborough Gardens, Pimlico, Middx. gen and William Henry Baker of No.32 Vincent Square, Westminster, Middx. gen. On 26 Mar. 1901 it was stated that

1C6.
Piper and Baker had been acting as trustees of the Westminster House and Land Investment Company Ltd. that Baker had departed out of the United Kingdom in Jul. 1890 and was still abroad, and that therefore James Gibson of 17 New Street, Westminster had been nominated as trustee in Baker's place, and together with Piper, now of Clayhill, Epsom had made arrangements for the enfranchisement and sale of the property, and that it was agreed that the said conditional surrender should be discharged. The property was on the same day, 26 Mar. 1901, enfranchised to John Jackson, now of 25 Mimosa Street, Fulham, gen.

1C7. The death of James Tod of Epsom Esq. was recorded on 12 May 1760, when, under the marriage settlement of 11 Nov. 1727 his two sons John and James Tod were admitted in equal shares to the moiety of John Livingston's properties to which he had been admitted on 17 May 1730, thus giving the elder son John Tod, who already held the other moiety, a 3/4 share in these properties. (For James Tod's other properties see 1C22 and 9C22). On 2 Feb. 1762 James Tod of Epsom, mariner, surrendered his 1/4 share in the properties to his brother John Tod of Epsom Esq. in exchange for the properties 9C22. On 21 Mar. 1763 John Tod obtained a licence to let all or any of the properties for 21 years, and on 3 Mar. 1763 took on a mortgage for £1200 at 5% from John Paris of Fleet Street in the City of London, tailor. On 30 May 1768 James Tod sold all his properties to Cuthbert Parkinson of Watling Street in the City of London, merchant, and John Paris acknowledged satisfaction of his mortgage on 26 May 1769. Cuthbert Parkinson proceeded to "develop" the property and sold parts of the property (see below, 1C13, 14, 15, 19, 20, and 1C22) to a number of buyers. On 28 May 1770 he mortgaged to Ann Booth of Kensington, Middx. spinster, for £1000 at lawful interest All those two undivided moieties of and in All that messuage with the courts, yards, garden, and appurtenances to the same belonging called the New or Upper Long Room, late in the occupation of Mrs. Hide and Mrs. Williams, Also all that messuage together with the yard and garden, formerly called the Bowling Green and the New Wells, and a building thereto adjoining formerly called the Old Coffeehouse, Also all that piece of ground called the Grove, together with a square building erected upon some part thereof, then called the King's Storehouse, all which premises last mentioned were then in the occupation of John Tod, Also all that building formerly called the Booth, then converted into four four-stall stables and in the several occupations of the said John Tod, George Elkings, and Joseph Colgit, a blacksmith's shop and yard then in the occupation of the said Joseph Colgit, a cooper's shop then in the occupation of Richard Ragg, and a two-stall stable then untenanted, together with the yards and appurtenances to the said premises belonging, but reserving for ever to Cuthbert Parkinson and the owners and occupiers of the four tenements on the south side of the Grove a way or passage of the width of 10 feet from the front of the said four tenements. The death of Cuthbert Parkinson was recorded on 28 May 1771, and on 28 Oct. 1771 John Stabler, linen draper, and Robert Steane, silkman, both of Watling Street in the City of London, the executors of Cuthbert Parkinson's will dated 16 Mar. 1771, were admitted to the messuage with the stables, offices, buildings, garden, yards and appurtenances, late in the occupation of John Nelthorpe Mersing, also a small messuage adjoining the last mentioned messuage, with the stable, offices, buildings, yard and appurtenances, also the new-built messuage with a shed and a lean-to, yard and appurtenances in the occupation of Mrs. Barnes, and also another new-built messuage with the

appurtenances late in the occupation of William Miles, in trust for sale, John Parkinson of Watling Street acting on their behalf as their next friend. Concerning the mortgaged properties it was recorded on 22 Jun. 1772 that Ann Booth had died, and Dame Amelia Bernard, the wife of Sir Francis Bernard of Nettleham in the county of Lincoln Bnt, the only sister and customary heir of Ann Booth, represented by John Lane of London, merchant, her next friend, was admitted to the properties, the Long Room, the Bowling Green and New Wells, the Old Coffeehouse, the Grove with the King's Storehouse, and the Booth, subject to the equity of redemption. On 25 Oct 1773 it was stated that Ann Booth had died on 4 Mar. 1770, and had devised the mortgage for £1000 in her will dated 12 Feb. 1770 to her nephew John Bernard who was the second son of Sir Francis Bernard, then or late governor of Boston in New England in America, and that John Bernard had agreed with John Parkinson, the nephew and heir of Cuthbert Parkinson as to the purchase of the equity of redemption for a payment of £100. On the same day, the 25 Oct. 1773, Sir Francis Bernard and Lady Amelia his wife returned to John Parkinson the messuage formerly the Long Room, the messuage formerly the Bowling Green and the New Wells and the Old Coffeehouse, and the part of the Grove with the King's Storehouse, but retained the Booth, which they sold on the same day in separate lots to John Morris (1C18), William Hall (1C17), and John Sturt (1C16). John Stabler and Robert Steane transferred their properties on 24 Jul 1775 also to John Parkinson. On the same day John Parkinson surrendered all the properties which he now held to the lord of the manor in order for a re-grant, as, since his admission on 25 Oct. 1773, he had taken down the Long Room, the Bowling Green and the New Wells, and the Coffeehouse. He was accordingly admitted to the messuage formerly of John Nelthorpe Mersing and the adjoining messuage, both now in the occupation of John Parkinson, to the new-built messuage formerly in the occupation of Mrs. Barnes, now of Silvester Rose, also to the other new-built house formerly in the occupation of William Miles, now of Hicks, and also to a toft piece or parcel of ground whereon lately stood a messuage called the New or Upper Long Room, also that other toft piece or parcel of ground whereon lately stood another messuage formerly called the Bowling Green and the New Wells, and the toft thereto adjoining whereon lately stood a building called the Old Coffeehouse, and also the piece of ground called the Grove with the King's Storehouse. This therefore was the end of John Livingston's spa buildings. Also on 14 Jul. 1775 John Parkinson charged all these properties with an annuity of £100 to his aunt Mary Parkinson, the widow of his uncle John Parkinson. On 7 Mar. 1792 John Parkinson obtained a licence to let his properties for 21 years. On 1 Dec. 1806 homage presented that the copyhold messuage with the coachhouses, stabling and outbuilding situate on the south west side of Clayhill, late in the occupation of Mrs. Buckle, widow of Admiral Buckle, held by Cuthbert Parkinson, is out of repair and going to decay, and on 10 Aug. 1807 they presented that the messuage with the stables, offices, buildings, gardens, yards and appurtenances, with a coachhouse and stable formerly a small messuage adjoining the before mentioned messuage with the offices, buildings, yards and appurtenances to the same belonging, with the toft or piece of ground and other premises held by John Parkinson are out of repair and in a dangerous and delapidated state and thereby became forfeited to the lord of the manor, and it is therefore commanded and John Cole the bailiff is hereby authorized and required that he seize the same into the hands of the lord of this manor - and so forth. However at the death

of John Parkinson, which was recorded 30 Jan. 1809, he was still holding all the properties to which he had been admitted by the re-grant of 24 Jul. 1775, and as no claimant had appeared by the third proclamation for his heirs, the properties were finally seized for the lord of the manor on 9 Oct. 1809. In the tithe award of 1843 the occupier of the messuage is given as Ralph Lindsay, the steward of the manor.

1C8. On 26 Oct. 1767 Charles Wood, on coming of age, surrendered his properties to the use of his will. On 16 Apl. 1770 Charles Wood of Epsom, linendraper, mortgaged the messuage at Clayhill, formerly in the occupation of William Street and then of Bryan Mills, apothecary, to Richard Burgiss of Ewell, mercer, for £60 with lawful interest. On 22 Jun. 1772 he obtained a licence to let the messuage late in the occupation of Jeremiah Bonwick, blacksmith and now of William Comport, schoolmaster, for 25 years; on 6 Jan. 1778 he increased the mortgage to Richard Burgiss by £40, and on 22 Mar. 1782 he obtained another licence to let any of his properties for 21 years. On 16 Nov. 1807 Charles Wood of Epsom, yeoman, sold to William Turner of Epsom, saddler, part of his messuage near Clayhill, formerly in the occupation of William Street, afterwards of Bryan Mills, and now or late of John Graham, except a small messuage, formerly an apothecary's shop, now in the occupation of Charles Wood, and on the same day James Hobard of Ewell, corndealer and John Marter of Epsom, farmer, the executors of the will of William Jubb, late of Ewell, papermaker decd., who was the supervising executor of the will of Richard Burgiss, late of Ewell, shopkeeper decd., acknowledged to Charles Wood the satisfaction of the mortgages of 16 Apl. 1770 and 6 Jan. 1778. On 6 May 1811 William Turner sold to Jarman Goldsmith Hope of Epsom, butcher, for £200 the messuage near Clayhill, formerly the estate of Charles Wood, together with the use of the pump for water in common with the said William Turner, save and except that part of the garden and a stable and yard as the same are now separated and divided therefrom and now in the occupation of the said William Turner. On 29 Jan. 1821 William Turner, now of Reigate, gen, sold this remaining part of the property for £190 also to Jarman Goldsmith Hope. Jarman Goldsmith Hope died on 20 Nov. 1836. In his will, dated 22 Jan. 1834 he appointed his son Jarman Hope and his good friends Thomas Child of Slinfold, Sussex, timber merchant and William Lucock of Epsom, poulterer, executors, who were admitted on 20 Apl. 1838. After the demise of Jarman Hope of Dorking in Jan. 1856 Thomas Child, the surviving trustee under the will of Jarman Goldsmith Hope, sold the property, now in the occupation of Richard Clowser, on 23 Oct. 1860 to Charles Robinson of Epsom, grocer, for £410. On 23 Jun. 1861 Charles Robinson obtained a licence to let the property for 21 years to Henry Edwards of Epsom, painter, and had the property, now in the occupation of Miss Edwards, enfranchised on 1 Sep. 1879.

1C9. The part of his property remaining after the sale of 1C8 on 16 Nov. 1807 was retained by Charles Wood; at his death, recorded on 23 Dec. 1816, the messuage in his own occupation, abutting on the east on a copyhold messuage of Jarman Goldsmith Hope, west on a copyhold yard belonging to William Turner, north on Clayhill, and south on a copyhold garden of William Turner, was inherited by his eldest brother Robert Wood of Epsom, baker, on 21 Oct. 1817, when it was in the occupation of the said Robert Wood and Richard Pritchard, leatherbreechesmaker. The death of Robert Wood was recorded on 12 Oct. 1819,

and on 11 Apl. 1820 his son George Wood was under his will dated 2 Jan. 1818 admitted to the two copyhold houses at the foot of Clayhill, with the rooms built in the garden thereof. (To his son Robert he left some freehold properties at Morden, his chattels to his wife Ann, to his son Joseph Harding Wood of Northfleet, Kent, three freehold houses on Clayhill, now occupied by Messrs. Brown, Bradford and Howarth, and also mentions his sons Charles, Thomas, William and Alexander). George Wood late of Epsom, cornchandler, afterwards of Stourport, Worcs., timber dealer, but late of Ambersley, Worcs., out of business, died on 4 Sep. 1863, leaving a will dated 17 Jan. 1863, probate District Registry Worcester 8 Aug. 1864. However, the Clayhill property was not mentioned in the will, and on 3 Nov. 1864 William Wood of Ewell, baker, on the instruction of Julia Russell Wood widow, claimed admission for her daughter Margaret Wood of Stourport, Worcs. spinster, 5 years of age, the only child of Thomas Wood, late of Stourport, coal and corn merchant decd., who was the eldest son and customary heir of the said George Wood. The messuages were then in the occupation of Benjamin Briant and George Nutman, together with a tenement formerly an outbuilding at the rear of the said messuages, now in the occupation of John Case. On 30 Jun. 1891 Margaret Yates Wood of Bournemouth, Hants, spinster, obtained the enfrancisement of the messuage formerly in one but sometime since and now divided into two messuages near Clayhill, now in the occupation of Samuel Coward and Thomas Moss.

1C10. The death of Sarah Miriam Wood was recorded on 20 May 1765. In her will dated 20 Nov. 1764 she devised her messuage near Clayhill late in the possession of Captain Lambton and now of John Burgiss gen, to her nephew Charles Wood, son of her brother Charles Wood, who was admitted, his mother Hannah Wood being his guardian (see 1C8). On 22 Jun. 1771 Charles Wood of Epsom, linendraper, obtained a licence to let his messuage near Clayhill, late in the occupation of Jeremiah Bonwick, blacksmith and now of William Comport, schoolmaster, for 25 years. On 15 Feb. 1786 Charles Wood, now of Fenwick Court, Holborn, Middx, gen mortgaged the messuage heretofore in the possession of Captain Lambton, afterwards of John Burgiss, and now or late of Robert Morris, to Hezekiah Verdier of the parish of St. Andrew, Holborn Middx, victualler for £50 at 5%. On 22 Jun. 1791 Hezekiah Verdier, by his son James Robert Verdier, authorized the steward of the manor to enter satisfaction of the mortgage on the rolls or books of the manor, and Charles Wood of Epsom gen remortgaged the property to Nicholas Hope of Epsom, baker, for £56 at 5%. On 28 May 1798 it was recorded that on 4 Apl. 1798 Hezekiah Verdier himself acknowledged satisfaction of the mortgage dated 15 Feb. 1796 (sic), enrolled 5 Jun. 1786 (sic), and James Hope of Lambs Conduit Street, Red Lyons Square, Middx, yeoman, and Elizabeth Hope of Walton upon the Hill, the administrators of the goods and chattles rights and credits of the late Nicholas Hope, acknowledged satisfaction of the mortgage of 22 Jun. 1791, and that on 7 Apl. 1798 Charles Wood of Epsom, gen, had sold the messuage, now or late in the occupation of Robert Morris, to William Dibble of Epsom, tallow chander for life, Sarah Dibble his wife for life, and after the determination of the said several estates to the heirs and assigns of the survivor of the said William Dibble and Sarah his wife. On 27th Feb. 1804 Sarah Dibble of Epsom, widow, surrendered the messuage or dwellinghouse and shop upon Clayhill, now in her own occupation and used as a tallowchandler's shop, to the use of her will, and on 20 Apl. 1838 Sarah Haydon

1C10.

of Godalming widow, formerly Sarah Dibble widow, sold the messuage late in the occupation of John Scott and now of his widow, to George Bishop of St. Bennets Hill, Doctors Common in the City of London, herald painter, for £170. The death of George Bishop was recorded on 22 Apl. 1841, and on 7 Apl. 1842 George St. Mark Bishop of Bennets Hill, herald painter, produced George Bishop's will dated 5 Nov. 1840, probate 10 Apl. 1841, in which he bequeathed the property to his cousin James Chapman Bishop of Lisson Grove South, Middx, organbuilder, and Robert Jones of Henrietta Street Covent Garden in the City of Westminster, jeweller, upon trusts. On 5 May 1859 it was recorded that James Chapman Bishop had died on 2 Dec. 1854, and that Robert Jones, now of Berners Street, Oxford Street, Middx, jeweller, had sold the messuage, late in the occupation of George Bishop and now of Henry Edwards, to Charles John Langlands of Epsom, estate agent, for £335. Charles John Langlands was admitted on 3 Nov. 1859, and obtained the enfranchisement of the messuage near Clayhill, now in the occupation of Miss M. A. Hanowell, on 24 Jun. 1875.

1C11. Thomas Lambard obtained on 1 Jan. 1759 a licence to let the copyhold messuage on Clayhill, sometime since in the occupation of William Anderson, cooper and late of James Cruatson, for 7 years, and another licence for 11 years for all or any of his messuages on 7 Aug. 1766. At his demise, recorded on 28 May 1770 and under his will dated 20 Dec. 1765 with a codicil dated 30 Sep. 1768 Sir Mark Parsons of Epsom, baronet was admitted in trust for charitable purposes to the three messuages heretofore in the several possessions of Benjamin Heris, Anderson and Allingham, since then of Cheesman, the widow Goston, and another, and now of George Fox, Edward Cawson and the Widow Blake. Sir Mark Parsons obtained on 18 Aug. 1773 a licence to let all or any of his copyhold properties for 21 years, and this licence was renewed for another 21 years on 30 Oct. 1794. The death of Sir Mark Parsons was recorded on 6 Jul. 1812, and on 24 May 1813 Multom Lambard of Sevenoaks, Kent, the eldest son and heir of Grace Lambard decd. was admitted in accordance with Mark Dutton's will of 3 May 1748. On 7 Apl. 1825 Multon Lambard obtained a licence to let for 21 years to Thomas Baker of the Cottage House, Epsom, winemerchant. At the death of Multon Lambard, recorded on 7 Apl. 1836 and under his will dated 28 June 1825, probate 23 Apl. 1836, his son William Lambard of Sevenoaks, Esq., was admitted upon the charitable trusts on 30 Mar. 1837 to the property then in the occupation of William Baker or his undertenants, and on 1 Mar. 1865 William Lambard, now of Beechmount in the parish of Sevenoaks Esq. sold the three messuages with the buildings and yards, heretofore in the occupation of George Fox, Edward Cawson, and the widow Blake, afterwards of the widow of the said George Fox and John Morris, since of William Baker or his undertenants, and now of Mr. Robert Wood, for £500 to Henry Driver of Windsor, Berks, draper, who was already in the possession of the Albion Hotel (1C13). From then onwards the three messuages descended together with the Albion Hotel (q.v.) to their enfranchisement to Walter Gerald Langlands on 18 Feb. 1898, when they were in the occupation of James Budd and Archer G. Hunter, the third lately of George Mead but being now in hand.

1C12. Thomas Langridge of Epsom, grocer, mortgaged the three messuages in four tenements in the occupation of Henry Lancaster, John Cole, James Sanders, and John Dowling on 22 Dec. 1756 to Dorothy Shafto of Margaret Street in the

parish of St. Mary le bonne, Middx. widow, for £200 with lawful interest, due on 22 Jun. next ensuing. Dorothy Shafto acknowledged the repayment of this mortgage on 3 Feb. 1758 and on the same day Thomas Langridge took on another mortgage for £200 with lawful interest, due on 3 Aug. next ensuing, from Lydia Marriott of Red Lion Street in the parish of St. Andrew, Holborn, widow. On 1 May 1759 Lydia Marriott acknowledged the receipt of the sum of £212.7.0 in full satisfaction of this mortgage, and on 4 May 1759 Thomas Langridge, in contemplation of his marriage to Mary Newbee of the parish of St. Mary, Lambeth, widow, surrendered the property to uses : until the solemnization of the marriage to himself and his heirs, and immediately after the solemnization to the use of John Course of the parish of St. Mary, Lambeth, lighterman, in trust for Mary Newbee and the said Thomas Langridge for life, then for the eldest son of their bodies, then their other sons singly according to seniority, then their daughters, in default the heirs of the survivor of Mary Newbee and Thomas Langridge. On 24 Oct. 1785 the death of Mary Langridge, was recorded, and on 29 Jul 1786 John Course surrendered the property to Sarah Wakelin Lowdell, the wife of Joseph Coventry Lowdell of Queen Street in the parish of St. Saviour in the Borough of Southwark, surgeon, the daughter and only issue of the said Thomas Langridge and Mary his wife, both deceased. On 17 Jul. 1787 Joseph Coventry Lowdell and Sarah Wakelin his wife sold the property to Robert Dring of Smithfield Barn, London, grocer, who, now of Epsom, grocer, on 1 Sept. 1788 obtained a licence to let all or any of his copyhold messuages to any fit person for 21 years. On 11 Apl. 1808 Robert Dring sold to William Turner of Epsom, saddler, all those five several messuages formerly in three and since in four messuages with the yards and backsides thereunto belonging, and all erections and buildings thereupon erected and built and now standing thereon, sometime since in the several occupations of Ireland, Hardem, Maskall, Harris, carpenter and Michell, and now of the said Robert Dring, William Turner, Andrew Padbury, George Edwards and William Baker. On 23 Dec. 1822 William Turner, now of Brighthelmstone, gen, obtained a licence to let to William Jones to Kingston upon Thames, chemist, for 14 years all that messuage situate in the Coffeehouse Row in the parish of Epsom, late in the occupation of the said William Jones and now of Thomas Etherington (see 3C30). The death of William Turner was recorded on 11 Apl. 1828, and on 21 Oct. 1828 his daughter Eliza Maslin, the wife of Martin Maslin of Croydon, Surrey and of the Adelphi Wharf, Strand, Middx. coalmerchant, produced his will dated 9 Nov. 1819, in which he devised his freehold in Banstead and his copyholds wheresoever to his said daughter Eliza Maslin, who was accordingly admitted to the five messuages now in the occupations of George Piff, Williams, the widow Ellis, George Edwards, and the widow Scott. Martin Maslin and Eliza his wife mortgaged the five messuages, now in the occupations of George Piff, Etherington, the widow Ellis, and George Edwards on 18 Jul. 1832 to William Parkins of Buckingham Street, Strand, Middx. gen, for £720 to be repaid in £60 instalments on 18 Sept. next ensuing, and 18 Nov, 18 Jan, 18 Mar, 18 May, 18 Jul, and 18 Sept. next which will be 1833, and £60 on every succeeding two calendar months from the said 18 Sept. 1833, making the last payment of £60 the residue of the sum of £720 on 18 Jul. 1834 and interest at 5% per annum from 18 Jul. inst. on £720 or the unpaid part thereof. On 12 Apl. 1833 Martin Maslin and Eliza his wife obtained a licence to let to George Edwards of Epsom, grocer, for 21 years the messuage in the High Street in the occupation of the said George Edwards, and to Thomas Etherington, chemist, the messuage now in the occupation of and

1C12.

William Parkins acknowledged satisfaction of his mortgage on 28 Oct. 1835, and on 26 Aug. 1835 Martin Maslin and Eliza his wife took on another mortgage for £600 at 5% p.a. to be paid in half-yearly instalments, from Mary Meggy of Chelmsford, Essex, widow, Joseph Rutland of No.150 High Street, Southwark, gen, and Robert Meggy of No.35 Crutched Friars in the City of London gen; the occupants of the property were then George Piff, Thomas Williams, the widow Ellis, George Edwards, and May, and on 31 Oct. 1836 they further mortgaged the five messuages, now in the occupation of George Piff, Thomas Williams, the widow Ellis, Charles Wigzell, and May, to Maria Turner of Reigate, spinster, for £500 at 5%, subject to the earlier mortgage of 26 Aug. 1835. The death of Eliza Maslin was recorded on 26 Oct. 1837. As no claimant had appeared by the third proclamation for her heir the premises were on 26 Oct. 1838 declared forfeit to the lord of the manor, but on 11 Apl. 1839 her son William Turner Maslin, an infant, 12 years of age, was admitted; his father Martin Maslin was appointed his guardian, and obtained a licence to let to George Piff of Epsom, saddler, for 21 years the messuage in the occupation of the said George Piff. On 20 Mar. 1846 (enrolled 29 Oct. 1846) Joseph Rutland, now of No.2 Paragon, New Kent Road in the parish of St. George Southwark, gen, and Robert Meggy, now of No.15 London Street in the City of London, gen, Mary Meggy having died on 22 Mar. 1840 intestate, and Robert Meggy having obtained letters of administration on 26 Jun. 1840, sold their mortgage to Maria Turner for £600, and on 4 Sept. 1847 Maria Turner, by William Walter of Kingston, gen, her attorney, was admitted to the five messuages on the two mortgages amounting to £1200 with an arrear of interest due to her, subject to the conditions of redemption. On 7 Feb. 1851 Maria Turner obtained a licence to let the messuage late in the occupation of George Edwards, now of Edmund Wiggell, for 21 years to the said Edmund Wiggell, grocer, and on 12 Jul. 1862 a licence to let the messuage, shop, yard and premises in the occupation of Edward Piff, saddler, for 21 years at a yearly rent of £35 to Edward Piff. On 6 May 1869 it was recorded that on 27 Sept. 1860 William Turner Maslin, thinking the property to be freehold, had conveyed it to George Fenwick, Ralph Brown, and Somerset Archibald Beaumont, partners of W.H.Lambton & Co., Newcastle upon Tyne, bankers, as security for the sum of £254; that on 2 Aug. 1867 they had agreed that the so secured property should be vested in Maria Turner, and that on 26 Apl. 1869 Charles John Langlands of Epsom, auctioneer, had paid £1220 in full for all consideration money on the sale of the said hereditaments, which were then in the occupation of Walters, Green, Hoffman, Tacker and Moore. Charles John Langlands had the five messuages, now in the occupations of John Walters, Cornelius Robbins, John Geen (sic), William Parker and Vine, enfranchised on 12 Aug. 1870.

1C13. On 26 May 1769 Cuthbert Parkinson (see above, 1C7) sold to John Morris of Epsom, coffeeman, the messuage adjoining on the south part to the Coffee-house, late in the occupation of Thomas Rossiter. This was obviously the messuage which was standing when John Livingston bought the property from John Elmer in 1701; the Coffeehouse on whose south part it abutted was that of John Lancaster, coffeeman, who appears as tenant of 1B12 on 11 Oct. 1711 and leased it in 1733. The death of John Morris was recorded on 23 May 1796. In his will dated 28 Mar. 1796 he had devised to his son William Morris the messuage being used as a coffeehouse, now in the occupation of the said William Morris.

William Morris of Epsom, baker, died without leaving issue; his death was recorded on 5 Jun. 1797 before he had been admitted to the property, and in accordance with John Morris's will William Morris's brothers Robert Morris of Epsom, cornchandler, and Henry Morris of Dartford, Kent, tanner and his sister Sarah Morris of Epsom, spinster, were admitted on 5 Jun. 1797 to the property now in the occupation of Sarah Saunders; on the same day Robert Morris mortgaged his one third share in the property to Henry Morris for £140 at 5%. On 8 Jan. 1798 Henry, Sarah and Robert Morris obtained a licence to let the property for 21 years. The death of Robert Morris was recorded on 1 Aug. 1808 and on 30 Jan. 1809 his son Thomas Morris, an infant, 14 years of age, was admitted to his father's 1/3 share of the Coffeehouse, late in the occupation of Mrs. Sarah Saunders. On 14 Apl. 1817 (enrolled 27 May 1817) Henry Morris acknowledged to Thomas Morris satisfaction of the mortgage of 5 June 1797. Also on 27 May 1817 Henry Morris, now of Epsom, farmer, Sarah Morris of the same place, spinster and Thomas Morris, of the same place, gen, sold the property, now in the occupation of Rebecca Martin, widow for £600 to the said Rebecca Martin who mortgaged it for £500 at 5%, due on 14 Apl. 1818, to Thomas Munday of Tokenhouse Yard in the City of London, Esq. On 24 May 1831 Samuel Nelme of Grove Place, Hackney, Middx. Esq. the surviving executor of the will of Thomas Munday late of St. Stephen's, Coleman Street decd. in accordance with Thomas Munday's will dated 22 May 1828, probabe 21 Jul 1829, released the property to Thomas Baker and Rebecca his wife, formerly Rebecca Martin, from the mortgage of 27 May 1817, and on 4 Apl. 1834 Rebecca Baker surrendered the property to uses : to herself and Thomas Baker during their joint natural lives, to the survivor and his or her heirs for ever. The deaths of Thomas Baker and Rebecca Baker were recorded on 6 Apl. 1843; on 18 Apl. 1844 Henry Driver of Windsor, Berks, linendraper, and Joseph Arthur Sharpe of the Faculty Office, Doctors Commons in the City of London, represented by William Edward Sharpe his attorney, were under Thomas Baker's will, dated 29 Jun. 1841, probate 10 Feb. 1843, admitted upon trusts, and on 12 May 1846 obtained a licence to let the property to James Careless of Epsom, tavern keeper for 21 years. On 12 Mar. 1855 Henry Driver and Joseph Arthur Sharpe obtained another licence to let the property in the occupation of James Careless for 21 years to the said James Careless. The death of Henry Driver late of Windsor, linendraper, was recorded on 3 Nov. 1870. On 23 Feb. 1871 Jane Driver of Beaumont Villas, Windsor, represented by Theophilus Child of Paul's Bakehouse Court, Doctors' Commons, gen, her attorney, presented the will of Henry Driver of Pilgrim Place, Windsor, clothier dated 30 Jul. 1864, probate 21 Oct. 1868, District Registry of Oxford, devising his properties to his dear wife and his partner John Thomas Covey; Thomas Covey disclaimed, and Jane Driver was admitted to the Albion Hotel, now in the occupation of John Davis, trading under the name of Stansfield & Co. On 6 Mar. 1871 Jane Driver obtained a licence to let the messuage formerly the Coffeehouse, now the Albion Hotel, and also the three messuages formerly John Elmer's (1C11) for 21 years at £110 p.a. On 11 Jul. 1882 Jane Driver, now of 20 Hermitage Villas, Hermitage Road, Richmond, Surrey, widow, sold the Albion Hotel and the three cottages for £2000 (£1340.18 and £197.14 paid to Jane Driver and £461.8 to Joseph Wright Mason of Cirencester, Glos. chemist) to Walter Gerald Langlands of Epsom, gen, who on 14 Dec. 1882 obtained a licence to let both properties for 11 years at £110 p.a. to Thomas Pennington Davis of the Swan Brewery, Waltham Green, Middx. brewer. On 18 Feb. 1898 Walter Gerald

1C13.

Langlands obtained the enfranchisement of both properties, the Albion Hotel (formerly the Coffeehouse) now in the tenure or occupation of John Davis, and the three cottages (1C11, q.v.), which was granted in consideration of a yearly rent charge of £14.8 to be paid in equal half-yearly payments charged on the property, and that Walter Gerald Langlands does covenant to keep the property in repair to at least £50 per annum, and to keep it insured.

1C14. Also on 26 May 1769 Cuthbert Parkinson (see 1C7) sold to James Mogg of Epsom, cornchandler, and Mary his wife a messuage, yard, ground and appurtenances, in the occupation of Thomas Plummer, pastrycook, and a shop or shed adjoining to the last mentioned messuage on the southside thereof, late in the occupation of John Eastland, peruke maker, and then and now of Michael Hall, peruke maker. At the death of James Mogg of Ashtead, malster, recorded on 27 Oct. 1792 it was reported that his wife Mary Mogg was long since deceased, and that in his will dated 27 Feb. 1792 he had devised the messuage in the occupation of Thomas Plummer and the adjoining shop or shed late in the occupation of Michael Hall and now of Mrs. Plummer widow, to Sarah Foster, the wife of James Foster of Epsom, bricklayer, for life, remainder to John Marter and James Foster and their heirs during the lifetime of the said Sarah Foster in trust to preserve the contingent remainders hereinafter limited, with remainder to the first and every other son or sons of the said Sarah Foster successively in tail male, in default the daughters of Sarah Foster, in default Jane Marter, her heirs or assigns. Sarah Foster was accordingly admitted on 3 Jun. 1793. The death of Sarah Foster, the wife of James Foster, was recorded on 12 Oct. 1819. On 11 Apl. 1820 John Marter the younger of Walton on the Hill, farmer, reported that Sarah Foster had died without issue, that Jane Marter had also departed this life intestate, leaving him the said John Marter her eldest son and heir her surviving. John Marter was therefore admitted in accordance with James Mogg's will, and on 31 Jul. 1821 sold to Thomas Newman of Epsom, taylor, the messuage late in the occupation of Thomas Plummer and the shop adjoining, late in the occupation of Mrs. Plummer widow, now of the said Thomas Newman, for £210. On 21 Oct. 1828 George Thorpe of Upper Pratt Place, Camden Town, Middx. gen, claimed admission to the property, as Thomas Newman had died on 13 Apl. 1818, devising his properties in his will dated 12 Mar. 1827, probate 7 May 1828, to his nieces Elizabeth Ann Newman and Maria Hill in equal shares, and as he the said George Thorpe, had acquired the property from the executors of the will, James Brown the elder of Epsom, gen, and Elizabeth Newman of Camberwell, spinster at a public auction on 4 Jun. 1828 for £355 as the highest bidder. George Thorpe was accordingly admitted to the messuage, shop, yard and shed in or near the High Street of Epsom. The death of George Thorpe was recorded on 7 Apl. 1836, and on 14 Oct. 1836 Frodsham Mitchell of Seymour Street, Euston Square, Middx. coachmaker, and John Grosse of Berwick Street, Oxford Street, Middx. tallowchandler, the executors of George Thorpe's will dated 23 Sept. 1835 were admitted in trust for sale to the messuage and the shop, now or late in the occupation of Thomas Boura, and on 30 May 1842 in consideration of the sum of 10/- surrendered the property now in the occupation of Daniels, to George Thorpe, now of Clarendon Square, in the parish of St. Pancras, Middx, gen, the son of George Thorpe, the absolute beneficiary owner, who had attained the age of 21 years on 17 Nov. 1837. In Jan. 1846 George Thorpe obtained a licence to let the property, now late in the occupation of Daniels, for 21 years to

Francis Bowring of Epsom book maker, and in Oct. 1848 a licence to let for 21 years to James Careless, in whose occupation the property then was. On 5 May 1859 it was recorded that George Thorpe, now of Provost Road, Haverstock Hill, Middx, gen, had mortgaged the property amongst his other properties, at various times to George Simpson of Lincolns Inn, Middx. Esq. for a total sum of £1500. On 30 Jul. 1860 (enrolled 8 Nov. 1860) George Simpson acknowledged satisfaction of this mortgage, and on 8 Nov. 1860 George Thorpe sold the property in the occupation of James Careless under a lease for 21 years from 29 Sept. 1848, for £210 to Richard Gorard of Epsom, licensed victualler, who was admitted to the property on 7 Nov. 1861. Richard Gorard of South Street, Epsom had the property in the occupation of James Careless decd. afterwards of Robert Wood, and now of Mary Ann McMillian, enfranchised on 20 Oct. 1875.

1C15. Also on 26 May 1769 Cuthbert Parkinson (see 1C7) sold to John Cole of Epsom, watchmaker, a messuage and forecourt now in the occupation of Francis Marsh, and a piece or parcel of ground on the south side of the said messuage, being part of the ground called the Grove, as the same was then and is now staked out and divided from the said ground called the Grove. John Cole mortgaged the property, then or then late in the occupation of Francis Marsh, on 19 Apl. 1770 to John Hasswell of Epsom, cornchandler, for £100 at £4.10 p.a. to be paid on 10 Oct. then next ensuing. On 28 Aug. 1775 he increased this mortgage by a further £50 at 4½% and on 26 May 1777 John Cole entailed the messuage formerly in the occupation of Francis Marsh, also the messuage on the south side of the Grove, now in his own occupation, to himself and Elizabeth his wife for life, the survivor, then the heirs or assigns of the said John Cole. On 20 Oct. 1783 John Hasswell acknowledged the satisfaction of the mortgage. At the demise of John Cole the elder of Epsom, watchmaker, recorded on 18 Jul. 1803, his daughter Nancy Cole of Epsom, spinster, was under her father's will dated 11 Mar. 1803 admitted to the property, and sold it on the same day to Robert Derle (sic) of Epsom, tallowchandler. The death of Robert Dearle was recorded on 23 Oct. 1816; in his will dated 4 Nov. 1810 he had devised the messuage late in the possession of Thomas Walker and now of Monsieur Chabott, to Thomas Butcher of Epsom, builder and William Stacey of Cobham, farmer, and the survivor of them, to hold upon trust for his wife Mary for life, and his son John Willeter Dearle and his heirs for ever. Thomas Butcher was alone admitted on 23 Oct. 1816, and held the property until 23 Apl. 1840, when he, now of Somers Street, Paddington, Middx. gen, surrendered it, now in the occupation of the widow Sanders, to Robert Dearle of Epsom, tallowchandler, the son of John Willeter Dearle, in consideration of £240 paid to the executors of John Willeter Dearle, late of Epsom, tallowchandler, decd. On 3 Apl. 1855 Robert Dearle obtained a licence to let the property for 21 years to Edward Yalden of Epsom, draper, at an annual rent of £22; on 5 Oct. 1871 he mortgaged the property, now in the occupation of Alfred Parsons, subject to the lease to Edward Yalden, to Thomas Cunnington of Brentford, Middx. soapmaker, for £400 at 5% and on 30 Apl. 1874 he took on another mortgage for all such amounts not exceeding the principal sum of £200 with interest at 5% p.a. subject to the lease to Edward Yalden and the mortgage to Thomas Cunnington, to George White of Epsom, gen. George White acknowledged satisfaction on 19 Oct. 1887. On 4 Aug. 1898 Robert Dearle obtained a licence to let the messuage and shop on the west side of South Street, now for some time past in the occupation of Fanny Lodge, for 14 years to

1C15.

Fanny Lodge of South Street, Epsom, widow, at a yearly rent of £35. On 15 Feb. 1908 Robert Dearle of High Street, Epsom, sold the messuage and shop, subject to the mortgage of 5 Oct. 1871 and except so much thereof as he the said Robert Dearle holds on a lease expiring in Sept. 1910, for £450 to the said Fanny Lodge, the wife of Walter Lodge but living apart from him, and on 3 Feb. 1911 Fanny Lodge was admitted, James Herbert Bell of High Street, Epsom, solicitor, acting on her behalf, subject to the lease by Robert Dearle for 21 years from 25 Jun. 1898 at £35. On 29 Oct. 1914 it was enrolled that on 26 Dec. 1913 Jane White of Ashley House, Epsom, widow the sole executrix of the will of the late George White, who died on 6 Aug. 1898 had acknowledged satisfaction to Robert Dearle of his mortgage of 5 Oct. 1871, which Thomas Cunnington had assigned to George White on 30 Oct. 1874. Fanny Lodge of South Street, Epsom, the wife of Henry (sic) Lodge obtained the enfranchisement of the messuage and shop now in the occupation of the said Fanny Lodge, and the piece of land on the south side of the messuage, part of the Grove, on 4 Nov. 1921.

1C16. The following three properties (1C16, 17, 18) formed together the Booth, a brick building, possibly originally a row of shops on the entrance to Livingston's Well and Bowling Green, which had been converted into stables and workshops. On 25 Oct. 1773 Sir Francis Bernard and Dame Amelia his wife (see 1C7) sold to John Sturt of Epsom, baker, a four stall stable, also a brick building late a four stall stable and a shoeing shop, both late in the occupation of Joseph Colgit and then of Silvester Rose, and also a brick building then a cooper's shop in the occupation of Richard Ragge, and a piece of ground in front of the said buildings, 13 feet from north to south at the east end, and 6 feet at the west end. On the same day John Parkinson (1C7) sold to John Sturt a two stall boarded stable with a loft over it and a piece of ground thereto adjoining, containing in length from east to west 26 feet, abutting on a messuage of John Morris purchased of Thomas Denslow (1C21) on the south part, and on a stable yard late in the occupation of John Tod on the north part, a small part of the property which Sir Francis Bernard had on the same day returned to John Parkinson. On 1 Nov. 1798 John Sturt mortgaged the properties, the four stall stable and the shoeing shop now in the occupation of Benjamin Chase and the cooper's shop now of Ann Bristow, spinster, for £200 at 5% to George Dewdney of Dorking gen. The acknowledgement of the repayment of this mortgage was entered on 25 Jan. 1828. The death of John Sturt was recorded on 5 Jul. 1802. No claimant had appeared by the third proclamation for his heir on 1 Nov. 1802, but on 18 Jul. 1803 Sarah Elizabeth Shallcross, the wife of William Shallcross of Epsom, baker, the only child and heir of John Sturt, was admitted to the properties. The death of Sarah Elizabeth Shallcross was recorded on 21 Oct. 1805, and again no claimant had appeared by the third proclamation on 7 Apl. 1806. On 30 Jun. 1806 the two infant daughters of Sarah Elizabeth Shallcross, Sarah Elizabeth Shallcross and Mary Ann Shallcross, represented by their father, were admitted to the properties in moieties. On 23 Apl. 1824 Sarah Elizabeth Shallcross of Banstead, spinster, obtained a licence to let for 21 years to Moses Hands of Epsom, baker, all and singular the copyhold hereditaments which she holds. At the death of Mary Ann Shallcross of Banstead, spinster, recorded on 25 Oct. 1824, her moiety passed to her sister Sarah Elizabeth Shallcross, who was represented by Jasper Shallcross of Banstead, gen, and obtained a licence to let this moiety too to Moses Hands for 21 years. On 23 Oct. 1827 Francis Carter Pollard of West Street, Brighton, Sussex and Sarah Elizabeth his wife, formerly

Sarah Elizabeth Shallcross, surrendered the property to uses : Sarah Elizabeth Pollard for life, then Francis Carter Pollard for life, after the death of the survivor to the person named in the will of Sarah Elizabeth Pollard, failing this to the eldest son of the body of Francis Carter Pollard upon the body of Sarah Elizabeth Pollard lawfully begotten, in default every other of their sons in order of seniority, failing this their daughters in equal shares, in default to William Frederick Shallcross, eldest son of William Shallcross of Russell Street, Bermondsey, the father of the said Sarah Elizabeth Shallcross upon trusts. The death of Sarah Elizabeth Pollard was recorded on 19 Oct. 1836, and on 30 Mar. 1837 Francis Carter Pollard was admitted to the properties, now in the occupation of Moses Hands. At the death of Francis Carter Pollard, recorded on 13 Apl. 1848 no claimant had appeared by the third proclamation on 12 Apl. 1849, but on 1 Nov. 1849 Robert Shallcross of Newport in the Isle of Wight, printer, by Jasper Shallcross his attorney was admitted, as Sarah Elizabeth Pollard did not limit the hereditaments and had died without issue, and William Frederick Shallcross had died intestate, leaving the said Robert Shallcross his only brother and heir him surviving. On 6 Jul. 1861 a declaration was enrolled that Robert Shallcross, now residing in the Town of Nelson in the province of Nelson in the colony of New Zealand, printer, had appointed Samuel James Turquand of No.6 Gloucester Terrace, Kennington, gen, and John Ginn of No.16 Gerrard Street, Soho, Middx. Designer, his attorneys for the sale of the properties late in the occupation of Moses Hands, for £195 to James Franks of Bramley, Surrey, miller, who was accordingly admitted on 9 Jun. 1862. James Franks had the property, now in the occupation of George Wonham, together with the adjoining properties 1C17 and 1C18, together the building called the Booth, enfranchised on 23 Mar. 1863.

1C17. The next part of the Booth, another four stall stable late in the occupation of George Elkins, together with a yard and shed thereon, adjoining to the said stable, then or late in the occupation of John Tod, which yard doth contain from north to south 20 feet and from east to west 14 feet, and also a piece of ground near the said stable and leading to the street, containing in length from east to west 43 feet and in width from north to south at the east end thereof 20 feet, and at the west end thereof 15 feet, Sir Francis Bernard and Dame Amelia his wife (see 1C7) sold to John Morris of Epsom, coffeeman (see 1C13). After the death of John Morris his son Henry Morris of Dartford, Kent, tanner, was admitted upon certain trusts to the property formerly in the occupation of John Elkins but now of Benjamin Chard, on 5 Jun. 1797. On 11 Sept. 1812 (enrolled 2 Nov. 1812) Henry Morris of Dartford, gen, surrendered all his properties conditionally to William Comport of Shorn, Kent, gen, Thomas Shearley of Bexley, Kent, butcher, and Mark Callow of Dartford, gen, as a security for the sum of £2000 at 5%, directed by the will of Adam Callow decd. to be invested for Elizabeth Callow, the daughter of the said Adam Callow, at her marriage to the said Henry Morris. On 27 May 1817 Henry Morris, now of Epsom, farmer, was granted a licence to let all or any of his properties for 21 years. On 2 Apl. 1822 (19 Apl. 1822) Thomas Shearley, William Comport and Mark Callow both having died, declared that Henry Morris had paid the £2000 and interest. On 23 Apl. 1844 Henry Morris, now of Peckham, gen, sold the property, now in the occupation of Moses Hands, to Moses Hands of Epsom, baker. The death of Moses Hands was recorded on 29 Oct. 1846, and on 28 Oct. 1847 his will dated 15 Apl.

1C17.

1846, was produced, in which he devised the property to his son Johnson Hands of Epsom, baker, who was accordingly admitted. On 27 Oct. 1854 Johnson Hands mortgaged the property, together with the adjoining piece of ground (1C18) for £500 (sic) paid by William Tabor of Bishopsgate Street in the City of London Esq. David Lloyd of Rood Lane in the City of London Esq. and John Beadnell of Tottenham, Middx. Esq. to be repaid in instalments of £53.16.4 on 27 Jan, 27 Apl, 27 Jul, and 27 Oct. in every year until the whole of the said sum of £645.16 shall be paid off and discharged (N.B. the mortgage was obviously not for £500 as written, but for £600 at 5%). The completion of the repayment was enrolled on 5 May 1859. On 4 Mar. 1858 Johnson Hands, now of Epsom, engineer, had mortgaged the same properties to Frederick Mangles, Ross Donelly Mangles, and Charles Edward Mangles of Guildford, bankers, for £140 at 5%. The repayment of this mortgage was also enrolled on 5 May 1859, and on the same day Johnson Hands sold the two properties 1C17 and 1C18 to James Franks of Bramley, Surrey, miller, for £315.

1C18. The remaining part of the buildings called the Booth and then a four stall stable late in the occupation of John Tod and then of George Rutter, and also all that boarded stable then untenanted, together with the yard or ground between the said stables, which said ground does contain from east to west 10 feet 3 inches and from north to south 17 feet, together also with a way or passage of the width of 10 feet into, through, and upon the piece of ground called the Grove, from the King's highway to the said four stall stable and back again, was sold on 25 Oct. 1773 by Sir Francis Bernard and Dame Amelia his wife (see 1C7) to William Hall of Ewell, miller. The death of William Hall was recorded on 24 Oct. 1785 and on 23 Oct. 1786 his eldest son William Hall, an infant 14 years of age was admitted to the property (together with 1C20) and his mother Sarah Hall was appointed his guardian. On 28 Oct. 1835 William Hall of Ewell, farmer, shortly going to the United States of America to reside there, appointed his brother Robert Hall of Ewell, farmer, his attorney for the sale of the properties for £250, to Moses Hands of Epsom, baker, who was admitted accordingly. At the death of Moses Hands (see 1C17) his son Johnson Hands was admitted to the properties 1C17, 1C18, and 1C20 on 28 Oct. 1847 and sold 1C17 and 1C18 on 5 May 1859 to James Franks of Bramley, miller, for £315. James Franks was admitted to the properties on 31 May 1860, and on 23 Mar. 1863 obtained the enfranchisement of the entire Booth.

1C19. James Tod had in 1741 built on part of the Grove four brick and tiled houses on the walks going up to the Long Room (see the insurance Policy in 1B7 above). The first of these, in the occupation of William Comport, Cuthbert Parkinson (1C7) sold on 26 May 1769 to Joseph Manwaring of Moorfields, London, hatter. On 10 Nov. 1789 Joseph Manwaring sold the messuage on the south side of a piece of ground called the Grove to Robert Wood of Epsom, baker, who was admitted on 6 Jun. 1791 and sold the messuage, now in the occupation of Robert Alexander Stannard, on 2 Nov. 1795 to the said Robert Alexander Stannard of Ryders Court in the parish of St. Martin in the Fields, Middx, painter, plumber, and glazier. The death of Robert Alexander Stannard was recorded on 7 Apl. 1823, when his daughter Ann Warne, the wife of George Darling Warne of No.6 Mill Street, Hanover Square, Middx. carpenter, produced his will dated 24 Apl. 1819, probate 18 Mar. 1823, in which he devised the messuage, being No.4 in the

Folly at Epsom, to his daughter Ann Warne, who was admitted, and entailed it on the same day to herself for life, her husband George Darling Warne for life, then to Ann Warne's will, in default to the heirs of George Darling Warne. The death of Ann Warne, late of 27 Duke Street, Grosvenor Square, in the parish of St. George Hanover Square, Middx. widow was recorded on 22 Apl. 1752; in her will dated 13 Sept. 1848 she had devised the property in five equal shares to her two sons Henry and Alexander Warne and her three daughters Mary Ann, Charlotte and Martha Warne, and appointed her son Henry Warne and her daughter Charlotte Warne executors; Henry Warne disclaimed, and Charlotte Warne was admitted as sole executrix, and sold the messuage, now in the occupation of De Rippe, to Edmund Warne of 41 Lisle Street in the Parish of St. Anne Westminster, Middx. builder, and Emily Ann Warne of the same place, spinster, for a payment of £80. The demise of Edmund Warne, who held the property jointly with Emily Ann Warne, was recorded on 5 May 1870. On 28 Apl. 1887 Emily Ann Woolley of Longfield House, Abersycham, Pontypool in the county of Monmouth, widow, formerly Emily Ann Warne, who had intermarried on 3 Jun. 1862 with Richard Woolley of Leominster in the county of Hereford, who had died on 5 Feb. 1874 at Pontypool, sold the messuage on the south side of the Folly, formerly in the occupation of De Rippe, for £150 to Walter Gerald Langlands of West Street, Epsom, auctioneer. On 24 Aug. 1899 Walter Gerald Langlands, now of High Street, Epsom, had the messuage, now in the occupation of George Todman, enfranchised.

1C19a. The next of the new-built houses on the south side of the Grove, in the occupation of Mrs. Barnes or of William Miles, was not sold, and was, together with the other properties of John Parkinson (see 1C7), at John Parkinson's death seized for the lord of the manor on 9 Oct. 1809.

1C20. The third of the new-built houses on the south side of the Grove, in the occupation of Frances Hall, widow, Cuthbert Parkinson sold on 26 May 1769 to William Hall of Epsom, maltman. At the death of William Hall, now of Ewell, miller, (see 1C18), recorded on 24 Oct. 1785 his eldest son William Hall, an infant, was admitted to the messuage. On 28 Oct. 1835 William Hall, on leaving for the United States of America, sold the messuage, now in the occupation of Edward Beckett, to Moses Hands, together with 1C18, for £250. In his will (see 1C17) Moses Hands had devised the messuage and premises in the Folly at Epsom in the occupation of . Rodney, to his son Johnson Hands of Epsom, baker, who was admitted on 28 Oct. 1847. On 5 May 1859 Johnson Hands, now of Epsom, engineer, sold the messuage now in the occupation of John Hayton, to Charles John Langlands of Epsom, estate agent, for £15 (fifteen). Charles John Langlands was admitted on 31 May 1860, and had the messuage on the south side of the Grove, late in the occupation of John Hayton, enfranchised on 24 Jun. 1875.

1C20a. Like 1C19a the last of the four new-built houses on the south side of the Grove, in the occupation of William Miles or Mrs. Barnes widow, remained unsold. They were not included in Cuthbert Parkinson's mortgage to Ann Booth on 28 May 1770 (see 1C7), when however a right of way was reserved for the tenants of the four tenements on the south side of the Grove. They came therefore at Cuthbert Parkinson's death to John Stabler and Robert Steane on 28 Oct. 1771, and were

1C20a.
surrendered by them on 24 Jul. 1775 to John Parkinson, when Mrs. Barnes's messuage was in the occupation of Silvester Rose, and William Miles's of . Hicks. At John Parkinson's death they were still in his possession, and were seized with his other properties (1C7, q.v.) for the lord of the manor on 9 Oct. 1809.

1C21. The death of Margaret Denslow had been recorded on 24 Oct. 1748, when it was noted that her husband Thomas Denslow had survived her and doth now hold the premises, Margaret Denslow's remainder expectant having lapsed. At the death of Thomas Denslow, recorded on 29 May 1758, his son Thomas Denslow of Epsom, farrier, produced his father's will dated 29 Mar. 1758, in which he had devised the messuage in his own occupation to his son Thomas Denslow, but charged with £20 p.a. in quarterly payments to his (the father's) wife Elizabeth Denslow for life. On 25 Jan. 1763 Thomas Denslow late of Epsom, farrier, sold the property to John Morris of Epsom, coffeeman, John Dewdney of the parish of St. George the Martyr, Surrey, taylor, acting as his attorney, and on 23 Mar. 1763 Elizabeth Denslow conveyed and released all her right, title and interest to John Morris for the sum of £20. John Morris had the messuage and smith's forge, outhouse and small yard, enfranchised on 23 Mar. 1763. The death of John Morris was recorded on 23 May 1796; in his will dated 28 Mar. 1796 he had devised his two freehold houses in New Inn Lane to his wife Elizabeth Morris for life, in trust for his daughter Sarah Morris and her children, in default to William, Robert and Henry Morris as tenants in common. At the death of Henry Morris, late of Blackheath, Kent, gen, recorded on 10 May 1855, and under his will dated 29 Mar. 1855, probate 13 Jul. 1855, his sons Henry Morris and Adam Morris, and his daughters Sarah and Catherine Morris were to inherit all the freehold and copyhold messuages to which he had become entitled upon the decease of his sister Sarah Morris. In a list of freehold quitrents (Surrey Record Office, Kingston 31/5/6) the executors of Henry Morris are shown as holding the houses in 1856.

1C22. After the death of James Tod (see 1C7) the messuage, outhouses, stables and yard, late in the occupation of Hugh Macklane and then of Thomas Castleman, bricklayer, were included in John Tod's mortgage to John Paris on 23 May 1763, and also in the sale to Cuthbert Parkinson on 30 May 1768. On 29 May 1769 Cuthbert Parkinson sold the property, now in the occupation of James Mogg of Epsom, cornchandler, to John Mogg, who was admitted together with his wife Mary Mogg (cf. 1C14). At the death of James Mogg, now of Ashtead, Surrey, malster, who had long survived his wife, and under his will dated 27 Feb. 1792 Jane Marter, the wife of John Marter of Epsom, farmer, was on 3 Jun. 1793 admitted to the messuage, now in the occupation of John Cunningham, corn-chandler. Jane Marter entailed the property to herself for life, her husband John Marter for life, and after the death of the survivor to any joint devisee, in default to Jane Marter's will, in default to the right heirs of Jane Marter. On 12 Jan. 1805, after the death of Jane Marter, Jane Marter's eldest son, John Marter the younger of Epsom, farmer, was admitted to the reversio expectant upon the death of his father, and together with his father John Marter the elder sold the property to John Cramont of Grocer's Hall Court in the Poultry in the City of London, taylor, who sold it on 30 Jun. 1806 to John Cunningham. The death of John Cunningham was recorded on 16 Nov. 1807, and on 1 Aug. 1808, under his

will dated 25 Oct. 1807 his widow Sarah Cunningham was admitted. Her death was recorded on 10 Oct. 1808, and on 30 Jan. 1809 her brother Mark Burr of Uxbridge, Middx. mealman, was under her will dated 18 Aug. 1808 admitted to the property. On 2 Nov. 1812 Mark Burr sold to Joseph Marshall of Epsom, shopkeeper, for £495 the messuage now in the occupation of the said Joseph Marshall. The death of Joseph Marshall was recorded on 13 Jun. 1832. On 30 Oct. 1832 it was reported that in his will (probate 29 Jun. 1832) Joseph Marshall had nominated James Gardom of Epsom, builder, and Moses Hands of Epsom, baker, as executors in trust for sale, and that on 29 Oct. 1832 his son John Henry Marshall of Epsom, shopkeeper, had bought from them and Harriett Marshall, Joseph Marshall's widow, the property together with the messuage 3C20 for £900, at which amount the said premises had been valued by two impartial and competent persons. John Henry Marshall was accordingly admitted on 30 Oct. 1832 and mortgaged on the same day both properties to William Wood of Ewell, baker, for £600 at 5%. On 15 May 1835 John Henry Marshall of Epsom, gen obtained a licence to let both properties for 21 years to Samuel Buggs of Epsom, grocer. On 26 Oct. 1838 John Henry Marshall, now of Old Bond Street, Middx. victualler, sold the two properties for £300, which together with the mortgage of £600 make the £900 purchased price, to John Wood of Burgh Heath in the parish of Banstead, timber merchant, and on 11 Apl. 1839 William Wood acknowledged to John Wood the satisfaction of the mortgage of 30 Oct. 1832. On 17 May 1859 John Wood, now of Ifield Green near Crawley, Sussex, gen, obtained the renewal of the licence to let both properties for 21 years to Samuel Buggs. The death of John Wood was recorded on 5 May 1870. On 2 Nov. 1871 the probate of his will dated 27 Feb. 1860 (probate Chichester Distr. 20 Feb. 1861 (!) was produced, in which his sons John Wood and William Wood, and his wife Anne Wood were appointed executors; Anne Wood disclaimed, and John Wood of Burgh heath, timber merchant, and William Wood of Ifield Court, Crawley, farmer, were admitted to the two properties, now in the occupation of Samuel Barton, grocer, and had them enfranchised on 21 Nov. 1871.

1C23. On 31 Mar. 1766 (enrolled 19 May 1766) William Gaston of the parish of St. Martin in the Fields, Middx, waterman, the only son and heir of John Gaston late of Epsom, barber, decd., surrendered his remaining rights in the messuage called the Magpye, late in the occupation of Thomas Newman and then of Peter Kempshall, to John Morris of Epsom, coffeeman. On 27 Oct. 1783 Samuel Wilkinson acknowledged the repayment of the mortgage of 10 Jul. 1755, and James Jennings, now of the parish of Christchurch, Surrey having survived Sarah his wife, sold the property to John Morris. On 2 Jun. 1788 John Morris sold the messuage to Elizabeth Legh of Kingston, Surrey, widow; her death was recorded on 7 Oct. 1806; no claimant of the property had appeared by the third proclamation for her heir on 16 Nov. 1807, but on 11 Apl. 1808 the executors of her will, Wotton Birchinshaw Thomas of Chesterfield, Derbys, Esq. and Peter Sidebotham of Kingston, Surrey, Esq. produced her will dated 17 May 1806 (Surrey Record Office, Kingston, 2238/57/61, piece 11) in which she had devised all the freehold, copyhold, and leasehold properties which had been purchased by her since the death of her late husband John Rowlls in the counties of Surrey and Middx. upon trust during the minority of Charles Rowlls, the eldest child of her late son Charles Edward Legh Rowlls, and Wotton Birchinshaw Thomas and Peter Sidebotham were accordingly admitted. On 28 Oct. 1848 the death of Wotton

1C23.

Birchinshaw Thomas, the surviving trustee, was recorded, and on 23 Jun. 1848 William Mannings Thomas of Margaret Street, Cavendish Square, Middx, Esq. the eldest son of Wotton Birchinshaw Thomas, represented by Charles Edward Jennett of Kingston, gen, was admitted to the messuage called the Magpie, now in the occupation of William Francis, and surrendered it on the same day to Charles Rowlls of Kingston, Esq. Charles Rowlls had the messuage called the Magpie, now in the occupation of Richard Gorard, (cf. 1C14), enfranchised on 14 Jun. 1851. In the tithe award of 1843 the owner of the Magpie public house is given as Charles Rowlls, the tenant as Thomas Cubbidge.

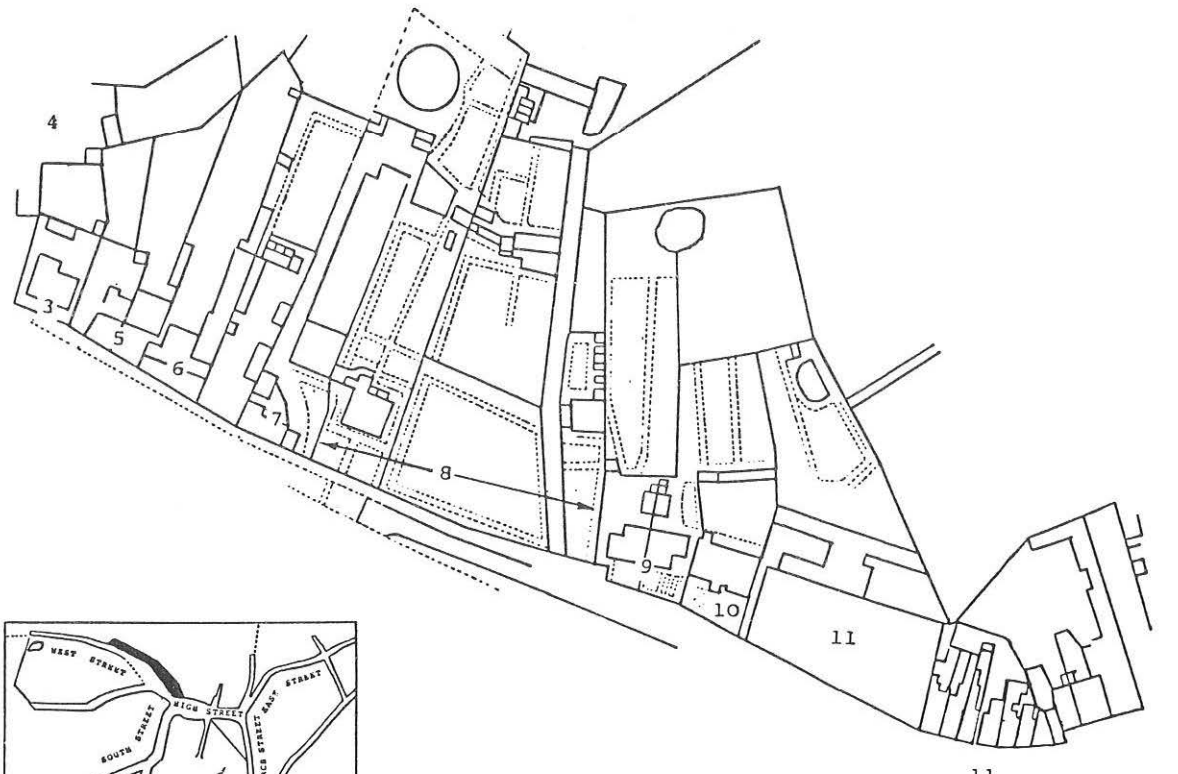
1C24. On 29 Dec. 1764 Thomas Drew of Dartmouth Street, Westminster, Middx, Esq. obtained a laicence to let the ½ acre of land abutting on the road leading to Woodcott and New Inn Lane on the east part and on his own freehold on the west part, in the occupation of Mary Lancaster and Deborah Farndell, for 1000 years, and on 7 Jan. 1755 he obtained its enfranchisement by release. From then onwards the ½ acre of land appears to have descended with his adjoining freehold messuage.

1C25. which in the landtax return for 1831 (Surrey Record Office, Kingston) is shown as a house owned by John Bailey in the occupation of Hoare, late Symonds, and in the tithe award of 1843 as a house and garden owned by John Bailey.

1C26. The adjoining Mounthill property remained with his other properties (3C17, 5C12 etc.) in the possession of Sir Mark Parsons until his death in 1812. In the tithe award of 1843 the property, together with the house 3C17 on the opposite side of New Inn Lane, appears as in the possession of Jarman Hope.

1C27. A piece of land to the annual value of £6 appears together with the house 3C15 in the landtax returns for 1831 in the possession of Mrs. Ann Teale. Mrs. Teale is first mentioned in the returns for 1816. In the tithe award of 1843 the piece of land is shown as 1 acre 3 roods 32 perches of meadow with a shed, in the possession of Mrs. Teale and in the occupation of Henry Jay.

1C28. Humphrey Beane's house had passed at the death of Humphrey Parsons in 1741 into the possession of his widow Dame Sarah Parsons, and after her death was one of the properties dealt with in the private Act of Parliament in 1766 (see 1C4). In the landtax returns for 1780 Mrs. Mac Dowell held amongst a number of other properties a house in her own occupation to the annual value of £10, one other to the value of £4 in the occupation of Edward Lipscomb, another (late Skinner), and fields (Dennett) to the value of £26. In the following years she must have disposed of some of her properties; in 1793 she held only two other besides the mentioned four properties. Mrs. Mac Dowell's burial is recorded in the Epsom parish register on 10 Jan. 1795, and in the landtax return for 1795 Miss Price was holding a house and garden in her own occupation (£20), one house (Lipscomb £10), one house (late Mahton Simmonds, £6), and lands (Sir John Davis, £30). In 1801 Miss Price still owned these properties, but the tenants had changed : The Revd. Thomas (£25), Mrs. Lipscomb (£13), late Thickner (£60), and Cunningham (land, £51). From 1811 to 1816 Mrs. Thomas was the tenant of the properties to a value of £95, from 1817 to 1821 Ritchie.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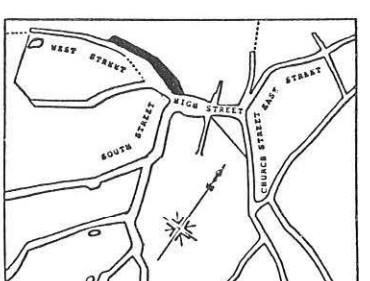
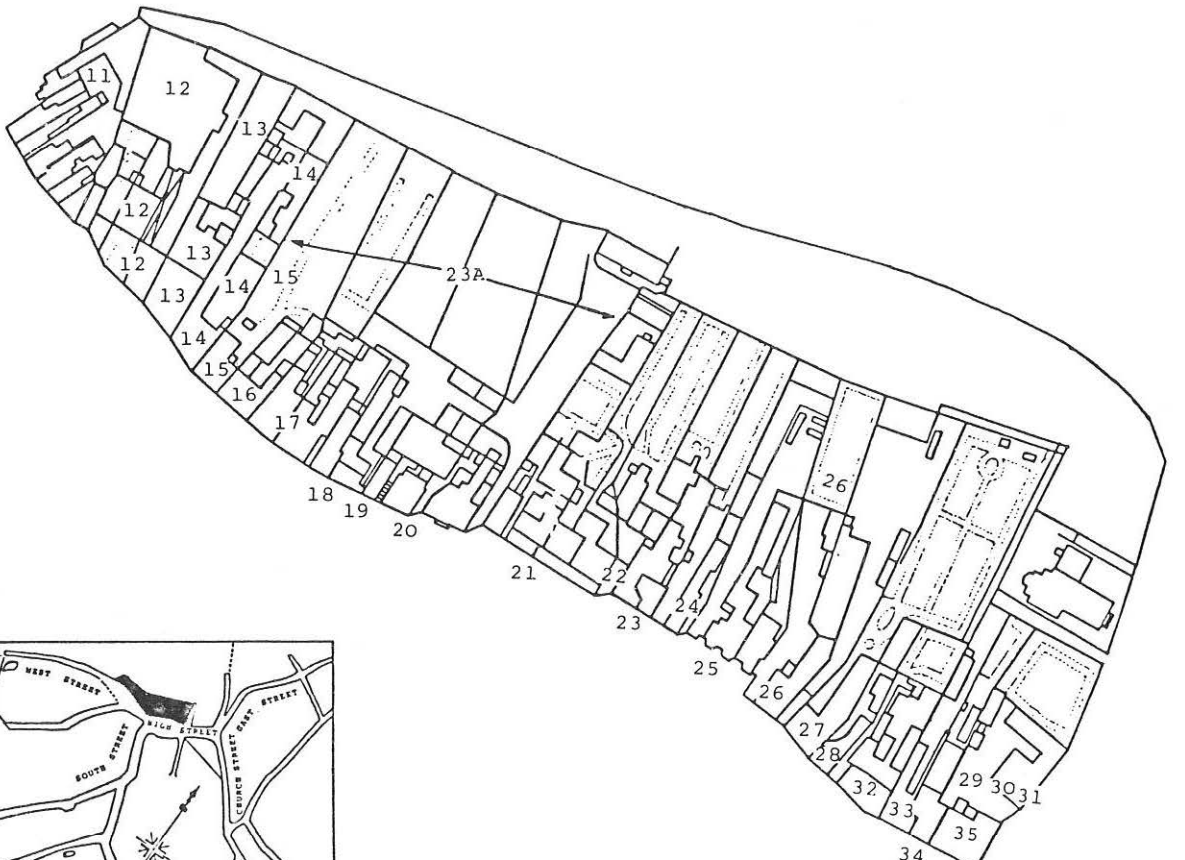

WEST STREET
HIGH STREET
SOUTH STREET
CHURCH STREET
RAMP STREET

WEST HILL

In 1822 the property was still owned by Miss Price and was occupied by Mr. Pugh. Benjamin Pugh of Bernard Street, Russell Square, Middx. gen, died on 25 Jul. 1823, leaving in his will dated 14 Sept. 1822 probate 3 Dec. 1823, his freehold estate at Epsom, which he had recently purchased, to his dear wife Sarah Pugh. From 1823 onwards Mrs. Pugh owned and occupied the property. In 1831 W.M. Bonnett was the occupier, the annual value was then £80. In the electors' register for 1832 the Revd. John Wellings was the occupier of Abele Grove, in 1843 Peter Hunter. The tithe award of the same year gives the owner as Mrs. Pugh, and the occupier as Captain Hunter. Mrs. Sarah Pugh of Vale Royal, Tonbridge Wells, widow, died 19 May 1867. The main beneficiaries under her will dated 24 Nov. 1863 were the sons and daughters of her niece Mrs. Fanny Skinner Bockett, the wife of the Revd. Benjamin Bradney Bockett, Vicar of Epsom.

1C29. Francesco Lopes Suasso (who died at the Hague in or before 1778) and Esther Suasso Teixera his wife sold the property by indenture of lease and release dated 6/7 Apl. 1757 to Robert Hardcastle and Thomas Evans, both of the parish of St. Mary, Lambeth, stonemasons, and John Bosworth of the parish of St. Giles in the Fields, Middx, glazier, as a trustee for Robert Hardcastle and Thomas Evans. They mortgaged the property to Michael Duffield of the parish of St. George the Martyr, Middx, Esq. for £1500, and with Michael Duffield sold it on 24 Sept. 1757 for £3000 to Samuel Sharp, citizen and surgeon of London, Polydore Plumptree of Austin Friars, London, gen, acting on Samuel Sharp's behalf. (P.R.O. close rolls 31 Geo.2 part 3). The property was acquired by Anthony Chamier of Ewell, Esq. who died in 1780. In his will dated 9 Oct. 1780 he describes it as the capital messuage in which he then dwelt. In the landtax returns for 1784 he is still given as the owner, from 1785 to 1792 it is shown as owned by Thomas Pattle Esq. from 1793 to 1799 by Sir John Davis; from 1800 to 1818 the owner is given as the late Sir John Davis, the occupier in 1816 as Sir James Alexander, who first appears as the owner in 1819, and seems to have rebuilt Richard Rooth's house; a print of "The Seat of Sir James Alexander" (undated) by Overton exists. Sir James Alexander died in 1830. In the electors' register for 1832 Thomas Whitmore is shown as the occupier of the property, now called the Elms, a property above the annual value of £50. In the tithe award of 1843 Whitmore is given as the owner of the property in her own occupation, the house and 1 acre 2 roods 32 perches of pleasure grounds and 3 acres 2 roods 6 perches of meadow.



NORTH SIDE OF THE HIGH STREET TO WATERLOO ROAD

Chapter Two

WEST HILL AND THE NORTH SIDE OF THE HIGH STREET TO WATERLOO ROAD

2A1. On 24 Apl. 1674 the death of William Batts of Moorden, yeoman, was recorded, and his eldest son William Batts was admitted to a messuage, barn, stable, garden, orchard, and a close of arable land containing 4 acres, abutting on a lane called Hooke Lane, and ½ acre of meadow adjoining the mentioned orchard, in the occupation of Emanuel King. In 1680 William Batts of Mouldon held the property adjoining to Hooke Lane on the west part.

2A2. In the survey of 1680 Robert Weston is shown as holding by free deed one messuage, one stable, one garden, one orchard, and 2 acres of land inclosed, abutting on the lands of William Batts on the west part, and on the lands of Nicholas Elliott on the east part.

2A3. On 24 Apl. 1668 the death of William Elyott was recorded, and on 21 Oct. 1668 his brother Nicholas Ellyott was admitted to his 10 acres of land. On 13 Jan. 1671 (enrolled 19 Apl. 1672) Nicholas Elliott of Epsom, yeoman, entailed his messuage called Eliners Lees and 31½ acres of land in his own occupation or that of his undertenants, to himself and Jocosa his wife for the term of their natural lives, and after their demise one moiety of the properties to Henry Hamond and Mary his wife and the heirs of the body of the said Henry Hamond on the body of the said Mary begotten or to be begotten, and failing this the heirs of the said Henry Hamond, and the other moiety to Elizabeth Elliott spinster, Mary Hamond and Elizabeth Elliott being the daughters of Nicholas and Jocosa Elliott. Their admission accordingly was recorded on 24 Apl. 1674, and on 8 Jun. 1674 Henry Hamond the younger of Kingston upon Thames, collermaker and Maria his wife altered the succession to their remainder to the heirs of Mary Hamond. On 16 Oct. 1675 Nicholas Elliott was reported as having unlawfully put his cattle to graze on the common. In 1680 Nicholas Elliott held besides his lands one messuage called Ellinors Lees, one outhouse, two barns, two stables, one garden, one orchard and three parcels of meadow and pasture land thereto adjoining, containing 4 acres, abutting on the highway on the south part and on the lands of Thomas Bourne and Thomas Browning on the east part.

2A5. At the death of Thomas Rogers of Ewell, yeoman, his two messuages, barns, stables, buildings and orchards and 5 acres of land thereunto belonging were on 27 Oct. 1667 inherited by his only son Thomas Rogers, an infant, 20 years of age, George Callant being his guardian. On 8 Apl. 1670 it was recorded that on 1 Apl. 1669 Thomas Rogers of Ewell, bricklayer, had surrendered the property at Clayhill and 6½ acres of land in the common fields, in the occupation of Alice Brigstock widow, to his wife Jane Rogers for life, remainder to the heirs of himself and Jane his wife, and that Thomas Rogers had since died. Jane Rogers married Thomas Browning, who, in 1680, held in her right a cottage, a barn, a stable, a garden, and an orchard, abutting on the lands of Nicholas Elliott on the north and west parts, and on the lands of Thomas Bourne on the east part.

2A6. Thomas Bourne, the only son of the late Thomas Bourne, who was the son of Edmund Bourne inherited on 11 Apl. 1673 at the death of his grandfather one messuage called the Old House, and another recently erected messuage called the New House, a malthouse, a barn, a stable, two gardens, one orchard and a parcel of land called Meade Platt, 1½ acres. As he was still a minor, 19 years of age, his stepfather William Smith of Lincolns Inn, Middx. gen, whom his mother Mary Bourne widow had married, was appointed his guardian and obtained a licence to let the properties for 21 years. On 19 Nov. 1675 Thomas Bourne, citizen and salter of London, entailed the property to himself and his intended wife for the term of their natural lives, remainder to the heirs of his body, failing this to William Smith and the heirs of his body on the body of Mary his lafe wife, the late mother of the said Thomas Bourne, remainder to the heirs of William Smith. In 1680 Thomas Bourne held one messuage called the Old House and one messuage called the New House, a malthouse, a barn, a stable, two gardens, one orchard and a parcel of land called Meade Platt, 1½ acres, abutting on the highway on the south part, and on the lands of Nicholas Elliott on the north part.

2A8. On 16 Apl. 1687 John Letts of Epsom, husbandman, sold to John Grant of Epsom, joiner, a messuage, stable and buildings, and two closes of land to the north of the messuage, 3 acres, at Clayhill, between the tenements of William Letts and Thomas Bourne on the east and west parts, and the King's highway on the south part. In 1680 John Grant held one messuage, three stables, one coachhouse and two closes of land lying on the north side of the said messuage containing 3 acres, lying at Clayhill between the tenements of William Letts and Thomas Bourne on the east and west parts and on the King's highway on the south part.

2A9a. On 15 Feb. 1677 (enrolled 21 Oct. 1679) John Letts entailed his messuage, buildings, garden and yard, ½ acre, at Clayhill and now in the occupation of William Letts, to himself and Mary his wife, remainder to his son William Letts and Anne his wife and the heirs of the body of the said William on the body of the said Anne. They were admitted accordingly on 6 Nov. 1679, and in the survey John Letts and Mary his wife are shown holding one messuage, one stable and a parcel of pasture land thereunto adjoining, abutting on the lands of John Grant on the north and west parts, on the lands of Thomas Mills and on the tenements of Mary Joice on the east part, and on the highway on the south part.

2A9b. On 13 Jan. 1676 (enrolled 30 Apl. 1677) John Letts surrendered a piece of his land, 8 perches, lying on the east side of his house (domus manconal) together with the tenement recently erected upon the said land, to his eldest son William Letts of Epsom, carpenter and Anne Molins of the same place, spinster, his intended wife. In 1680 William Letts held one tenement lately built upon a parcel of land containing 8 perches, lying on the east part of the old dwelling house of John Letts, abutting on the tenement of Mary Joice on the east part, on the highway on the south part, and on a small parcel of land of the said John Letts on the north and west parts.

2A10. On 8 Apl. 1670 it was enrolled that on 7 Dec. 1669 Samuel Lynne the younger, citizen and carpenter of London and Susanna his wife, and John Lewes

2A10.
of Epsom gen had for and in consideration of the sum of £320 paid by Samuel Joyce of the parish of St Paul Covent Garden, cook, sold his three messuages, three stables, three gardens or orchards and three yards, containing in all 1 acre, in the occupation of Edward Gunner and John Ward, to the said Samuel Joyce and Mary his wife. £150 were paid on account, the balance of £170 to be covered by a mortgage on the property, due on the Feastday of the Nativity next ensuing. On 6 Apl. 1671 Samuel Joyce and Mary his wife were admitted subject to the mortgage. On 18 Aug. 1671 Samuel Lynne acknowledged the receipt of the outstanding amount and released his right of redemption. On 6 Nov. 1679 it was recorded that Samuel Joyce had died, leaving his wife Mary Joyce him surviving; that Mary Joyce had since also died, and that their daughter Mary Joyce was their next heir, and that Mary Joyce widow had before her death obtained a licence to let the properties for 19 years. The admission of Mary Joyce spinster to the property in the occupation of Mary Hord was recorded on 11 Mar. 1679. In the survey Mary Joyce spinster held three messuages, three stables, three gardens or orchards, and three backsides, 1 acre, abutting on the lands of William Letts on the north and west parts, on the lands of Thomas Mills and George Franke on the east part, and on the highway on the south part.

2A11. Simon Mason gen (see 11A1) sold on 15 Nov. 1663 to George Franke and Mary his wife a cottage, orchard and a small piece of land belonging to it, 1 acre, with a barn standing on it, at Clayhill. In 1680 the property was described as a cottage, a stable, a washhouse, a garden and an orchard, and one acre of land at Clayhill, abutting on the lands of Thomas Mills and of Mary Joyce on the north part, on Thomas Franke's land on the east part, and on the highway on the south part.

2A15. On 18 Aug. 1671 James Palmer of Epsom, yeoman, was at the death of his wife Hester Palmer admitted to a messuage and ½ acre of land. On 11 Apl. 1673 he entailed this messuage with a stable, outbuildings, orchard and garden, now in the occupation of Thomas Bird, coachman, abutting on the tenements of Richard Billett and George Franke on the east and west parts, to himself and Alice his wife for life, remainder to his right heirs according to the custom of this manor. On 17 Oct. 1673 James Palmer and Alice his wife mortgaged the property to Elizabeth Smallpeece widow for £49.10, £2.5 to be paid on 18 Oct. 1674, and £47.5 residue thereof on 18 Oct. 1675. John Syms acknowledged receipt of the full repayment of this mortgage on 16 Oct. 1675. In 1680 James Palmer held one messuage, one stable, one garden and one orchard, ½ acre, abutting on the land of Thomas Franke on the north part, on the pound on the east part, and on the street on the west (sic) part.

2A21. On 21 Oct. 1669 Richard Billett the younger was admitted at the death of his father Richard Billett to a messuage and stable, now or late in the occupation of his mother Elizabeth Billett, and obtained a licence to let these to her for 31 years. In 1680 Elizabeth Billett widow is shown as holding one messuage and one stable, containing 57 feet in length and 20 feet in breadth, abutting on the lands of Thomas Franke on the north part, on the street on the south part, and on the pound on the west part.

2A22. In the survey of 1680 Thomas Franke is shown to hold a tenement and outhouse, an orchard, and 1 acre of land thereunto adjoining, abutting on the lands of Thomas Mills on the north part, on George Franke's land on the west part, on the orchard of James Palmer on the south part, and on the tenement of John Steere on the east part.

2A24. Thomas Atkins of Epsom, yeoman and Elizabeth his wife sold on 24 Apl. 1674 to John Bartlett of Epsom, carpenter, a piece of land, ½ acre, abutting on Ebbisham Street on the south part, on a messuage of the said Thomas Atkins on the east part, on the lands of Thomas Mills the elder on the north part, and on the lands of Thomas Franke on the west part. At John Bartlett's demise his only brother William Bartlett was on 6 Nov. 1679 admitted to a messuage, barn, stable, buildings, garden and orchard, in the occupation of Thomas Green. William Bartlett of Ashtead, carpenter, sold the property on 11 Mar. 1679 to John Steere of Epsom, baker, for life, and after his demise one moiety to his right heirs, and the other moiety to his wife Elizabeth Steere for life, remainder to his right heirs. In 1680 John Steere held one messuage, one shop and a workhouse one stable and one garden or orchard, abutting on the tenement and orchard of Thomas Atkins on the east part, on the lands of Thomas Mills on the north part, on the tenement and orchard of Thomas Franke on the west part, and on the street on the south part.

2A27. In 1680 Thomas Atkins (see 2A24) still held a messuage, a shop, a stable and backside, ½ acre, abutting on John Steere's messuage on the west part, on Thomas Mills's land on the north part, and on the tenements of John Jones and Thomas Franke on the east part, and on the street on the south part.

2A32. Thomas Franke held in 1680 in addition to his messuage 2A22 a messuage, a stable and a garden, ½ acre, abutting on the messuage of John Jones on the east part, on the tenement of Thomas Atkins on the west part.

2A33. In the survey of 1680 John Jones held one messuage, a stable, a washhouse, one garden, one orchard and one pightle of land, ½ acre, abutting on the street on the south part, and on Thomas Mill's land on the north part.

2A36. At the rear of the premises on the north side of the Town was an area of meadow land attached to a messuage belonging to John Richbell (see 4A1). On 18 Nov. 1669 John Richbell the elder and John Richbell the younger and Elizabeth his wife mortgaged a 4 acre close of meadow called Hooke, in the occupation of Samuel Lynn (cf. 2A10), to Caleb Westbrooke of Kingston upon Thames gen for £53, to be paid in manner following: 30^{S} part thereof on 19 May next ensuing the date hereof, and $£51.10^{S}$ residue thereof on 19 Nov. 1669 (sic!). John Brayne acquired this mortgage on 6 Apl. 1672, and Hooke meadow and another close of land to the west of the messuage were included in the sale by John Brayne, John Richbell the elder, John Richbell the younger and Elizabeth his wife to Thomas Mills, citizen and embroyderer of London on 24 Apl. 1674, and held by him in 1680: one close of land, containing 2 acres, adjoining to his orchard on the west part, and to land of the Lady of the Manor on the north part, and one close of meadow or pasture land called Hooke, abutting on the tenement of Mary Joyce on the west part, and upon the lands of George Franke on the south part.

2B1.

2B1. On 31 Oct. 1681 William Batts obtained a licence to let his properties for 11 years, which he had renewed for another 11 years on 1 Dec. 1691. On 30 Oct. 1702 he, now of Kingston upon Thames, yeoman, obtained another licence to let for 21 years. On 17 Oct. 1720 the death of William Batt of Kingston, yeoman, was recorded, and under his will his nephew William Batt of Mitcham, yeoman, was admitted to the messuage and close of land in the occupation of Ann Mullford widow. The death of William Batts of Mitcham, yeoman, was recorded on 20 May 1736, and on 18 May 1736 his son Peter Batt, an infant, was admitted, his uncle Peter Batt being his guardian. In 1755 Peter Batts of Moredon, yeoman, held a cottage, barn, stable, carthouse and a field, 1 acre, abutting on Stamford Hill on the south-west part, on Mrs. Wells's freehold on the north-west part, and on the common pound on the north part, also a close of pasture, 4 acres, abutting on land of John Sanders and John Wakeling on the south-east and west parts, on the Rev. Mr. Parkhurst's lands on the north-east part, and on the Hook alias Pound Lane on the north-west part.

2B2. Robert Weston's freehold property was in 1755 held by Mrs. Wells widow, a messuage, coachhouse, stables and other outhouses, yard and garden, 2 acres, abutting on Clayhill on the south part on Hooke alias Pound Lane on the north part, and on the estates of Peter Batts and John Sanders and John Wakeling on the east part.

2B3. The death of Nicholas Elliott was recorded on 30 Sep. 1680; on 24 Jun. 1680 he had surrendered 19½ acres of his lands to his daughter Elizabeth Elliott. At the death of Jocosa Elliott, the widow of Nicholas Elliott, recorded on 23 Oct. 1682, it was also reported that Henry Hamond and Mary his wife had died, leaving Henry Hamond, an infant 13 years of age, their only son them surviving. Under Nicholas Elliott's surrender of 13 Jun. 1671 Henry Hamond was admitted to the moiety of the messuage called Ellinors Lees and all barns, stables, buildings, gardens and orchards and pieces of land thereunto belonging, his uncle Isaac Cuper, citizen and vintner of London, acting as his guardian, and obtaining a licence to let the premises for 8 years. On 27 Oct. 1694 Henry Hamond, citizen and vintner of London, freed his moiety of one messuage, two barns, two stables, one garden, one orchard and 20 acres of land and 6 acres of pasture from tail by an action of recovery, and surrendered it to Isaac Cupar and Elizabeth his wife. On 24 Nov. 1714 Isaac Cupar of Lambeth gen and Elizabeth his wife entailed their properties to themselves for life and their son John Cuper. After the demise of John Cupar late of Lambeth gen his cousins Mary Page of Lambeth, widow, and Elizabeth Sanders, the wife of John Sanders of Kingston, tallowchandler, produced his will dated 18 Dec. 1735, in which he had devised one moiety to his cousin Mary Page widow, for life, then to her son John Wakelin for life, then to her son Henry Wakelin, then to her daughters Elizabeth Wakelin and Mary Page, and the other moiety to his cousin Elizabeth Sanders, the wife of John Sanders for life, then to her son Thomas Sanders, then to her son John Sanders, then to her daughter Elizabeth Show, the wife of -. Show. According to this will Mary Page and Elizabeth Sanders were admitted on 18 May 1736. The death of Elizabeth Sanders was recorded on 15 May 1739; her son Thomas Sanders had not claimed admission by the third proclamation on 13 May 1740 and a fine was imposed to be paid by Thomas Sanders upon Monday 9 June now next ensuing at 10 of the clock in the forenoon of the same day at the house of Blackwell North

called the Spread Eagle. At the death of Thomas Sanders his brother John Sanders of Kingston, cordwayner, was admitted on 23 Oct. 1749. Mary Page's moiety came at her demise to her son John Wakelin on 4 Dec. 1750. In 1755 John Sanders, shoemaker, and John Wakelin of Lambeth gen each held one moiety of two messuages in five tenements, a barn, stables, a yard, garden, and two fields of pasture land, about 4 acres, abutting on Clayhill on the south part, on the estates of the Rev. John Parkhurst and of Peter Batt on the north part, on the estates of William Rumsby and of Susanna and Martha Borrett on the east part, and on the freehold property of Mrs. Wells on the west part.

2B5. The death of Jane Browning late of Epsom, widow, was recorded on 15 Oct. 1685, and on 30 Nov. 1685 her two daughters Jane and Mary Rogers, then 18 and 17 years of age, were admitted in moieties to the messuage, barn, stable, buildings, garden or orchard, and separate parcels of land, and Thomas Clayton the younger and George Callant were appointed their guardians.
On 23 Oct. 1689 Henry Killmister, citizen and blacksmith of London and Jane his wife, formerly Jane Rogers, entailed the moiety of the property to themselves and their heirs. On 4 Oct. 1690 Henry and Jane Killmister mortgaged the moiety to Robert Fludd of Epsom, gen, for £51.10, due on 5 Apl. next ensuing. On 15 Jul. 1693 Henry and Jane Killmister took on a new mortgage on the moiety of the property now in the occupation of Thomas Humphrey, from Thomas Moss of Long Ditton, coachman, for £73.10 to be paid on 15 Jul. 1694 and Robert Fludd acknowledged the repaiment of his mortgage on 13 Oct. 1693. On 2 Jul. 1705 Henry Killmister surrendered the moiety to the use of his will, and on 22 May 1711 Thomas Moss acknowledged satisfaction of the mortgage of 15 Jul. 1793.
The other moiety of the property came at the death of Mary, the wife of William Ellsden, citizen and joiner of London, on 20 May 1689 to her only daughter Jane Ellsden, an infant, 1 year of age, and Thomas Clayton the younger of Epsom, taylor, was appointed her guardian. On 10 May 1692 Edward Jackson was appointed her guardian. On 11 Oct. 1711 Henry Killmister, citizen and blacksmith of London and Henry Forman, citizen and horner of London, and Jane his wife, formerly Jane Elsden, surrendered both moieties of the property to John Romsbo of Wandsworth, yeoman. On 30 Mar. 1714 John Romsbo mortgaged the property, now in his own occupation, to Hugh Bambridge of Croydon, yeoman for £63.12, £1.16 part thereof to be paid on 30 Sep. next, £61.16 residue thereof on 30 Mar. then next following. On 1 Nov. 1717 Hugh Bambridge acknowledged receipt to John Romsby, who took on another mortgage from Anne Mulford widow, for £100, due on 1 May next ensuing, with lawful interest. On 25 Oct. 1731 John Worsfold and John Simmonds, the executors of Anne Mulford's will, acknowledged satisfaction of the mortgage of 1 Nov. 1717, and John Rumsby obtained a licence to let his properties for 21 years. On 3 Mar. 1743 John Rumsbee of Epsom, yeoman, mortgaged the property to William Steward of Horton, yeoman, for £62.10 : 25^{s} part thereof to be paid on 23 Sep. now next ensuing, and £61.5^{s} residue and in full payment thereof upon 23 Mar. also next ensuing. William Steward acknowledged the receipt of £60 principal and interest on the mortgage of 3 Mar. 1742, and on 8 Jun. 1753 Johns Rumsby of Epsom, yeoman mortgaged the property then or late in his own occupation, to Edward Sawyer of the parish of Betchworth, yeoman, for £120 due on 8 Dec. next ensuing, with lawful interest

2B5.
for the same. At the death of John Rumsbee which was recorded on 31 Oct. 1753, his eldest son William Rumsbee was admitted. In the survey of 1755 William Rumsby of Eltham, Kent, yeoman, held a messuage of tenement and shed, workshop, stables, yard and garden, ½ acre, abutting on Clayhill on the south part, on the estates of Susanna and Martha Borrett and of Joseph Firmin on the north and east parts, and on the estate of John Sanders and John Wakelin on the west part.

2B6. The death of Thomas Bourne was recorded on 23 Oct. 1682, and his infant daughter Mary Bourne was admitted to the two messuages; at her death, and under Thomas Bourne's settlement of 19 Nov. 1675 William Smith of Lincolns Inn, Middx was admitted on 8 Nov. 1683. On 21 Jun. 1697, after the demise of his father, William Smith, the eldest son of the said William Smith and Mary his wife, formerly Mary Bourne, was admitted. On 25 Jun. 1703 William Smith of London gen mortgaged the two messuages to Thomas Morrison of London gen for £257.10 due on 26 Dec. next ensuing the date hereof. On 3 Nov. 1704 it was recorded that Thomas Morrison had acknowledged the repayment of this mortgage, and that on 15 Feb. 1703 William Smith had remortgaged the property to Thomas Morrison for £318 : £9 due on 15 Aug. next, and £309 on 16 Feb. 1704. On 28 Jun. 1705 William Smith surrendered the properties to Thomas Morrison, who on the same day obtained a licence to let them for 7 years. On 27 Oct. 1714 Thomas Morrison and Catharina his wife sold the property to William Borrett jun of the Inner Temple gen.
On 1 Nov. 1717 William Borrett obtained a licence to let a messuage in the occupation of Palmer for 5 years, and on 15 Oct. 1719 sold the messuage and a piece of land thereto belonging at Clayhill, in the occupation of Mary Palmer widow, to Mary Cutler of Epsom, widow. At the death of Mary Cutler her daughter Hannah Cutler was admitted to the property on 21 Oct. 1729. On 22 May 1751 Hanna, the wife of the Rev. Thomas Valentine of Epsom, Minister of the Gospel, sold the messuage and piece of land, late in the occupation of Mary Palmer widow, the right to which had been reserved to her at her marriage in a deed dated 12 Nov. 1735, to Catherine, the wife of Nathaniel Firmin of Epsom gen for life, her husband Nathaniel Firmin for life, and the right heirs of Catherine Firmin. On 6 May 1754 Joseph Firmin, the only son and heir of Catherine Firmin widow was admitted at the death of his mother to the property formerly in the occupation of Mary Palmer widow and lately of Catherine Firmin. In 1755 Joseph Firmin held one messuage and shed and a small slip of backyard, abutting on Clayhill on the south part, on the copyhold estate of William Rumsby on the north and west parts, and on the estate of Susanna and Martha Borrett on the east part.

2B7. On 12 Jul. 1715 William Borrett (see 2B6) acquired from John Grant and Barbara his wife (see 2B8) a small piece of ground, 148 feet in length, 4 feet in breadth, adjoining to the garden of the said William Borrett. On 20 Feb. 1720 James Bourne of Great Bookham, yeoman, the eldest son of the late James Bourne, who was the brother and heir of Thomas Bourne late of Epsom, citizen and salter of London, surrendered his claim in the property in the occupation of William Borrett, to William Smith, the only son of William Smith the younger, who was the eldest son of William Smith, late of Lincolns Inn. William Smith and James Bourne subjected the property to an action of recovery, and James Bourne

the son, William Smith the grandson, together with the recoverer John Spedding, surrendered the messuage, coachhouse, two stables, one brewhouse, one garden and one orchard thereto belonging, which said premises formerly were one messuage called the Old House and another messuage called the New House, and a malthouse, barn, stable, orchard, and a piece of land called the Meade Platt to William Borrett and his heirs. On 2 Nov. 1726 it was recorded that on 27 Apl. last past William Borrett of the parish of St. Sepulchre London gen mortgaged the property to Thomas Borrett of the Inner Temple, London Esq, a prothonotary at the Court of King's Bench at Westminster for £600 with lawful interest due on 28 Apl. 1717, and on 21 Oct. 1729 William Borrett, now of Thavies Inn, London gen released the property then in the possession of himself, to Thomas Borrett. On 1 Aug. 1750 Thomas Borrett obtained a licence to let the property for 11 years. The death of Thomas Borrett was recorded on 1 Apl. 1751, and on 2 May 1751 his two daughters Susanna and Martha Borrett, then 14 and 12 years of age, were admitted in moieties to the messuage and to the piece of land acquired from John Grant, their mother Susanna Borrett being their guardian. In 1755 Susanna and Martha Borrett each held one moiety of one messuage, coachhouse, stables and other outhouses, garden and orchard, about 3 acres, abutting on Clayhill on the south part, on land of the Rev. Mr. John Parkhurst on the north part, on land of the said Susanna and Martha Borrett and of John Grant on the east part, and on the tenement of Joseph Firmin and the land of John Sanders and John Wakelin on the west part, and also a small piece of ground containing in length 148 feet and in breadth 4 feet and adjoining to the garden of the said Susanna Borrett on the east part and now part of the said garden.

2B8. On 21 Mar. 1680 John Letts and John Grant surrendered the messuage, stable, and buildings, and the two closes of land at the north side of the messuage to William Parkhurst of Epsom, coachman, for an action of recovery, after which John Grant was admitted in fee. On 12 May 1703 John Grant the elder of Epsom, in consideration of a marriage shortly to be had and solemnized between John Grant of London, soapboiler, son of the said John Grant the elder, and Barbara Carr, daughter of Elizabeth Carr of London, surrendered the messuage at Clayhill between the tenement of Daniel Kilsby and the tenement in the occupation of Collins, to uses : himself and his heirs until the intended marriage is solemnized, and after this to himself for life, to John Grant the younger for life, to the said Barbara his intended wife for life for her jointure, and their heirs. On 29 Oct. 1703 John Grant the elder, John Grant the younger and Barbara his wife were admitted accordingly to the messuage, three stables, one shop, one coachhouse, one garden, orchard and yard, and the two closes of land. On 12 Jul. 1715 John Grant of London, soapboiler, and Barbara his wife sold a small piece of land, 148 feet in length and 4 feet in breadth, adjoining the garden of William Borrett (2B7) to William Borrett, after freeing it from tail by an action of recovery. The holding of this property by John Grant does not seem to have been affected by his bankruptcy in 1745 (see 1B21) : In 1755 John Grant of London, soap maker, held one messuage, coachhouse, stables, barn and other outhouses, garden and close of pasture lying on the north side of the said messuage, about 3 acres, abutting on Clayhill on the south part, on the copyhold of Thomas Adkins on the east part, and on the copyhold of Susanna and Martha Borrett on the west part.

2B9.

2B9. The descent of the properties of John and William Letts followed the arrangement made by John Letts on 15 Feb. 1677 (enrolled 27 Oct. 1679) and their admission on 6 Nov. 1679. The death of William Letts of Epsom, carpenter, was recorded on 23 Oct. 1689; on 5 Oct. 1691 the annual quit rent for the tenement of the widow Letts was fixed at 6d. On 8 Feb. 1692 it was recorded that on 2 Sep. 1687 William Letts and Anne his wife had mortgaged the messuage, barns, stables, outhouses and ½ acre of land to John Lewes of Epsom, inholder, for £105 due on 4 Sep. 1688, and John Lewes was admitted subject to the conditions of the surrender. On 22 Oct. 1722 Thomas Letts of Epsom yeoman, son and heir of the bodies of William Letts and Anne his wife was admitted to the 8 perches piece of land with the tenement erected upon it, and surrendered it to Timothy Corniers of Ewell gen for an action of recovery to free it from tail, and was admitted in fee. On 29 Jun. 1723 Thomas Letts of Epsom, carpenter, mortgaged the messuage, stables, coachhouse, outbuildings, yards, garden and ½ acre of land thereto belonging, which were then in the occupation of Daniel Kelsby, to William Moyes of Ewell gen and Mary his wife for £40 with interest at 5% p.a. payable at six months end from the date hereof. The death of Thomas Letts was recorded on 1 Nov. 1728, and as no claimant for admission had come forward by the third proclamation on 24 Mar. 1729/30 the property was seized for the lord of the manor. On 10 Oct. 1732 Elizabeth Lewis of Epsom, widow, was admitted conditionally under the terms of the mortgage of 2 Sep. 1687. On 8 Jul. 1734 Sarah Letts spinster and Anne lately Letts but now the widow and relict of Richard Tayler decd, daughters and heirs of the body of John Letts begotten, who was the eldest son and heir of the body of William Letts on the body of Anne Mollins begotten, were admitted to the messuage, barns, stables, outhouses and ½ acre of land thereunto belonging, surrendered on 13 Jan. 1676 by John Letts, the father of the said William Letts, and surrendered it to Robert Parker of the parish of St. George the Martyr, Surrey, gen, for an action of recovery, after which they were admitted in fee and sold the property to Thomas Adkins of St. Anne's Blackfryars, London, watch engraver. On the same day Thomas Adkins entailed the property to himself and Elizabeth his wife for their lives, remainder to the use of his will, and on 20 May 1735 he obtained a licence to let the property for 21 years. On 14 Mar. (enrolled 13 May) 1740 Thomas Adkins and Elizabeth his wife mortgaged the messuage and ½ acre of land and all the erections, buildings and improvements thereupon erected, to Mary Needham of the parish of St. Paul Covent Garden, widow, as security for an annuity or yearly summe of £16 during the term of her natural life upon the four most usual feasts or days of payment in the year (that is to say) the feasts of the Annunciation of the blessed Virgin Mary, the Nativity of St. John the Baptist, St. Michael the Archangel, and the Birth of our Lord Christ, by even and equal portions. On 24 May 1754 Thomas Adkins obtained a renewal of the licence to let for another 21 years, and in 1755 held two moieties of one messuage in two tenements, a workshop, a stable, orchard and garden, about 3/4 acre, abutting on Clayhill on the south part, on land of John Grant and Robert Wood on the north part, on the said Mr. Grant's house, stable, and yard on the west part, and on the house and land of Joseph Shaw on the east part.

2B10. On 20 Sep. 1689 (enrolled 27 Oct. 1690) Richard Walkden of the parish of St. James, Middx, poulterer and Mary his wife, presumably Mary Joice, mortgaged three messuages, three stables, three gardens or orchards, three

yards, about 1 acre, to Robert Kennell of London gen for £154.10 due on 21 Jun. next ensuing, and on 13 Oct. 1692, together with Edmund Merridell of the parish of St. Mary, Savoy, Middx, confectioner, and John Vince of the parish of St.Clement Danes, Middx, fishmonger, the executors of the will of Robert Kennell decd, sold the property to Robert Cave of Epsom, who entailed the property on the same day to himself and Sarah his wife for the terms of their natural lives, remainder to the heirs of their bodies, remainder to the heirs of Robert Cave. At the death of Robert Cave of Epsom gen, recorded on 27 Oct. 1740, his daughter Sarah Scriven widow, and his grandson Thomas Basemore, an infant, 17 years of age, the only son of Elizabeth Basemore decd, the late wife of John Basemore of Epsom, baker, were admitted in moieties to the messuage on the north side of Clayhill, formerly three messuages or tenements, and Robert Wood was appointed guardian to Thomas Basemore. On 25 Apl. 1744 Thomas Basemore of Epsom, baker, sold his moiety in the messuage on the north side of Clayhill with several outhouses, stables, buildings, gardens or orchards, yards and appurtenances, which said premises were formerly three messuages or tenements, three stables, three gardens or orchards, and three yards, after freeing it from tail by an action of recovery, to Joseph Shaw of Epsom, Esq. On 23 May 1748 Joseph Shaw acquired the moiety in the property from Sarah Scriven of Epsom, widow, also after an action for recovery. In 1755 Joseph Shaw held the two moieties of and in a messuage, coachhouse, stables and other outhouses, 1 acre, abutting on Clayhill on the south part, on land of Robert Wood and Thomas Adkins on the north part, on a freehold estate belonging to Christ Church Hospital on the east part, and on the copyhold tenement and yard of the said Thomas Adkins on the west part.

2B11. George Franke of Epsom, weaver, on 8 Nov. 1683 divided his one acre of land into two parts, entailing the eastern half (2B12) to himself and Mary his wife for life, remainder in moieties to his son George and his daughter Mary. On 21 Oct. 1686 he obtained a licence to let one rod of land between his orchard and the messuage of John Dundass for 31 years. The western half of the acre of land descended to his wife Mary Franke, and was by her on 5 Oct. 1691 entailed to herself for life, remainder to her son Philip Franke and Ruth his wife, a messuage, shop, barn or stable, a garden, orchard, yards and backsides, ½ acre, now in the occupation of the said Philip Franke. Mary Franke widow and Philip Franke and Ruth his wife were accordingly admitted on 27 Feb. 1691/2. On 21 Dec. 1693 Philip Franke of Epsom, weaver, and Ruth his wife mortgaged the messuage to Abraham Wood of Wootton, Surrey, gardiner, for £276.15, payable on 22 Jun. next ensuing, and on 22 Dec. 1696 increased this mortgage of £270 by a further £55.6 due on 23 Jun. next. On 19 Nov. 1698 Philip Franke and Ruth his wife, together with Abraham Wood, mortgaged the property to Josia Bacon of London, merchant, for £334 due on 20 May next, and Abraham Wood acknowledged satisfaction of his mortgage. On 7 Dec. 1698 (enrolled 27 Oct. 1699) Philip Franke released the property outright to Josia Bacon. The death of Josia Bacon was recorded on 3 Dec. 1703, and on 3 Nov. 1704 Thomas Slaughter of Grayes Inn gen produced Josia Bacon's will dated 4 Oct. 1703, in which he appointed Thomas Slaughter, Captain Peter Paggen of London, merchant, and William Surflet of Southwark, scrivener, trustees to hold, after certain bequests, among them one for a sum not exceeding £700 for the raising erecting and building of a free school within the parish of St. Mary Magdalen in Bermondsey,

2B11.
where he was born, to teach 40 - 60 schollars gratis to read English and also writing and arithmetic to fit them for trades or to keep merchant's books, to hold all his real and personal estate in trust for Josia Bacon, the grandson of the testator's uncle Thomas Bacon until he reached the age of 24 years or be married and his heirs in tail male, in default of such issue remainder to Elizabeth Bacon, the sister of Josia Bacon the younger and the male heirs of her body for ever, in default remainder to Christ's Hospital for ever, and Thomas Slaughter was accordingly admitted in trust. On 2 Apl. 1705 Thomas Slaughter obtained a licence to let to William Bayliffe of Epsom, chandler, for 31 years one messuage with the stable, outhouse or outhouses and ground as it is now fenced in, now in the possession of the said William Bayliffe, formerly of Francis Wood, bounded on the west and north by the ground in the possession of John Dyer, on the east by a messuage in the possession of Peter Parker, and on the south by the Queen's highway leading up to Clayhill. Josiah Bacon the younger died in 1716 aged 20 years, and on 26 Nov. 1717 Thomas Slaughter, who had at his marriage to Elizabeth Bacon, as required by Josia Bacon's will, changed his surname to Bacon, surrendered the property to Elizabeth his wife for life and the male heirs of her body, failing such issue remainder to Christ's Hospital. Elizabeth Bacon died on 15 Dec. 1726 without issue, and her husband tried to prevent the transfer of the property to Christ's Hospital by declaring that Josia Bacon the elder had not surrendered the property to the use of his will, that his own admission on 3 Nov. 1704 was therefore invalid, that according to the custom of the manor Josia Bacon the younger should have been admitted as the heir at law, that at his death his sister Elizabeth Bacon should have inherited the property from him as his customary heir, and that he himself as her husband and customary heir was entitled to the inheritance (Epsom Public Library, Josia Bacon Deeds). John Parkhurst, the lord of the manor, obtained counsel's opinion (of Nathaniel Pigott of the Inner Temple, dated 26 Feb. 1728) which stated that, as there had not been a surrender of the property by Josia Bacon to the use of his will, Thomas Slaughter had been fraudulently admitted in 1704 by the contrivance of his attorney and the steward of the manor, and that Thomas Bacon could not now, after 24 years alter the terms of his admission. The lorld of the manor therefore granted the messuage, stables, coachhouses, outhouses and garden in the tenure of Robert Bird and now of Thomas Calverley, tallowchandler, and the messuage, stable, outhouses and ground as it is now fenced in, late in the possession of William Bayliffe, now of John Archer, to the Governors of Christ's Hospital, the Mayor and Commonalty and Citizens of London, who had the property enfrancised by lease and release on 25/26 Aug. 1729. (For the Bacon School at Bermondsey, opened 1718 at a cost of £1100, see John Harvard Library, Southwark, and the Greater London Record Office). In the survey of 1755 the president and governors of Christ Church Hospital held by free deed a messuage in two tenements and three other tenements, a shop, a shed, a cornroom and coachhouse, stables and other outhouses and gardens, containing in the whole about ½ acre, abutting upon Clayhill on the south part, on land of Robert Wood and Joseph Shaw on the north part, on the copyhold estate of the Revd. John Price on the east part, and on the copyhold estate of Joseph Shaw on the west part.

2B12. The eastern half of his one acre of land, ½ acre abutting on his messuage on the west part and on the lands of Thomas Franke on the east part. George

Franke entailed on 8 Nov. 1683 to himself for life, remainder in moieties to his son George Franke and his daughter Mary Franke. On 23 Oct. 1698 Mary Franke widow was admitted in tail to two messuages, barns, stables, buildings, gardens and orchards, one messuage recently erected by John Hillman gen and in his occuption, and the other recently erected by the late George Franke, in the occupation of John Dundass gen, together with a piece of land to the north of the property in the occupation of Mary Franke widow, in all ½ acre, and Mary Franke's son George Franke and her daughter Mary, the wife of John Dundass, were admitted in moieties to the reversion. On 30 Jul. 1697 (enrolled 29 Oct. 1697) John Dundass and Mary his wife mortgaged their moiety in the property, with John Hillman's house now in the occupation of Mary Parker, to Richard Jordan of Epsom gen for £61.16 due on 31 Jan. next ensuing. This mortgage was repaid on 27 Oct. 1699, and on 16 Dec. 1699 (enrolled 25 Oct. 1700) John Dundass of Epsom gen and Mary his wife, and George Franke of Epsom, cord-wayner, mortgaged both moieties of the two messuages, the one built by John Hillman now in the occupation of Samuel Tayler, and the other, built by George Franke, the father of Mary Dundass, now in the occupation of John Dundass, and the piece of land formerly in the occupation of Philip Franke, to Nicholas Opye of London gen for £123.12 due on 17 Jun. next. The satisfaction of this mortgage was acknowledged on 9 Feb. 1701, and on 29 Dec. 1701 (enrolled 30 Oct. 1701) John and Mary Dundass and George Franke mortgaged the property to Edward Shove of Gatton, yeoman, for £184.10 due on 30 Jun. next ensuing. On 30 Oct. 1703 (enrolled 3 Dec. 1703) John and Mary Dundass, George Franke, and Edward Shove mortgaged the property, the piece of land on the north side now in the occupation of Samuel Tayler and John Dyer, to Anthony Bill of Epsom, apoth-ecary, for £205 due on 2 May next, and on 19 Feb. 1703 George Franke sold his moiety outright to Anthony Bill. John Dundass and Mary his wife on 1 Jun. 1704 obtained a licence to let the property, and on 4 Nov. 1704 (enrolled 10 Dec. 1705) John Dundass and Mary his wife took on another mortgage from Anthony Bill for £25.12.6 due on 5 May next on their moiety of the property. The death of Anthony Bill was recorded on 8 Nov. 1706, when his only brother Henry Bill of Eastbourne gen was admitted to the one moiety of the two messuages, one in the occupation of Samuel Tayler, and the other of Mary Dundass widow. Also on 8 Nov. 1706 the acknowledgement by Anthony Bill of the satisfaction of both mortgages was recorded, and another mortgage of Mary Dundass widow to Henry Bill for £128.2.6 due on 9 May next ensuing. The repayment of this mortgage was acknowledged by Henry Bill on 6 Sep. 1710. The death of Henry Bill was recorded on 12 Jul. 1715, and on 19 Oct. 1715 Susanna Benn, formerly the widow of Alexander Whitfield of Cranbrooke, Kent, gen, now the wife of James Benn of Rye, Sussex gen, a cousin of Henry Bill late of Sompting in the same county, gen was under his will dated 26 Feb. 1714 admitted to the moiety of all those several messuages, one of which called the Crowne Inn and the other adjoining, in the several occupations of Mr. Breton, Mrs. Honey, and Mrs. Dundass. On 17 Oct. 1715 James Benn and Susanna his wife sold to Robert Parker of Epsom, brewer, and Eleanor his wife their moiety of the two messuages, barns, stables, buildings, gardens and orchards, the one messuage erected by John Hillman decd in the occupation of -. Bentley, and the other of Mary Dundass widow, and the piece of land in the occupation of Richard Selby and Mary Dundass. On 7 Apl. 1719 Mary Dundass and Robert Parker and Eleanor his wife divided the property by an exchange of their moieties : Mary Dundass obtained the western part, the

2B12.
messuage called the Crown, now in the occupation of George Bentley, and Robert and Eleanor Parker the two messuages, one occupied by Richard Selby and known by the name and sign of Equi et Gremetti, anglice Horse and Groom, and the other occupied by Mary Dundass. Mary Dundass in her will dated 1 Nov. 1728 devised her messuage called the Crown Inn to Richard Fuller of Epsom, groom, for life, remainder in trust to the Revd. John Price, vicar of Epsom, and the churchwardens and overseers of the poor to buy sea coal for distribution to poor aged widows whom they think most deserving. The demise of Mary Dundass was recorded on 26 Oct. 1741, and on 24 May 1742 Richard Fuller was admitted for life in accordance with this will to the messuage heretofore commonly known by the sign of the Crown and in the tenure of George Bentley, together with the small houses, garden ground and buildings thereto belonging, now in her own occupation or in the tenure of John Copper. The death of Richard Fuller was recorded on 24 Oct. 1752, and on 6 Jun. 1753 the Revd. John Price, vicar of Epsom 1728 - 1782, was admitted in trust to the messuage on the north side of the town of Epsom heretofore known by the sign of the Crown and lately in the tenure of George Bentley. On 14 May 1753 the Revd. John Price obtained a licence to let any of the properties he was holding for 21 years. In the survey of 1755 the Revd. John Price, vicar of Epsom, held to him and his successors vicars of the parish of Epsom for ever in trust a messuage (called the Star) and two small tenements, coachhouse, stables and other outhouses and garden, about ½ acre, abutting on Clayhill on the south part, on the copyhold estate of Thomas Syms on the east part, and on land belonging to Christ Church Hospital on the west part.

2B13. Robert Parker the elder of Epsom, brewer, mortgaged on 28 Jun. 1726 (enrolled 1 Nov. 1728) his two messuages, one of them known by the sign of Equi et Stabularii, anglice the Horse and Groom, in the tenure of Richard Selby, and the other formerly in the tenure of Mary Dundass but now of John Basemore, together with outhouses, shops, buildings, yards and backsides to Thomas Symes of Southwark, oilman, for £300 with lawful interest due on 29 Dec. next ensuing. The death of Robert Parker, late of Epsom gen was recorded on 25 May 1741, and on 13 Sep. 1742 Thomas Symes was admitted according to the tenure and intent of the surrender of 28 Jun. 1726 to the two messuages, the one called the Horse and Groom heretofore in the occupation of Richard Selby. In 1755 the property was described as a messuage in two tenements, brewhouse, stables and sheds and a garden, about ½ acre, abutting on the High Street on the south part, on land of Robert Wood on the north and east parts, on the copyhold estate of Elizabeth Eggers in other part on the east part, and on the copyhold estate of the Revd. John Price on the west part.

2B15. On 31 Mar. 1699 James Palmer of Epsom, yeoman, together with John Otway of Ashtead, yeoman, sold the messuage, stables, buildings and orchard, about ½ acre, abutting the King's highway on the south part and the pound on the east part, in the occupation of the said James Palmer, to Francis Wood of Epsom, butcher (see 1B12). On 25 May 1699 Francis Wood transferred to his son Edward Wood of Epsom, butcher, a piece of land, 8 perches, the western part of the orchard adjoining the messuage of John Dundass. On 25 Sep. 1700 (enrolled 25 Oct. 1700) Edward Wood mortgaged to Maria Cheeke of Epsom, widow, for £256.5, payable on 20 Mar. next ensuing, two messuages, a stable,

buildings and a garden or orchard, now in separate occupations of Hobbs, apothecary and Charles Colcoll, abutting on the land of John Dundass on the west part, and on the King's highway on the east and south parts. On 17 Sep. 1716, after the death of Maria Cheeke, her only daughter Jane, the wife of Sir Thomas Webster Knt was admitted, and sold the property, the messuage in the occupation of Cope called the Nag's Head, to Robert Wood of Epsom, baker, who entailed the property to himself for life, his wife Sarah for life, and his right heirs. On 24 May 1742 Robert Wood transferred the messuage called the Nag's Head in the possession of John Cope to Eling Eager of Epsom, tallow- chandler and Elizabeth his wife, a daughter of Robert Wood. On 2 Mar. 1749 Eling Eager obtained a licence to let the property for 21 years. At the death of Eling Eggers his widow Elizabeth Eggers was admitted on 8 Sep. 1755 and in the survey held a messuage called the Nag's Head, with a brewhouse and stables, in the whole about 8 rods or perches, abutting on the High Street on the south part, on the estate of Robert Wood on the north part, on the tenement of Charles Coldcall on the east part, and on the estate of Thomas Syms on the west part.

2B16. The larger part of the messuage, stables, buildings and orchard which Francis Wood had acquired from James Palmer and John Otway on 31 Mar. 1699 (see 2B15) he mortgaged on 25 Mar. 1700 to Abraham Wood of Epsom, gardener, for £367.10, £8.15 part thereof to be paid on 20 Sep. next ensuing, and £358.15 residue thereof on 20 Mar.1701,now described as the messuage, stables, buildings and orchard, and the tenements recently erected thereon. Francis Wood repaid this mortgage, and on 26 Mar. 1702 the property with the newly erected tenements in the occupation of Charles Colcoll, John Livingston, Henry White, Thomas Bird, Robert Wood, John Beadle and Thomas Mathew, abutting on the west part on the 8 perches of the said orchard recently surrendered to his son Edward Wood on which some buildings have been erected,to Abraham Wood,for £472.10,£11.5 due on 28 Sep.next, and £461.5 on 28 Mar. 1703.
Having now "developed" the site Francis Wood and Abraham Wood proceded to dispose of the properties:
On 3 Nov. 1704 Charles Coldcall of Epsom, draper, and Elizabeth his wife were admitted to two messuages, outbuildings and backsides in separate occupations of Charles Coldcall and John Livingston, abutting on the messuage belonging to Edward Wood on the west part, on the King's highway on the south part, and on the messuage of Henry White called the Swan on the east part. Charles Coldcall and Elizabeth his wife mortgaged the two messuages on 4 Nov. 1704 to Abraham Wood for £153.15 payable on 5 May next. On 13 May 1713 Samuel Newman, the executor of Abraham Wood's will, acknowledged the repayment of this mortgage, and on 1 May 1713 Charles and Elizabeth Coldcall mortgaged one of the messuages, abutting on the west part on a messuage called the Nag's Head, and on the east part on another messuage belonging to Charles Coldcall in the occupation of John Reynolds, cornchandler, to Henry Parkhurst of Epsom, shopkeeper, for £103 due on 1 Nov. next. The other messuage, garden and orchard, in the occupation of John Livingston, Charles and Elizabeth Coldcall mortgaged on 19 Oct. 1715 to Benjamin Heris for £51,5 due on 19 Apl. next. On 17 Oct.1716 they further mortgaged this same messuage, garden and orchard, now in the occupation of John Paine, saddler, to their daughter Margaret Coldcall, spinster, for £70 with lawful interest, due on 17

2B16.

Apl. next ensuing. On 27 Oct. 1718 Charles and Elizabeth Coldcall, Benjamin Heris of Epsom, barber, and Sidney Wortley Montague of Cobham Esq and Margaret his wife, formerly Margaret Coldcall, mortgaged the messuage occupied by John Paine to James Warner of Horton, yeoman, for £100 at 5%, and Benjamin Heris and Sidney and Margaret Wortley Montague acknowledged the repayment of their mortgages. James Warner's mortgage was repaid on 27 Jun. 1727, and a new mortgage for £100 with lawful interest due on 27 Dec. next taken on by Charles Coldcall on the same day from Thomas Bird of Epsom, coachman, on the messuage now occupied by Richard Paine. On 24 May 1742 Charles Coldcall surrendered the properties to the use of his will; the death of Charles Coldcall late of Epsom, gen, was recorded on 23 Oct. 1744. In his will dated 6 Sep. 1728 he had devised his two messuages, buildings and yards to his daughter Margaret Wortley Montague widow, who was admitted accordingly. The death of Margaret Wortley Montague, late of Epsom, widow, was recorded on 23 Oct. 1749, and her nephew Charles Coldcall of Ashburnham, Kent, Clerk, was admitted on 8 Jan. 1749 to the two messuages, now in the occupation of Master Lovemore and Nathanial Nicholls. In 1755 the Revd. Charles Coldcall of Ashburnham in Sussex, Clerk, held two messuages, shed and backside, abutting on the High Street on the south part, on the land of Robert Wood on the north part, on Robert Wood's copyhold tenement called the George on the east part, and on the copyhold tenement of Elizabeth Egger widow on the west part.

2B17. On 7 Jul. 1704 Francis Wood and Abraham Wood (see 2B16) sold the messuage and backside commonly called the Swan, together with a right of way in common with the adjoining messuage in the occupation of Thomas Bird, to Henry White, carpenter and Judith his wife, who mortgaged it on the same day to John Steele of London, gen, for £123 due on 9 Jan. next. On 27 Oct. 1714 John Steele's widow Sarah, the wife of William Dandridge of the City of Oxford, baker, was admitted to the messuage called the Swan, and sold it, now in the occupation of Henry Warren, to John Potterton of Epsom, barber, and Jane his wife. They mortgaged the messuage formerly called the Swan and now in their own occupation, on 13 Feb. 1719 to Thomas Bird of Epsom, yeoman, for £120 with interest, due on 13 Feb. 1720. On 4 Nov. 1735 Thomas Bird was admitted on this mortgage, and surrendered the property on the same day to his son Robert Bird of Epsom, coachman. On 13 May 1746 it was recorded that Robert Bird had mortgaged on 24 Dec. 1745 the messuage and backside or garden commonly known by the name and sign of the George, then in the occupation of the widow Jessop, to Thomas Barrington of Crutched Friars, London, gen for £200 with interest at 4% p.a., due on 24 Jun. next ensuing, to secure the payment of an award made by an indifferently chosen arbitrator in relation to the late co-partnership between the said Robert Bird and his late brother William Bird, to whom the said Thomas Barrington was sole executor. In 1755 Robert Bird, master coachman, held one messuage, stable, brewhouse and backside, abutting on the High Street on the south part, on land of Robert Wood on the north part, on the tenement of the Revd. Charles Coldcall on the east part, and on another tenement of the Revd. Charles Coldcall on the west part.

2B18. The following property, a messuage and backside in the occupation of Thomas Bird, Francis Wood entailed on 7 Nov. 1705 to himself for life, and to his daughter Susanna and her heirs. On 5 Jan. 1710 Francis Wood and his

daughter Susanna Wood mortgaged the messuage between the tenement of Robert Wood, baker, on the east part and the tenement in the occupation of Henry White on the west part, now in the occupation of William Webb, to Titus Fulshus of Horton yeoman, for £79.16 due on 5 Jan. next ensuing. Susanna Wood married Charles Coldcall's son Charles Coldcall, apothecary. On 2 Nov. 1726 James Warner, the executor of Titus Fulshus's will, acknowledged satisfaction of this mortgage, and on the same day Susanna Coldcall, the widow of Charles Coldcall, apothecary, mortgaged the property, in the occupation of John Curson and Hanna Curson, to John Lancaster, coffeeman (cf. 1B12), for £40 at 5% p.a. at six months end from the date hereof. At the death of Susanna Coldcall her only son, Charles Coldcall of King's College, Cambridge, was admitted on 23 Oct. 1744 to the messuage abutting upon the passage leading into the yard belonging to the messuage of Robert Bird on the west part, and upon the messuage of Robert Wood on the east part, in the occupation of John Curson. In 1755 the Revd. Charles Coldcall of Ashburnham in Sussex, Clerk, held a messuage and backside, abutting on the High Street on the south part, on land of Robert Wood on the north part, on the tenement of the said Robert Wood called the bakehouse on the east part, and on a passage way into the yard belonging to the tenement of Robert Bird known by the sign of the George on the west part.

2B19. On 3 Nov. 1704 Francis Wood and Abraham Wood (see 2B16) sold to Robert Wood of Epsom, baker a messuage and the buildings thereto belonging and an adjoining piece of land, 30 feet in length and 3 feet in breadth, abutting on a messuage in the occupation of John Biddle and Thomas Sharpe on the east part, on a tenement in the occupation of Thomas Bird on the west part, and on the King's highway on the south part, in the occupation of the said Robert Wood. Robert Wood mortgaged the property on the same day to Abraham Wood for £51.5 due on 3 May next ensuing. Abraham Wood acknowledged the repayment of this mortgage on 10 Dec. 1705, and Robert Wood mortgaged the property again on 10 Oct. 1712 to Henry Parkhurst of Epsom, shopkeeper for £103 due on 10 Apl. next ensuing, the messuage and buildings thereto belonging, abutting on a messuage of Edward Hilliard, farrier, on the east part, on a tenement in the occupation of John Cozens on the west part, and on the King's highway on the south part. Henry Parkhurst acknowledged the repayment of this mortgage on 17 Oct. 1716. In 1755 Robert Wood of Epsom gen held two messuages and yards abutting on the High Street on the south part, on land of the said Robert Wood on the north part, on the tenements of Jane Sharpe widow on the east part, and on a tenement of the Revd. Charles Coldcall on the west part.

2B20. On 29 Mar. 1705 Francis Wood and Abraham Wood (see 2B16) sold to Edward Hilliard of Epsom, blacksmith, a messuage in the occupation of John Biddle and Thomas Sharpe, and also the barns, stables and buildings in the occupation of Thomas Mathews, abutting on the King's highway on the south part and on a messuage of Richard Billett on the north and east parts. Edward Hilliard mortgaged the property on the same day to Sir Thomas Cooke of Epsom, Knt. for £153.15 due on 1 Oct. next ensuing. The repayment of this mortgage was recorded on 7 Nov. 1707, together with a new mortgage dated 27 Dec. 1706 to Samuel Peirson of Cheam, gen, for £102.10 due on 26 Jun. next. On 11th

2B20.

Oct. 1711 he repaid this mortgage and took on another mortgage from John Blake of Kingston-upon-Thames, waterman, for £102.10 due on 12 Apl. next. The death of Edward Hilliard was recorded on 28 Jan. 1718; in his will dated 12 Jul. 1718 he had devised the house in which he and William Mathews then lived to his wife Mary for life, remainder to his son Joseph Hilliard and his heirs for ever; if he should die without issue then to Elizabeth Tayler and Margaret Hilliard, Edward Hilliard's daughters, and Mary Hilliard was accordingly admitted. At the demise of Mary Thompson widow, lately the wife of Mathew Thompson and formerly of Edward Hilliard, Joseph Hilliard of London, blacksmith, the only son of Edward Hilliard, was admitted under the will on 5 Mar. 1724, and freed the property from tail by an action of recovery. On 3 Nov. 1725 Joseph Hilliard together with Anne his wife sold the property to Richard Sharpe of Epsom, glover. At Richard Sharpe's death his son Thomas Sharpe of Epsom, glover, and Jane his wife were admitted under Richard Sharpe's will dated 15 Mar. 1734 on 26 Oct. 1736, and mortgaged the property on the same day to Edmond Heathfield of Dorking, farmer, for £100 at 5% due on 26 Apl. next, the occupiers being given as Richard Barnes, John Osman, and Thomas Cross. On 25 Feb. 1736/7 Thomas and Jane Sharpe increased the mortgage to Edmond Heathfield by another £100 at 4½% p.a. On 20 Oct. 1737 the death of Thomas Sharpe was recorded, and it was stated that upon part of the premises one or more messuage (sic) or tenements were lately erected, and that Jane Sharpe held the premises to her and her heirs by right of survivorship. On the same day Jane Sharpe obtained a licence to let all or any part of the premises for 21 years. On 26 Dec. 1737 Edmond Heathfield acknowledged satisfaction of his mortgage, and on the same day Jane Sharpe of Epsom, widow mortgaged the five customary messuages in the respective possessions of Richard Barnes, John Hughes, William Mathews, the said Jane Sharpe, and Samuel Tickner to Charles Burnett of Epsom, gen, for £300 due on 26 Mar. next ensuing with interest at £4.10 p.a. On 19 May 1755 Charles Burnett acknowledged satisfaction of his mortgage on 31 Dec. 1754, and on 1 Jan. 1755 Jane Sharp mortgaged the five messuages to Thomas Wright of Epsom, gen, for £300 due on 1 Jul. next with interest of £4.10 for £100 by the year. In 1755 Jane Sharpe widow held six tenements, a passage and part of a cooper's shop, abutting on the High Street on the south part, on land of Robert Wood on the north part, on the estate of John Eastland on the east part, and on a tenement of the said Robert Wood on the west part.

2B21. On 30 Mar. 1699 it was recorded that on 14 Jan, 1698 Richard Billett of London, carpenter, had mortgaged the messuages, stables, orchards and lands in the occupation of his mother Elizabeth Billett widow to Elias Wren of Ashtead, farmer, for £41.4, to be repaid on 15 Jul. next ensuing, and on 29 Mar. 1705 he obtained a licence to let the property for 21 years. The death of Richard Billett was recorded on 7 Nov. 1705, when his infant son Charles Billett was admitted, and his uncle Robert Billett was appointed his guardian; on the same day George Page testified that Elias Wrenn had acknowledged the repayment of the mortgage by the executors of Richard Billett's will. On 23 Mar. 1716 Charles Billett, now of the parish of St. Matthew, Fryday Street, London, plaisterer, sold the messuages, stables, orchard and land, in the occupation of John Dyer, to Benjamin Heris of Epsom, barber. On 26 Oct. 1723 Benjamin Heris obtained a licence to erect some posts at a distance of 3½ feet from the fence of his property on the north side of the pond in the High Street of

Epsom. On 5 Sep. 1726 Benjamin Heris of Epsom, perukemaker, surrendered all his messuages now divided into four tenements, now or late in the separate tenures of Dyer widow, John Dyer, Thomas Andrews, and George Hore, to the use of his will. In this will, dated 20 Feb. 1726 he devised the property to his servant John Eastland, barber, who was admitted on 13 Oct. 1727. On 3 Jun. 1729 John Eastland mortgaged the property to Joseph Shaw of Epsom gen for £150 with lawful interest; on 25 Aug. 1729 he increased this mortgage by a further £50. On 8 May 1732 John Eastland purchased from Edward and Elizabeth Holland a piece of ground, ½ acre, part of their garden or orchard belonging to their messuage 2B22, now separated therefrom, with the buildings thereupon erected, which from then onward formed part of his holding, and on the same day increased the mortgage to Joseph Shaw by a further £100, due on 8 Nov. next ensuing. On 26 Oct. 1746 he further increased the mortgage to Joseph Shaw by £50, the total amount of the mortgage now being £350 with lawful interest.
In 1755 John Eastland, perukemaker, held one messuage in four tenements, containing in length from east to west 57 feet and in breadth from north to south 20 feet, abutting on the High Street on the south part, on a copyhold piece of ground of the said John Eastland on the north part, on the copyhold tenement of Jane Sharpe on the west part, and on Edward Wood's copyhold estate on the east part, and also in three undivided third parts a warehouse, coachhouse, washhouse and a piece of garden ground, ½ acre, abutting on the copyhold tenements of the said John Eastland on the south part, on land of Robert Wood on the north part, on land of Edward Wood on the east part, and on the tenements of Jane Sharpe on the west part.

2B22. The one acre of land to the north of Thomas Franke's messuage soon became separated from the rest of his holding (see below, 2B23a). On 24 Dec. 1697 Thomas Franke of Epsom, taylor, and Margaret his wife mortgaged the messuage on the north side of the town pool in the occupation of the said Thomas Franke for £53 due on 25 Dec. 1698 to Bononus Rowe of Epsom gen. On 5 Jan. 1710 Caleb Cheeseman gen acknowledged on behalf of Sarah Rowe, the executrix of the will of Bononus Rowe deft. the repayment of this mortgage. On 10 Nov. 1710 Thomas Franke of Epsom, barber, the eldest son of Thomas Franke and Margaret his wife, was admitted to the messuage and all outbuildings, yards, gardens and orchards in the occupation of the said Thomas Franke (the younger), reserving however the rights of his father Thomas Franke. On 19 Jan. 1710/1 Thomas Franke the father and Thomas Franke the son, in consideration of the sum of £150 paid by Maria Holden of Hampton, Middx, widow, mortgaged the property to her for £159 to be paid on 20 Jan. 1711/2. At the death of the younger Thomas Franke his three daughters Raymonda, Jamina, and Honoria Franke were on 28 Jan. 1718 admitted in equal third shares to the messuage, garden orchard, and appurtenances in the occupation of their mother Raymonda Franke, widow, who was acting on behalf of her daughters. On 18 Jan. 1731 Edward Price of Epsom, cordwayner, and Raymonda his wife, Jamina Franke and Honoria Franke, spinsters, sold their three third shares in the messuage, garden and orchard to Edward Holland of Epsom gen and Elizabeth his wife and his heirs. On 8 May 1732 Edward and Elizabeth Holland sold to their neighbour John Eastland half an acre of land to the north of his tenement, as it is now divided off and the buildings erected

thereon. This piece of land from then onwards formed part of John Eastland's property 2B21. The death of Elizabeth Holland, the widow of Edward Holland, was recorded on 8 Sep. 1755, when their only child, Ellinor, the wife of Edward Wood of Epsom, plummer, was admitted to the three shares in the messuage (now in several tenements), garden and orchard, and entailed the property to herself and her husband Edward Wood for life and the life of the survivor, and the heirs of the survivor. In the survey of 1755 Edward Wood, plummer held for the term of his natural life three undivided parts of two messuages in five tenements, ½ acre, abutting on the High Street on the south part, on land of Robert Wood on the north part, on the estate of Edward Maynard on the east part, and on the estate of John Eastland on the west part.

2B23a. On 18 Mar. 1687 Thomas Franke of Epsom, yeoman (see 2B22) obtained a licence to let the one acre of land at the rear of his holding for 21 years, and on 13 Aug. 1687 Thomas Franke of Epsom, taylor, and Margareta his wife mortgaged it for £51.10 due on 14 Feb. next ensuing to John Elmer of Epsom gen. This mortgage was repaid and another mortgage to John Elmer arranged on 23 Dec. 1690 for £82 due on 24 Jun. next ensuing. On 25 Oct. 1700 Thomas Franke and Margaret his wife sold this close of land, 1 acre, abutting on the garden of the said Thomas Franke on the east part, on the gardens of Francis Wood and Edward Wood on the south part, on the garden of John Dundass on the west part, and on the lands in the occupation of Samuel Taylor and Thomas Baismore on the north part, to Michael Cope of Epsom gen. At the death of Michael Cope, first recorded on 29 Oct. 1703, his widow Elizabeth Cope was admitted to the 1 acre piece of land on 3 Dec. 1703; on her demise their daughters Elizabeth, the wife of Thomas Brushfield gen, and Maria and Katharine Cope, spinsters, were admitted on 1 Jun. 1704 in third shares. On 1 Nov. 1704 Elizabeth Brushfield widow, John Pinchbeck and Maria his wife, and Katherine Cope spinster sold the three third shares in the close of land, now in the tenure of Robert Wood of Epsom, baker, to William Fish of Lincoln's Inn, gen. On 20 Oct. 1727 the death of William Fish, also of Lincoln's Inn gen, the son of the elder William Fish, who had survived his father only for a short time, was reported, and the 1 acre close of land in the occupation of Robert Wood was inherited in moieties by Susanna Stokes of Wolverhampton, Staffs, widow, and Thomasina Walker of Horsley Down, Surrey, widow, the sisters of the elder William Fish. Tomasina Walker sold her moiety on 21 Oct. 1729 to Robert Wood; the other moiety came on 24 Mar. 1729 on the death of Susanna Stokes to her only son George Stokes of Wolverhampton gen, and was sold by him on 3 Oct. 1733 to William Mathews of Epsom, coachman, John Slyder of Epsom, chapman, acting on his behalf. In 1755 Robert Wood and William Matthews were each holding a moiety of and in a field of meadow ground called Stoake's Meadow, whereon is built stables, a cooper's shop, a small room, a shed, and a beer cellar, 1 acre, abutting on the north side of the town of Epsom on the south part, on other land of the said Robert Wood on the north part, on the estate of John Eastland on the east part, and on the estate of Thomas Syms on the west part.

2B24. John Steere of Epsom, baker, and Elizabeth his wife mortgaged their messuage, barn, stables, outbuildings, gardens and yards on 10 Mar. 1693 to John Maynard and Elizabeth his wife for £273 due on 12 Mar. 1693. The

repayment of this mortgage was recorded on 25 Jun. 1694, and another mortgage was taken on from Elizabeth Maynard of Epsom, widow, and her son John Maynard on 12 Mar. 1693 for £336, to be repaid £8 on 13 Sep. next, and £328 residue thereof on 13 Mar. 1694; the land on which this property abutted in the north, held by Thomas Mills in 1680, was then stated to be in the occupation of John Hudson. On 18 Mar. 1694 (enrolled 28 Oct. 1695) this mortgage was repaid, and another mortgage for £350.4 due on 19 Sep. next ensuing to Elizabeth Maynard and her son John Maynard taken on. The repayment of this mortgage to Elizabeth Maynard was recorded on 28 Oct. 1698; on the same day John Steere the elder, baker, and Elizabeth his wife sold the two messuages, stables, buildings, yards, gardens and orchards in the occupation of John Steere the elder himself and his son John Steere the younger, baker, to John Maynard of Epsom gen, who entailed the property to himself, Elizabeth his wife, the heirs of their bodies, and the heirs of the said John Maynard. The death of John Maynard was recorded on 21 Oct. 1711, and his widow Elizabeth Maynard obtained a licence to let the premises, two messuages, a barn, stable, coachhouse, outbuildings, garden and yard, for 21 years. At the demise of Elizabeth Maynard late of Epsom, widow, recorded on 27 May 1745, Edward Maynard of Epsom, victualler, the only son and heir of the bodies of John and Elizabeth Maynard, was admitted on 21 Oct. 1745 to the two messuages, now in the occupation of John Hore and another. On 13 May 1746 Edward Maynard freed the property from tail by an action of recovery, and sold one of the two messuages, sometime since three tenements in the occupation of Edward Badger, Andrew Rose, and Peter Turbett, and a piece of garden ground lying behind and north-west of the messuage, south to north 140 feet, east to west 40 feet, together with the use in common of the well of water, to John Robarts of Epsom, baker. The other messuage Edward Maynard retained, and in 1755 he held a messuage or tenement, stables, outhouses, yard and garden, ½ acre, abutting on the High Street on the south part, and land of Robert Wood on the north part, on the estate of Mary Robarts on the east part, and on the estate of Edward Wood on the west part.

2B26. John Robarts was on 13 May 1746 admitted to the messuage and piece of land which Edward Maynard (2B24) had sold to him. At the death of John Robarts of Epsom, baker, which was recorded on 22 May 1751 it was stated that he had mortgaged the property on 13 Oct. 1746 to Richard Peter of Leatherhead, malster, for £100, due with 5% interest on 12 Oct. 1747. Under John Robart's will dated 6 Nov. 1750 (see also 10B3) his High Street property came to his wife Mary Robarts, who in 1755 held for life a messuage, stables, outhouses, yards and a piece of garden ground lying behind and north west of the said messuage and containing in length from south to north 140 feet and in breadth from east to west at each end thereof 40 feet, abutting on the High Street on the south part, on land of Robert Wood on the north part, on the copyhold estate of Thomas Atkins on the east part, and on the copyhold estate of Edward Maynard on the west part.

2B27. On 15 Oct. 1685 Thomas Atkins of Epsom, farmer, and Elizabeth his wife surrendered to their eldest son Thomas Atkins a part of their property, a shop and rooms above, recently erected upon a ½ acre of copyhold land, abutting on the King's highway on the south part, and on a messuage in the occupation of

2B27.

John Steere on the west part, and on a piece of land of Robert Flood on the east part (see below, 2B29). On 29 Oct. 1688 Thomas Atkins and Elizabeth his wife further divided their remaining property : They entailed the messuage and 1½ perches of land adjoining to the western part of the messuage, and also the garden and yard thereto belonging, now in the occupation of the said Thomas Atkins, to the said Thomas Atkins and Elizabeth his wife for life, remainder to their son Edward Atkins and his heirs, and surrendered a shop and stable thereto belonging (2B28) to their son Edward Atkins. Edward Atkins predeceased his father (see 2B28). On 7 Nov. 1709 Mary Atkins, the only daughter of Edward Atkins, was admitted to the reversio expectant upon the death of Thomas Atkins the elder and together with Thomas Atkins the elder varied the arrangement of 29 Oct. 1688 concerning the messuage and 1½ roods of land now or late in the occupation of the said Thomas Atkins, to Thomas Atkins the elder himself for life, remainder to Thomas Atkins the younger of Epsom, taylor. On 15 Oct. 1719 Thomas Atkins of Epsom, barber, sold to Hugh Newman of Epsom, bricklayer, a small piece of land upon which the chimneys of the messuages in the separate tenures of Thomas Budworth and Thomas Foulkes now stand, containing in width the length of the two messuages. The death of Thomas Atkins of Epsom, taylor, was recorded on 5 Jun. 1733, when his eldest son Thomas Atkins was admitted to the messuage, garden, orchard, backside and premises with their appurtenances and obtained a licence to let the property for 21 years. In 1755 Thomas Atkins of London, engraver, held (besides 2B9) one messuage, one shop, stables, outhouses, yard and garden, about ½ acre, abutting on the High Street on the south part, on Robert Wood's land on the north part, on Mary Robert's land and house on the west part, and in part on John Sturt's land on the south and east parts.

2B28. The remainder in the messuage and 1½ perches of land adjoining to the western part of the messuage and the yard and garden thereto belonging, which Thomas Atkins (2B27) had entailed to himself and Elizabeth his wife and his son Edward Atkins and his heirs, was at the death of Edward Atkins (see 2B29) inherited by his daughter. On 7 Nov. 1709 Maria Atkins, the only daughter of Edward Atkins, was formally admitted to the reversio expectant upon the death of Thomas Atkins, and together with Thomas Atkins the elder varied the terms of the surrender of 29 Oct. 1688 concerning the messuage and 1½ roods of land now or late in the occupation of the said Thomas Atkins, to Thomas Atkins the elder himself for life, then to Thomas Atkins the younger of Epsom, taylor and his heirs. On 15 Oct. 1719 Thomas Atkins of Epsom, barber, sold to James Heacock of Epsom, schoolmaster, the messuage and 1½ roods of land adjoining thereto on the west part, lately in the occupation of Henry Stevens. James Heacock mortgaged on 17 Apl. 1721 to Sarah Heathfield of Croydon, widow, for £105 to be paid at the dwelling house of John Eyres gen at Croydon, £2.10 on 17 Oct. next £102.10 residue thereof on 17 Apl. 1722, the messuage now recently erected by the said James Heacock, together with the outlet, garden and orchard, 1½ roods of land, formerly in the occupation of Thomas Atkins the elder, then of Henry Stevens, and now of James Budworth and the said James Heacock, and abutting on the south on the said Town of Epsom, on the east on lands of Edward Fludd, on the north on lands of Robert Wood, and on the west on the house and lands of the said Thomas Atkins. On 1 Nov. 1721 (enrolled 4 May 1722) James Heacock of Epsom, writing master, further mortgaged the

property to Elias Michell of Horton, bricklayer, for £100 at 5%. Alson on 4 May 1722 James Heacock sold to Hugh Newman of Epsom, bricklayer, a piece of garden ground in width 18 feet from the fence and backyard of William Watson in the occupation of Ralph Michell, and in length about 42 feet from the fence of -. Fludd in the occupation of John Tayler, together with a 3½ feet passage from the east corner of the new house of James Heacock lying on the western part of the house of William Watson, to the said piece of garden ground, together with the pieces of ground adjacent to the house of Hugh Newman formerly in the possession of James Budworth and Thomas Foulkes. No formal admittance of Hugh Newman to this piece of ground was recorded at the time (see 2B29). On 27 Oct. 1724 James Heacock repaid the two mortgages and sold to John Start of Epsom, baker, the old messuage bought from Thomas Atkins, where the said James Heacock had built a new brickbuilt house, together with the outhouses and stables now erected on the said land, abutting on the west part on ground of the said Thomas Atkins, on the east part on ground of Fludd and Hugh Newman, on the south part on the Town of Epsom, and on the north part on lands of Robert Wood, and now in the occupation of the said James Heacock and John Hicks, apothecary. John Start entailed the property to himself and Margaret his wife for life and the heirs of their bodies, failing this the right heirs of John Start. In 1755 John Sturt (sic!) of Epsom, cornchandler, held a messuage, stable, outhouses and garden and a slip of ground 9 feet in breadth, abutting on the Highstreet on the south part, on land of Thomas Atkins and of Robert Wood on the north part, on the said Thomas Atkins's estate also on the west part, and on the estate of Mary Newman widow on the east part.

2B29. On 14 Dec. 1688 (enrolled 23 Oct. 1689) Edward Atkins of Epsom, cordwayner, mortgaged the shop and stable abutting on the lands in the occupation of Thomas Atkins on the north part and on the King's highway on the south part and now in the occupation of the said Edward Atkins and Samuel Newman of Epsom, blacksmith, to which he had been admitted on 29 Oct. 1688 from his father Thomas Atkins, to the said Samuel Newman for £53.11 to be paid on 15 Dec. next (1689). (i.e. £51 at 5%). At the death of Edward Atkins which was recorded on 23 Oct. 1689 Samuel Newman was admitted under the terms of the mortgage, subject to the equity of redemption to which Edward Atkins's daughter was admitted. On 18 Dec. 1713 Samuel Newman mortgaged the property now in the occupation of -. Tharke (?) and the said Samuel Newman to Benjamin Heres for £51.10 due on 20 Jun. next. At the death of Samuel Newman, locksmith, which was recorded on 26 Apl. 1720, his son Hugh Newman of Epsom, bricklayer, was admitted to the messuages now in the occupation of James Budworth and Thomas Foulkes which Samuel Newman had surrendered to the use of his will on 27 Aug. 1719. On 15 Oct. 1719 Hugh Newman obtained from Thomas Atkins (see 2B27) the piece of land on which the chimneys of these two messuages stood. On 11 Jun. 1720 (enrolled 17 Oct. 1720) James Needham and Mary his wife, the only daughter and heir of Edward Atkins, released the equity of redemption of the property in the occupation of James Budworth and Thomas Foulkes to Hugh Newman. On 4 May 1722 Benjamin Heris of Epsom, barber, acknowledged to Hugh Newman the satisfaction of his mortgage. Also on 4 May 1722 James Heacock (see 2B28, q.v.) sold to Hugh Newman a piece of garden ground at the side and rear of the property. In the following years Hugh Newman acquired a number of other properties, and at the time of his

2B29.

death which was recorded on 26 Oct. 1747 he held the following properties:

part of 2B28, acquired from Thomas Atkins on 15 Oct. 1719.

2B29, inherited from his father on 26 Apl. 1720, subject to the equity of redemption held by Mary Atkins.

5B34, acquired from James Bourne on 19 May 1738.

2B33, acquired from Edward Fludd on 17 Oct. 1738.

5B10, acquired from Edward Fludd on 17 Oct. 1738.

3B35, acquired from James Bourne on 24 Oct. 1742.

2B29, release of equity of redemption by James and Mary Needham on 11 Jun. 1720, but not enrolled at that time.

part of 2B28, acquired from James Heacock, on 4 May 1722, but not enrolled at that time.

On 17 Nov. 1738 he had surrendered his properties to the use of his will. In his will dated 3 Feb. 1744 he devised to his wife, Mary Newman for life, remainder to his daughter Mary Newman, the two messuages on the north side of the town in the occupation of Jane Budworth and Jane Paver; the so-called Fludd estate in the occupation of John Winchester, John Ratcliffe, Richard Bennett and others to his wife for life, remainder to his son Samuel Newman; the two messuages on the south side of the town in the occupation of John Furnace and John Noon to his wife for life, remainder to his daughter Mary; and the Church Street property to his son Samuel Newman when he reaches the age of 25 years. Accordingly Hugh Newman's widow Mary Newman was on 26 Oct. 1747 admitted to 2B28, 3B34, and 2B33, but not to part of 2B27, part of 2B29, and the release of 2B28, which were not expressly mentioned in his will, and not to 3B35, which was acquired after the surrender of 17 Nov. 1738, and his son Samuel Newman, his customary heir, was admitted to these last mentioned four properties as well as to 5B10. As Samuel Newman at the time was only 13 years of age his mother Mary Newman acted for him and was appointed his guardian, To implement the dispositions made by his father, Samuel Newman of Epsom, carpenter, on coming of age, surrendered on 9 Apl. 1754 the properties part 2B27, 3B35, the release of 2B28, and part 2B29 to his mother Mary Newman for life, remainder to his sister Mary, the wife of William Storey of the parish of St. Paul Covent Garden, taylor. In 1755 Mary Newman widow held by four copies of the court roll for life a messuage in two tenements, a shed, a passage and yard, abutting on the High Street and on Ralph Michell's copyhold tenement on the south part, on the house and garden of John Sturt on the north and west parts, and on the said Ralph Michell's copyhold estate on the east part.

2B32. Thomas Franke the elder, taylor, and his wife Margaret ceded their messuage, barn, stable, buildings, garden and yard on 27 Oct. 1699 to their son James Franke, cordwayner, and his wife Ann. On 10 Dec. 1705 Thomas Franke the elder and James Franke freed the property from tail by an action of recovery, and on 19 Nov. 1710 James Franke mortgaged it to William Starr (or Storr) of Epsom, gardener, for £20.12. At James Franke's demise William Starr

was admitted to the property on 26 May 1713, but on 27 Oct. 1714 James Franke's brother Thomas Franke the younger, barber, sold it, lately in the occupation of James Franke, to Thomas Bunce of Epsom, glazier. Thomas Bunce's death was recorded on 17 Oct. 1716; the messuage was then in the occupation of Matthew Kingham. It was inherited on 14 Apl. 1717 by Thomas Bunce's only sister Ann, the wife of James Chapman of Litrum Basset, Berkshire, taylor, who sold it, in the possession of Matthew Kingham and others, on 17 Oct. 1720 to William Watson of Epsom, stablekeeper. William Watson died in 1750 without an heir, leaving unclaimed the messuages with their appurtenances, now in the occupation of Richard Bonnett, brazier, James Griffith and others. On 11 Nov. 1754 Ralph Michell of Deptford, Kent, gentleman, claimed that William Watson had been admitted at the request of Ralph Michell of Epsom, yeoman, and his wife Elizabeth, in trust for them and their heirs, that Ralph Michell had devised the property in his will to his son James Michell, when his term of banishment should expire; that James Michell did survive his term of banishment, but died soon after without issue, intestate; that his eldest brother John Michell was his heir, and had since also died, leaving in his will dated 17 Apl. 1748 the property to his son Ralph Michell (the claimant) and his wife Deborah for life, and then to his son Ralph and his daughter Elizabeth. In 1755 Ralph Michell, sheriff's officer, of Deptford, held a messuage in four tenements and passage.

2B33. John Jones's messuage with shops, barns, stables, and buildings, yards, gardens and orchards, situated near the tree called the Maytree, which was in his own occupation, came at his death to his wife Mary Jones on 8 Nov. 1683. Mary Jones married Robert Fludd of Epsom, gent.; on her demise the property came under the will of John Jones to her daughter Mary Jones, then 8 years of age, on 13 Oct. 1692, her guardian being her stepfather Robert Fludd. On her death her halfbrother Robert Fludd was admitted to the property, then in the occupation of his father Robert Fludd, on 28 Oct. 1698. On 15 Oct. 1719 at the death of Robert Fludd of Ham juxta Berkeley, Gloucestershire, the messuage, barn, stable, outhouses, yards, gardens and orchards in the tenure of John Tayler were inherited by his son Edwarde Fludd, then 5 years of age, his mother Sarah Fludd being his guardian. On 17 Oct. 1738 Edward Fludd sold the several messuages now in the respective tenures of various persons, but formerly one messuage with shops, barns, stables, buildings and yard, and a garden and orchard, next to Hudson's Lane, to Hugh Newman, bricklayer. At his death this property, together with the adjoining property 2B29 were on 26 Oct. 1747, in accordance with his will, inherited by his widow Mary Newman. In 1755 it is described as a messuage in several tenements a butcher's shop, barns, stables and other outhouses, a yard and a pightle of land, 1 acre.

2B36. Thomas Mills of London, merchant taylor, sold his messuage and three pieces of land to the north of the High Street on 23 Oct. 1693 to William Perris of Lyon's Inn, Middx., gentleman, who entailed it on 29 Oct. 1697 to himself, his wife Mary, and their children. On 16 Mar. 1718 William Perris and his wife Mary sold their life interest in the property to Robert Wood, baker, and his wife Sarah. After the demise of both William and Mary Perris their daughters Martha, the wife of Thomas Blencowe, and Frances and Elizabeth Perris, spinsters, submitted the property to an action of recovery on 28 Apl. 1732, and

2B36.
sold their interest to Robert Wood; he entailed on 30 May 1743 the two tenements in Hudson's Lane, and two closes of fields, called dog kennell field and barn field, formerly part of the tenement of William Perris, to himself, and his son Edward Wood, plumber, and his wife Eleanor.

2C1. Peter Batts of Morden yeoman had the messuage with the orchard, land, and appurtenances, and the close, 4 acres, lying near thereto, formerly in the occupation of the widow Mulford, late of -. Antill, enfranchised on 25 Sept. 1765. In the tithe Award of 1843 it is shown as belonging to the Rev. Philip Douglas, and occupied by John Hilton Tate.

2C2. Mrs. Wells's freehold property is shown in the tithe award as also belonging to the Rev. Philip Douglas and occupied by John Hilton Tate.

2C3. The two moieties in the Eleanor's Lees property continued in separate ownership for some years : In accordance with John Cupar's will of 1736 John Wakelin's moiety should at his death have come to his brother Henry Wakelin for life, remainder to their sisters Elizabeth Wakelin and Mary Page in equal shares; Henry Wakelin predeceased his brother; Elizabeth Wakelin had married Moses Ayres, and was survived by a daughter, who at the time of John Wakelin's death had also died without issue; her expectancy fell therefore back to her uncle John Wakelin, and at his demise came to his niece Mary (perhaps the daughter of Henry Wakelin?), the wife of Thomas Langridge of Epsom, grocer. Mary Page married Robert Brownson of the parish of St. Martin in the Fields, Middlesex, silk dyer, and her only daughter Mary, the wife of Anson William Martin of the parish of St. Bride in the City of London, optician, inherited the other half-share in the moiety. Mary Langridge and Mary Martin were accordingly admitted on 21 June 1784. On 29 July 1786 Sarah Wakelin Lowdell, the wife of Joseph Coventry Lowdell, of Queen Street in the parish of St. Saviour in the borough of Southwark, surgeon, the only daughter of Thomas and Mary Langridge, inherited her mother's quarter share, and sold it on the same day to William Dubois of Epsom, gent. Mary Martin and her husband sold their quarter share also to William Dubois on 15 Jun. 1790. John Sanders's moiety came on 6 May 1777 under John Cupar's will to John Shove, the eldest son of -. Shove of Leatherhead, tallow chandler and his wife Elizabeth, a sister of John Sanders, of Reigate, labourer, who sold it on 2 Jun. 1788 to William Morris of Epsom, baker. In an exchange of moieties William Morris transferred his moiety on 15 Nov. 1790 to William Dubois of Alderman's Walk, Bishopsgate Street, London, and of Epsom, gen, the messuage called Eleanor's Leas, with the outhouses, barns, stables, garden, orchard, and 3 parcels of meadow and pasture land, 4 acres. William Dubois now held the entirety of the property, which on 23 May 1796 was inherited by his three sons, Jean Frederick, James, and Edward Dubois in equal shares. On 14 Oct. 1799 Thomas Cooper of Leatherhead, brewer, acquired from them their three shares in the messuage theretofore called Eleanor's Leas, being now a Public house and called or known by the name and sign of the Horse Eclipse, with the cottage and barn, yard and garden. Under Thomas Cooper's will these properties came on 25 Feb. 1801 to William Henry Coffin of the borough of Southwark, hop factor, the Eclipse now in the occupation of William Hewitt, the cottage of George Burt. William Henry Coffin sold the properties on 10 Aug. 1807 to Richard Ironmonger of Gerrard

Street, Soho, gent. On 22 Oct. 1810 Richard Ironmonger of Epsom, Esq. obtained a litcure to let all or any of his properties for 21 years. The death of Richard Ironmonger late of Epsom gen was recorded on 16 Oct. 1826, the tenants of the "Eclipse" public house stated as William Hewitt, afterwards Dibble, and now Trayton Peter Pagden and Stephen Pagden. On 4 Jun. 1827 the will of Richard Ironmonger late of Brighthelmstone, Sussex gen dated 28 Aug. 1825, probate 18 Aug. 1826, was presented by Thomas Jones Mawe of New Bridge Street in the City of London, gen, and Barrett Taylor of Brighton, Sussex, spinster, the daughter of the late Benjamin Taylor, Esq of Kennington, Surrey, and of his wife formerly Catharine Ridout of Deptford, Kent, the trustees under the will, a third trustee, Stephen William Catley of Bedford Lane, Clapham, disclaimed, and Thomas Jones Mawe and Barrett Taylor were admitted upon trusts, and to the trusteeship of the testator's daughter Jane Irvin otherwise Jane Taylor. On 3 Jun. 1833 (enrolled 27 Sep. 1833) Thomas Jones Mawe and Barrett Taylor, now of Upper Stamford Street, Surrey, mortgaged the property with some other freehold and copyhold properties for £3192.17.2d at 5% to Samuel Bignold of the City of Norwich Esq. In the tithe award of 1843 Trayton Peter Pagden and Stephen Pagden are shown as the owners of the Eclipse public house. On 8 Nov. 1860 a deed dated 25 Aug. 1860 between Augustus Richard Sola Ironmonger of Mitcham Esq, the eldest son of Jane Ironmonger decd, formerly Jane Irvin otherwise Jane Taylor, spinster, late the wife of Augustus Ironmonger Esq, who was under Richard Ironmonger's will entitled to the inheritance, and William Thomas Longbourne of Grays Inn, Middx, Esq, to bar the entail was enrolled, and William Thomas Longbourne was admitted to hold in trust for Augustus Richard Sola Ironmonger, subject to the devise to Mawe and Taylor, the mortgage to Samuel Bignold, and an annuity of £100 to Jane Shaw. On 7 Nov. 1872 it was recorded that on 1 Oct. 1872 Sir Samuel Bignold of Norwich Knt had acknowledged that the mortgage of 3 Jun. 1833 has long since been repaid, and Barrett Rudd, then resiging in the Republic of France, widow, formerly Barrett Taylor, had mortgaged the properties on account of Augustus Ironmonger of Blackheath, Kent, Esq, and Augustus Richard Sola Ironmonger for £11000 at 4% to the Revd. Richard Parson of Church Hill, Haslemere, Surrey, Clerk, John Whateley Simmonds, of 132, York Road, Lambeth, Esq, and John Vickerman Longbourne of Grays Inn, Middx, Esq. On 21 May 1880, after the demise of Richard Parson, John Whateley Simmonds and John Vickerman Longbourne now of No.7 Lincolns Inn Fields, were admitted, subject to the equity of redemption and had the property enfranchised on 28 Mar. 1881.

2C4. On 23 Dec. 1799 Jean Frederick Dubois and James Dubois of Alderman's Walk, Bishopsgate Street, merchants, mortgaged their two third shares in the 3 pieces of land, 4 acres, together with some freehold properties, to William Willis, James Wood, Richard Percival, and Samuel Tomkins of Lombard Street, London, bankers, as security for a loan of £11000. On 26 Jul. 1802 Edward Dubois of Henrietta Street, Covent Garden, Middlesex, Esq. sold his third share in the property to Richard Ironmonger of Gerrard Street, Soho, gent. Jean Frederick and James Dubois defaulted on the loan, but in the subsequent auction this property remained unsold, and was bought on 1 Nov. 1802 by their brother Edward Dubois, and sold by him to Richard Ironmonger, who was admitted on 18 Jul. 1803. On 6 May 1811 Richard Ironmonger sold to John Nugent the 3 pieces of land now united, 4 acres, and the site of the cottage formerly in the

2C4.
occupation of George Burrett, and the site of the barn, which properties Richard Ironmonger had acquired with the Eclipse public house on 10 Aug. 1807. On John Nugent's demise his widow Lucy Nugent was admitted on 11 Oct. 1813, and sold the property on the same day to Edward Archbold of Norfolk Street, Strand, Esq. On 12 Oct. 1819 Edward Archbold, now of Epsom, sold the 3 pieces of land now united, 4 acres, and the site of the cottage formerly in the occupation of George Burrett and the coachhouse stables and buildings now erected thereon, and also the site of a barn with the yard, garden, outhouses and sheds thereunto belonging, to the Rev. Philip Henry Douglas of Epsom, clerk. On 30 Apl. 1861 it was acquired from the Rev. Philip Henry Douglas, now of Broomhill near Tiverton, Devon, by Edward Ellis, of 36 Great Winchester Street in the City of London, and enfranchised to him on 17 Jul. 1861.

2C5. William Rumsby of Eltham, Kent, yeoman, sold his property, in the occupation of Roger Slann, on 28 May 1771 to Henry Reeve of Epsom, coachmaker. On 27 Jun. 1785 Henry Reeve mortgaged the property to John Hasswell of Epsom, cornchandler, and with the consent of John Hasswell's executors sold on 2 Jun. 1788 a piece of his land, north to south on the west side 187' abutting his own garden ground, then turning north-east for 14'9" abutting the land of -. Charman, then south-east for 22'6", abutting Richard Sheldon's land, then nearly south for 90', and south for 41', abutting Richard Sheldon's, then west for 14', and south for 50' abutting Richard Sheldon's and Benjamin Furniss's, and east to west 10' abutting Benjamin Furniss's, to Benjamin Furniss of Epsom, taylor, who had acquired the adjoining property (2C6). On Henry Reeve's death his widow Ann Reeve was admitted on 2 Nov. 1789 to the messuage with the barn, stables, buildings, edifices, garden and several parcels of land. At her demise her son Benjamin Reeve of Clapham, victualler, and her daughter Fanny, the wife of William Terry of Clapham, butcher, were admitted as trustees under her will on 31 Mar. 1826 to the messuage now divided into two tenements, with the barn, stables, buildings, edifices and gardens, and in the subsequent bargain and sale the messuage was bought in for Henry Terry, the infant son of Fanny Terry, his father William Terry being appointed his guardian; Henry Reeve's mortgage of 27 Jun. 1785 was redeemed at the same occasion. Henry Terry sold the two messuages, formerly one messuage, on 2 Sep. 1842 to William Howard of Francis Street, St.Mary, Newington, Surrey. baker for £310 who, now of Canal Place, Old Kent Road, Surrey, gen, had it enfranchised on 28 Apl. 1847.

2C6. Joseph Firmin, of Elmsted, Kent, gen. sold his messuage and small backyard on 26 Oct. 1767 to Elizabeth Adkins, spinster, the daughter of Thomas Adkins. Elizabeth Adkins sold the messuage, now empty, on 26 May 1777 to Berthia Sale of Croydon, widow. On 2 Jun. 1788 Benjamin Furniss of Epsom taylor, bought the property from Berthia Sale, and combined it with the adjoining piece of land, which he acquired from Henry Reeve on the same day (part of 2C5). On the death of Benjamin Furniss his daughters Mary Fleetwood and Elizabeth Lemon inherited the property on 1 Nov. 1798, and on 18 Mar. 1819 Mary Fleetwood and Charles Lemon, late of Baker Street, Portman Square, now of Lambeth Mews, May Fair, who had succeeded his mother on 10 Oct. 1808, sold the messuage and the piece of land, now in the occupation of Margaret J'Anson, widow, to Margaret J'Anson for £280. On 7 Apl. 1825 it was inherited by her daughter Margaret Knipe, and on her demise by her cousin Henrietta Larkins, of

Park Square, Regents Park, spinster on 25 Mar. 1835, and sold by her on the same day to William Chadband of Epsom, taylor. He mortgaged the property on 20 Apl. 1841 for £250 to William Stewart Wood, of Ewell, baker, who was admitted to the property on 10 May 1855 after the death of William Chadband, and sold it on the same day to James Levick of Epsom, Esq for £400. James Levick had the property enfranchised on 4 Sep. 1855.

2C7. The two moieties in the messuage, coachhouse, two stables, one brewhouse, three gardens and one orchard, the larger part of the Old House - New House property, in the occupation of Mrs. Jesser, then of Mary Foreman widow, together with the small piece of ground bought from John Grant, was sold by Susanna and Martha Borrett of Shoreham, Kent, on 12 May 1760 to Mary and Elizabeth Foreman of Epsom, spinsters, who sold it, then in their own occupation, on 25 Oct. 1779 to Richard Sheldon of Lincoln's Inn Fields, Middx. gen, who had it enfranchised on 6/7 Jun. 1785. In the tithe award of 1843 it was presumably held by James Skelton, William Chandler, and the Executors of the will of Zacharia Vint.

2C8. John Grant's property was entailed, and there is no entry relating to it until John Grant of Bishopsgate Street, London, pattern drawer, the eldest son of John Grant of Smith Street, Westminster, soapboiler, and his wife Barbara was admitted on 25 Mar. 1761. It was enfranchised by him on 29 Mar. 1762.

2C9. The property, which Thomas Adkins had purchased from the Letts heirs, was inherited in 1764 by his widow Elizabeth Adkins in accordance with their joint admission on 8 Jul. 1734. On her death the messuage, now in two tenements, with the barns, stables, outhouses and ½ acre of land, now in the tenure of Joseph Shaw, passed under Thomas Adkin's will of 12 Mar. 1764 to John Fasson of the parish of St. Helens, London, pewterer, and his wife Mary on 29 Oct. 1770. Their sons Thomas and Benjamin Fasson inherited the property on 24 Oct. 1796 in moieties. Thomas Fasson of Whitecross Street, London, pewterer, was declared bankrupt, and, with the commissioners of bankruptcy, sold his moiety to Richard Pearce of Epsom, carrier, on 16 Dec. 1805. Benjamin Fasson of sold the other moiety also to Richard Pearce on 16 Dec. 1805. Under the will of Richard Pearce, Elizabeth Maxwell, the daughter of his daughter Susanna, the wife of John P. Maxwell was admitted on 4 Apl. 1834. Elizabeth Maxwell married firstly Richard Wilcox and secondly William Toogood Melvin. On her demise her daughter Elizabeth Ann Ashwell Wilcox, who had married Thomas White of Schoolcroft, Middlesbrough, Yorks, blastfurnaceman, inherited the messuage in two tenements with the barns, stables, outhouses and ½ acre of land, formerly in the occupation of John Bailey, afterwards of Edward Yalden, since John Blaber and William Winter, now Alfred Parsons and George Thomas Sanderson, on 26 Jan. 1876, and had it enfranchised on 11 May 1876.

2C10. On Joseph Shaw's demise his two moieties in the messuage and one acre of land, now empty, descended on 20 Oct. 1760 to his son Joseph Shaw jun., in whose possession they remained until his death. Under his will (see 1C2) all his properties went on 30 Jun. 1806 to Sarah Weston for life, remainder to Henry and Charlotte Croasdale. In the

2C10.

auction sale on 19 and 20 Jul. 1814, lot 5, a good brick-built house, 4 parlours, 5 bedrooms, kitchen, offices and cellaring, a large coal-shed, and good garden, in the occupation of Mr. John Hayton at the low rent of £18 p.a. N.B. the coal-shed has been erected by the tenant who contends he has a right to remove the same, was sold to John Hayton of Epsom, coalmerchant, who was admitted on 15 Sep. 1820. At his death his daughter Elizabeth Hayton was, under his will dated 14 Mar. 1857, probate 1 Aug. 1857, admitted on 24 Nov. 1857 in trust for sale, for the benefit of herself, his son Joseph Hayton, and his other daughter Sarah, the wife of Edward Yaldon of Epsom, draper. On 27 May 1858 the property was by them sold to the Wimbledon and Dorking Railway Company for £1650, who had it enfranchised with a number of other properties on 8 Nov.1864.

2C11. The property belonging to Christ's Hospital was enfranchised since 1729 and does not appear in the court rolls after this date. Some deeds relating to this property are at present kept at the Epsom Library (Josiah Bacon deeds).

2C12. The messuage belonging to the Mary Dundass Charity was vested in the Rev. Samuel Glasse on 23 Jun. 1783, and in the Rev. Fleetwood Parkhurst on 20 Apl. 1815, when the occupiers were George Bentley, now John Hasted, the Rev. Jonathan Boucher not having been admitted. On 8 Nov. 1860 the Rev. Benjamin Bradney Bocket was admitted together with Charles John Langlands of Epsom, estate agent, one of the church wardens, and William Barnard of Epsom, one of the overseers of the poor of the parish of Epsom; on 15 Dec. 1863 they obtained a licence to let the property for 21 years to John Langlands at an annual rent of £24, and on 28 Aug 1885 had the three, formerly two messuages with the gardens, worktops, stabling, outbuildings and premises thereto belonging, formerly known by the name of "The Crown", formerly in the tenure of George Bentley, afterwards of John Hasted and then of James Careless, and for several years past of Charles John Langlands, enfranchised.

2C13. Thomas Syms sold the Horse and Groom public house, now in the occupation of George Hoare, and the adjoining messuage in the occupation of Henry Winchester, on 24 Oct. 1763 to Thomas Hebbard of Epsom, butcher. On 8 Jun. 1769 Thomas Hebbard mortgaged the two messuages, now occupied respectively by William Hansell, victualler and Mary Winchester widow, to Jane Dibble of Ashtead, widow, for £100 at 4½%. On 17 Nov. 1769 he repaid this mortgage and took up another mortgage from Richard Burgiss the elder of Ewell, gen, for £100 at 4½%, which he increased by £500 on 17 Aug. 1773. The death of Thomas Hebbard was recorded on 24 Oct. 1774; in his will dated 10 Sep. 1772 he had appointed his brother in law John Ingram of Banstead, innholder, and Thomas Dod of Buckland, Surrey, farmer, trustees, and had expressed the wish that his son William may carry on the business of a butcher in the house, shop and premises he then lived in. However as the sum of £200 was still outstanding on the two mortgages Richard Burgiss was admitted on 5 Sep. 1780 to the two messuages, the one formerly called the Horse and Groom, but now known by the name and sign of the Marquis of Granby, now in the occupation of Daniel French, and the other lately occupied by Thomas Hebbard. Richard Burgiss sold the two messuages on the same day to John Clubb of Epsom, yeoman, for life, his wife Frances Clubb for life, and the heirs of the survivor.

On 11 Aug. 1790 Frances Clubb of Epsom, widow, obtained a licence to let her messuages for 21 years, and on 18 Jul. 1803 sold the messuage adjoining the Marquis of Granby with the butcher's shop, stable, garden, and yard (2C14, q.v.) to David May of Epsom, butcher. The Marquis of Granby public house Frances Clubb sold on 4 Jun. 1805 to Jarman Goldsmith Hope in whose occupation it was at the time. On 20 Apl. 1815 the Homage was asked to give a decision in a dispute between Jarman Goldsmith Hope and Charles Young about a gateway or entrance leading into the garden of the said Charles Young belonging to a messuage formerly known as the Nag's Head, which garden adjoins the copyhold estate of the said Jarman Goldsmith Hope. Homage decided on 24 Apl. 1816 that the said gateway is part and parcel of the copyhold premises to which Charles Young had been admitted and ought to be enjoyed by him, and that Charles Young is well entitled to a right of carriage way from the High Street through the present gateway to the said garden of his. On 30 Oct. 1821 Jarman Goldsmith Hope of Epsom gen sold to Anthony Harman of Croydon, brewer, for £800 the messuage together with a right of way and the right of taking water from the well at the rear, now in the occupation of Daniel Leggatt, and Anthony Harman mortgaged the property to Jarman Goldsmith Hope on the same day for £500 at 5%. The repayment of this mortgage was recorded on 26 Oct. 1829. The death of Anthony Harman was recorded on 17 Nov. 1857, when his son, the Rev. Thomas Harman of No.38 Baker Street, Portman Square, Middx, clerk, reported that his father had died on 1 Jan. 1845 and produced his will dated 24 Oct. 1843, probate 11 Mar. 1845, in which he had devised the property, now in the occupation of Messrs. Nalder and Collyer or their undertenants, to his son Thomas Harman and his heirs; Thomas Harman was accordingly admitted. On 8 Apl. 1858 it was reported that the messuage and premises, especially the stable and outbuildings of the Marquis of Granby public house in the occupation of Mr. Bentley were in a bad and falling state of repair and in a ruinous condition. On 23 Apl. 1863 the death of Thomas Harman was recorded, and on 28 Jan. 1864 John Nixon Harman of Banbury, brewer, presented the probate dated 28 Feb. 1861 of the will dated 14 Feb. 1860 of Thomas Harman, in which he had devised the property to Thomas Beckett of Fant near Maidstone, Kent, Esq in trust : One moiety to his brother John Harman for life, then to his child or his children to be divided equally between them, and the other moiety to the child or children of his late sister, the wife of Charles Andrew Beckett of Gravesend, Kent, living at the testator's demise. Thomas Beckett disclaimed the trusteeship, and John Nixon Harman was appointed trustee in Thomas Beckett's place; Thomas Harman is here stated as late of Chippenham House near Slough, Bucks. On 8 Mar. 1864 John Nixon Harman obtained a licence to let the property for 21 years at an annual rent of £35 to Howard Nalder and Bristow Collyer of Croydon, brewers. The death of John Nixon Harman was recorded on 29 Apl. 1875. No claimant had appeared by the third proclamation on 11 May 1876, and a precept to seize was issued. On 16 Nov. 1876 Ramsay Harman of Southampton Esq was appointed trustee on an order of the High Court of Justice, Chancery division, dated 19 Nov. 1875, on a petition of George Byng Harman of Aldershot, Hants, a colonel in Her Majesty's army, Ramsay Harman of Southampton, Esq, William Langmead Lewes of the City of Worcester, adjutant in Her Majesty's Service, Edward Llanfan Lewes of Llandovery in the County of Carmarten gen, Thomas Beckett of Gravesend, Kent, Esq, Mary Rigg of Brighton, Sussex, widow, Tufnell Samuel Southgate of 7 Kings Bench Walk,

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Temple, in the City of London, solicitor, and Ellen his wife, the Rev. James Harrison Watson of the Deaf and Dumb Asylum in Old Kent Road, Surrey, clerk in Holy Orders, John Henville Hulbert of Lincolns Inn, Middx, gen, and Margaret Elizabeth Harman of Bloxham near Banbury, the widow of John Nixon Harman. On 24 Feb. 1885 Ramsay Harman of Southampton, a colonel in Her Majesty's Army, obtained a licence to let for 21 years at an annual rent of £35 to Howard Nalder and Howard Frederick Nalder of Croydon, brewers. The property, which included a right of carriage road in common with the occupiers of the adjoining property 2C14 and the use of the pump, sharing the cost of its repairs, was enfranchised to Ramsay Harman on 24 May 1886.

2C14. Frances Clubb (see 2C13) sold on 18 Jul. 1803 the messuage adjoining the Marquis of Granby public house, the butcher's shop, stable, garden and yard, with a right of way shared with the occupiers of the Marquis of Granby and the use of the pump, in the occupation of Mr. Hope, butcher, to David May of Epsom, butcher. On 19 Sep. 1804 David May mortgaged the property to John Tilt of Dorking, yeoman, for £150 at 5%, and further increased this mortgage on 11 Feb. 1808. The repayment of these mortgages was acknowledged by John Attlee of Dorking, yeoman, one of the executors of John Tilt, on 1 Nov. 1813, and on the same day David May sold the property, which was then in the occupation of Jarman Goldsmith Hope, to Jarman Goldsmith Hope for £255. Jarman Goldsmith Hope sold the property, formerly in the occupation of William Hippit, afterwards of Jarman Goldsmith Hope, since of Jarman Hope, and now of Henry Joseph Reed, on 4 Apl. 1834 for £850 to Henry Joseph Reed of Epsom, butcher, who mortgaged it on the same day to Jarman Goldsmith Hope for £495 at 4%. On 29 Jul. 1839 Henry Joseph Reed obtained a licence to let the property for 21 years to Thomas Bradshaw of Bayswater, Middx, gen. On 28 Oct. 1841 John Nicholson of No.114 St. Johns Street, Middx, distiller, and John Taber of 39 Crutched Friars, London, wine merchant, were appointed assignees in the bankruptcy of Henry Joseph Reed, late of Marquis Court, Drury Lane, Middx, victualler. After his demise, which was recorded on 23 Apl. 1857, it was presented on 22 Oct. 1857 that Jarman Goldsmith Hope had died on 20 Nov. 1836, that the mortgage had descended to his only son Jarman Hope (and not to the trustees appointed under his will dated 22 Jan. 1834, cf. 1C8), that Jarman Hope had died in Jan. 1856, and had in his will dated 18 Sep. 1855 appointed his friends James White and Charles Alexander White of Dorking, auctioneers, and his sister in law Mary Weston of Dorking, spinster, trustees, who were admitted on 22 Oct. 1857 under the mortgage of 4 Apl. 1834. On 8 Nov. 1860 James White and Charles Alexander White sold the property to John Hooper Nevill of Epsom, butcher, for £660, paid to Thomas Child, the surviving trustee under the will of Jarman Goldsmith Hope. On 11 Aug. 1875 John Hooper Nevill obtained a licence to let the property to William Bradman for 21 years at an annual rent of £50. The death of John Hooper Nevill was recorded on 7 May 1885, and on 19 Jan. 1887 his wife Elizabeth Nevill was admitted, and on 13 Sep. 1888 had the property, now in the occupation of William Chapman Bradman, enfranchised; - it was still a butcher's shop in 1984.

2C15. On 14 Jun. 1756 Henry Noden of the Strand, Middx, tallowchandler, and Elizabeth his wife, late the widow of Eling Eggers, entailed the messuage called the Nag's Head and the piece of land at the rear (part of 2C23a) to Henry

Noden for life, Elizabeth Noden for life, and the heirs of Elizabeth Noden. On 26 May 1777 Henry Noden of Epsom, gen, and Elizabeth his wife mortgaged the Nag's Head property together with the piece of meadowland, 170' x 46', at the rear of the messuage to Samuel Sharp of Epsom, grocer, for £200 at 4½%. On 28 Oct. 1782 Samuel Sharp was admitted on this mortgage, and on 27 Oct. 1783 Henry Noden released to him the equity of redemption. Samuel Sharp sold the property, now described as formerly called the Nag's Head, and the piece of land at the rear, formerly in the occupation of Richard Barnett, saddler, now of his widow Judith Barnett, on 28 Oct. 1788 to Charles Young of Epsom, gardener. On 24 May 1813 Charles Young bought from Thomas Wood all that slip piece of land 170' long x 5' on the north end, 4' on the south, of the meadow 2C23a at the rear of the property. The death of Charles Young was recorded on 25 Mar. 1835. On 7 Apl. 1836 his eldest son, Charles Young, nurseryman, was admitted under his father's will dated 28 Jan. 1829 (probate 16 Jul. 1835) to the messuage called the Nag's Head and the piece and the slip of land, now in the occupation of the said Charles Young the son. On 25 Sep. 1841 Charles Young mortgaged all his properties to Sarah Collingwood of Reigate, spinster, for £1000 at 5%. On 8 Jan. 1852 Sarah Collingwood obtained admission to the Nag's Head property, and sold it for £430 to James Careless of Epsom, innkeeper. James Careless mortgaged the property, formerly in the occupation of Charles Young and now of Benjamin Brathwaite, on the same day to Sophia Elliott of Park Road, Stockwell, widow, for £300 at 5%. The death of James Careless was recorded on 7 Nov. 1861, and on 29 Apl. 1862 it was recorded that Samuel Buggs of Epsom, grocer and coalmerchant, had purchased the property for £350 at a bargain and sale from Matthew Skinner of Garratt Lane, Wandsworth, gen, and Frederick Rust late of Imbirds Good Easter near Chelmsford, Essex, but now of Furweston, Bucks, farmer, the executors of James Careless's will dated 5 May 1861, and the executors of the will of Sophia Elliott, who had died on 17 Nov. 1856, acknowledged satisfaction of the mortgage of 8 Jan. 1852. On 24 Nov. 1881 the death of Samuel Barton, formerly Samuel Buggs, was recorded, and his eldest son, Samuel Barton of Epsom, corn and coalmerchant, was admitted to the property formerly in the occupation of Charles Young, since of Benjamin Braithwaite, then of Henry Herrick, subsequently of William Alexander Everest, and now of Thomas Holden, and obtained its enfranchisement on 9 Jan. 1882.

2C16. The Rev. Charles Coldcall retained the property which he had inherited from his aunt Margaret Wortley Montague. At his death, recorded on 4 Nov. 1793, the two messuages with the buildings and yards thereunto belonging, in the occupation of . Kaye and . Thomas, passed to his only daughter Charlotte Ashburnham Brook, the wife of William Brook of Hurstmonceux, Sussex, gen. In Mar. 1786 Charlotte Ashburnham Brook obtained a licence to let the property for 21 years. On 10 Aug. 1807 William Brook of Brighthelmstone, Sussex, gen, and Charlotte Ashburnham his wife mortgaged the One Tun public house, heretofore in the occupation of John O'Brien, now of . Cooper, and the messuage now in the occupation of . Thomas, to William Duke of Bexhill, Sussex, gen, and William Gill of the town and port of Hastings, Sussex, gen, for £300 at 5%. This mortgage was repaid on 28 Oct. 1811, and on the same day Charlotte Ashburnham Brook and her husband William Brook sold the One Ton public house in the occupation of

2C16.

John O'Brien, and the messuage, coal shed, washhouse, buildings and premises in the occupation of John Thomas, to William Cobbold of Epsom, brewer, who was admitted on 11 Aug. 1815. On 23 Apl. 1824 William Cobbold, now of Colchester, Essex, sold the property, together with 2C17 and 9C1 for £700 to Trayton Peter Pagden. At his demise, first recorded on 6 Nov. 1879, his son Robert Pagden was admitted to these properties on 14 Oct. 1880, the One Tun public house now in the occupation of John Dalton, and the messuage formerly in the occupation of . Thomas Major. Robert Pagden had the properties, the One Tun public house now in the occupation of Edwin Lea, enfranchised on 11 Jan. 1884.

2C17. On 29 Oct. 1756 Hamet Richardson of the Customs House, London, gen, the executor of the will of Thomas Barrington, acknowledged satisfaction of Robert Bird's mortgage of 27 Dec. 1749, and on 8 Nov. 1756 Robert Bird mortgaged the messuage called the George, now in the occupation of Edward Werner, for £200 at 4% to Amey Burgess of Epsom, widow, and sold it, now in the occupation of Francis Peak, outright to her on 26 Oct. 1761. On 13 Nov. 1775 John Gouldsmith and Amey his wife obtained a licence to let all the messuage which she the said Amey Gouldsmith now holds, for 21 years. On 3 Aug. 1776 John Gouldsmith of Epsom, coachman, and Amey his wife (late Amey Burgess widow) surrendered the property to uses : Amey Gouldsmith for life, John Gouldsmith for life, then the heirs of Amey Gouldsmith. The death of Amey Gouldsmith was recorded on 14 Jun. 1794, and on 20 Feb. 1797 John Kempshall of Horsham, Sussex, labourer, eldest son of Richard Kempshall of Rusper, Sussex, and Ruth his wife, formerly Ruth Tulley spinster decd, Henry Penfold of Horsham afsd, labourer, eldest son of James Penfold of Horsham, labourer, and Rebecca his wife, formerly Rebecca Tulley spinster decd, William Tyler of Rusper, carpenter, only son of William Tyler late of Rusper, farmer, and Hannah his wife, formerly Hannah Tulley spinster decd, James Warren of Leigh, Surrey, labourer, only son of George Warren late of Leigh afsd. and Mary his wife, formerly Mary Tulley spinster decd, and William Burchell of Lindfield, Sussex, labourer, only son of John Burchell late of Charlwood, labourer, and Sarah his wife, late Sarah Tulley spinster decd, the sons of the five sisters of Amey Gouldsmith, were admitted in fifth parts to the reversion expectant upon the death of John Gouldsmith, which they sold on the same day to Thomas Cooper of Leatherhead, brewer. The death of John Gouldsmith was recorded on 1 Jul. 1799, and the death of Thomas Cooper on 20 Oct. 1800. On 25 Feb. 1801 it was presented to the court that in his will dated 6 Jul. 1799 Thomas Cooper had devised amongst his other properties (2C3, 3C34, etc) the messuage and backside or garden commonly called the George to William Henry Coffin of the Borough of Southwark, hopfactor, upon trusts. The death of William Henry Coffin was recorded on 6 May 1811, and on 29 Jun. 1811 Mary Coffin of Tooting, spinster, Elizabeth Coffin of the same place, spinster, Sarah Brown of the same place, formerly Sarah Coffin, spinster, Sophia Ann Burford of Stamford Street, Blackfriars, widow, and Edward Clarke of Thavies Inn in the City of London, gen, the co-heirs of William Henry Coffin according to the custom of the manor, were admitted to the messuage called the George (formerly the Swan), and on the same day sold it to William Cobbold of Epsom, brewer. On 23 Apl. 1824 William Cobbold, now of Colchester, Essex, brewer, represented by Robert Meggy of St. Thomas's Street, Southwark, gen, sold the messuage called the George, now in the occupation of Joshua King, together with the

adjoining One Tun public house (2C16) and the property in Church Street (9C1) for £700 to Trayton Peter Pagden of Epsom, common brewer. The death of Trayton Peter Pagden was recorded on 6 Nov. 1879, and under his will dated 7 Mar. 1867, with a codicil dated 20 Oct. 1869, probate 1 Nov. 1879, his son Robert Pagden of Epsom, brewer, was admitted on 14 Oct. 1880 upon trusts to all his copyhold hereditaments and premises, the George now in the occupation of Philip George Woodridge. Robert Pagden had the property, now in the occupation of Philip George Woodridge's widow, enfranchised on 11 Jan. 1884.

2C18. On 28 May 1770 Charles Coldcall of Ashburnham, Sussex, surrendered to Hannah Wood, the widow of Charles Wood, the messuage, backside and garden formerly in the occupation of John Curson and then of Richard Chullen, cordwainer. The death of Hannah Wood late of Epsom, widow, was recorded on 19 Oct. 1801, and on 29 Mar. 1802 her son Thomas Wood of Epsom, gen, produced her will dated 17 Oct. 1801, in which she had devised to him her copyhold houses and lands, - to her son Charles Wood her freehold house in Cheam, and to her son Robert Wood, amongst some other moneys, two notes of his hand for £100 and £50. The death of Thomas Wood was recorded on 11 Apl. 1820; under his will dated 22 Oct. 1816 his nephew Charles Wood was admitted to the property. The death of Charles Wood of Epsom, baker, was recorded on 10 May 1855. On 8 May 1856 his son Charles Wood of Epsom, baker and confectioner, was under his father's will admitted to the messuage in the High Street, backside and garden, formerly in the occupation of John Curson, then of Thomas Cullen, then of Thomas Wood, and late of the said Charles Wood decd; to his wife Mathilda Wood, Charles Wood had devised an annuity of £10. Charles Wood's (the son's) death was recorded on 10 Sep. 1881. In his will dated 24 Feb. 1876 he had devised the property, in accordance with a settlement of 18 Dec. 1838 on his marriage to Harriett Barnard spinster, to his wife Harriett Wood in trust for life, and to Charles John Manders of 29 Lincoln's Inn, solicitor, in trust; Charles John Manders disclaimed, and Harriett Wood was admitted to the property, now in the occupation of Mary Barrett, and obtained a licence to let it with the land at the rear (2C23A) at an annual rent of £60 to Mary Barrett. At the demise of Harriett Wood, late of Glencoe Street, St. John's Road, Richmond, recorded on 28 Apl. 1887, Charles John Manders was admitted in trust as the surviving executor of the will of Charles Wood of 24 Feb. 1876, to whom Harriett Wood had devised the property in her will dated 30 Mar. 1876, and Charles John Manders surrendered the property in accordance with Charles Wood's will to Charles Wood's grandson Charles Henry Piggott of Dorchester College near Wallingford, Oxon, who had by then reached the stipulated age of 25 years. On 16 Apl. 1896 the Rev. Charles Henry Piggott, formerly of Paull Vicarage, Hedon, Yorks, but now of Renhold near Bedford, obtained a licence regularising the letting of the property from 29 Sep. 1893 for an annual rent of £56 to Robert Chamberlain of 13 Camden Gardens, Shepherd's Bush, Middx, baker. On 4 Jun. 1896 Charles Henry Piggott mortgaged the property to John Parnell of Waltham Abbey, Essex, Esq and Leveton Jessopp of Bedford Esq for £800 belonging to them on joint account, at 4% p.a., due on 29 Sep. next; on 8 Oct. 1896 John Parnell and Leveton Jessop acknowledged the repayment, and on 9 Oct. 1896 Charles Henry Piggott took on a mortgage for £1000 at 4% due on 25 Mar. next, from Jane Ellen Paterson of Bedford, spinster; the repayment of this mortgage was acknowledged on 23 Jun. 1897, and on 22

2C18.
Jun. 1897 Charles Henry Piggott obtained the enfranchisement of the property, now in the occupation of Robert Chamberlain.

2C19. The death of Robert Wood was recorded on 14 Jun. 1756; in his will dated 21 Jul. 1755 he had devised the two messuages and the buildings to the same belonging, in the occupation of Hannah Wood widow and Richard Dimes, and the moiety of the meadow ground (2C23A) to his grandson Robert Wood, who was admitted on 25 Oct. 1756; as he was an infant, 8 years of age, his mother Hannah Wood was appointed his guardian. On 9 Dec. 1778 Robert Wood of Epsom, baker, mortgaged the properties to John Lucas of Horton, yeoman, for £400 at 5%, due on 9 Jun. 1779, and on 6 Nov. 1781 increased the mortgage by another £150. On 19 Jul. 1785 John Lucas acknowledged the repayment of both mortgages, and Robert Wood surrendered the messuages, now in the occupation of Robert Wood himself and Stephen Brown, breechesmaker, to his mother Hannah Wood, widow. From then onwards the property descended together with 2C18 (q.v.) until its enfranchisement : The death of Hannah Wood was recorded on 19 Oct. 1801 in her will dated 17 Oct. 1801 she left to her son Robert Wood the notes of his hand for £100 and £50, but had devised the two messuages and the meadow ground, formerly in the occupation of Robert Wood and Stephen Brown, to her son Thomas Wood of Epsom, gen, who was admitted on 29 Mar. 1802. At the death of Thomas Wood, recorded on 11 Apl. 1820, no names of tenants are given; at the death of Charles Wood in 1855 the occupants were John Butcher and William Steer, at the death of the younger Charles Wood in 1881 Alfred Lane and Robert Dearle. The two messuages were not included in the lease to Mary Barrett. At Harriett Wood's death in 1887 the tenants were -. Butcher and William Henry Hicks, and at the enfranchisement to Charles Henry Piggott on 22 Jul. 1897 Mrs. Butcher and Mrs. Boothman.

2C20. Jane Sharp paid back the mortgage to Charles Burnett on 19 May 1755 and took up another mortgage on the five messuages from Thomas Wright of Epsom, gen, for £300 at 4%; she increased this mortgage by £45 for outstanding interest on 22 Oct. 1759. On 8 Jun. 1767 Thomas Hugget of Brockham in the parish of Betchworth, Surrey, gen, discharged Jane Sharp's mortgage for £357.3.1 in principal and interest to Thomas Wright, and acquired from Jane Sharp the six messuages which were erected where certain barns and stables heretofore stood, and were in the occupation of Jane Sharp, John Bristow, John Croucher, James May, Elizabeth Spencer, and Mary Morgan. At the death of Thomas Huggett, late of Guildford, gen, John Page of Stoke next Guildford, gen, and John Whinn of Tottenham High Cross, Middx, gen, were admitted in trust for sale on 8 Jun. 1789. John Whinn acquired the property as the best purchaser thereof on 19 Jun. 1795. On 30 Oct. 1797 he obtained a licence to let some of his properties (6C6, q.v.) to -. Hall for 21 years, and on 16 Sep. 1802 the premises 2C20 to -. Monger, cooper. At John Whinn's demise his widow Hannah Whinn was admitted on 18 Jul. 1803 for life. The death of Hannah Whinn of Walworth Terrace, Surrey, was recorded on 27 Apl. 1832. In his will dated 13 Nov. 1791 John Whinn had appointed Oshea Olney to hold the properties in trust for John Whinn's niece Sarah Woodcock. Oshea Olney had died in the lifetime of John Whinn, Sarah Woodcock had married Edward Prockter and had also died, leaving two children, John Prockter of Ivy Lane, Newgate Street in the City of London, painter and glazier, and Mary Ann Prockter, who

had married Frederick Summers of Little Britain, London, goldbeater, and had died in Aug. 1828, leaving two children, Edward Summers and Mary Ann Summers, both infants. On 27 Apl. 1832 John Prockter was admitted to one moiety of and in John Whinn's properties, and on 12 Apl. 1833 he was admitted to the other moiety in trust for his sister's children, and on the same day transferred this moiety to Thomas Summers of Little Britain, their grandfather who had been appointed their guardian. On 27 Sep. 1833 John Prockter and Thomas Summers obtained licences to let for 21 years four of the six messuages to Lawrence Langlands, and the two messuages in the occupation of Elizabeth Manger and Thomas Slaughter to Elizabeth Manger, cooper. John Prockter died in 1841, and in his will had appointed his brother in law Frederick Summers his executor, who was accordingly admitted upon trust for the benefit of John Prockter's widow and children on 18 Mar. 1848. At Frederick Summers's death his son Frederick Edward Summers was admitted upon trust on 1 Apl. 1864, and on 12 Apl. 1864 surrendered the moiety in trust to John Edridge Walton of 29 Barnsbury Grove, Islington, Middx, the occupants now being Robert Dearle, Robert Bowles, George Boulding, Elizabeth May, and James Busbridge. On 12 Apl. 1864 John Edridge Walton and Frederick Edward Summers (see below) obtained a licence to let the six messuages for 21 years to Lawrence Langlands of High Street, Epsom, auctioneer, and on 1 Apl. 1864 (enrolled 19 Apl. 1864) mortgaged all John Whinn's properties for £600 at 6% to Charles John Langlands of High Street, Epsom, gen. On 14 Apl. 1877 John Edridge Walton, now residing at Chicago in the United States of America, surrendered the trusteeship of the moiety to Henry Mason of 84 Basinghall Street in the City of London, gen, (the steward of the Manor), William H. Bradley of Chicago in the State of Illinois, counsellor at law, accepting the surrender, acting as deputy steward of the Manor for that turn only, the occupants of the six messuages now being Robert Dearle, -. Conway and -. Boulding, Mrs. Dormer, and James Busbridge. The other moiety of the trust came on Thomas Summers's death on 1 Apl. 1864 to his lawful heir, his grandson Thomas James Summers of 9 Norland Square, Notting Hill, Middx, and was surrendered by him to Frederick Edward Summers of 3 Dyson Cottages, Albion Road, Dalston, Middx, goldbeater, the eldest son of Frederick Summers, who had long since attained the age of 21 years. With John Edridge Walton (see above) he mortgaged the properties for £600 at 6% to Charles John Langlands on 1 Apl. 1864, and on 24 Feb. 1865 they increased this mortgage by £150, and on 30 May 1866 Frederick Edward Summers further mortgaged his moiety for £250 to Charles John Langlands. On 31 Dec. 1877 Charles John Langlands of Epsom, estate agent, acknowledged satisfaction of these three mortgages to Frederick Edward Summers, now of 41 Leaconfield Road, Highbury, Middx, and on the same day Frederick Edward Summers and Henry Mason sold the four John Whinn properties (2C20, 6C6, 6C7, and some land in Mackerells shot) for £2000 to Charles Reginald Langlands of Epsom, surveyor, who obtained their enfranchisement on 26 Jun. 1878.

2C21. On 26 Oct. 1767 Joseph Shaw the younger, as administrator of his father's estate, acknowledged to John Eastland the receipt of £400 in full payment for all principal and interest on the four mortgages of 1729 to 1746. The death of John Eastland of Epsom, perukemaker, was recorded on 22 May 1769, when his only child, his daughter Mary Eastland, his heir according to the custom of the manor, was admitted. On 26 Oct. 1772 Richard Ragge of Epsom,

cooper, and Mary his wife, formerly Mary Eastland spinster, surrendered to uses all those customary messuages now divided into four tenements, east to west 57 feet, north to south 20 feet, formerly in the occupation of Dyer widow, John Dyer, Thomas Andrews, and George Hore, and now or late of Richard Ragge, Thomas Foster, Thomas Sutton, and William Furniss : Mary Ragge for Life, then her husband Richard Ragge for life, then the heirs of Mary Ragge, and Mary Ragge was accordingly admitted. On 13 Jun. 1970 this disposition was altered that the remainder upon the decease of the survivor of Richard and Mary Ragge should go to the person named in the will of Mary Ragge (notwithstanding her coverture), and for want of such will to the heir of the survivor of Richard and Mary Ragge. On 20 Apl. 1800 Mary Ragge of Epsom, widow, mortgaged the messuage in four tenements to Robert Ragge of Leatherhead, collarmaker, for £130 at 5% due on 9 Oct. next. The death of Mary Ragge was recorded on 29 Jun. 1801; no claimant had appeared by the third proclamation on 29 Mar. 1802, and a precept to seize was issued, but on 26 Jul. 1802 Thomas Furniss of Epsom, taylor, produced the probate of Mary Ragge's will dated 3 Mar. 1801 appointing Thomas Furniss to hold the messuages now in the occupation of James Foster, John Lewis Jacquet and William Latter, in trust to the use of the said Thomas Furniss and of Elizabeth Burton of Epsom, the wife or widow of Thomas Burton late of the same place, taylor; Thomas Furniss was admitted accordingly and mortgaged the property to William Winchester of the Strand, Middx, stationer, for £100 at 5%. On 18 Jul. 1803 the mortgage to Robert Ragge for £130 and £19.12.9d interest was transferred by Robert Ragge's widow Elizabeth Ragge of Leatherhead to William Winchester. Between 1816 and 1838 Thomas Furniss acquired the moiety of the land at the rear of the messuages (see 2C23A), and on 6 Apl. 1843 he obtained a licence to let for 21 years at a yearly rent of £7 All that erection and building heretofore used as a barn, 55 feet x 16 feet, together with a right of way to and from the said premises and the Town of Epsom of the width of 4 feet, to William Morton of Chipstead, farmer, John Skelton of Warlingham, farmer, John Pope the younger of Mitcham, shoemaker, Thomas Makepiece of Mitcham, calicoprinter, Robert Wilson of Cheam, farmer, Thomas Holdsworth and John Holdsworth, both of Titsey, farmers, Richard Ward of Warlingham, wheelwright, and James Harrowell of Epsom, butler. The death of Thomas Furniss was recorded on 28 Oct. 1847, and on 13 Apl. 1848 his daughter Sarah Furniss of Herne Hill, Camberwell, was under his will dated 27 Feb. 1841 (probate 3 Jun. 1847) admitted to the property. On 12 Nov. 1858 Sarah Furniss, spinster, now of Epsom, and Sarah Furniss widow, who under Thomas Furniss's will was entitled for life to the rents and profits in the property, sold a piece of land attached to the property for £407 to the Wimbledon and Dorking Railway Company. There is a cancelled erroneous entry on 3 Nov. 1864 recording the death of Sarah Furniss spinster (does this refer to Sarah Furniss widow?). The death of Sarah Furniss spinster is in fact recorded on 5 May 1870, when her eldest brother William Thomas Furniss of Epsom, parish clerk, was admitted to the messuage in four tenements, lately in the occupation of Richard Ragge, James Foster, Thomas Sutton, and William Furniss. The death of William Thomas Furniss was recorded on 5 Nov. 1874, and on 18 Nov. 1875 his will dated 1 Sep. 1874 (probate 12 Nov. 1874) was produced, in which he had devised his copyhold estates to his wife Mary Ann Furniss to sell them with all convenient speed, with the power to

his son William Furniss to purchase the same; as William Furniss elected to purchase only part of the hereditaments Mary Ann Furniss sold to her other son George Furniss for £1000. All that piece of land in the High Street of Epsom and the two messuages thereon standing, together with the yards, gardens, sheds and outbuildings also standing thereon, now in the occupation of the said George Furniss and one James Furniss, and also that piekce of land in the rear of the said High Street, together with the buildings, with a right of way of 4 feet 6 inches width, and also another piece of land with the sheds, buildings and premises standing thereon. The remaining piece of land together with the dwelling house, sheds and outbuildings thereon standing, and the forecourt, sidecourt or passage, yard and garden to the same belonging, now in the occupation of William Furniss, was purchased from Mary Ann Furniss for £300 by William Furniss. The quit rent for the property of 5/- was apportioned to George Furniss $3^{s}/4^{d}$, William Furniss $1^{s}/8^{d}$. George Furniss of Epsom, builder had his part of the property enfranchised on 3 Feb. 1898. The death of William Furniss of Epsom, retired carriage proprietor, was recorded on 14 Jul. 1914. In his will dated 14 Oct. 1897 with a codicil dated 11 Nov. 1904, probate 2 Mar. 1914, he had appointed his sister Frances Adds, the wife of Albert Adds of South Croydon, butcher, executrix in trust for sale, who, now of 250 Selsdon Road, South Croydon, widow, sold the property to Alfred Frederick Furniss of Middle House, High Street, Epsom, builder, for £475, Theodore Bell acting as his attorney. The property was enfranchised to Alfred Frederick Furniss on 16 Jul. 1914.

2C22. Edward Wood died in 1760 (buried 25 Apl. 1760). Under the terms of the arrangement of 8 Sep. 1755 his properties came to his widow Ellinor Wood, who on 1 Sep. 1766 obtained a licence to let any or all of her properties for 21 years. On 8 Mar. 1773 Eleanor Wood mortgaged the three third shares of and in the messuage in several tenements, garden and orchard, in the several tenures of James Caesar, John Collins, Edward Gates, George Farndell, and the widow Parker, to Robert Street of Banstead, butcher, for £200 at 4½%. The death of Eleanor Wood was recorded on 27 Jun. 1785, when her will dated 15 Jan. 1781, with a codicil dated 28 May 1785 was produced; by the codicil she had devised the three third shares in the messuages then in the several occupations of Gates, Caesar, Cooper, Tanner, and Collins, to her sons William Wood of Richmond, plumber, and Francis Wood of Epsom, stonemason, they paying thereout £40 to her grandson Samuel Parish when he reaches 21 years of age. (Regarding Ellinor Wood's eldest son Edward Wood see 4C1). William Wood and Francis Wood were accordingly admitted as joint tenants: On 23 Oct. 1786 it was recorded that on 11 Mar. 1786 Robert Street had acknowledged the satisfaction of his mortgage of 8 Mar. 1773, and William Wood and Francis Wood divided the property between themselves, William Wood taking all those three third shares in all those two messuages and stable, with the yards, gardens and ground in the occupation of Edward Gates and Tanner, with a right of way, and also all that stable adjoining, in the occupation of James Caesar, and Francis Wood, now of East Sheen, stonemason, taking the three third shares of all those three messuages together with the yards, gardens and ground, in the occupation of John Collins, James Caesar, and Cooper. William Wood had mortgaged his properties on 4 Apl. 1786 to Edward Gates of Epsom, bricklayer, for £150 at 5%, to be paid on 4 Oct.

next, and increased this mortgage by £50 on 13 Jun. 1790. On 12 Jan. 1805 James Foster of Epsom, bricklayer, and William Woollard of Epsom, carpenter, the executors of the will of Edward Gates, acknowledged satisfaction of the mortgage, and William Wood, represented by James Foster, and William Woollard sold the two messuages, land, and stable, now in the occupation of Benjamin Allen and Thomas Page, to Ann Wright of Epsom. On 25 Oct. 1815 Ann Wright, now of Kennington, spinster, mortgaged the property, now in the occupation of the widow Tindall and her undertenants, for £223 at 5% due on 31 Aug. 1816 to William White of Reigate, gen. On 23 Dec. 1822 Thomas White the elder or Reigate gen, the eldest brother and heir at law of the late William White, represented by James White of Reigate gen, was admitted to the property, subject to Ann Wright's equity of redemption. However, on 24 Oct. 1825 it was recorded that on 25 Mar. 1824 the court at Kingston had decided that the admission of Thomas White was wrongfully entered, as William White had before his death sold on Ann Wright's request £400 stock in the 3% consolidated bank annuities then standing in his name at £55.15 per cent, producing £223, thus covering the mortgage, and that on 12 Jan. 1825 Ann Wright, now of Pilgrim Street, Vauxhall, in the parish of Lambeth, took on a mortgage for £150 from William Hudson of Bermondsey Square, Surrey, gen. On 26 May 1829 a marriage settlement dated 2 May 1829 between William White of Shoreditch, Middx, engineer, and Ann Wright of Honduras Street, Old Street, in the same county, spinster, was enrolled, according to which the hereditaments to which Ann Wright was beneficially entitled were to be settled upon trusts on Philip Wright of Kennington Lane, Vauxhall, brewer, and Sukey Clarke of Honduras Street aforesaid widow. On 27 Sep. 1833 William Hudson assigned to Sukey Clarke the outstanding amount of £85 with interest on the mortgage of 12 Jan. 1825. On 29 Oct. 1840 Ann White of Honduras Street in the parish of St. Luke, Middx, widow sold the properties, now in the occupation of Edward Cox, William Hayton, and James George Lacay, subject to the mortgage of 12 Jan. 1825, to Thomas Breeden of Epsom, smith for a life annuity of £37. The death of Thomas Breeden was recorded on 3 May 1877, and on 1 Nov. 1877 his will dated 26 May 1875, probate 22 Feb. 1877, was produced, in which he had devised his two copyhold houses together with the smith's shop, buildings, fixtures, gardens and appurtenances to his two daughters Harriett Breeden and Jane Breeden in trust only for their natural lives until they shall marry, to be shared equally between them, Harriett to have sole control of the whole of the property, Thomas Breeden of 16 Colchester Street, Pimlico, London, joiner and George Nye of High Street, Epsom, builder, to be executors, and Harriett Breeden and Jane Breeden were accordingly admitted to the properties now in the occupation of Alfred William Breeden and the said Harriet and Jane Breeden. At the death of Harriett Breeden of 68 Station Road, Epsom, which was recorded on 26 Oct. 1911, Jane Breeden of the same address was admitted to the property now in the occupation of Thomas Skilton. On 25 Mar. 1912 it was recorded that Harriett Breeden and Jane Breeden had let to Thomas Skilton for three successive terms of 6 years beginning on 25 Mar. 1883 without a licence from the lord of the manor, whereby the property became forfeited to the lord of the manor, but a confirmatory licence was granted retrospectively, confirming the annual rent of £40, together with a new licence for 6 years from 25 Mar. 1913 at £40 to Thomas Skilton. On 4 Jan. 1919 Jane Breeden obtained another licence to let to Robert George Webb of 97 Hook Road, Epsom, farrier, for 7 years from 25 Mar. 1919 at

£40 per annum, and on 1 Dec. 1921 Jane Breeden, now of 30 Station Road, Epsom, obtained the enfranchisement of the two messuages with the yards, garden and ground, and a right of way from the yard to the garden, and the stable adjoining the messuage.

2C23. Francis Wood of East Cheam, stonemason, mortgaged the three messuages with the yards, gardens and ground thereto respectively belonging, in the occupations of John Collins, James Caesar, and Cooper (see 2C22), on 11 Mar. 1786 to John Collins, shoemaker, for £300 at 5% due on 11 Sep. next. On 4 Nov. 1793 John Collins was admitted to the property, as the £300 and large arrears of interest were still outstanding, and on 2 Nov. 1812 Francis Wood, now of Kennington, Surrey, stonemason, released the equity of redemption to John Collins. The death of John Collins was recorded on 16 Oct. 1826, and on 19 Apl. 1827 his will dated 19 Jun. 1821, probate 2 Dec. 1826 (cf. 11C4) was produced, in which he had nominated John Brown of Epsom, gen, and Thomas Butcher of Epsom, builder, to hold the property in trust for the benefit of his son John Collins for life, and his sons and their heirs in tail male, in default the descendants of his daughters in tail male, in default the testator's son William Collins and his heirs, and John Brown and Thomas Butcher were admitted accordingly. The death of James Brown was recorded on 11 Apl. 1839, leaving Thomas Butcher the sole trustee. On 4 Apl. 1848 Thomas Butcher obtained a licence to let the two messuages heretofore in the occupation of John Collins, James Caesar, and Cooper, and late of John Collins, Mrs. Haggard and others, and one of them is now in the occupation of William Graham Blaber and the other untenanted, but was lately let to Alfred Steer, for 21 years to Charles Moore of Epsom, painter and glazier. The death of Thomas Butcher was recorded on 16 May 1850, and on 22 Apl. 1852 his eldest son William Butcher of Epsom, auctioneer, was as his heir at law admitted to the property upon trust. The death of William Butcher was recorded on 5 Nov. 1874, and on 18 Nov. 1875 his widow Elizabeth Butcher of Ewell, his son Edward Butcher of Epsom, auctioneer, and his friend Robert Henderson of Ewell, miller, were under his will dated 20 Apl. 1866 and codicil of 1 Jan. 1874, probate 1 Jul. 1874, admitted to the property upon trust. On 6 Dec. 1876 it was stated that John Collins of Walton Cottage, North Ipswich in the Colony of Queensland, gen, (see 11C4, was he the younger brother of the younger William Collins?), was lately entitled to the three copyhold messuages .. late in the occupation of John Collins, Mrs. Haggard and others, then of George Robert Head and Elizabeth his wife, Charles Wiltshire, Walter Teal, the South Western Railway Company, and William Beauchamp and that John Collins was indebted to Benjamin William May of No.16 York Street, Portman Square, Middx, gen, for £290 already advanced at 5% p.a., and Elizabeth Butcher, now of The Hollies, Worthing, Sussex, Edward Butcher, and Robert Henderson surrendered the property to Benjamin William May, who was accordingly admitted. On 10 May 1877, and again on 29 Apl. 1880 the premises were reported to be out of repair, and the bailiff was commanded to seize them for the lord of the manor, but on 31 Dec. 1883 Benjamin William May obtained the enfrancisement of the three messuages now in the occupation of George Robert Head and Elizabeth his wife, William Beauchamp, and Isaac Jones.

2C23A. Of his moiety in the one acre of land called Stoakes meadow Robert Wood had entailed a piece 170' x 46' to himself for life, then to his daughter Elizabeth, the wife of Eling Eggers, on 26 Oct. 1747. At Robert Wood's death the moiety in this piece of land came therefore to Elizabeth, now the wife of Henry Noden, on 14 Jun. 1756. On 5 Jun. 1773 Ellinor Wood, who then held the other moiety in the land (see below), surrendered her share relating to this piece of land also to Elizabeth Noden. On 24 May 1813 Charles Young, the then owner of the Nag's Head (2C15), acquired from Thomas Wood a strip of land 170' x 5' and these combined pieces of land followed from then onwards 2C15 until their enfranchisement by Samuel Barton on 9 Jan. 1882.
The moiety of the remaining part of the one acre of land Robert Wood left in his will to his grandson Robert Wood, who, still only 8 years old, was admitted on 25 Oct. 1756, his mother Hannah Wood being appointed his guardian. On 19 Jul. 1785 Robert Wood, baker, surrendered his properties, (see 2C19) including the moiety of the remaining part of the one acre, to his mother Hannah Wood, on whose death the moiety was inherited by her son Thomas Wood on 29 Mar. 1802; at Thomas Wood's demise his nephew Charles Wood, baker, was admitted on 11 Apl. 1820 to the one acre of meadowland, except the piece surrendered to Elizabeth Eggers, and the slip surrendered to Thomas Young. Charles Wood was succeeded on 8 May 1856 by his son Charles Wood, baker. On 18 Nov. 1875 at the death of William Thomas Furniss, who held the complementary moiety in the property, it was discovered that Charles Wood's admission on 8 May 1856 was erronously to the entirety of the one acre of land.
The other moiety in the one acre of meadowland, with the erections and buildings, was sold by William Matthews to John Sturt, cornchandler, on 12 May 1760, and by him on the same day to Ellinor Wood; she transferred on 5 Jun. 1773 her moiety of the 170' x 46' piece of land to Elizabeth Noden . In her will Ellinor Wood devised the moiety in the remaining piece of the one acre close of land with all erections and buildings thereon, now in the occupation of Hannah Wood, widow, James Foster, Richard Ragge, and - Huggett, to her daughter Eleanor, the wife of James Crisp of Wickham, Kent, watchmaker, for life, then to all her children as tenants in common and not as joint tenants. Eleanor Crisp was accordingly admitted on 27 Jun. 1785; after the demise of Eleanor White of Westminster, Middx, widow, formerly Eleanor Crisp, recorded on 29 Mar. 1802, her seven children were admitted in seventh shares on 9 Oct. 1804 : Henry Crisp of Kingston, plumber, Eleanor Crisp of New Peter Street, Westminster, and William Crisp of Richmond, undertaker, who took on a mortgage for £20.6.3d at 5% from William Winchester of the Strand, Middx, stationer, and Margaret, John and Elizabeth Crisp, infants under the age of 21 years, William Winchester being appointed their guardian, and Charles Crisp being overlooked. On 21 Oct. 1805 William Claxton of Homerton, Middx, yeoman, and Margaret his wife, formerly Margaret Crisp, freed their seventh share from tail by an action of recovery, and sold it to Andrew Burt of Epsom, who was admitted on 22 Sep. 1806. On 23 Oct. 1816 John Crisp of Richmond, yeoman, sold his share after an action of recovery to Thomas Furniss of Epsom, tailor. On 23 Dec. 1816 Charles Crisp of Kingston, yeoman, was belatedly admitted to his share, and sold it on 17 May 1817 to James Foster of Epsom, bricklayer. On the same day James Henry (or Henry) Crisp of Kingston, plumber, sold his share also to James Foster. On 19 Apl. 1822 William Crisp of Richmond, undertaker, and William Fisher of Stratford, Essex, cowkeeper, and Eleanor his wife, formerly

Eleanor Crisp, sold their shares to Thomas Furniss. On 19 Apl. 1819 Elizabeth Crisp of 83 High Holborn, Middx, spinster, sold her share for £20 to James Foster, and on the same day Andrew Burt, now of St. Lawrence Ayot, Herts, sold the share he had acquired from William Claxton and Margaret his wife for £40 also to James Foster. Sarah Foster was admitted to the four seventh shares on 25 Jul. 1825, following the death of her husband James Foster, and Thomas Furniss acquired these four shares from her on 26 Oct. 1838, now holding all seven shares in the moiety, which passed together with 2C21 to Sarah Furniss, William Thomas Furniss, and on 18 Nov. 1875 to George Furniss, when it became clear that Charles Wood had on 8 May 1856 mistakenly been admitted to the entirety. In an arbitration award Charles Wood retained the entirety of the western part, which was in his occupation, and George Furniss obtained Charles Wood's moiety in the eastern part, which was occupied by George Furniss. Charles Wood's part, described on 21 Dec. 1887 as the piece at the rear of the messuage, together with the sheds, dungpit, stables, buildings and erections standing thereon, now in the occupation of George Baker, followed the descent of 2C18 until its enfranchisement by Charles Henry Piggott on 22 Jun. 1897, and George Furniss's part was enfranchised by him on 3 Feb. 1898 together with 2C21.

2C24. On 28 May 1758 Frances Hall of Epsom, widow and administratrix of William Hall of Epsom, butcher, acknowledged satisfaction on a mortgage of Edward Maynard of Epsom, victualler, of 24 Nov. 1749 on two messuages then in the occupation of Edward Maynard and Sarah Willater, which, it seems, had not been entered in the court rolls at the time, and on 7 Nov. 1758 Edward Maynard of Epsom, innholder, mortgaged the two messuages with the barn, stable, yard and garden to Richard Burgiss of Ewell, mercer, for £150 at 4½% due on 7 May next ensuing. On 27 Oct. 1760 Richard Burgiss acknowledged satisfaction of this mortgage, and Edward Maynard took on another mortgage for £330 at £4.10 per centum from Joseph Holney of the parish of St. Sepulchre, London, bricklayer, and on 26 Oct. 1761 surrendered the property absolutely to Joseph Holney. The death of Joseph Holney was recorded on 8 Jun. 1767, and under his will dated 2 Apl. 1766 James Foster of Epsom, bricklayer, was admitted to the messuage now in the occupation of Craddock. On James Foster's death his widow Mary Foster was admitted on 2 Jun. 1788 to the copyhold messuage known by the name of the Castle, together with the coachhouses, stables, yards and grounds, now in the occupation of William Roberts, which, under James Foster's will of 14 May 1785, came at her death to their son James Foster of Epsom, bricklayer on 2 Nov. 1795, and at his demise to his widow Sarah Foster on 25 Jul. 1825, the copyhold messuage together with coachhouses now converted into a dwelling house, stables, yards, garden ground and appurtenances, formerly known by the name of the Castle, but now converted into a private dwellinghouse in the several occupations of William Chadband, the widow Burgess, Miss Mary Bunce, and Messrs. Walker & Co., coach proprietors. On 26 Oct. 1838 Sarah Foster sold the larger part of the property (see below, 2C25), and on 11 May 1854 she sold the remaining dwelling house together with the yard, garden, premises and appurtenances thereto belonging to John Hopkins of Epsom, tailor, who had the property, formerly occupied by Mary Bunce, afterwards by John Holland, since by Charles Moore, and now by John Hopkins, enfranchised on 31 Oct. 1873.

2C25. The larger part of her property (2C24) Sarah Foster sold on 26 Oct. 1838 to William Moore of Croydon, gentleman, for £1220: All that messuage with garden ground, in the occupation of Messrs. Mangles & Co., the messuage with garden ground in the occupation of Frederick Churchill, and the range of stabling with yard and appurtenances late in the occupation of John Gaston, now of William Lumley. William Moore left the property in his will to his nephew Resta Moore of Epsom, wool stapeler, who was admitted on 13 Dec. 1851, and sold the messuage, formerly in the occupation of Messrs. Mangles & Co., now of Thomas Miles, and the other messuage and stabling, on 11 May 1876 to Thomas Miles the elder, greengrocer, for £1200, who had the property enfranchised on 14 June 1877.

2C26. John Robarts's property in the High Street, with the piece of land behind it should under his will dated 6 Nov. 1750 have come at the death of his wife Mary Robarts to his son Thomas Robarts, but Thomas Robarts had died in the lifetime of his mother, as had his sister Elizabeth Robarts. At Mary Robarts's death the property came therefore on 7 June 1773 to her daughter Mary, the wife of Henry Harris of Epsom, shopkeeper. At her death the property, which had been in the occupation of Mary Robarts, afterwards of Henry Pearce, baker, late of Mary Harris, and now of her son Henry Harris, baker, was inherited by Henry Harris on 6 Nov. 1798. When Henry Harris died his daughters Mary, Ann, Elizabeth, and Amy were admitted on 28 Oct. 1835, Amy Harris being then 19 years of age, her mother Mary Harris being her guardian. Amy Harris died, and her quarter share came on 18 Apl. 1839 in equal shares to her sisters; Mary Harris the daughter married George Piff of Epsom, saddler, and on 7 Apl. 1842 ceded her third share to her sisters Ann and Elizabeth Harris, who on 18 June 1847 sold the property to James Franks of Albury, miller, for £740. On 2 Apl. 1869 James Franks obtained a licence to demise the property for 7 years to John Sheath, baker, and at James Franks's death John Sheath bought the messuage with the piece of land behind to the north-west of the messuage, north to south 140 feet, east to west 40 feet, on 10 Aug. 1876, from Frederick Ferdinand Small-peice of Guildford gen, William Messenger of Wonersh, Surrey, farmer, and Caroline Watson of Bramley, Surrey, spinster, the executors of James Franks's will dated 29 Aug. 1874, probate 27 Mar. 1876, for £590 and had the property enfranchised on 14 June 1877. The use of the property as a baker's shop continued until the demolition of the house at about 1950.

2C27. Thomas Adkins died in 1764, and on 11 June 1764 his daughter Elizabeth Adkins was admitted for life to the High Street messuage, shop, and ½ acre of land in the occupation of Henry Reeve. On 1 Mar. 1773 Elizabeth Adkins of Epsom, spinster, obtained a licence to let all or any of her copyhold messuages for 21 years. At her death, recorded on 16 Dec. 1805, the property, now in the occupation of Henry Reeve's widow Ann Reeve, came under Thomas Adkins's will to Thomas Fasson of Stoke Newington, Middx. Esq. as heir at law of his father John Fasson (cf.2C9) and was sold by him on 1 Dec. 1806 to Burgess Reeve of Clapham, publican. On 22 Oct. 1810 Burgess Reeve sold it for £400 to William Andrews of Epsom, plaisterer. He mortgaged it on 2 Nov. 1812 to William Kerry of Upper Brook Street, Grosvenor Square, Middx. gen, for an annuity of £45 for his life and the lives of Upton Calderwood of Upper Norton Street in the parish of St. Marylebone, Middx, gen and Charles Cope of George Street,

Portman Square, gen or the longest liver of them. On 23 Dec. 1822 this was converted into a mortgage to William Kerry for £400 at 5%. The death of William Andrews was recorded on 15 Apl. 1847, and on 12 Jul. 1848 the property was purchased, in accordance with William Andrews's will dated 20 Aug. 1841 from James Andrews of Tring, Herts, builder, and John Chase Craddock of Vauxhall, Surrey, gen, the executors of the will, by Henry Andrews of Epsom, surveyor, for a mortgage of £500 at 5%. Henry Andrews paid back the two mortgages on 28 Sept. 1854, and took on another mortgage for £750 at 5%, due on 28 Sept. 1857, from James Brown of Epsom, gen. The death of Henry Andrews was recorded on 6 May 1869, and on 5 May 1870 his sister Jane Andrews of High Street, Epsom, spinster was, under his will dated 16 May 1867, probate 10 Feb. 1869, admitted to the messuage in the possession late of William Andrews, afterwards, of Henry Andrews, and now of the said Jane Andrews. On 16 Sept. 1875 Robert Dearle and Peter Brown, the executors of Samuel Brown acknowledge satisfaction of the mortgage of 28 Sept. 1854, and Jane Andrews obtained the enfranchisement of the property on 7 Jul. 1881.

2C28. John Sturt left in his will his messuage in the High Street, with stable, outhouses, garden and slip of ground to his niece Jane, daughter of his brother Jonas Sturt and wife of William Furniss of Epsom, coachman, who was admitted on 26 Oct. 1761. On 20 Oct. 1820 Jane Seers of Ewell, widow, heretofore Jane Sturt, afterwards Jane Furniss, sold the property for £150 to James Chandler of Epsom, ironmonger, James Furniss of Ewell, baker, and Thomas Furniss of Epsom, taylor, acting as her attorneys. On 26 Aug. 1847 James Chandler the elder of Epsom, brewer, mortgaged the messuage or dwelling house and ground on the north side of the High Street, now in the occupation of Charles Moore, by the same indenture in which James Chandler the younger mortgaged his property 14C4, to Barbara Packman of Ewell, spinster for £800 at 5% interest. James Chandler, brewer, formerly ironmonger died intestate on 21 Dec. 1867, and on 28 Oct. 1869 his eldest son, James Chandler of Epsom, brewer, was admitted to the property. On 17 Jan. 1870 Robert Linton Charrington of Carshalton, miller and William Chapman Raymond of No.4 Montague Place, Clapham Road, Surrey, granary keeper, the executors of the last will dated 5 Aug. 1863 of Barbara Packman, who had died on 10 Aug. 1865, acknowledged satisfaction of the mortgage, and on 24 May 1870 James Chandler sold the messuage or dwelling house and strip of land in the occupation of Charles Moore, then of Joseph Harrison, and late of Lucy Welby Andrews, for £650 to Ann Isabella Alexander, of No.2 Waterloo Road, Epsom, spinster, who had it enfranchised on 1 Jul. 1893.

2C29. At Mary Newman's death in July 1783 the property came to William Storey, the husband of her daughter Mary, whose death had been recorded on 5 Jun. 1780, who had been admitted with his wife to the reversion of 6 May 1754. He ceded the property to his only son George William Storey of Gray's Inn, gentleman, on 27 Jun. 1785. At his death the property, now in the occupation of Joseph Cutmore and Daniel Charlwood, came to his daughter Mary Ann Elizabeth, the wife of Benjamin Aplin of Hampstead, Middx., wine merchant, on 4 Apl. 1834. At her death her daughter Susannah Esther Aplin was admitted on 2 Nov. 1865, the two messuages then being in the occupation of Mary Holland, widow and Charles Frederick Hibble, the executors under the will being Henry Morris

2B29.

Esq. of Randolph Road, Maida Vale, Paddington, Adam Morris of Blachheath Park, Kent, Esq. and Mr. John Hill, of Souldern, Oxon. Susannah Esther Aplin married John Hill of Souldern, and had the property, formerly in the occupation of C.F. Hibble and A.C. Williams, now of William Beauchamp the younger, enfranchised on 5 Jul. 1892.

2C32. In accordance with Ralph Michell's will his widow Deborah Michell was admitted on 11 Jun. 1764 to the property formerly Thomas Bounce's, in the occupation late of Matthew Kingham, now of Richard Bennett. On 30 May 1768 Deborah Michell of Deptford, Kent, her son Ralph Michell of Deptford, shipwright, and her daughter Elizabeth, the wife of Joseph Fletcher of Deptford, shipwright, sold the property in the occupation of Richard Barnett (sic!) to Samuel Sharp of Epsom, grocer, and his wife Martha. At the death of Samuel Sharp of Epsom, gentleman, John Russell of Guildford, silversmith, was admitted under his will on 2 Nov. 1795. On John Russell's death John Coulton Bonsey, of Ockham, Surrey, yeoman, was admitted as trustee on 12 Jan. 1805, and sold the property on the same day to Isaac Faulkener of Epsom, shoemaker. On 27 Feb. 1818 Isaac Faulkener surrendered the messuage, now in the occupation of George Colman, Edward Gearing and Collins, to Benjamin Hassell of Epsom, gentleman, in trust to guarantee that William Andrews of Epsom, plasterer, pays to Isaac Faulkener an annuity of £18, and also provides good and sufficient food and drink, washing and lodging for Isaac Faulkener, William Andrews to receive the rents. After Isaac Faulkener's death Benjamin Hasswell surrendered the property to William Andrews on 21 Oct. 1823. In the bargain and sale on 12 Jul. 1848 subsequent to William Andrews's death, recorded on 15 Apl. 1847, William Chase Morrish Andrews of Epsom, postmaster and bricklayer, acquired the property from the trustees, James Andrews, of Tring, Herts., builder, and John Chase Craddock, of Vauxhall, Surrey, gentleman, and after his demise, recorded on 23 Apl. 1857, his widow Lucy Welby Andrews, postmistress, was on 8 Apl. 1858 admitted under his will to the messuages formerly Thomas Bunce's ... now or late of Messrs. Neale, Miller, Matthews and Terry, and had the four messuages on the High Street enfranchised on 31 Oct. 1889.

2C33. Samuel Newman sold his reversion in the "Fludd estate", in the tenures of John Hasswell, Benjamin Furniss and others, on 19 May 1755 to George Power of London, linendraper, and his wife Elizabeth. On 4 Nov. 1784, after Mary Newman's demise in 1783, George Power sold the messuages, formerly one messuage, with the shops, barns, stables and yards, and a garden (formerly a close of land), to Benjamin Hasswell. Benjamin Hasswell of Epsom, gen, mortgaged on 19 Oct. 1836 all his properties for £1500 at 5% to Sarah Hall of Southampton Street, Pentonville, Middx. widow. When Benjamin Hasswell died intestate and without heirs on his father's side, the property, late in the occupation of Benjamin Hasswell, Richard Axford, and Henry James Chadband, came on 9 Dec. 1839 to Mary Eggleton of Epsom, spinster, then 19 years old, her guardian being William Gardener of Ewell, gen. She was the only child of Thomas Eggleton of Northampton, licensed victualler, the only surviving son of Thomas Eggleton of Leatherhead, smith, the eldest son of James Eggleton of Abinger, husbandman, the eldest brother having issue of Elizabeth Eggleton, the wife of John Hasswell and mother of Benjamin Hasswell. On 23 Apl. 1840 Mary Eggleton obtained a licence to let the messuage with the barns, stables, yard and garden

in the High Street next to Hudsons Lane, to Robert Burn of Epsom, ironmonger, for 21 years. On 22 Apl. 1841 Henry Fearnley of the Minories in the City of London, merchant, and William Davison of Bread Street, Cheapside, gen, and Sarah his wife, formerly Sarah Arpthorpe spinster, the executors of Sarah Hall's will, acknowledged the satisfaction of their mortgage to William Gardener, and on 28 Oct. 1841 a mortgage for £3544.5.8d. at 5% to William Gardener was enrolled. William Gardener acknowledged satisfaction of this mortgage to Mary Eggleton on 24 Oct. 1850. After protracted litigation it was established that in fact William Eggleton of East Horsley, agriculturist, was the heir at law of Benjamin Hasswell, and on 13 Jun. 1851 Mary Eggleton, now of Ewell, surrendered the three houses in the High Street, the one next to Hudson's Lane in the occupation of Robert and Andrew Burn, ironmongers, the one next adjoining, in the occupation of Richard Axford, hairdresser and the other, the Wellington public house, in the occupation of Henry James Chadband, then of James Sparkes, now of Mary Ann Sparkes widow, subject to a charge of £2260 to Henry Batt of Dyer's Hall in the City of London and Henry Marshall of Godalming, Surrey, gen. After the demise of William Eggleton Henry Marshall was admitted on 29 Apl. 1862 on the mortgage, and on 20 Jan. 1864 sold to James Chandler the younger of Epsom, brewer, one of the three houses, the Wellington public house for £600. On 19 Jan. 1877 James Chandler sold the messuage in the High Street, now used as a public house, called the Wellington, formerly in the occupation of Henry James Chadband, then of William Henry Richardson, afterwards of Edward Smith, now of Henry Harvey, together with the "Fox Revived" public house for £1600 to William George Bradley of Epsom, brewer, who on the same day mortgaged the "Wellington" public house for £700 at 5%, part of a loan of £5000 from Edward John Layton of 29 Bridge Street in the City of London, gen, and Jabez Spence Ramskill of St. Helens Place in the said City, Doctor in Medicine. Jabez Spence Ramskill and Charles Stubbs Layton gen (Edward John Layton having died on 7 Sept. 1885) acknowledged satisfaction of this mortgage on 28 Oct. 1886, and on 3 May 1886 William George Bradley of South Street, Epsom, brewer, obtained the enfranchisement of the property.

2C34. The messuage next adjoining the Wellington public house, with a garden at the rear, separated by Robert Burn's workshop, with a passage leading to this garden, Henry Marshall and Henry Batt sold on 12 May 1863 for £270 to George Snashall of Epsom, toy dealer, who had it enfranchised on 8 Mar. 1876.

2C35. The messuage on the corner of High Street and Hudson's Lane, now Waterloo Station Road, with a yard, outbuildings, offices and garden, Henry Marshall and Henry Batt sold on 31 Jul. 1863 for £1000 to Robert Burn of Epsom, ironmonger, who on the same day took on a mortgage for £600 at 5% due on 1 Oct. next, from Joseph Ebinezer Newsom of Forest Hill, gen, and Edward Bourdon Newsom of Rood Lane in the City of London, tea merchant, and had the property, now in the occupation of the firm Burn & Son, enfranchised on 25 Mar. 1871.

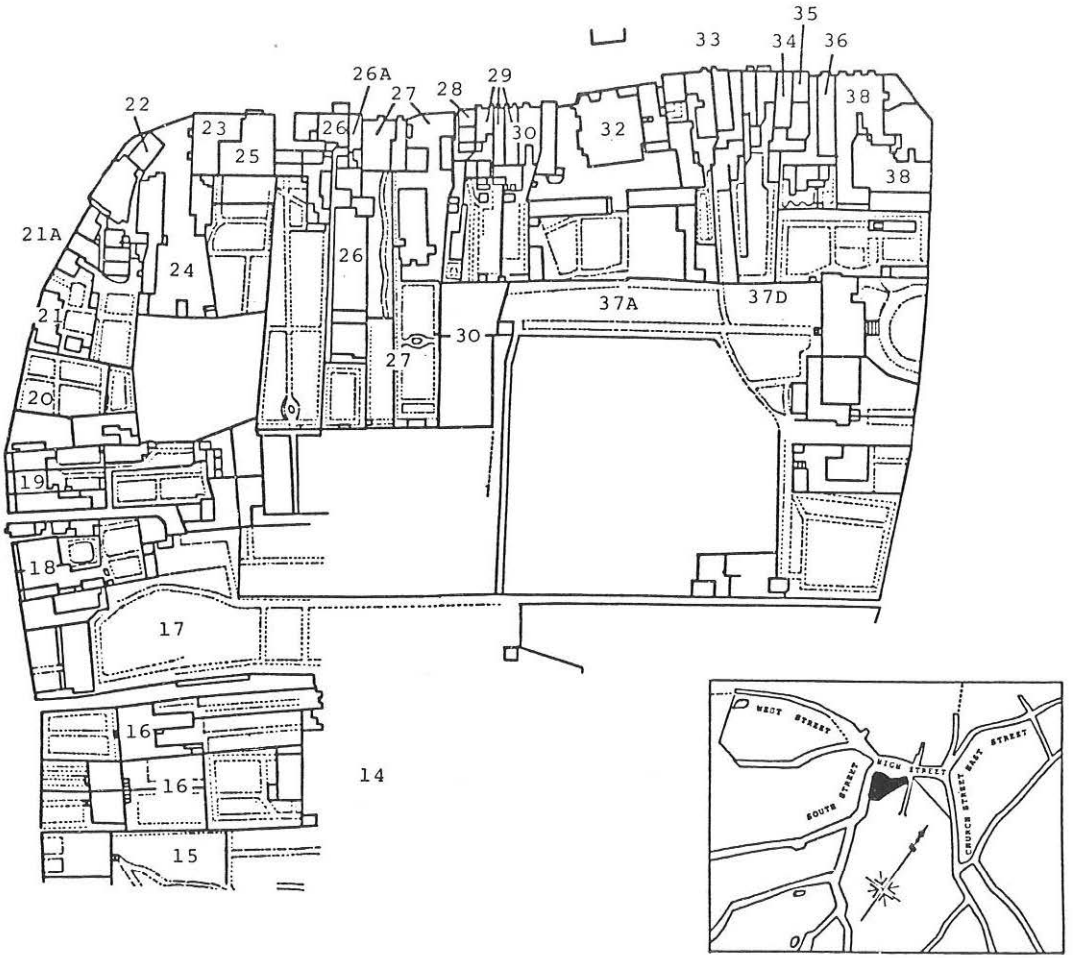
2C36. The westernmost part of Robert Wood's land at the rear of the High Street, the Hook or Crown meadow, came under his will on 25 Oct. 1756 to his grandson Robert Wood, the younger son of the late Charles Wood, his mother Hannah Wood being his guardian, and with the two messuages 2C19 descended to

2C36.

Charles Wood, who was admitted on 10 May 1855. On 14 Mar. 1864 the piece of land 4 acres 1 rood 18 perches, the Hook, otherwise Crown Meadow, was acquired by the Wimbledon and Dorking Railway Company, for £2150 and was by them enfranchised on 8 Nov. 1864.

2C37. The rest of Robert Wood's land at the rear of the High Street with the two messuages 4B1 came at his death, in accordance with the dispositions made on 30 May 1743, to his son Edward Wood of Epsom, plummer, and his wife Eleanor on 14 June 1756. On 15 June 1778 Eleanor Wood widow and her eldest son Edward Wood sold the larger part of this property to John Hasswell (see below, 2C38). The remaining piece was at the death of Eleanor Wood inherited on 27 Jun. 1785 by her daughter Eleanor, the wife of James Crisp of Wickham, Kent, Watchmaker, the land and premises taken out of the Six acre field, together with the barn thereupon erected, in the occupation of John Short, James Foster, and John Bristow. The property descended with the adjoining moiety of Stoake' meadow (2C23A) to Sarah Furniss on 13 Apl. 1848. On 2 Sept. 1858 the Wimbledon and Dorking Railway Company acquired the piece of meadow land with the barn and other buildings, 1 acre 3 roods 5 perches from Sarah Furniss spinster and her mother Sarah Furniss widow, who had a life interest in the property, for £407, and had it enfranchised on 18 Nov. 1864.

2C38. The larger part of the six acre field Eleanor Wood, widow and her eldest son Edward Wood, late of Epsom, but now of the parish of St. James in the Liberty of Westminster, publican, sold on 15 Jun. 1778, together with the two messuages and the adjoining Dogkennel field (4C1) to John Hasswell of Epsom, cornchandler. He in his will left the 4C1 properties to his elder daughter Jane Hasswell, and the piece of the Six acre field, now described as Barn field, 5 acres, to his younger daughter Frances Hasswell, who was admitted on 2 June 1788. At Frances Hasswell's demise her brother Benjamin Hasswell of Epsom, gentleman, inherited the land on 20 Apl. 1838, and on 9 Dec. 1839 it came, with 2C33 to Mary Eggleton, who on 23 Apl. 1840 obtained a licence to let it for 21 years to William Lumley of Epsom, innkeeper. It passed to William Eggleton on 13 June 1851, and to Henry Marshall on 29 Apl. 1862, and was by him, together with Henry Batt of Dyers Hall, Dowgate Hill in the City of London, and George Frederick Hudson of No.23 Bucklersbury in the City of London, who had a mortgage interest in the property, on 5 Jul. 1864 sold to the Wimbledon and Dorking Railway Company, all that piece or parcel of meadow land, with the footpath and occupation road running through or across the same, 5 acres, more or less. It was enfranchised with their other properties on 8 Nov. 1864.



SOUTH SIDE OF DORKING ROAD, EAST SIDE OF SOUTH STREET, AND THE SOUTH SIDE OF HIGH STREET TO ASHLEY ROAD

DORKING ROAD
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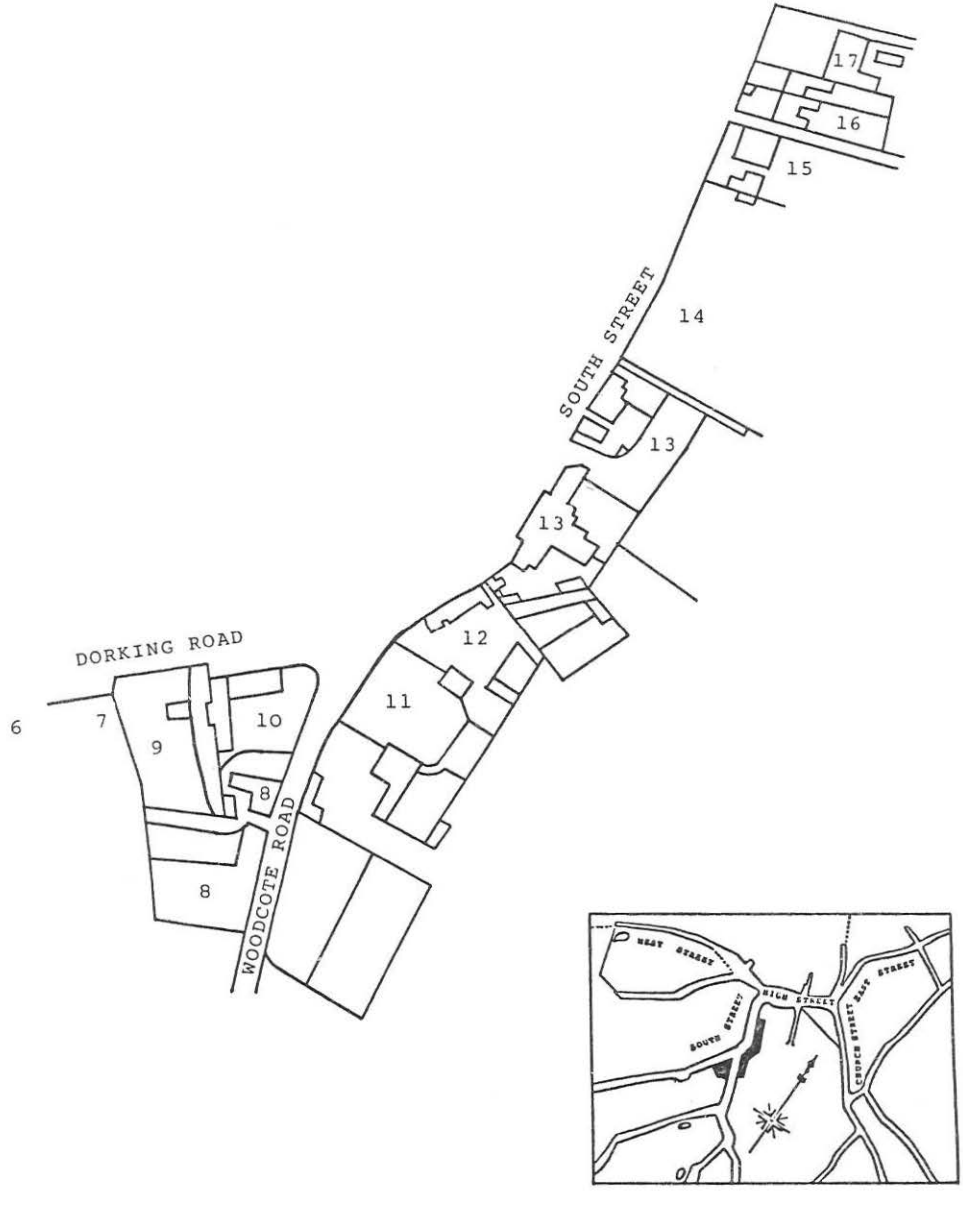
2
3
4
5

CHURCH STREET EAST
HIGH STREET
SOUTH STREET
WEST STREET


17
16
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SOUTH STREET
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12
DORKING ROAD
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11
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8
WOODCOTE ROAD

Chapter Three

SOUTH SIDE OF DORKING ROAD, EAST SIDE OF SOUTH STREET, AND THE SOUTH SIDE OF HIGH STREET TO ASHLEY ROAD

South Street and Dorking Road went through a number of changes of name over the years. South Street and its continuation to Woodcote Green was in the earlier time the road leading to Woodcote; the earliest name for Dorking Road, possibly before it became part of the turnpike road from London to Arundel as shown by Ogilby in 1675, was Beccon Soales Lane, presumably after Richard Beckenshall, whose name appears in a list of holders of land at Epsom in 41 Eliz (1599), and in subsidies rolls up to 1722, but not later. It was then described as the highway leading from Epsom to Leatherhead, or New Inn Lane, South Street becoming the Road leading to New Inn Lane; only in the middle of the nineteenth century, e.g. on the tithe map of 1843, South Street itself is given as New Inn Lane.

3A1. On 28 Oct. 1662 Peter Evans had mortgaged his properties for £200, and after his death his son Peter Evans on 19 Apl. 1672 released to William Richardson, of Bell Yard, London, gentleman, the equity of redemption of all those customary messuages and lands called the New Inne, 20 acres in the common fields, being late the lands of William Chamlett, for a further payment of £200. In the survey of 1680 it is described as one messuage, two outhouses, one washhouse, one barn, two stables, one court, one garden and two orchards, called the New Inn, and two pightles of meadow containing in the whole 6 acres, abutting on the highway leading from Ebbisham to Leatherhead on the north part, on Ebbisham common on the west part, and on the demesne lands on the south part.

3A3. John Playford, gentleman, held in 1680 one messuage, one stable, one woodhouse, one garden and one orchard, ½ acre, abutting on the gardens of John Michell on the east, on lands of the lady of the manor on the south, on the messuage and lands called the New Inn on the west, and on Beccon Soales Lane leading from Ebbisham Street to the common on the north.

3A4. John Michell of Ebbisham, bricklayer, had in 1680 one messuage, one barn, one stable, two gardens, one orchard, ½ acre, abutting on demesne land called Lower Blakes on the south, on the garden of John Playford on the west, and on the lane called Beccon Soales Lane on the north and east. This property he entailed on 26 May 1680 to himself, his wife Margaret, and his son Ralph Michell and his intended wife Alicia, the daughter of Richard Roades of Reigate, oatmealman.

3A6. Christopher Hatton, gentleman, held one messuage, one outhouse, one barn, one stable, one garden, one orchard, and 16 acres of land thereunto adjoining, abutting on Woodcote Greene on the south, on the demesne lands on the west, and on the highway on the east part.

3A7.

3A7. Katherine Beane held one parcel of meadow land called Warrens 3 acres, whereupon a stable, a coachhouse and a brewhouse are built, abutting on Christopher Hatton's land on the south, and on Beccon Soales Lane on the north and west parts. This piece of land, which was part of the lands which Humphrey Beane had acquired from Alderman Sir Samuel Starling on 6 Apl. 1670 (see 1A2), is mentioned in Humphrey Beane's will (1680, Jan. fol.1, PROB 6/94): "The field and buildings over against the new house where my son Parsons and I now co-inhabit, being about 3 acres, wherein is a well of water, which cometh with pipes crosse the road to my washhouse, upon which ground my son Parsons has built coachhouses and stables". This was devised to his wife Katherine Beane for sale, allowing John Parsons first refusal.

3A11. On 24 Apl. 1674 John Collyer was admitted at the death of his father John Collyer to a messuage, barn, stable, garden and orchard and 19 acres of land. In 1680 the property is described as one messuage, one barn, one stable, one coachhouse, one garden, one orchard and one parcell of pasture, 3 acres, abutting on Woodcote common field on the east, on Reading Mead on the north, and on the highway on the west part, besides other properties, 1A1, 7A9 etc.

3A13. The following properties seem to have been freeholds, and therefore do not appear in the court rolls; in the survey of 1680 the widow Witham held a cottage called London House, one stable, one garden and one orchard, abutting on the lands of John Ockley and Katherine Glanvill in the north and east parts, and on the highway on the west part, which is most probably situated here.

3A14. William Glanvill and John Ockley held in moieties amongst other lands 4 acres of meadow land heretofore Readings. On 21 Oct. 1679 William Glanvill of the parish of St. Clement's Dane was succeeded in his moiety by his daughter Katherine Glanvill, who in 1680 held the moiety in one meadow containing 4 acres between the highway on the north-west part and the common field on the south-east part, John Ockley holding the other moiety. An entry in the 1680 survey of 4 acres of meadow ground called Readings Mead, demesne land in the occupation of Nicholas Elliott, abutting on the lands of Christopher Buckle on the south, and on the lands of William King on the north part seems to refer to some land further to the north.

3A15. Christopher Buckle Esq. held freehold a parcel of meadow inclosed, 4 acres, called Lambert's meadow, abutting on the street on the west part, on demesne lands on the north part, and on the lands of John Ockley on the south part.

3A18. Thomas Palmer held freehold one messuage, one barn, one garden, and one orchard, abutting on the demesne lands on the east, and on the lands of Christopher Buckle on the south part.

3A19. John Lewis held the freehold of one messuage, one barn, one garden and one orchard, abutting on the demesne lands on the east, on the highway on the west, and on a tenement and orchard of Thomas Palmer on the south part.

3A20. On 21 Oct. 1668 Richard Birch, gentleman, sold 3 acres of land or pasture called Phillips Close, in the occupation of James Palmer, to William Glover of Epsom, gen. On 6 Apl. 1671 William Glover sold one acre of this land abutting the bowling green for £40 to William King of Epsom, smith (see 3A27), and on the same day obtained a licence to let the remaining part of the property for 31 years to Robert Norris of the parish of St. Paul's Covent Garden, victualler. At William Glover's death his cousin John Glover, citizen and salter of London, was admitted on 16 Apl. 1678 to one messuage, one shop, one stable, one yard and one parcel of land, now a bowling alley, 2 acres, now in separate occupations of Robert Saunders and Robert Norris. John Glover mortgaged the property on 6 Nov. 1679 to Thomas Stretchley of London, gentleman for £206, and on 13 Jan. 1679 sold it to John Haynes, citizen and waxchandler of London. In the survey of 1680 it is described as one messuage and two tenements, one shop, one stable, one backside and a parcel of land now a bowling alley, 2 acres, abutting on the New King's Head on the east, on the highway on the north and west, and on the messuage and orchard of John Lewis on the south part.

3A27. The one acre of land lying between the bowling green of William Glover and the King's Head tavern, which William Glover had sold on 6 Apl. 1671 to William King of Epsom, smith, for £40 appears in 1680 as part of the adjoining King's Head property.

3A32. William King held in 1680 one messuage, one coachhouse, and one garden, called the New King's Head, adjoining the bowling green on the west part, the highway on the north part, and a meade of the lady of the manor on the south and east parts.

3A33. John Draper in 1680 held the freehold of three messuages, one outhouse, one stable, and two backsides, abutting on the Street on the north side, and on the orchard of Edward Stone on the south and east parts.

3A34. On 27 Sept. 1667 Edmund Bourne freed his properties from tail by an action of recovery and entailed them, one messuage and 39½ acres of land, to himself and his wife Anna for life, and the survivor, and after their deaths to their son Joseph Bourne and the heirs of his body, failing this to John Bourne, the son and Thomas Bourne the grandson of Edmund Bourne and their heirs, failing this to the right heirs of Edmund Bourne. In 1680 Edmund Stone held in the right of Anne his wife, formerly Anne Bourne, one messuage, one barn, one stable, one garden and one orchard, abutting on a meade belonging to the lady of the manor on the south, and on the tenements of Mr. Draper on the north part.

3A38. Katherine Glanvill and John Ockley held in moieties one tenement, smith's forge, one barn, one garden and one orchard, abutting on a meade of the lady of the manor on the south part, and on the highway leading out of Ebbisham Town into the common fields on the north and east parts.

3B1. On 23 Oct. 1682 William Richardson of the parish of St. Clement's Dane, Middx., gen. obtained a licence to let for 11 years and on 20 Oct. 1687 sold to William Stewart, citizen of London, barber surgeon, the New Inn and 20 acres of

3B1.
land dispersed in the common fields. On 10 May 1692 William Stewart obtained a licence to let for 31 years. On 20 Nov. 1695 was a dispute concerning a watercourse between William Stewart's land and the demesne lands in the occupation of David Prole. On 17 Oct. 1716 Sir William Stewart of Epsom obtained a further licence to let for 15 years the messuages, outhouses, washhouse, barn, stables, yard, garden and orchard, called the New Inn, and the two closes or pightles of meadow, 6 acres, and also lands dispersed in the common fields, and furthermore a licence to demolish as much, and as many outhouses and stables of the aforesaid premises as he wishes, except the stable containing 12 stalls, and to take in from the common lands certain pieces of land, 70 feet on the northside of his orchard, and also 5½ feet in the front of the messuage. Sir William Stewart's death is recorded on 29 June 1723, when he held a messuage with outbuildings, yards, gardens and appurtenances, in his own occupation, and by him recently built on the south-east side of the lane called New Inn Lane, and a messuage near the said messuage, with outhouses, yards, gardens and appurtenances, in the occupation of Anne Cock, widow, and two pightles of 6 acres, and 20 acres dispersed in the common fields. On 17 Dec. 1724 the executors under Sir William Stewart's will, his nephews William Stewart of Shambelly, Co. Gallway Esq., William Tims of London, attorney, and William Stewart, attorney sold the two messuages and the two closes of land, Anne Cocke's now in the occupation of Micajah Perry of London, merchant, to Micajah Perry, who entailed them to himself and his wife Elizabeth, the daughter of Richard and Anne Cocke of Epsom. On 4 Dec. 1734 he sold the larger house to John Starke of London, the other, formerly in the possession of Anne Cock he sold on 28 July 1744 for £700 to Ann Cock of Epsom, spinster, a messuage, outhouses, stables, coachhouses, buildings, yards, gardens and orchards, the two pightles of land, 6 acres, and 12½ acres of land in the common fields. Anne Cock sold this property on 26 May 1747 to Samuel Smith, citizen and goldsmith of London, who sold it on 14 July 1747 to Henry St. John of Sanderstead, Surrey, Esq., who held it in 1755: A messuage, coachhouse, stables and other outhouses, a garden and two fields of meadow ground, 7 acres, and 12½ acres in the common fields.

3B2. The house which Sir William Stewart had built, and which had since been in the occupation of William Woodford, Doctor of Physics, and then of Lord Gallaway, had been sold by Alderman Micajah Perry and his wife Elizabeth to John Starke of London, Esq. on 4 Dec. 1734 and was in his possession in 1755, a messuage, forecourt, coachhouse, stables, and other outhouses and garden, 3/4 acre.

3B3. On 20 Oct. 1687 John Playford, citizen and stationer of London together with his son Henry sold his messuage, stables, buildings, garden and orchard, ½ acre, to David Prole, citizen and merchant of London and his wife Deborah and their son William Prole. On 20 Nov. 1695 was a dispute about the watercourse between his land and that of Sir William Stewart (see above 3B1). On 10 Mar. 1700 the tail was altered to substitute David Prole for William Prole. On 27 Nov. 1710 the younger David Prole of Epsom, gen. sold his reversio expectant to Sarah Jordan of Epsom, widow, and on the same day David Prole the elder and his wife Deborah, and Sarah Jordan sold the property to the hon. Edward Harrison Esq. Governor of St. George in India and his wife Frances and their daughter Maria Harrison. On 27 Jul. 1724 Edward Harrison and Francisca his

wife sold the property to Henry Isaac of London, gen, for life, then Hyam Moses of London, gen. for life, then Levi Moses of London, gen. and his heirs, who on 26 May 1725 sold it to Micajah Perry of London, merchant. On 6 Mar. 1743 Alderman Perry sold the property to William Hoare of Epsom, carpenter, who on 29 Aug. 1748 sold it to Thomas Witteringham of Hayes, Kent Esq. In 1755 it was a messuage, coachhouse, stables and other outhouses and garden, ½ acre.

3B4. Ralph Michell and Alice his wife, together with their eldest son John Michell of Fleetham, Beds, maltster, freed the property, now in the occupation of John Pruan, from tail by means of an action of recovery on 29 Dec. 1712, and mortgaged it on the same day to John Heathfield of Reigate, baker, for £210. This mortgage was repaid on 1 Nov. 1717, and a new mortgage taken up by Ralph Michell, yeoman and John Michell of Fleetham, maltster, from William Tapsfield of Beckenham, Kent, yeoman, for £175. On 15 Oct. 1719 Ralph Michell, yeoman, made some arrangements concerning another property (13B7) for the benefit of his wife Elizabeth, and mortgaged the New Inn Lane property, now in the occupation of Stephan Shepherd, together with his son John Michell of Hitchin, Herts., to Thomas Willowby of Ashtead, yeoman and Thomas Willowby his son for £210, and on 22 Oct. 1724 Ralph Michell the elder, gentleman, took up another mortgage from William Watson of Epsom, innkeeper, as trustee for the payment of £100 to his wife Elizabeth Michell. On 2 Nov. 1726 the repayment of these two mortgages on 23 Jul 1726 was recorded. On the same day certain arrangements were made but not enrolled (see 2B32); the death of Ralph Michell, yeoman, was enrolled on 31 May 1734, and on 22 Oct. 1734 John Michell, his eldest son, was admitted. On 24 May 1742 John Michell of Epsom, distiller, entailed the property to himself, his wife Susannah and his heirs. John Michell of Epsom, shopkeeper, died in 1748, and on 23 May 1748 his wife Susannah Michell was acknowledged as his successor to the property lately in the occupation of John Ireland, and now of William Francis. At Susannah Michell's demise it was presented to the court on 26 June 1749 that on 23 Jul. 1726 Ralph Michell, then of Epsom, gen., had surrendered the property to Mary Rogers of Ewell, spinster, in trust for Sir William Jolliffe of Ewell, Knight, subject to the condition that Ralph Michell pays to Sir William Jolliffe the sum of £250. This had not been paid, and Mary Rogers had since died without issue, and therefore, herher only brother John Rogers of Leatherhead, yeoman, was admitted in trust, Ralph Michell, the son of John and Susannah Michell releasing the equity of redemption. On 1 Jul. 1749 John Rogers, acting with the consent of Sir William Jolliffe, sold the property to John Bushby of Epsom, victualler, who, with his wife Elizabeth, held it in 1755, a messuage, coachhouse, stables and several other outhouses and yards, about ½ acre, being the sign of the White Horse and known by the name of the New Inn.

3B6. At the death of Christopher Hatton, East India merchant, his two daughters Regina Maria and Gratia Hatton were admitted in moieties on 31 Oct, 1681, and Robert Hatton appointed their guardian. Regina Maria married James Snelling, and on her demise, late of the Kingdom of Ireland, her moiety came to her only son Samuel Snelling of London, gen., on 22 Jul. 1715; Samuel Snelling died in 1738, and on 11 Dec. 1738 his only daughter Susannah Snelling, then 16 years of age, was admitted, her maternal grandfather Thomas Bibb, of

3B6.

the parish of St. Brides, London, swordcutler, being appointed her guardian. Gratia, the other daughter of Christopher Hatton, married Richard Hatton; her daughter Alicia, who had married Joshua Poole, who had predeceased her, died without issue, and her expectancy came to her only sister Gratia Hatton at her death on 9 Aug. 1726. On their mother Gratia Hatton's death the entire moiety therefore came to Gratia Hatton, the surviving daughter of Richard and Gratia Hatton on 11 Dec. 1738. On 25 Jun. 1749 Archibald MackLane and John Pearson, assignees in the bankruptcy of Enoch Knowles of London, haberdasher, the husband of Susannah Snelling, sold her moiety, after freeing it from tail by an action of recovery, to William Belchier of Durdanes, Esq, and on 21 Aug. 1751 Gratia Hatton sold her moiety also to William Belchier. There is no further reference to this property in the court rolls; in the 1755 survey it appears as a freehold of Edward Northey, a messuage, barns, stables and other outhouses, and another tenement, shop and stables, and four fields of meadow or pasture ground, about 18 acres, abutting on Lower Woodcote Green on the south, on New Inn Lane and on the copyhold estates of Anne Symonds and Susanna Figgins and of Charles Burnett on the north, on the lane leading to Woodcote Green on the east, and on land belonging to the workhouse and on the cottages of Robert Matthews and Joseph Batts on the west part.

3B7. In accordance with Humphrey Beane's will the 3 acre property called the Warren was acquired by John Parsons on 26 Mar. 1680, the tenements, stables, buildings, and 3 acres of land near the mansion of Humphrey Beane, together with the one acre property on Clayhill (1B3). On 26 May 1713 John Parsons and his wife Elizabeth sold to Maria Baismore widow the messuage, buildings, garden or orchard, now in the occupation of Maria Baismore, and another messuage, barn, stable, buildings, garden, orchard, and a piece of land belonging to it, now in the occupation of William Tuchoner. On 26 May 1725 James Powell of the parish of St. Anne's Westminster, gen., and his wife Maria sold to Josiah Diston of Epsom, Esq., the messuage on the west side of the lane leading from the town of Epsom towards Woodcott Green, then in the occupation of Richard Bailey, together with the entire garden or orchard and ground lying on the south side of the messuage as it is now enclosed, and all houses, outhouses, rooms, stables and buildings, backsides and conveniences to the said messuage belonging, and also another messuage on the south side of New Inn Lane in the occupation of William Tutcher, and all the garden lying on the north-east side of the last-mentioned messuage, and a close of meadow land on the north-east side of the garden as it is now enclosed, together with all houses, outhouses, rooms, barns, stables, coachhouses, yards, backsides and conveniences. On 5 Jan. 1726 Josiah Diston surrendered his properties to John Williams of Stowford, Devon, Esq., Richard Aldworth of Stanlake, Berks., Esq., and Robert Tothill of the parish of St. John's Clerkenwell, Middx. Esq., in trust for sale. On 24 Mar. 1728 Joseph Shaw of Epsom, gen., acting as their attorney, sold on their behalf to Allyn Smith of Battersea, Sugar refiner, the messuage on the south side of New Inn Lane, in the possession of William Titchener, with the close of meadow land; Allyn Smith entailed the property to himself, his wife Mehitabella Smith, and his heirs. After the deaths of Allyn Smith, recorded on 19 May 1738 and his wife on 25 May 1741 his nephew William Smith of Battersea, gen., was admitted on 25 May 1741 to the property, lately in the occupation of Allyn Smith, now of Henry Rowe Esq., and obtained a licence

to let the property for 21 years. At William Smith's death without issue it was recorded that his only brother Allyn Smith of Battersea had also died without issue, leaving as heirs his sisters Anne, the wife of Thomas Simmonds and Susanna, the wife of James Figgin, who were admitted on 21 Oct. 1741 in moieties to the messuage formerly in the tenure of William Titchener, afterwards of Allyn Smith the uncle, and now of Henry Rowe Esq., together with the garden and the close of land. In 1755 it is described as a messuage, coachhouse, stables and other outhouses, yard, garden, and a parcel of pasture land, 2 acres, abutting on New Inn Lane on the north-west part, on lands of Edward Northey on the south-east and west parts,and on the copyhold estates of Sarah Parsons and Charles Burnett on the north-east part.

3B8. The other messuage, in the tenure of Richard Bayley, together with the garden and orchard on its south side, John Williams, Richard Aldworth, and Robert Tothill sold on 30 Oct. 1727 to Robert Wood, who sold it on the same day to Richard Bayley of Epsom, innkeeper and his wife Mary. Richard Bayley mortgaged the property on 1 Nov. 1728 to Edward Dallowe of Ewell, gen. for £200, and on 24 Mar. 1729 Edward Dallowe was admitted to the property upon condition. On 15 May 1739, after the demise of Richard and Mary Bayley, Edward Dallowe returned the property to William Bayley of Carshalton, baker, the son of Richard Bayley, shopkeeper, and acknowledged the repayment of the mortgage, and William Bayley sold the property to Charles Burnett of Epsom, gen., who entailed it to himself, his wife Elizabeth, and heirs. On 11 Nov. 1754 Charles Burnett, presumably after the death of his wife, altered the tail to nominate his son Micajah and his heirs. In 1755 the property is described as a messuage in two tenements and another tenement, and a yard, garden and orchard, ½ acre.

3B9. On 29 Oct. 1688 John Parsons ceded a small but important part of the 3 acre Warren property to his son in law Anthony Sturt (see 3B10); there remained with him, after the sale of 3B7 and 3B8 only two messuages, one messuage with a stable, outhouses and garden, ½ acre, in the occupation of William Parkhurst or Barkhurst (1B4) and the other of the widow Clayton. At John Parson's death the two messuages came to his son Humphrey Parsons on 1 Nov. 1717, and at his demise, in accordance with a marriage settlement, of 14 Apl. 1719, to his wife Sarah Parsons on 26 Oct. 1741, the one on the south-east side of New Inn Lane, now two messuages, formerly one messuage in the occupation of Master Clayton, but now divided into two messuages in the occupations of George Saunders and Robert Stride; in 1755 it consisted of two messuages, a stable, outhouses and garden, ½ acre.

3B10. The property which John Parsons, Esq. ceded to Anthony Sturt on 29 Oct. 1688 is described as a parcel of land, part of the 3½ acres, which John Parsons had recently purchased from Katherine Beane, on which a brewhouse has been built, and a well been dug for water for the mansion of Anthony Sturt Esq., and enclosed by a paling. On 13 Oct. 1693 Anthony Sturt sold the property to Henry Griffith of London, merchant, and his wife Joanna. On Henry Griffith's death it was inherited by his only son Charles Griffith on 28 Apl. 1705, and sold by him on the same day to Sir Thomas Cooke of Epsom, Knt. His eldest son, John Cooke Esq., inherited the property on 26 May 1713,

3B10.

and sold it on the same day to Jonas Hanway Esq.; by then the well was enclosed by a wall. On 19 Oct. 1715 Jonas Hanway of Epsom, Esq., sold the piece of land with the brewhouse, buildings, and well to William Fenwicke of Betchworth Castle in the parish of Dorking, who was admitted on 17 Oct. 1716. At his death his sisters Rebecca Sprint widow and Maria the wife of Eusebius Dormer of the parish of St. Andrew, Holborn, gent. were admitted in moieties on 3 Nov. 1725. At Rebecca Sprint's death John Sprint of Milbourn Port, Somerset, Clerk, sold his moiety on 25 Oct. 1731 to Thomas Briggs of Epsom, bricklayer, Blackwell North of Epsom, vintner, acting as attorney on behalf of John Sprint. Thomas Briggs sold the moiety on the same day to Thomas Harris of Dorking, gent. Mary Dormer's moiety came at her death to her eldest son John Dormer of Ewell, gen. on 5 Jun. 1733, when it was reported that the moiety or his expectancy had been mortgaged on 21 Oct. 1728 to John Ellison of Simond's Inn, London, gen. for £50. John Ellison was admitted upon condition on 5 Jun. 1733 and died in 1745, when there was no claimant to the moiety. There is no further reference in the court rolls to this property as such, which in the 1755 survey appears as a freehold belonging to Thomas Harris and Dormer Harris, one messuage and shed, and a piece of land, 15 perches, but on 6 May 1754 was a boundary dispute between Charles Burnett (3B9), whose house was then in the occupation of Elizabeth Briggs, spinster, and Thomas Harris of London, apothecary, and Dormer Harris, Esq., the sons of Thomas Harris, late steward of this manor, who had purchased the property from Thomas Briggs and -. Ellison, and had it enfranchised by the lord of the manor.

3B11. On 14 Dec. 1680 Joseph Collyer, citizen and linendraper of London obtained a licence to demise his messuage, barn, stable, buildings, garden and orchard for 21 years. On 28 Aug. 1702 Joseph Collyer, citizen and leatherseller of London surrendered his properties to the use of his will. At the demise of Joseph Collyer, now of Tooting, gen. his widow Mary Collyer was admitted under his will dated 14 Aug. 1702, on 4 May 1722, her father John Hester of Tooting gen. acting on her behalf. On 30 May 1743 Mary Collyer, widow, obtained a licence to demise for 21 years, and on 30 Apl. 1750 Mary Collyer and Joseph Collyer, her only son and heir of Joseph Collyer, freed the property from tail by an action of recovery, and mortgaged it for £260 at 5% interest to the Revd. John Guyse of Featherstone Street in Bunhill Fields, Middx., Doctor of Divinity. This mortgage was repaid on 31 Jul. 1754, and another for £400 at 5% interest taken up from Edward Northey of Epsom, Esq. On 19 May 1755 Mary Collyer of Tooting, widow, and Joseph Collyer of the same place, gen. repaid this mortgage and sold their properties to William Compton of Caius College, Cambridge, Esq., his father Edward Compton, Esq., acting as his attorney. In 1755 the property consisted of one messuage in two tenements, barns, stables, outhouses, garden, orchard, two parcels of meadow or pasture, another small tenement, two sheds at the north end, 4 acres.

3B12. The next following freehold property appears in 1755 as a messuage abutting on the road leading to New Inn Lane on the north part, on the estate of William Compton on the south and west parts, and on a freehold estate of Robert Wood on the east part, in the possession of William Newnum of Islington, gent. An abstract of title (now at Epsom library, E96 p8874) shows that on 22/23 July 1746 William Collins sold to Daniel Parrott by lease and release All

that messuage or tenement with the ground thereunto belonging, in New Inn Lane.... and commonly called or known by the name or sign of the Queen's Head. On 1 May 1752 Daniel Parrott sold the property to William Newnum. Nothing has been found so far how William Collins obtained the property, and whether the property was part of the widow Witham's property in 1680, or was in separate existence at that time.

3B13. The widow Witham's freehold London House was in 1755 held by Robert Wood of Epsom, gent.: Five messuages, gardens and backsides, ½ acre, called London House; from a description of the adjoining property 3B14 it appears that the occupiers of some of these messuages in 1722 were William Phipp, Thomas Basemore, and William Willmott.

3B14. Katherine Glanvill married Bartholomew Smith, citizen and upholsterer of London, and with him sold her moiety on 18 Aug. 1710 to Richard Worlidge of the parish of St. George the Martyr in the borough of Southwark and his wife Margareta. John Ockley's moiety was inherited on 7 Jun. 1682 by his daughter Mary. On 29 Aug. 1688 Michael Wood of Chipstead, Surrey, yeoman and his wife Mary, formerly Ockley, entailed the property to themselves and the heirs of Mary Wood. On 19 Feb. 1713 Richard and Margareta Worlidge, and Maria Wood of Coulsdon, Surrey, widow, sold their respective moieties to Josiah Diston of Epsom, Esq. On 10 Dec. 1722 Josiah Diston sold the 4 acres of meadow called Readings Mead, which formerly was one close, but had been divided into two closes, to Thomas Webster of Copthall, Essex, baronet, and when Sir Thomas Webster, now of Battle Abbey, Sussex, died, it was on 26 Oct. 1751 inherited by his eldest son, Sir Whistler Webster of Battle Abbey. In 1755 it is described as two fields of meadow or pasture ground called Readings Meads, about 6 acres, abutting on the street leading to New Inn Lane and on the freehold estate of Robert Wood on the north-west part, on Woodcote common field on the south-east part, on the copyhold of William Compton on the south-west part, and on the freehold of Thomas Vernon on the north-east part.

3B15. Christopher Buckle's freehold appears to have been divided into three separate holdings. The southernmost of these was in 1755 held by Thomas Vernon of Winchester, gent.: a messuage, coachhouse, stables and other outhouses, garden and orchard, 2 acres, abutting south on Sir Whistler Webster's land, and north on a freehold of John Winchester.

3B16. The freehold of John Winchester of Epsom, cornchandler, is described as three messuages, a shop, washhouse, stables, gardens, and a close of pasture, 2 acres, abutting on the estate of Thomas Vernon on the south part, and on the estate of Mark Parsons on the north part.

3B17. Mark Parsons was an infant in 1755. On 8 Jan.1749 he was admitted to some copyhold premises (5B12) under the will of his great-uncle Mark Dutton, the brother of the Duchess of Northumberland (1B11). It is therefore probable that he similarly succeeded to this freehold at the same time. In 1755 it consisted of three messuages, coachhouses, stables and other outhouses, yards, garden and field, about 1 1/4 acre, abutting on the street leading to New Inn Lane on the west part, on the lane leading to town mead and on land of Lord

Baltimore on the east part, on the freehold of John Winchester on the south part, and on the freehold estate of Mrs Eggers widow and on land of Lord Baltimore on the north part.

3B18. Thomas Palmer's freehold was in 1755 held by Elizabeth Eggers, widow (see 2B15). It was then three messuages, one shop, stable and other outhouses and garden, about 1/4 acre, abutting on the estate of Elizabeth Lewis widow on the east and north parts, and on the estate of Mark Parsons on the south part.

3B19. John Lewis's freehold was in 1755 in the possession of Elizabeth Lewis of Croydon, widow: One tenement, outhouses, a yard, passage and garden, with another tenement in the said garden, about ½ acre, abutting on the street leading to New Inn Lane and the estate of Elizabeth Eggers on the west part, on the land of Lord Baltimore on the east part, on land of Mark Parsons and of Lord Baltimore, and of Elizabeth Eggers on the south part, and on the estate of Joseph Shaw, Susanna Hooper and James Ravenhill on the north part.

3B20. John Haynes died in 1685, and on 6 Nov. 1685 his widow Sarah Haynes was admitted for life under his will; the executor was his brother-in-law John Gardiner of London, merchant, and amongst the relatives named in the will appears one Anne Glover alias Wright. On 18 Mar. 1685 it is stated that Sarah Haynes had not paid the fine of £160 which had been claimed, and that the property had therefore forfeit to the lady of the manor. Nevertheless on 29 Oct. 1688 Sarah Haynes sold the messuage, buildings, outhouses and stables thereunto belonging, and also one parcel of land adjoining to the messuage, 2½ acres, to Randolph Ashenhurst of London, Esq. and Michael Cope of London gent, who were admitted, obviously to Sarah Hayne's life interest. On Randolph Ashenhurst's demise his brother Thomas Ashenhurst gent. was admitted on 23 Oct. 1689, and on 13 Oct. 1692 John Crichton of London, Doctor of Medicine, and Sarah his wife, formerly the widow of John Haynes, and Sarah Haynes, spinster, the only daughter of John and Sarah Haynes released their interest in all the messuages, shops outbuildings, stables, buildings and yards thereto belonging, and also one parcel of land, the bowling green, and also one parcel of pasture land adjoining thereto, 2 acres, to Michael Cope of London, gent. and Thomas Ashenhurst of Epsom, gent, the brother and heir of the late Randolph Ashenhurst Esq. On 23 Feb. 1693 (enrolled 25 Jun. 1694) Michael Cope and Thomas Ashenhurst mortgaged the property to Robert Fowle and Thomas Wotton, both of the parish of St. Dunstan in the West in the City of London, goldsmiths, for £1,060 (£1,000 at 6% interest). This mortgage was redeemed before 29 Oct. 1697, and another mortgage for the same amount taken up on 12 Feb. 1696 from Thomas Winford Esq, second prothonotary of the court of King's Bench at Westminster. On 25 Oct.1700 it was recorded that on 27 Nov. 1699 Michael Cope and Thomas Ashenhurst together with Thomas Winford had taken up another mortgage from Thomas Guy of the parish of St. Maria Woolnott, Lombard Street, London Esq. for £1,648 (£1,600 at 6% interest, payable ½ yearly), and that Thomas Winford had acknowledged repayment of his mortgage of 12 Feb. 1696 on 29 Oct. 1697. The licence to let granted to William Glover in 1671 expired in 1702, and on 30 Oct. 1702 Michael Cope and Thomas Ashenhurst obtained a new licence to let the several messuages, shops, buildings, lands

tenements and hereditaments for 21 years. Michael Cope's death was recorded on 29 Oct. 1703, and on 3 Dec. 1703 his widow Elizabeth Cope was admitted, William Fish, Esq. acting on her behalf. At her demise her three daughters Elizabeth, the wife of Thomas Brushfield, gen., Maria Cope and Katherina Cope, spinsters were admitted on 1 Jun. 1704. On 1 Nov. 1717 Thomas Guy, and Elizabeth Brushfield, widow, John Pinchbeck, clerk, and his wife Maria, and Katherina Cope, spinster, sold the messuages, shops, outhouses, buildings, yards and backsides, and the bowling green, and 2 acres of land adjoining, to William Fish of Lincoln's Inn, gen, for life, then his son William Fish and his heirs. This entry is marked on the margin "le New Tavern". On 30 Oct. 1727 the death of William Fish was recorded, his son William Fish, also of Lincoln's Inn, having survived his father, had since also died, leaving no issue, and his heirs, the sisters of the elder William Fish, Susanna Stokes of Wolverhampton, Staffs., widow, and Thomasin Walker of Horsley Down, Surrey, widow, were admitted in moieties. At Susanna Stokes's death her moiety came to her only son George Stokes of Wolverhampton, gen. on 24 May 1729, and was mortgaged by him on 20 Oct. 1735 to Edward Acton of Ashtead, gen. for £350. The tenants were then John King, Mary Dixon, Jonathan Stanton, John Slyder, William Wood, William Card, and others. On 7 Feb. 1736 George Stokes paid back this mortgage and sold the moiety to Joseph Shaw of Epsom, Esq. Thomasin Walker surrendered her moiety on 25 Aug. 1729 to the use of her will; on 21 Oct. 1729 she sold the moiety of one of the messuages to Mary Wood (see below, 3B26). At her death, when she is described as late of Epsom, but sometime since of the parish of St. Olave, Southwark, her moiety was claimed by her daughter Thomasin, the wife of James Ravenhill of Epsom, victualler, who was admitted as heir according to the custom of the manor, and with her husband mortgaged the moiety for £100 to Edward Acton of Epsom, gen. on 15 Feb. 1738. On 12 Nov. 1747 James Ravenhill of Epsom, hatter, and Thomasin his wife, a customary tenant, entailed the property: Thomasin Ravenhill for life, James Ravenhill for life, then their son James and their daughter Susanna Ravenhill share and share alike. At Thomasin Ravenhill's demise her husband James Ravenhill of Epsom, victualler, was accordingly admitted on 9 May 1749, having replaced Jonathan Stanton in the otherwise unchanged list of tenants. On 1 Apl. 1751 William Thompson, late of the parish of St. Olave, Southwark, but now of the parish of St. Mary Magdalen, Bermondsey, grocer, informed the court that Thomasin Walker had on 12 Nov. 1731 made a will, appointing him trustee for her daughter Thomasin, the wife of James Ravenhill of the parish of St. Olave, Southwark, hatdyer, her only child, who was to receive the rents and profits of the property to her own separate use for the term of her natural life, and immediately after her decease to the issue of the said daughter lawfully begotten or to be begotten equally share and share alike. Thomasin Ravenhill, under the threat of being murdered by her husband, took this will from William Thompson on 1 Jun. 1744, he retaining a true copy of the will. Thomasin Ravenhill left issue one son, James, and one daughter, Susanna, now the wife of Thomas Hooper. The admissions of Thomasin Ravenhill on 12 Nov. 1747 and of James Ravenhill on 9 May 1749 were therefore annulled as fraudulently obtained, and William Thompson was admitted in trust, and surrendered the moiety to the use of James Ravenhill the son, and Susanna, the wife of Thomas Hooper, who were admitted on 13 May 1751 in half-shares to the moiety. James Ravenhill was then only 16 years of age, and his brother-in-law Thomas Hooper was

appointed to act on his behalf. On 24 Feb. 1755 Thomas Hooper of Epsom, coachman, and his wife Susanna mortgaged their half-moiety to Samuel Wilkinson of Epsom, brewer, for £150. The occupants were then Mary Castell, widow, John Maskall, Thomas Langridge, Hook (sic!) Newman, Thomas Sutton, Mary Fox, James Piercey, -. Smith, and John Howell. In 1755 Joseph Shaw held a half-share, and James Ravenhill and Susanna Hooper each a quarter share of a Brick building in three several tenements called the New Tavern, the old coffeehouse and the old long room, and six other tenements, a cockpit, stables, storehouse and brewhouse, and two pieces of ground, the one called the Old Bowling Green and the other the Bear, all of which contain 2 acres.

3B26. On 21 Oct. 1729 Thomasin Walker (3B20) had sold her moiety of one messuage in the possession of John King to Maria Wood, spinster, daughter of Robert Wood of Epsom, baker. At her death, then the widow of Thomas Wright of Epsom, gen., her eldest brother, William Wood of Epsom, baker, inherited the moiety on 11 Dec. 1738. In 1755 the property was held in moieties by Joseph Shaw and William Wood, one messuage and passage.

3B27 and 3B32. On 26 May 1680 William King, inholder, had surrendered the messuage, barn, coachhouse and garden called the New King's Head to himself for life, his wife Margaret for life, and to the person or persons named in his will. On 18 Mar. 1685 Margaret King was reported to have encroached on some demesne lands in the occupation of John Lewis, and to have agreed to re-align the offending fence. On 29 Oct. 1688 Margaret King mortgaged the property to Richard Blisse of London, winecooper, for a debt of £300, and Richard Blisse was admitted conditionally. On 23 Oct. 1689 Richard Blisse gent. and Margaret King widow obtained a licence to let for 31 years the messuage, smith's shop and yard in the occupation of Samuel Abbott, between the stables of Margaret King and the stables belonging to the Old King's Head. On 28 Oct. 1698 Richard Blisse and Margaret King obtained another licence to let the remaining part of the property for 21 years. At Margaret King's death her eldest son, John King of Epsom, pastrycook, was admitted on 22 Oct. 1722, and mortgaged the property formerly called the New King's Head and now the Queen's Head, and several messuages and shops to Robert Fowle of Ewell, butcher, for £200. On 1 Nov. 1728 he increased this mortgage by £60; the Queen's Head formerly the New King's Head, was then in the occupation of Jane Parker widow, the messuage in the occupation of Jane Houghton widow, the shop formerly a fishmonger's, the shop in the occupation of George King, shoemaker, the messuage and garden of Samuel Abbott, smith, and the messuage in the occupation of Jane Vanner and Anne Bass. On 19 Dec. 1730 he further increased the mortgage by £40, and paid back these mortgages on 22 Feb. 1734, and took up another mortgage for £400 from Robert Fowle, which he increased by £40 on 26 Oct. 1736. On 26 Dec. 1737 John King took up another mortgage from Thomas Borer of Cheam, victualler, for £100; the messuage formerly the Old King's Head, now the Queen's Head, with the garden, yards, stables, and coachhouses in the occupation of John King himself, one messuage in the possession of William Young, barber, the shop in the possession of Edward Parr, butcher, the shop in the possession of Edward Price, shoemaker, the messuage and garden of Samuel Abbott, smith, the messuage of Elizabeth Tudor (or Chewter) widow; on 19 May 1738 he increased this mortgage by £50, and on 26

June 1738 he obtained a licence to let the premises for 21 years. On 22 Aug. 1741 Robert Fowle was admitted to all John King's properties, subject to an equity of redemption, and mortgaged them on the same day to John Berry of Banstead, yeoman, for £160. Robert Fowle's death was reported on 13 May 1746, and on 26 May 1747 his only son Robert Fowle of Ewell, butcher, was admitted to the Old King's Head, now the Queen's Head, and several other messuages and shops thereunto belonging. Within the next few years the Queen's Head property became separated, and in the 1755 survey Robert Fowle's holding is given as several buildings containing seven tenements, a coachhouse or shop, with stables, yards, gardens and orchards, about 1½ acre.

3B32. The Queen's Head property is not mentioned in the court rolls after the admittance of the younger Robert Fowle on 26 May 1747. In the survey of 1755 it is shown as a freehold belonging to William Johnson, -. Billiau, and -. Cordwell, several messuages and buildings in eleven tenements, washhouse, brewhouse, slaughterhouse, and a slip of ground, ½ acre, abutting on a piece of ground belonging to Sarah Miriam Wood on the south part, on the estate of Mary Newman widow on the east part, and on the estate of Robert Fowle on the west part. It is clear that the property changed hands after Robert Fowle's admission, probably due to the several outstanding mortgages, and that it was enfranchised before the 1755 survey, but no entry relating to any of these transactions was found (cf. the similar case of 3B10). Furthermore the description seems to include the freehold property 3A33, held in 1688 by John Draper.

3B34. On 28 Oct. 1695 Anne Stone of Epsom, widow, obtained a licence to let for 13 years, and on 22 Mar. 1702 another licence for 41 years. On 3 Dec. 1703 the death of Edmund Bourne, the son of Joseph Bourne, the only son of Edmund Bourne by Anne his third wife is reported, and the reversion of the properties held for life by Anne the widow of Edward Stone came to James, the eldest son of James Bourne, the brother of the elder Edmund Bourne, On 23 Mar. 1716 James Bourne obtained a licence to let the messuage in the occupation of John Furnace for 21 years. On 1 Nov. 1717 James Bourne of Great Bookham, yeoman, surrendered to James Bourne, the son of his brother Thomas Bourne of Great Bookham, two messuages formerly one messuage, and several pieces of ground in Woodcott common field, in the tenure of John Furnace, John Michell, and Josiah Diston. On 7 Mar. 1728 James Bourne of Great Bookham, cordwayner, mortgaged the properties to Robert Prickler of Dorking, wheelwright for £51.5. On 10 Apl. 1730 he repaid this mortgage, and mortgaged the lands only (see 3B37) in the former occupation of Josiah Diston, for £122.14. to Anne Godston of West Clandon, widow. On 19 May 1738 he sold to Hugh Newman of Epsom, bricklayer, the messuage lately in the occupation of John Michell, now of Thomas Foulkes, with the garden and the ground lying behind the messuage, together with the well of water lying within the said ground. At Hugh Newman's death this property came under his will to his widow Mary Newman.(2B29) In 1755 the property is described as one messuage, a garden and a piece of ground with a well therein.

3B35. The other messuage, in the occupation of John Furnace, James Bourne had mortgaged on 27 Jan. 1735 to James Reynolds of Epsom, carpenter, for £30

3B35.

and 28 sh. interest, and on 26 Feb. 1739 he paid back this mortgage and took up another from James Reynolds for £40 on the messuages occupied by John Furnace. The repayment of this mortgage was acknowledged on 25 May 1741, and another mortgage was taken up by James Bourne from John Pitt of Leatherhead, yeoman, for £80 on the two messuages on lease to John Furnace. On 24 May 1742 James Bourne sold to Hugh Newman the two messuages in the occupation of John Furnace and Jonas Furnace, and Hugh Newman paid back the £80 mortgage to John Pitt on 25 Oct. 1743. At Hugh Newman's death the two messuages now in the occupation of John Furnace and John Noon, which were acquired after Hugh Newman's surrender to his will (see 2B29) came to his son Samuel Newman, and were surrendered by him on 9 Apl. 1754 to his mother Mary Newman for life, then to his sister Mary, the wife of William Storey. In 1755 it was two messuages in four tenements, two workshops, and a yard.

3B37. On 4 Nov. 1735 the repayment of the mortgage for £122.14. (3B34) was acknowledged by John Groves, whom Anne Godston had married, to Robert Wood of Epsom, baker, and on the same day James Bourne sold the piece of land, together with some other land, 35 acres in all, to Sarah Maria Wood, spinster, a daughter of Robert Wood. In 1755 Sarah Miriam (sic!) Wood held a slip of ground with a coachhouse and other outhouses, 3/4 acre, abutting on the freehold of William Johnson and others and on demesnes and on the copyhold of Mary Newman on the north part, on land of Lord Baltimore on the south part, on the lane leading to Town Mead on the east part and on the copyhold estate of Robert Fowle on the west part.

3B38. On 20 Oct. 1687 Francis Skinner of the parish of St. Clement Danes, Middx, gen, and Katharina his wife, and Michael Wood of Chipstead, gen, and Maria his wife obtained a licence to let the messuage and smith's shop for 21 years. With their other properties (see 3B14) it was acquired by Josiah Diston on 19 Feb. 1713, and with some other properties sold by him to John Myster of Epsom, gen. on 27 Jan. 1723, now a messuage and smith's forge on the south side of the Town of Epsom, in the occupation of John Newman, an adjoining messuage in the tenure of Rebecca Reeves widow, another messuage, between the last mentioned messuage and the gate of the common field in Town Mead Lane, now in the tenure of -. Newman widow, and a shop lying between the last mentioned tenement and the tenement of Rebecca Reeves, and now in the tenure of William Coney, together with the garden ground or orchard, abutting on the yard and garden of Robert Smith, formerly a meadow belonging to the lady of the manor on the south, on the highway leading from the Town of Epsom to the meadow called Town Mead on the east, and on some ground now let by James Bourne to Josiah Diston (i.e. 3B37) on the west part. On 2 Nov. 1726 John Myster obtained a licence to enclose a 4 foot wide strip of land on the north side of the shop in the possession of William Coney, and on 23 Oct. 1746 he obtained a licence to let any of his properties for 21 years. On 29 Jan. 1754, in a marriage settlement for his youngest daughter Susannah, who was to marry John Parkhurst M.A., the eldest son of the lord of the manor, John Myster of Epsom, Esq. transferred to the lord of the manor, amongst some other properties (7B4, 9B16) the smith's shop, Rebecca Reeve's and the widow Newman's messuages now in the occupation of Richard Hubbard, William Coney's shop, now converted into a stable in the occupation of Rachel North, abutting south on a yard and garden

in the occupation of Peter Provost. In 1755 the property is shown as demesne in the occupation of Richard Hubbard, four tenements, a smith's forge, stables, a barn, a shed, a washhouse, a yard, and a garden, about 1/4 acre, abutting north on the High Street, south on land of Sarah Miriam Wood, east on the lane leading to Town Mead, and west on the copyhold tenements of Mary Newman.

3C1. Henry St. John had in his will dated 11 May 1771 entailed his messuage with 6 acres of land and his 12½ acres in the common fields to his daughter Susanna Wigsell and her son Attwood Wigsell for their joint lives, then to Attwood Wigsell and his sons in order of seniority, failing these to his other grandson Thomas Wigsell and his sons in order of seniority, and failing these to his granddaughters Susanna Wigsell and Ann Buckle in equal shares as tenants in common. Accordingly at Henry St. John's death his daughter Susanna Wigsell of Epsom, widow, was admitted on 6 Jun. 1774, and at her demise her son Attwood Wigsell of Sanderstead, Surrey, Esq. on 14 Jun. 1779. Attwood Wigsell's death was reported on 17 Jun. 1795; on 23 May 1796 on the third unsuccessful proclamation for the heir the properties were declared forfeited to the lord of the manor, but on 24 Oct. 1796 the Revd. Thomas Wigsell of Sanderstead, clerk, was admitted in accordance with Henry St. John's will, Attwood Wigsell having died without issue. At Thomas Wigsell's death, also without issue, Henry St. John's two granddaughters were admitted in moieties, Susanna Wigsell of Sanderstead, spinster, on 1 Apl. 1806, Thomas George Knapp, of Haberdashers Hall, Maiden Lane, London, Esq. acting as her attorney, and Ann Buckle, now the wife of Robert Crowe of Kiplin in the County of York, Esq. on 23 Jun. 1806, by Thomas Williams of Clayton Street, Kennington, gen. as her attorney. They both negotiated the sale of the property to John Lewis Mackay of Bushey, Herts., but Susanna Wigsell died before this sale could be completed, and her executors,the Revd. Richard Smith of Edinor near Bakewell in the County of Derby, clerk, and Robert Snow of the Strand, Middx., banker, were admitted to her moiety on 3 Mar. 1807, and surrendered it to Durley Grazebrook of Chertsey for the completion of the sale. On the same day Robert Crowe and his wife Ann surrendered their moiety also to Durley Grazebrook, and Thomas Wigsell's widow Jacobina Mary Ann Maria Wigsell of Sanderstead likewise surrendered her claim to the expectancy. After an action of recovery the messuage and 6 acres of land (but not the 12½ acres dispersed in the common fields) passed to John Lewis Mackay, who was admitted on the same day. On 30 Jun. 1824 John Lewis Mackay, now of Cheltenham, Glos. Esq. obtained a licence to let the property to John Steele of Guildford, schoolmaster, for 21 years. In his will John Lewis Mackay appointed his friend Mary Ann Harrison of Cheltenham, spinster, executor, who was at his death accordingly admitted on 7 Apl. 1842 in trust for life. On 13 Apl. 1848 Mary Ann Harrison obtained a renewal of the licence to let to John Steele of Epsom, gen. for 21 years at an annual rent of £75. In her will dated 31 Dec. 1869 Mary Ann Harrison, now of 45 Milsom Street in the city of Bath, spinster, named John Stone of Bath, solicitor, and Charles Compton of 14A Brewer Street, Regent Street, Middx., chemist and druggist, as trustees, who were accordingly admitted on 28 Mar. 1873 to the two moieties of the messuage together with all outhouses, stables, coachhouses, buildings, yards, gardens and courtyards thereunto belonging, and two pightles of meadow, 6 acres, to the several uses expressed in the will of Jan Lewis Mackay. On 13 May 1884 John Stone of

3C1.

Bath, Esq. (Charles Compton having died in July 1873) had the premises enfranchised.

3C2. John Starke of Ewell, Esq. left in his will the messuage which had been built by Sir William Stewart to his son Richard Starke Esq., who was then living in it, and who was admitted on 21 Oct. 1765. Richard Starke, late of Piza, Italy, died in 1794, and in his will dated 26 May 1790 he left the property to his wife Mary Starke in trust; as his son Richard Isaac Starke inherited from his grandfather a considerable fortune, which ought to have come to the testator, he directed his wife to pay to the son £500 and no more as proof of his affection, and bequeathed to his daughters Mariana and Louise Starke the messuage together with the freehold land thereunto belonging, and Mary Starke was accordingly admitted on 1 Nov. 1894. On 21 May 1804, now of Exmouth, Devon, widow, she obtained a licence to let the property to James Gubbins of Surrey Street, Strand, Middx., surveyor, for 21 years, and on 12 Jan. 1805 she transferred the messuage together with the freehold land, now in the occupation of James Gubbins, to her daughter Mariana Starke of Exmouth, spinster. On 21 Oct. 1805 Mariana Starke obtained a new licence to let for 21 years, and on 27 May 1817 surrendered the property, late in the occupation of James Gubbins, now of John Talver, to her brother Richard Isaac Starke of Llarne (or Langharne) Castle, Carmarthen, Esq. Richard Isaac Starke sold the property, late in the occupation of John Talver, Esq., then of Joseph Kilner, Esq., now of George Pearkes Barclay, Esq., to George Pearkes Barclay for £2000 on 7 Apl. 1825. George Pearkes Barclay of Epsom, Esq., sold the property to Nathaniel Alexander of Epsom, Esq. on 1 Sep. 1842 for £1900. On 8 Dec. 1875 a petition in bankruptcy was presented against Nathaniel Alexander, Brice Hugh Pearse, and Alexander Collie, all of 23 Great Winchester Street in the City of London, East India merchants and agents, trading in co-partnership under the style or firm of N. Alexander Son & Co., and Robert Palmer Harding of 8 Old Jewry, accountant, was appointed trustee, and admitted to the property, which he surrendered to Henrietta Frances Scott of Epsom, widow, who had bought it from him at an auction on 19 Nov. 1875 for £3400, £3200 for the copyhold messuage, £200 for the freehold land. On 30 Sep. 1884 Henrietta Frances Scott obtained a licence to rebuild certain of the outbuildings, and on 28 Oct. 1886 she mortgaged the property, now in the occupation of Thomas Townsend Bucknill, to Henry Hales Playdell Bouvery and John Lloyd Pierce for £1500. On 19 Jun. 1894 Henrietta Frances Scott, now of 65 Denbigh Street in the County of London, had the property enfranchised.

3C3. Thomas Winteringham died in 1780, and on 5 Jun. 1780 his widow Deborah Winteringham was admitted under his will dated 17 Jan. 1780. She married Robert Hodgson of Burrow Buildings, Christ Church, Surrey, Esq., and on 28 May 1781, presumably at the time of the marriage, he and his wife surrendered the property to the last will of the wife Deborah Hodgson, notwithstanding her coverture. Accordingly at Deborah Hodgson's death the surviving executors under her will Christopher Fall of Newington, Surrey, gen. and Elizabeth Hodgson of Epsom, spinster, were admitted on 30 Jan. 1809. On 8 Jun. 1830 Elizabeth Hodgson, now of Southwell, Notts., spinster, surrendered the property, lately and for several years past in the occupation of Solomon Davies, Esq., to John Alexander of Croydon, gen. It appeared that Christopher Fall and Elizabeth Hodgson had sold the property on 19 Jun. 1810

to Sir James Alexander, then of Epsom, Knt, for £800, that Christopher Fall had died in Jun. 1811, and that the property had not been formally surrendered to Sir James Alexander, who in his will appointed Elizabeth Hodgson to surrender it to John Alexander. On 25 Mar. 1831 an exchange of some freehold land at the field called the lower Blakes took place between George Pearkes Barclay and John Alexander. On 8 Jun. 1830 John Alexander obtained a licence to let for 21 years at an annual rent of £55 to John Roberts of Epsom, Esq., and on 30 Apl. 1861 had the property, now in the occupation of Mrs. Elizabeth Roberts, enfranchised.

3C4. John Bushby and Elizabeth his wife mortgaged their property on 11 May 1754 to Samuel Wilkinson of Epsom, brewer, for £200. At the death of Elizabeth Bushby, late of Sutgrave, Notts., widow, the property, late in the occupation of John Bushby and now of Richard Bishop, came to John Bushby's heir, his cousin Henry Harrison of New Street, Bishopsgate without, gen. on 3 Jun. 1776. At the death of Henry Harrison his widow Martha Harrison was admitted for life on 26 May 1777 to the estate known by the name of the White Horse, her eldest son John Harrison acting on her behalf. At the demise of Martha Harrison, formerly of New Street without Bishopsgate, but later of Ely Place, Holborn, in the City of London, her only surviving son Henry Francis Harrison of Ely Place was admitted to the property on 14 May 1810, his brothers John Harrison MD of Hatton Garden and Charles Ambrose Harrison having died in the lifetime of their mother. On 6 May 1811 Henry Francis Harrison surrendered to George Brad of Epsom, gen, two messuages or cottages and gardens adjoining thereto, in the occupation of George Brad and John Larby, adjoining the messuage formerly called the White Horse. On 7 Sep. 1847 Charles Ambrose Frederick Brad of Chepstow Place, Camberwell New Road, Surrey, gen. was admitted to the two cottages as son and heir of George Brad, late of Epsom, under his will dated 3 May 1839, and had them enfranchised on 18 Feb. 1849.

3C5. The larger part of the White Horse property Henry Francis Harrison retained, and after his death, and in accordance with his will dated 25 Jun. 1823 his widow Margaret Sophia Harrison of No.1 Woburn Place, Russell Square, Middx, his daughter Margaret Sophia, then 17 years old, and his son Henry Francis William Harrison, then 12 years old, were admitted in third shares on 16 Oct. 1826 to the messuage known by the name of the White Horse as the same is now divided into several tenements. On 30 Oct. 1832 Margaret Sophia Harrison widow, Joaquin Garcia De Toledo and Margaret Sophia his wife, and Henry Francis William Harrison obtained a licence to let the property for 21 years to Bernard Malraison of Denmark Row, Cold Harbour Lane, Surrey. On 22 Apl. 1852 the deaths of Margaret Sophia Harrison, late of 1 Woburn Place, widow, and of Henry Francis William Harrison of the same place were reported, and on 10 Sep. 1852 Margaret Sophia, formerly the wife and now the widow of Don Joaquin Garcia De Toledo decd. now residing at Lisbon in the Kingdom of Portugal was admitted, George Brad (see 3C4), whom Margaret Sophia Harrison had nominated as trustee disclaiming. It must be noted that in the tithe award of 1843 Mrs. Malraison is given as the owner. On 18 Feb. 1853 Margaret Sophia Garcia De Toledo obtained a licence to let for 20 years to Ann Malraison of Norwood, Surrey and William Malraison of the same place gen. All those six

3C5.
messuages, gardens and premises, now known as Nos. 1, 2, 3, 4, 5 and 6 New Inn Lane, the last mentioned messuage formerly consisted of two houses but which form now one and is used as a beershop and known by the sign of the White Horse, which said messuages are in the occupations of Mrs. Strong, Mrs. Scott and Mr. Ingle, Mr. Post, Mr. Etherington, and Mr. Peters, and also those two cottages, gardens and premises at the rear of the before described premises, now in the occupation of Mr. Smithers and Mr. Osborne. On 20 Oct. 1863 Dom Luiz de Mascarenhas of Lisbon, a Lieutenant Colonel in the service of his Portuguese Majesty, and his wife Margaret Sophia mortgaged the property to John Curtis of Stockwell Place, Stockwell, Surrey, gen. for £200. Repayment of this mortgage was acknowledged by John Charles Curtis, John Curtis's sole executor, on 1 May 1873, and on the same day Dom Luiz de Mascarenhas and Margaret Sophia his wife sold the messuages, now in the occupation of Mrs. Strong, Messrs. Mallows, Johnson, Wiltshire and Dines and Mrs. Peters, and the two cottages in the occupation of Thomas Wildy and Stephen Holden to George Furniss of Epsom, builder, for £600. George Furniss obtained enfranchisement of the property on 1 Aug. 1873.

3C6. Edward Northey's freehold meadow of about 18 acres was in the tithe award of 1843 shown as being owned and occupied by Edward Richard Northey.

3C7. Ann Simmonds on her marriage to Mark Bell of Battersea, malt-distiller had on 31 Jan. 1753 reserved to herself the right to dispose of her moiety, which after her death came to her son Allyn Simmonds of Fenchurch Street, London, merchant, on 25 Oct. 1756. At the demise of his aunt Susanna Figgins, the wife of James Figgins of Stoke Newington, Middx., gen., Allyn Simmonds, now of Leadenhall Street, London, stationer, was admitted to her moiety on 27 Aug. 1763, and on 13 Apl. 1771 sold the two moieties in the messuage, coachhouse, stables and other outhouses, yard, garden, and a parcel of pasture land, in the whole about 2 acres, in the occupation of Henry Rowe, to Mary Anne Chamier of the town of Southampton, spinster. On 1 Jun. 1772 Anne Chamier obtained a licence to pull down all the buildings standing on the property, and had the property, now in the occupation of Thomas Pattle, enfranchised by lease and release on 6/7 Jun. 1785. In a list of freehold quitrents of 1819 (S.R.O. Kingston 31/5/5) it is shown as 2 acres of land adjoining Mr. Northey's land, and it would appear to have been eventually merged with this adjoining land (3C6), as it does not appear separately in the tithe award of 1843.

3C8. Presumably after his father's death Micajah Burnett of Epsom, gen., surrendered his messuage to the use of his will on 6 Jun. 1757, and on 31 Oct. 1757 mortgaged it, now in the occupation of Elizabeth Briggs, spinster, to Thomas Wright of Epsom, gen. for £50 at 4%. On 2 Apl. 1759 he repaid this mortgage, the messuage now in the occupation of Micajah Burnett, shopkeeper, himself, and took up another mortgage for £100 from William Burchett of Headley, yeoman. On 27 Oct. 1766 William Burchett of Dorking, yeoman, acknowledged having received repayment of this mortgage from Thomas Wright, and Micajah Burnett of Chipstead, schoolmaster, mortgaged the messuage, now in the occupation of Thomas Wright, to Thomas Wright for £160 at 4½%. On 8 Jun. 1767 Thomas Wright was admitted on this mortgage, and entailed the

property to himself, his wife Sarah, and his heirs. At the death of Sarah Wright, who had survived her husband, their son William Wright of Streatham, Surrey, carpenter, was admitted to the property, occupied by Thomas Wright and Elizabeth Denslow, spinster on 18 Jul. 1803. At the demise of William Wright, late of Streatham, his eldest son William Wright of Streatham, carpenter was admitted on 27 Oct. 1842, surrendered the property to bar entail, and was admitted in fee. On 31 Oct. 1851 he sold the property, now occupied by Charles Burnett Wright, Messrs. Hoare, Mercer, and another, to Lawrence Langlands of Epsom, auctioneer, for £250 to be paid at his request by Lawrence Langlands to Joseph Dawson, William Earle, Joseph Earle, and Robert Jones, all of Princes Wharf, Commercial Road, Lambeth, Surrey, timber merchants. At the death of Lawrence Langlands, builder, his son Charles John Langlands of Epsom, auctioneer, was admitted on 7 May 1868 to four copyhold houses in New Inn Lane now held on lease by Mr. Guerrien, the messuage on the west side of the lane leading from the parish of Epsom towards Woodcote Grove, formerly in the occupation of Rebecca Wright, since of Charles Burnett Wright, Messrs. Hoare, Mercer, and another, now of Hildebrand Guerrin. On 16 Nov. 1874 Charles John Langlands, auctioneer and estate agent, sold for £500 the property, now in the occupation of Augustin Hippolite Guerrin, to Edward Alers Hankey of Epsom, Esq., who had it enfranchised, four copyhold houses in New Inn Lane, being with additional tenements erected on the said ground, or by the conversion of others, the same premises as were heretofore described as the messuage on the west side of the lane leading from the parish of Epsom towards Woodcote Grove.

3C9. At the death of Sarah Parsons her estate was in financial disarray, largely due to the bankruptcy of her son John Parsons, who was consequently excluded from the inheritance, which was entailed to the four sons and three daughters of her daughter Anne, the wife of Sir John Hynde Cotton Bt., who were all still minors (see 1C4). An act of parliament (House of Lords 6 Geo.3, 62, No.139, an Act for the sale of the manor capital messuage and late dissolved priory of Ryegate ...) was required to release the property, Jacob Houblon of Hallingbury, Essex, Esq., and John Wogan of Gandi Hall, Norfolk, Esq., being appointed trustees. On the strength of this appointment John Wogan, the surviving trustee, sold the messuage, coachhouse, stable, and garden in New Inn Lane, in the occupation of George Sanders, and also the messuage and garden adjoining to the last mentioned premises, in the occupation of Robert Stride, now in the respective occupations of Robert Griffin and Robert Stride, on 28 May 1770 to Thomas Butcher of Epsom, carpenter. At Thomas Burcher's death his son Thomas Butcher of Epsom, carpenter, was admitted on 1 Jul. 1799. Thomas Butcher's death was recorded on 16 May 1850, and on 10 Apl. 1851 his son Henry Butcher of Adelaide in the Kingdom of Australia, gen., was, by his attorney William Field of Grove Road, Brixton, Surrey, admitted to the two cottages in the occupation of William Dendy and -. Hunter, Esq., and on 19 Aug. 1852 sold the property, since in the occupation of William Dendy and Robert Hooker, and now of and Robert Hooker, to Augustus Holland of Epsom, Esq., for £550. The two cottages, now in the occupation of Robert Hooker and William Humphrey, were enfranchised to Augustus Holland on 28 Dec. 1864.

3C10.

3C10. The freehold of Thomas and Dormer Harris is shown in the tithe award of 1843 as in the possession of Mrs. Miles widow, and in the occupation of Henry Edwards and another, a house and garden, 28 perches, and another house and garden, 9 perches.

3C11. William Compton of Caius College, Cambridge, Esq., had his properties enfranchised by lease and release on 30/31 Jan. 1756. It is reasonable to assume that the property, which is given in the tithe award of 1843 as belonging to Ann Sabb widow, passed through the same hands as the copyhold 3C14, see below.

3C12. William Newnum's Queen's Head property, according to the abstract of title (see above, 3B12) passed on 25 Aug. 1779 at William Newnum's death to his nephew Henry Newnum, who sold it by lease and release dated 29/30 Nov. 1793 to Thomas Cooper of Leatherhead, brewer, under whose will it came on 1 Mar. 1800 to William Henry Coffin of Southwark, hop factor and Florence Young (cf.2C3). It must then have been acquired by William Cobbold, brewer, as the abstract of title was made for him, and must have passed from him to Trayton Peter Pagden (cf.2C17), who is shown as the owner in the 1843 tithe award.

3C13. Some details relating to the freehold properties 3C13 and 3C15 to 3C19 can be derived from the landtax returns 1780 to 1831 (S.R.O. Kingston). Robert Wood's five freehold cottages appear to have become separated: The two cottages next to the "Queen's Head" appear in the tithe ward of 1843 as being owned by William Dendy, and occupied by Henry Jay, and in the same way, assessed to an annual value of £15, in the landtax return for 1831, but not in that for 1824. William Dendy of Epsom appears in the Electoral Register for 1834 and 1843 with a freehold house in New Inn Lane. The next three cottages shown in the tithe award as owned by Andrew Padbury, who in the landtax return for 1831 appears as holding one house rated at £10 in the occupation of William Daniel, and another house, rated at £12 in his own occupation. This second house appears for the firt time as a new house in the return for 1830, before this date, and beginning in 1827, Andrew Padbury only owned the one house rated at £10. In the electors' lists for 1832 and 1843 Andrew Padbury is holding freehold houses occupied by himself, and in 1832, by Charles Carter.

3C14. Sir Whistler Webster of Battle Abbey surrendered on 28 Dec. 1761 the 4 acres Reading's Mead to William Compton of Epsom, Esq. (see 3C11), William Belchier acting as his attorney. On 27 Oct. 1778 William Compton of Doctors Commons, London, Doctor of Laws, sold the property to Charles Foreman of London, merchant. The death of Charles Foreman was recorded on 14 Jun. 1794, and on 1 Nov. 1794 Luke Foreman of Upper Harley Street in the parish of St. Mary-le-bone, Middx., produced the will of Charles Foreman dated 7 Jun. 1788, in which he devised the property to his nephew John Foreman of Angmering, Sussex, and to Luke Foreman gen, the reputed son of his brother Luke Foreman, Esq., and now living with him, and John Foreman having died without issue, Luke Foreman was admitted, and on 16 Dec. 1805 Luke Foreman freed the property from tail by an action of recovery, and sold it on 1 Dec.

1806 to John Sabb the younger of Epsom, Esq. At John Sabb's death and under his will dated 9 Mar. 1841 his widow Ann Sabb was admitted for life on 2 Nov. 1843. After Ann Sabb's demise in May 1846 the property came under John Sabb's will on 16 Feb. 1847 to Mary Ann Day of Rochester, Kent, the widow of David Hermitage Day of Rochester, banker, and was sold by her on 15 Oct. 1847 to Robert Davies of Wandsworth Common, Surrey, Esq. At his death his widow Elizabeth Davies of Epsom, his son Robert Craddock Davies of Epsom, Esq., and George Samuel Heales of Great Carter Lane, Doctors Common, London, Esq., were admitted as trustees under Robert Davies's will on 21 Aug. 1850, and had the 4 acres Readings Mead enfranchised on 14 Jun. 1851.

3C15. Thomas Vernon's property was, according to the landtax returns in 1780 still in his possession, and in the occupation of John Gordon, and remained so until 1784. From 1785 until 1787 it was owned and occupied by George Jackson, from 1789 to 1791 by Mr. Smythers, from 1792 to 1801 by Mr. Jones, from 1802 to 1805 by Mr. Whitman, from 1806 to 1808 by Miss Byrne and occupied by Mr. Fermer, from 1809 to 1810 by Mr. Bleas, 1811 by Mr. Smith, 1812 by E. Morrison, Esq., 1813 to 1814 by -. Hawkins, Esq., and from 1815 to 1826 by Mr. Teale, in 1831, late Whitman, by Ann Teale. Mrs. Teale's property is shown in the tithe award of 1843.

3C16. According to the landtax returns William Winchester's freehold property was in 1780 owned by the children of Winchester and in the occupation of John Winchester and Dennets, late Haynes, in 1786 owned by John Winchester and occupied by Dennets, from 1793 to 1816 owned by William Winchester and occupied 1793 by John Maple and Richard Cook, 1795 by Mr. Lowe, Mr. Dickson, and Mr. Cook, 1801 by Mr. Lowe and Mr. Maskall, 1808 T. Brown, Mr. Baker, Mr. Lowe and Mr. Maskall, 1816 by Mr. Brown, Mrs. Lowe and Mrs. Baker. William Winchester (see 5C2) died in 1820; in 1824 the tenants of the late William Winchester's property are shown as Mr. Brown, Mrs. Baker and George Wood, and in 1831 Thomas Brown, surgeon, James Bell, Esq., and Alexander Wood. In the elector's register for 1832 appears William Clowes of 24 Parliament Street, Westminster (see 5C2) as holding freehold houses, Mr. Brown, surgeon and Mr. Wood, cornchandler tenants, and William Chandler, holding a freehold house in New Inn Lane; both are shown in the 1843 tithe award. Some particulars of an auction sale at the King's Head Inn, Epsom, on 21 Aug. 1850 (S.R.O. Kingston 2156/14 appear to describe the property of William Clowes: Lot 1, two well-built residences in New Inn Lane, in the occupation of Mr. Rutley and Mrs. Spear: The front is divided from the main road by a neat iron fence, and the approach is by a flight of stone steps. The house in the occupation of Mrs. Spear includes a dining parlour 15ft 6in by 15ft, and a commodious closet, a lofty and convenient kitchen with scullery adjoining, on the one pair is a cheerful and lofty drawing room 15ft 3in square, with a recess, and two excellent bedrooms, the upper floor has two bedrooms. In the basement is ample cellarage. A moderate-sized garden with a right of way constitutes a back entrance. The house in the occupation of Mr. Rutley is of similar elevation and consists of a cheerful entrance, an excellent dining parlour 15ft square, spacious and lofty kitchen; on the one-pair two airy bedrooms with closets, on the upper floor three bedrooms, in the basement is extensive cellerage; a detached scullery, and a moderately-sized garden

3C16.

constituting a back entrance. Both premises are well supplied with excellent water. In the occupation of Mr. Rutley and Mrs. Spear at an old low rental of £42.0.0 per annum. James Chandler's part of William Winchester's property is in 1843 described as two houses and gardens, brewery buildings, and a yard.

3C17. Mark Parson's freehold is shown in the electors' register for 1832 as a freehold property in the occupation of J.N. Shelley, tenant, owned by Jarman Hope of Epsom, and in the register for 1843 by Jarman Hope of Dorking; in the tithe award of the same year it is described as a house, garden and meadow, owned by Jarman Hope, in the occupation of John Shelley.

3C18. Elizabeth Egger's three messuages and 1/4 acre of gardens appear in the tithe award of 1843 as owned by William Hasted and occupied by the widow Mansfield and others, together 32 perches, and in the electoral register for the same year as held in moieties by William Hasted and James Hasted. The landtax assessment for 1831 shows William Hasted holding the property in the occupation of the widow Mansfield; from 1808 onwards the property was in the possession of Mrs. J. Hasted and in different occupations.

3C19. Elizabeth Lewis's two tenements and buildings, passage and garden, ½ acre, is in the tithe award given as owned by George Harrison and others, and occupied by John Weston and others, together 1 rood 8 perches.

3C20. The New Tavern property was held in moieties by Joseph Shaw and James Ravenhill and his sister Susanna Hooper. Joseph Shaw's moiety was on 22 May 1760 inherited by his son Joseph Shaw of Epsom, Esq. At his death in 1805 Sarah Weston of Epsom, widow of James Weston, was admitted on 30 Jun. 1806 under Joseph Shaw's will to all his properties for life, remainder to Henry and Charlotte Croasdaile, son and daughter of Henry Croasdaile and his wife Henrietta. James Ravenhill of Epsom, yeoman, mortgaged his moiety of a moiety on 21 Jun. 1756 to Samuel Wilkinson for £57, and at James Ravenhill's death Samuel Wilkinson was admitted to his share on 20 Oct. 1760. On 25 Oct. 1756 Thomas Hooper of Epsom, vintner, and his wife Susanna increased their mortgage of 24 Feb. 1755 to Samuel Wilkinson of Epsom, brewer, by £69, and at the death of Susanna Hooper, widow, Samuel Wilkinson was admitted to her half-moiety on 24 Oct. 1768. At the death of Samuel Wilkinson, late of the City of Dublin in the Kingdom of Ireland, Esq., his widow Lucy Wilkinson of the City of Chester was admitted on 15 Jun. 1790. At her demise in February 1815 and in accordance with her will dated 28 Mar. 1804 her brother-in-law The Revd. Richard Popplewell Johnson of Ashton on Mersey in the County of Chester, clerk, and the Revd. Christopher Sykes of Weston in the County of York, clerk, were admitted as trustees for Lucy Wilkinson's sister Penelope Margaret Johnson, her cousin Catherine Plumbe, and her nieces Lucy Dorothy Sykes, Sarah Penelope Tomlinson, and Catherine Lucy Johnson, on 23 Apl. 1816. Joseph Shaw's properties, including his moiety in the former New Tavern, were by a decree of the High Court of Chancery of 15 Nov. 1813 sold by auction on Tuesday and Wednesday 19 and 20 Jul. 1814 at the Spread Eagle Inn, by Mr. T. Butcher, auctioneer. The formal transfer of the properties to the respective purchasers was not enrolled until 1820; On 26 May 1820 Henry Gould Starkie Croasdaile, Lieutenant in the 10th Regiment of Madras Native

Infantry, and Charlotte Croasdaile of Stanstead Mountfitchett, Essex, spinster, were admitted to the reversion, and together with Sarah Weston, now of the City of Canterbury, effected the surrenders. In the years intervening between the auction and the legalisation the Revd. Richard Popplewell Johnson and the Revd. Christopher Sykes sold the coressponding moieties to the respective purchasers. Some of the details about the properties are taken from a copy of the printed particulars of the auction sale (S.R.O. Guildford, 85/2/1 No.98); the lot numbers mentioned in the following are those of the auction catalogue, and not those given in the court rolls, which in some cases are wrongly quoted. On 15 Sep. 1820 Joseph Marshall of Epsom, grocer, was admitted on payment of £30 to lot 14, Joseph Shaw's moiety of and in all that barn or building commonly called the cockpit, with the yard and garden and premises thereunto belonging, late in the occupation of John Cunningham decd. now of Joseph Marshall, tenant at will, at an annual rent of £3.10s. To Lucy Wilkinson's moiety, for which he had paid £30 he had been admitted on 23 Apl. 1816. On 26 Oct. 1829 Jarman Goldsmith Hope complained that Joseph Marshall had erected a building on a piece of land adjoining Jarman Goldsmith Hope's premises. Joseph Marshall left in his will all his properties to his children, and his son John Henry Marshall of Epsom, grocer, bought the property together with the property 1C21 on the opposite side of New Inn Lane, from the executors, James Gardom of Epsom, builder, and Moses Hands of Epsom, baker, and Joseph Marshall's widow Harriett Marshall. John Henry Marshall mortgaged the properties (see 1C21) to William Wood on 30 Oct. 1832; on 15 May 1835 he obtained a licence to let them for 21 years to Samuel Buggs, grocer, and on 26 Oct. 1838 sold them to John Wood for £300, subject to the £600 mortgage; and John Wood's sons had them enfranchised on 21 Nov. 1871.

3C21. William Tidy of Epsom, blacksmith, was admitted from Sarah Weston on 15 Sep. 1820 at a payment of £97 to lots 12 and 13. Lot 12 was a moiety of a small copyhold tenement with stable, yard, garden etc., in 1814 in the occupation of Mr. Isaac Ridge, tenant at will, at an annual rent of £5, in 1820 all that cottage with the stable, yard, garden and premises, now in the occupation of William Tidy, lot 13 a moiety of a copyhold smith's shop in the occupation of Mr. Tidy, tenant at will, at a rent of £2.12.6d per annum. On 24 Oct. 1814 it had been reported that Sarah Weston and Lucy Wilkinson had pulled down and carried away a copyhold messuage and stable late in the occupation of Isaac Ridge, without the leave or consent of the lord of the manor. To the other moiety of the two lots William Tidy had been admitted from Lucy Wilkinson's executors on 23 Apr. 1816 for a payment of £97. William Tidy mortgaged the properties on 21 Dec. 1820 to Joseph Marshall for £120, and on 24 Apl. 1829 to James Jennings of Great Winchester Street in the City of London, tailor, for another £150. It was then the tenement or shop, now in the occupation of William Tidy, and the wood cottage with the stable, yard, gardens and premises formerly in the occupation of Isaac Ridge, now of James Tidy. He repaid both these mortgages on 24 May 1831, when he took up a new mortgage for £650 at 5% from Thomas Brown of Epsom, surgeon. At William Tidy's death Thomas Brown was admitted on 25 Mar. 1835 to the smith's shop lately and for many years past in the occupation of William Tidy and his brother James Tidy, now of William Tidy, (sic) and on the same day Mary Tidy, widow, surrendered for a consideration of 5s the equity of redemption, being satisfied

3C21.

that the sum of £650 is much more than the value of the mortgaged premises. At Thomas Brown's demise his niece Mary Brown otherwise Mary Brown Levi was under his will admitted on 23 Apl. 1846, and at her death her executors Howard Jackson of 8 St. George's Terrace, New Kensington, Esq. and James Fernandez Clarke of No.23 Gerrard Street, Westminster, surgeon, were admitted on 21 May 1849. On 21 Feb. 1882 Howard Jackson, now of North Reston, near Louth, Lincs. Esq., the surviving trustee, sold the property, formerly in the occupation of William Tidy and his brother James Tidy, afterwards of the said James Tidy, and now of Alfred Tidy, to Alfred Tidy of New Inn Lane, Epsom, whitesmith for £440, and Alfred Tidy obtained its enfranchisement on 1 Jun. 1882.

3C21A. Lot 11, a moiety of a small copyhold tenement and garden adjoining lot 10, in the occupation of Mrs. Weight, tenant at will at an annual rent of £4, and lot 10, a moiety of a small copyhold tenement and garden on the east side of New Inn Lane, in the occupation of Mr. Hill, tenant at will at an annual rent of £6 were acquired by James Miller and John Kidson Woodward together with lots 6 and 7 (3C25, q.v.), and sold with these on 26 Oct. 1829 to John Bailey. John Bailey, who died in 1862, left the four copyhold cottages and gardens, in the occupation of Messrs. Tickner, Winterbank, Hayton, and Witton, and the copyhold messuage or dwellinghouse in the occupation of Mr. Hill (together with 14 acres of land) to his son James Bailey, who however did not claim his inheritance until 1 Nov. 1877, when he, James Bailey of Fetcham, gent., was admitted to the messuage with the piece of ground behind it, on the east side of South Street, formerly called New Inn Lane, with the outbuildings and premises late in the occupation of William Hills and George Hills, and the messuage, garden and premises on the east side of South Street and adjoining the last mentioned messuage, in the occupation of Charles Burt, and also the three small cottages in the occupation of Messrs. Parker, Gittings, and Williams, in the rear of the two messuages. On 9 May 1887 some of the properties were out of repair and declared forfeit to the lord of the manor. On 2 May 1901 the trustees appointed under an order of the Chancery Division of the High Court of Justice of 5 Jul. 1898 under the Settled Lands Act, Thomas Monckton of Norwood Junction, stationmaster, and John Coryton Roberts of Avenue House, Peckham Rye, Physician, sold the properties, together with the adjoining 3C22, to Jane Everidge of Anniecot, Lovelace Road, Surbiton, Surrey, spinster, for £575, James Bailey surrendering all his rights. Jane Everidge together with James Walter Everidge on 11 Jun. 1901 obtained enfranchisement for the piece of land on the east side of South Street, together with five cottages, shed and other buildings thereon and the garden ground attached thereto.

3C22. John Bailey of Epsom, linendraper, was admitted from Sarah Weston on 15 Sept. 1820 at a payment of £310 to lot 9, a moiety of and in all that messuage or dwelling house, a timber-built house, containing a large shop and wareroom over, parlour and bedroom, a detached kitchen and offices, a stable, chaisehouse &c. in the occupation of Mr. Bailey, together with a cottage or tenement near adjoining thereto, in the occupation of James Ockendon, held at a rent of 10 guineas per annum. To the other moiety John Bailey was admitted on 15 Jul. 1821 from Lucy Wilkinson's trustees on a payment of £260. At John Bailey's death, reported on 29 Apl. 1862, he left in his will to his wife Rebecca Bailey his freehold Rose Cottage, late in the occupation of Mary Bailey widow, and his copyhold messuage or dwelling house, and the adjoining cottage on the south side of the High Street and near New Inn Lane there. Rebecca Bailey was admitted on 23 Apl. 1863; her death was reported on 3 Nov. 1864, and as the

property was still unclaimed on 2 Nov. 1864 it was declared forfeit to the lord of the manor. On 1 Nov. 1877 this seizure was remitted, and under Rebecca Bailey's will her son James Bailey was admitted to the house and premises in South Street, formerly in the occupation of John Bailey and James Ockenden, then of William Everest, and now of Mr. Jones, surgeon, and James Bailey mortgaged the property on the same day to George White of Epsom, gent. for £320. After a period of neglect (see 3C21A) the property was sold on 2 May 1901, to Jane Everidge and the mortgage repaid to Jane White of Ashley House, Epsom, widow, the executrix of George White, by James Bailey, now of Montgomery, Ashtead, Surrey. Jane Everidge and James Walter Everidge had the piece of land together with the house erected thereon and known as Bordeaux House with the Stable, coachhouse and garden enfranchised together with 3C21A on 11 Jun. 1901.

3C23. James Gardom of Epsom, auctioneer, was admitted from Sarah Weston on 15 Sept. 1820 to lot 8, which he had bought on 19 Jul. 1814 for £290. A moiety of all that messuage or dwelling house together with the buildings, yard, garden, paddock (part of a piece theretofore called the bowling green), and appurtenances, in the occupation of James Gardom and his partners and of John Bailey. In the auction particulars it is described as a substantial brick-built house containing a large shop in front, a good parlour, five principal bedrooms, and four attics, a good kitchen, and excellent cellaring; carpenter's yard, workshop and outbuildings; a large garden and small paddock adjoining, in the occupation of Messrs. Gardan, upholsterers &c. tenants at will at an annual rent of £15. To the other moiety James Gardom had been admitted on 23 Apr. 1816 from Lucy Wilkinson's Trustees for £310. on 21 Dec. 1820 James Gardom transferred a one sixth share to each of his partners, George Gardom and Christopher Killick Gardom, retaining a two-third share for himself. On Christopher Killick Gardom's death his widow Susanna Gardom was admitted (besides to his dwelling house and premises in New Inn Lane) to his one sixth share of the High Street dwelling house, shop, building, yard, garden and premises and appurtenances, and wherein the business of auctioneers is carried out by him and his partners, in the occupation of James Gardom and his partner and of John Bailey on 24 Oct. 1825. After her marriage to James Holliday of Reigate gent. she sold this share to George Gardom, auctioneer, for £120 on 21 Oct. 1834. James Gardom, upholsterer, left in his will his two-thirds share in the premises to his brother-in-law Thomas Charrott of Guildford, saddler, who was admitted on 24 Apl. 1845. On the same day George Gardom surrendered his one-third share also to Thomas Charrott, who obtained a licence to let the premises to George Gardom for 21 years (this licence was only enrolled on 8 May 1856). On Thomas Charrott's death his son George Charrott of Guildford, saddler, was admitted on 5 May 1852, and at his demise and under his will John Holden of Bower's Mill, Worplesdon, Surrey, miller, and John Bidwell of Guildford, druggist, were admitted as trustees on 8 May 1856. On 4 Nov. 1858 John Holden and John Bidwell sold the property for £1200 to Ann Baker Bailey of Epsom, spinster, a daughter of John and Rebecca Bailey, who was admitted on 3 Nov. 1859. She sold on 1 Nov. 1888 a small piece of her land (3C24) to William Cowle Weston; at her death and under her will her nephews Edwin Saunders Bailey and Leopold James Bailey of White Horse Cottage, Epsom were admitted to the property, then in the occupation of William

3C23.

Cowle Weston, on 5 Nov. 1891. After the death of Leopold James Bailey on 13 Feb. 1933 Edwin Saunders Bailey of White Cottage, Woodcote Side had the premises, now as to part thereof in the possession of Wheeler Brothers, drapers, and the other part of Woodcote Motors, enfranchised on 12 Sept. 1934.

3C24. On 1 Nov 1888 Ann Baker Bailey of Rose Bank, South Street, Epsom, sold to William Cowle Weston, late of Epsom, but now of Henley upon Thames, Oxon., upholsterer, for £40 a piece of land (of 3C23), from east to west 49 feet, from north to south 31 feet, at the rear of the premises, which were in the occupation of William Cowle Weston (3C25). On 4 Feb. 1889 William Cowle Weston had this piece of land enfranchised.

3C25. On 15 Sept. 1820 James Miller of Mint Street, Southwark, upholsterer, and John Kidson Woodward of the same place, trading in co-partnership, were admitted from Sarah Weston to lots 6, 7, 10, and 11 for which they paid £212 and £2.11.16 respectively: A moiety of the messuage or dwelling house and premises, now in the occupation of William Sanders, and of all that building commonly called the Long Room, formerly used as an Assembly or Ball Room, and of all that messuage or cottage thereto adjoining, with the yard, garden and stables thereunto belonging; the cottage and premises late in the occupation of William Weston, the building or room and cottage now in the occupation of William Sanders, and also of all that paddock or piece of land adjoining the last mentioned cottage, in the occupation of William Sanders, and of (3C21A) all that messuage in the occupation of James Hill, and of all that messuage in the occupation of Mrs. Weight. The auction particulars describe the properties: Lot 6, a substantial brick-built dwelling house containing two parlours, large dining room, two principal bedrooms, and three attics, a good kitchen and excellent cellaring and offices; let on lease to Mr. William Sanders, which expires at Michaelmas 1825, at the low rent of 6 guineas per annum. Lot 7, a dwelling house with one sitting and one back room, and two bedchambers; also the Old Assembly Room, with supper-room over, and two attics, garden and small paddock adjoining; let to William Sanders, tenant at will, at the low rent of £9. p.a. To Lucy Wilkinson's moiety of the premises James Miller and John Kidson Woodward, furniture brokers, were admitted on 11 Apr. 1820 on payment of £360. On 30 Oct. 1821 John Kidson Woodward, late of Mint Street, Southwark, furniture dealer, but now of Peckham, Surrey, gent., mortgaged his moiety to Ralph Lindsay of St. Thomas Street, Southwark, for £300 Navy 5% annuities. On 7 Apl. 1823 Ralph Lindsay, steward of the manor, acknowledged satisfaction. On 24 Apl. 1829 James Miller, now of Blackman Street, St. Mary's, Newington, Surrey, upholsterer, and John Kidson Woodward, now of Bridge Street, Southwark, furrier, sold the properties to John Bailey of Epsom, linen draper, for £1200. After John Bailey's death, and under his will, his son Edwin Ward Bailey of Epsom, linen draper, was admitted to the messuage with the garden, paddock, land and premises in John Bailey's own occupation with the yards and appurtenances, part of the premises which John Bailey had acquired from James Miller and John Kidson Woodward (but not to the cottages 3C21A). Edwin Ward Bailey died in 1877, and, as his only surviving child, his daughter Bessie Bailey, had not yet reached the age of 21 years at her father's death, as required under John Bailey's will, the residuary devisee and customary heir John Dixon Bailey of Epsom, gent. was admitted on 2 Jan. 1878, and had the premises enfranchised on 24 Jun. 1878.

3C26. William Wood of Epsom, gent. sold his moiety of the messuage and passage on 27 Oct. 1766 to John Morris of Epsom, coffeeman; on 30 May 1768 John Morris acquired the other moiety of the property from Joseph Shaw. John Morris died in 1796; in his will he devised to his son Henry Morris of Dartford, Kent, tanner, in trust for his daughter Sarah Morris the two messuages in the High Street, one of which was late in the occupation of Mr. Raven, surgeon, and now of John Morris himself and of Mr. Hait, shoemaker, and the other, adjoining the first messuage, now in the occupation of John Cole, watchmaker, with the stables, outhouses, gardens, yards and appurtenances, and a copyhold piece of land near unto a smith's shop with a stable adjoining thereto, now in the occupation of Robert Morris, being near the said messuage, now in the occupation of John Sturt, together with the two freehold houses in New Inn Lane (1C20). Henry Morris was accordingly admitted on 5 Jun. 1797. At the demise of Sarah Morris of Clifton Place, Camberwell New Road, Surrey, spinster in 1846 Henry Morris's tenure became unrestricted, and he sold part of the property in 1849 (see below 3C26A). The main part of the property was still in his possession at his death, when he was described as of Blackheath, Kent, gent., and was inherited by his sons Henry and Adam Morris, and his daughters Sarah and Catherine Morris. Henry Morris of Maidstone, Kent, surveyor, disclaimed, and Adam Morris of Blackheath, gent. and Sarah Morris and Catherine Morris, spinsters, were admitted on 25 Oct. 1855. On 1 May 1873 Adam Morris of Blackheath Park, Kent, and Sarah and Catherine Morris, both of Tudor Road, Norwood, Surrey, spinsters, sold to Charles John Langlands of Epsom, builder, for £550 the two copyhold messuages in the High Street, in the occupation of John Dunbar and John Holford, afterwards of Mr. Raven, surgeon, then of John Morris and Mr. Hait, shoemaker, afterwards of James Barnard and Thomas Hulbert, now of the said Thomas Hulbert, tailor, and Richard John Hayton. Charles John Langlands had the property enfranchised on 24 Jun. 1875, now in the occupation of Thomas Hulbert, tailor, and Hinton Jones, butcher.

3C26A. On 12 Apl. 1849 Henry Morris of Dartford, Kent, tailor (sic!), but now of Bath Place, Peckham, Surrey, gent. sold to Emily Elliott of Epsom, spinster, for £280 a copyhold messuage in the High Street, part whereof is now in the possession of Mrs. Mustoe, the other part was heretofore part of what was formerly used as a shop, and is now in the possession of James Barnard as her undertenant, with the yard and appurtenances, and also a small garden at the rear of the messuage, and a right of way between the messuage and the garden. On 23 Oct. 1856 James George Woodruff of Great Missenden, Bucks, gen., and his wife, formerly Emily Elliott, spinster, had the property enfranchised.

3C27. Robert Fowle devised the seven tenements in the High Street and 1½ acre of land, which he still held, to his nephew Jervas Smith, the son of his sister Mary Smith, subject to an annuity of £20 to Mary Smith for life, and Jervas Smith, then 18 years old, was admitted on 12 May 1760, his guardian being William Conniers. On 21 Oct. 1765 Gervas Smith of the parish of St. Andrews, Holborn, jeweller, mortgaged the messuage, stables, shops, outhouses, buildings and the piece of ground in the occupation of James Willett, tallowchandler, to Henry Reeve of Epsom, coachmaker, for £40 and lawful

3C27.

interest. On 19 May 1766 Gervas Smith paid back this mortgage and sold to John Morris subject to the annuity to Mary Smith of the parish of St. Paul, Covent Garden, Middx, widow, four messuages with the stables, outhouses and fieldls thereunto belonging, then or late in the several occupations of James Willett, Mary Parker, John Dunbar, and John Holford, retaining for himself one messuage (3C30), then or late in the occupation of Henry Harris, shopkeeper. The quit rent was assessed to 10d from John Morris, and 6d from Jervas Smith. At John Morris's demise the property was, in accordance with his will, divided between his sons Robert and Henry Morris, and on 5 June 1796 Robert Morris of Epsom, cornchandler, was admitted to the several copyhold messuages in the High Street, in the occupation of William Dibble, tallowchandler, John Pratt, watchmaker, and Abraham Young, carpenter, together with the workshops used therewith, and outbuildings and appurtenances, and one half-part of the little orchard intended to be marked out in a straight line by the workshop in the occupation of Abraham Young to the High Street and up to the (freehold) garden purchased by John Morris from Lord Baltimore. At Robert Morris's death his children Thomas and Hannah Morris, then aged 14 and 15 years respectively, were admitted in moieties on 30 Jan. 1809, their uncle Henry Morris being their guardian. On 12 Oct. 1819 Thomas Morris of the parish of St. Pancras, Middx., ceded to his sister Hannah Morris his moiety in this property, late in the occupation of William Dibble, Stephen Cooke, and John Cole, and now of John Edwards and his undertenants, together with the workshops, outbuildings, appurtenances, and the half-part of the little orchard. Hannah Morris of Kennington, Surrey, married 1821 Edward Wilkins of Southampton, currier. In her will dated 3 Sep. 1855, probate Jul. 1859, Hannah Wilkins of 7 Addington Place, Camberwell, widow, late the wife of Edward Wilkins of Queen's Row, Walworth, Surrey appointed William Morris of Bath Terrace, Camberwell New Road, now of Tudor Road, Upper Norwood, Esq., and her daughter Hannah Mary Wilkins as executors. William Morris disclaimed, and Hannah Mary Wilkins was admitted on 2 Apl. 1860. On 17 Jun. 1889 Hannah Mary Wilkins, now of 128 Camberwell New Road, Surrey obtained a licence to let the messuage lately in the occupation of Lawrence Langlands and now of Eliza Langlands for 21 years to Eliza Langlands at an annual rent of £80. Hannah Mary Wilkins died in 1916 leaving the property to her nephews Edward Howard Wilkins of 13 Poultry in the City of London, insurance broker, and Frederick Samuel Lucey, formerly of 15 George Street, Mansion House, in the City of London but now of 14 Lexham Gardens, Kensington, accountant; Frederick Samuel Lucey disclaimed, and Edward Howard Wilkins was admitted on 26 Oct. 1916, and on 5 Jun. 1928 had the several messuages, lately in the occupation of Lawrence Langlands, together with the half-part of the little orchard, now in the occupation of Emily Eliza Langlands, enfranchised.

3C28. Henry Morris of Dartford, Kent, tanner. inherited from his father on 5 Jun. 1797, subject to an annuity of £20 to his mother Elizabeth Morris, the other part of the property acquired from Jervas Smith: Three copyhold messuages in the High Street, two of which are new built, all adjoining together, in the occupation of George Peters, glazier, -. Hollis, bricklayer, and Mrs. Clubb and her undertenant Mr. Young, but now of Frances Clubb, John Foreman, and George Peters, with all buildings and appurtenances, and a half-part of the little orchard at the rear of the messuage, and a footway in common

with Robert Morris by the west side of the garden in the occupation of George Peters. On 23 Oct. 1827 Henry Morris formerly of Dartford, Kent, taylor (sic!), but now of Eltham, Kent, gen. sold to George Peters, painter and glazier, for £350 the copyhold messuage heretofore in the occupation of George Peters, the grandfather of the said George Peters, lying on the west side of Lettey Russell's messuages, and a piece of ground 9'11" in breadth at the west end of the messuage, abutting on the west side on the messuage of Hannah Wilkins. George Peters left the property in his will to his wife Mary Peters, who was admitted on 23 Apl. 1840; she married Andrew Napier of Epsom, licensed victualler, and on 28 Oct. 1841 Andrew Napier and Mary his wife surrendered the property to their own use for life, and then to the will of Mary Napier. Mary Napier of No.6 Purim Place, Cambridge Road, Whitechapel, survived her husband, and at her death her nephew Humphrey Wickham of Strood, Kent, gen. was admitted on 8 Apl. 1858. On 4 Nov. 1858 Humphrey Wickham sold the messuage, now in the occupation of James McMillian, painter and glazier, for £350 to George Miall of Shere near Guildford, carpenter. George Miall devised the property to his wife Mary Ann Miall for life or until she married again, remainder to his daughters Mary Louisa and Maria Elizabeth Miall. Mary Ann Miall, widow, was admitted on 29 Oct. 1863; on 5 Feb. 1874 it was reported that she had remarried, and according to George Miall's will his daughters Mary Louisa and Maria Elizabeth Miall, infants represented by Richard Spikesman of Epsom, grocer, were admitted in moieties on 11 May 1876. On 17 Mar. 1890 Mary Louisa Miall of High Street, Epsom, spinster, and Maria Elizabeth White, the wife of Frank White of No.2 Elsdon Terrace, Creffield Road, Colchester, Essex, solicitors clerk, had the messuage and piece of ground, with a right of way over Lettey Russell's land to the washhouse and garden belonging to the premises enfranchised.

3C29. The remaining two copyhold messuages adjoining together, heretofore in the occupation of -. Hollis and Mrs. Clubb, now of Lettey Russell, spinster, Richard Butcher, and George Peters, with a right of way 3'6" wide along the west side of George Peter's, and 4' wide on other ground, adjoining the washhouse of George Peters, Henry Morris sold on 23 Oct. 1823 to Lettey Russell for £600. Lettey Russell married John Wood, who died in July 1864; Lettey Wood of Epsom, widow, died in 1873, and left the two messuages, now in the occupation of Alfred Chadband and William Smith, to her nephew Charles Russel of No.4 Trinity Road, Penge Park, Penge, Surrey, gen., the son of her brother Charles Russell, who was admitted on 23 Oct. 1873. At the death of Charles Russell, now of Holles Villas, Park Grove, Bromley, Kent, his wife Catherine Russell was admitted on 3 May 1877; in her will she nominated as trustees her brother John Frederick Bond, Russell Bradberry, and Rosina Kerr in trust for sale; in a codicil she revoked the appointment of Rosina Kerr of New Brentford, Middx.; Russell Bradberry of 61 Castle Road, Kentish Town, Middx. consented to the sole admittance of John Frederick Bond of 1 Holles Villas, Bromley, who was accordingly admitted on 29 Apl. 1881, and sold the property on 1 Nov. 1888 to Walter Gerald Langlands of Epsom, auctioneer, for £940. On 19 Feb. 1898 Walter Gerald Langlands obtained enfranchisement of the two messuages in the High Street, lately in the occupation of Mr. Chadband and Mr. Smith, now of Mrs. Chadband and Frederick Bristow, with the right of way along the west side of the ground belonging to the messuage formerly

3C29.

George Peters's.

3C30. Gervas Smith, late of the parish of St. Bride, London, but now of the parish of St. James, Clerkenwell, jeweller, sold his remaining messuage with the garden and appurtenances, late in the occupation of Henry Harris, shopkeeper now of John Pimm, on 23 Oct. 1780 to John Morris, who transferred it on 23 Oct. 1786 to his son Henry Morris. On 4 Jun. 1827 Henry Morris sold the messuage with the garden, now in the occupation of Edward Wood, James Parnell, and George Peters, for £800 to Thomas Etherington of Epsom, chymist and druggist, who mortgaged it to his uncle Charles Walker of Jubilee Place, Chelsea, Middx. Esq. for £750 at 5% on the same day. On 11 Apl. 1839 Charles Walker was admitted on this mortgage; on 22 Oct. 1857 he obtained a licence to let part of the property for 14 years to William Harsant of Epsom, chemist, at an annual rent of £37.10., and on 28 Oct. 1857 another part to Theresa Gardner of Epsom, widow, at £19 p.a. At Charles Walker's death, and under his will, the property, two copyhold dwellinghouses in the occupation of William Harsant and Theresa Gardner, came to Thomas George Etherington, late of Brighton, Sussex, chemist, now of 257 High Street, Exeter, Devon, the eldest son of his nephew Thomas Etherington, on 29 Jan. 1859. Thomas George Etherington died in the same year, leaving the property, subject to an annuity of £20 to his mother, and an annuity of the same amount to his father for their lives, to his brother Henry Walker Etherington of Great Missenden, Bucks., draper, who was admitted on 3 Nov. 1859. On 29 Oct. 1863 Henry Walker Etherington mortgaged the property to Philip Patton Blyth, John William Burmester, and William Champion Jones, all of 21 Lombard Street in the City of London Esquires, trustees of the London and Country Banking Company, as security for the general balance of his account. At Henry Walker Etherington's death he was found to be bankrupt, and the property was acquired from the trustees by William Harsant on 4 May 1865 for £720, subject to the annuity of £20 to Betsey Etherington, and the leases to himself and Theresa Gardner. On 23 Sep. 1888 William Harsant had the premises enfranchised; Betsey Etherington had since died, and the two leases had expired; the occupants in 1888 were William Harsant and W.H. Hicks.

3C31. There remained with Henry Morris a piece of land, $^{1}/_{4}$ acre, part of the property acquired by John Morris from Gervas Smith, abutting in the north-west on the garden of Thomas Etherington, south-east on freehold land of Henry Morris (from Lord Baltimore), north-east on land in the occupation of Mrs. Ashley, and south-west on the garden of Hannah Wilkins. On 21 Oct. 1834 Henry Morris sold this piece of land, then in the occupation of John Bailey, to John Bailey. On 2 Jan. 1878 John Dixon Bailey (see 3C25) was admitted; in the description Thomas Etherington is replaced by William Harsant, and Mrs. Ashley by now the inheritance of George White. The piece of land was included in John Dixon Bailey's enfranchisement on 24 Jun. 1878.

3C32. Some deeds at the Epsom Library (E 96, P 8874) in combination with the descent of the adjoining piece of copyhold land 3C37A make it possible to follow the descent of the King's Head freehold: On 13/14 Aug. 1771 John Spranger, who must have acquired the property from William Johnson and Mary his wife, sold it to Henry Marston; Henry Marston transferred it on 1/2 Jul.

1776 to John Marston, who died in 1780 or 1781, leaving the property to his wife Mary for life or until she remarried, then to his brothers Henry Marston and Thomas Marston; Mary Marston married John Harvey in 1788, and the property came to Henry and Thomas Marston; Henry Marston died in 1804, leaving Thomas Marston in sole possession; Thomas Marston died in 1825, and his executors Robert Gibson and John Gregson sold the property to John George Henry Pownall, who on 1 May 1826 let it to Trayton Peter Pagden and Stephen Pagden, and sold it to them on 8 Jul. 1846. In the Electoral Registers for 1832 and 1843 Henry Pownall is described as of Spring Grove, Hounslow, Middx, in the tithe award 1841 the occupier as Thomas Bourne.

3C33. Some information on the descent of these freehold properties can be derived from that of the strip of land at their rear (3C37, q.v.); in the tithe award of 1843 they are shown as owned by James Lacey, in his own occupation, of John Carter, in the occupation of Benjamin Beal, and Prockter & Summers and others, in the occupation of Elizabeth Monger and others.

3C34. Mary Storey and her husband William Storey of the parish of St. Paul Covent Garden, tailor, surrendered on 6 May 1754 the reversion of the messuage, garden, and piece of ground with a well therein, in the occupation of Thomas Foulkes, and the two messuages, two workshops and yard in the occupation of John Furnace and John Noon, to themselves: William Storey for life, if he should become incapacitated to Robert Cole and George Power during his natural life, to his wife Mary Storey for life, and her heirs. After the demise of his wife William Storey transferred on 27 Jun. 1785 the messuage late in the occupation of Thomas Foulkes, then of -. Noon, now of William Phillips and -. Skinner, with the ground behind and the well of water, and the two messuages of John Furnace and Jonas Furnace, to his only son George William Storey of Gray's Inn, gen., who freed it from tail by an action of recovery, and sold it on 1 Nov. 1787, together with the piece of land (3C37D), to which he had been admitted on 15 Jun. 1780 at the death of his mother, to Thomas Cooper of Leatherhead, brewer: A piece of ground and a cottage erected upon it, formerly in the occupation of James Reynolds, and now of Sarah Furniss, spinster, and also a customary messuage on the south side of the Town, formerly in the occupation of Thomas Foulkes, -. Noon, William Phillips, now of -. Skinner, with the piece of ground with the well of water, and also the two customary messuages in the occupation of John Furnace and Jonas Furnace. At Thomas Cooper's death and under his will William Henry Coffin of the Borough of Southwark, Surrey, hopfactor, was admitted in trust on 25 Feb. 1801. At his demise Mary Coffin and Elizabeth Coffin, both of Tooting, Surrey, spinsters, Sarah Brown, widow, formerly Sarah Coffin, of the same place, Sophia Ann Burford, widow, of Stamford Street, Blackfriars, Surrey, formerly Sophia Ann Coffin, and Edward Clarke of Thavies Inn in the City of London, gen., eldest son of Ann Clarke, formerly Ann Coffin decd. were admitted on 25 Mar. 1812 as co-heirs. On 21 Oct. 1817, after the deaths of Mary and Elizabeth Coffin, Sarah Brown, Sophia Ann Burford, and Edward Clarke were admitted to their shares, John Scott, cornchandler, having succeeded Sarah Furniss as the occupier of the cottages on the piece of ground behind the messuages, and on 18 Mar. 1819 sold the properties to Francis Fladgate of Essex Street, Strand, Middx. gen. for £610: The piece of land abutting on the estates of the lord of the manor, now in the occupation of -. Reeves, tailor, on the east, on the freehold of Emily Mawby, spinster, in

3C34.

the occupation of -. Ball and on the copyhold formerly of Mary Newman, now of on the north, and on the High Street (sic!) and on a garden of Mrs. Ashley on the south part, the messuage with the well now in the occupation of Mary Scott, cornchandler. On 19 Apl. 1819 Francis Fladgate obtained a licence to let his messuage for 21 years; his death was recorded on 19 Apl. 1822, and on 23 Dec. 1822 his widow Mary Fladgate was admitted (there were seven children: Francis, Maria, Charles, Ann, William Mark, Eliza, and John, all infants, their guardians their mother and Joseph Neeld jun.), and sold the piece of ground and the messuage built thereon, also the messuage (Foulkes, Phillips) with the ground and well, now in the occupation of Mary Scott, cornchandler, and also the two messuages, part of which are let on lease to Margaret (sic!) Scott, cornchandler, and the remainder demised or agreed to be demised to John Tanner, on 7 Apl. 1823 for £600 to Thomas Boorer of No.4 Grove Road, Mile End, Middx., stockbroker. Also on 7 Apl. 1823 Thomas Boorer bought of Mary Mason and Ralph Lindsay and his wife Nancy for £475 some lands, which they had bought from Sarah Weston on 8 Sep. 1820 for £462.17. Thomas Boorer died in 1829, and as his eldest son John Boorer was to inherit under the will of his grandfather John Boorer (1782) Cydermill Farm at Warnham, Sussex, which was entailed to the eldest son, he devised the properties at Epsom to his six younger children, Thomas, 17 years, Emily, 15, Sarah, 12, Henry, 10, Ellen, 8, and Charles, 5 years of age, Charles Bennett of Copthall Buildings in the City of London, stockbroker, acting as their guardian. On 24 Apl. 1845 Thomas Boorer mortgaged his one sixth share in the properties to John Burgiss Brown of Windsor, bookseller, for £250; repayment of this mortgage was acknowledged on 23 Apl. 1846. Henry Boorer mortgaged his sixth share also on 24 Apl. 1845 for £450 to Thomas Davidson of Thistle Grove, Kensington, Middx., gen. Thomas Boorer of 74 Blackfriars Road, Surrey, dealer in furniture, died on 16 Oct. 1845; in his will dated 9 Oct. 1845, probate 31 Oct. 1845, he left his share equally to be divided between his eldest brother John Boorer of 6 Upper Marsh, Lambeth, Surrey, harnessmaker, his friend James Ellis of Blackfriars Road, confectioner, and Ann Howell of 40 Granby Place, York Road, Lambeth, spinster, her part for the use and benefit of her child. On 24 Nov. 1845 John Boorer, James Ellis, and Ann Howell, John Fox Allen of 4 Coburn Road, Mile End, Middx. gen. and Emily his wife, James Hunter of Bow, Middx., engineer and Sarah his wife, Henry Boorer of Deptford, Kent, linendraper, Ephraim Burford the younger of Stratford, Essex, calicoprinter and Ellen his wife, and Charles Boorer of Deptford, Kent, gen. sold the properties including the lands to Thomas Tompson of Epsom, linendraper for £1,075. On 9 May 1867 Thomas Tompson, who had acquired a number of other properties (e.g. 4C16), mortgaged all his properties to Edward Pinnock of Stuttgart in the Kingdom of Wurtemburg (sic!) Esq for £6,200 at 6%, reducible to 5%. By then the cottages at the rear were in the occupation of Stephen Blake, the widow Seegar, Henry Keane, and John Goffe. At the death of Thomas Tompson and under his will his niece Mary Ann Murrell, the wife of his partner James Murell of Epsom, linendraper, was admitted on 5 Mar. 1884, George White of Epsom acting as her attorney. The piece of ground abutting on the east side on the estate of the lord of the manor, now in the occupation of Charles Barnard, on the west side on a messuage and garden ground of John Nelson Collingwood in the occupation of Maria Frances Daniels, and on the south side on the garden ground belonging to Ashley House,

formerly of John Ridley Esq., now of George White, together with the messuage with a double-fronted shop, formerly two messuages, erected on the said piece of land, adjoining the messuage of the said Charles Barnard, and now used as a dwellinghouse and linendraper's shop, with the wareroom and premises in the rear, in which the said Thomas Tompson carried out the business of a linendraper in co-partnership with the said James Murrell ..., now in the occupation of the said James Murrell, And another messuage and shop erected on the said piece of ground situate on the west side of the hereinbefore described messuage, formerly in the occupation of Henry Miller, hairdresser, now of Harriett Pursell, music seller, And another messuage and shop also erected on the said piece of ground on the west side of the last mentioned messuage, now in the occupation of James Murrell, together with the four cottages erected on the said piece of ground and built in the yard, formerly the garden ground in the rear of the described messuages. On 31 Aug. 1891 Mary Ann Murrell obtained a licence to make certain alterations to the double-fronted shop, to pull down one of the four cottages, and to extend the shop and warehouse. On 5 Nov. 1891 the death of Mary Ann Murrell is reported; she had devised her properties to her daughters Mary Ann Alice Murrell and Susan Elizabeth Murrell as joint tenants; Susan Elizabeth Murrell disclaimed, and on 21 Oct. 1892 Mary Ann Alice Murrell of Ashley Road, Epsom, spinster, was admitted; the shop, warehouse and premises were now in the occupation of Charles Wells, a cottage in the rear thereof having recently been pulled down, another messuage, formerly in the occupation of Miss Pursell, now of William Henry Hicks, and another messuage and shop, together with one cottage at the rear, in the occupation of Henry Skilton, and two small messuages or cottages. On 4 May 1893 the repayment of the mortgage of 9 May 1867 was acknowledged by Edward Pinnock. On 30 Dec. 1892 Mary Ann Alice Murrell obtained the enfranchisement of a piece of ground with a frontage of 12'6" to the High Street, adjoining on the west side to a messuage of John Nelson Collingwood, with the messuage or dwellinghouse and shop, and the building in the rear, formerly a cottage, but now used as a coal or store house and poultry house with store over, now in the occupation of Henry Skilton. The total depth of the premises from the High Street is shown as 112'.

3C35. On 29 Dec. 1892 Mary Ann Alice Murrell obtained the enfrancisement of a piece of ground with a frontage of 18'6" to the High Street, together with the messuage or dwelling house and shop, now in the occupation of William Henry Hicks, together with the two cottages at the rear (3C37D).

3C36. On 28 Dec. 1892 Mary Ann Alice Murrell obtained enfranchisement of a piece of ground with a frontage of 26' to the High Street, adjoining on the east side to premises belonging to the lord of the manor, together with the messuage or dwellinghouse and double-fronted shop, now in the occupation of Charles Wills, with a depth on the east side of 117'6".

3C37A. Sarah Miriam Wood's coachhouse and $^{3}/4$ acre slip of ground, abutting on the north part upon tenements heretofore belonging to Mr. Draper, with full liberty of ingress, egress, and regress into and from the same, was left by her in her will to Henry Noden of the Strand, Middx., tallow chandler, upon trust

3C37A.

for sale. Henry Noden was admitted on 20 May 1765, and on 21 Oct. 1765 sold to John Spranger of the Inner Temple, Esq., the coachhouse, stable, barn, yard, backside and garden, in the occupation of William Stent at an annual rent of £3, abutting on the freehold estate of John Spranger and -. Johnson on the north part, on land of Lord Baltimore on the south part, and on the copyhold estate of Gervas Smith on the west part, And also that piece of garden ground adjoining to the last mentioned premises on the east part, in the occupation of Thomas Sutton at an annual rent of £1. The easternmost part of the garden ground Henry Noden sold on the same day to Henry Reeve (see below, 3C37D). On 28 Oct. 1771 John Spranger sold to Henry Marston of Epsom, post chaise master, the coachhouse, stable, barn, yard, backside and garden in the occupation of William Stent, abutting on the freehold estate of Henry Marston and John Marston on the north, on land then late of Lord Baltimore, and then of John Riley Esq. on the south, on premises of John Spranger in the occupation of John Potter on the east, and on the premises of Gervas Smith on the west part. On 16 Jun. 1778 Henry Marston, now of Tooting in the parish of Streatham, Surrey, innkeeper, transferred the property to his brother John Marston of Epsom, innkeeper. At John Marston's death and under his will his wife Mary Marston was on 26 May 1781 admitted for life or as long as she remained a widow, remainder to his brothers Henry and Thomas Marston. Mary Marston intermarried with John Harvey of Golden Square, Middx., coalmerchant, and Henry Marston of Tooting, victualler, and Thomas Marston of Lamb's Conduit Street in the parish of St. Andrew, Holborn, winemerchant, were admitted on 2 Jun. 1788. At the demise of Thomas Marston, now of Gloucester Street in the parish of St. George the Martyr, Middx. winemerchant, who had survived his brother Henry Marston, John Gregson of Angel Court, Throgmorton Street in the City of London gen. and Robert Gibson of Princes Street near the Haymarket in the parish of St. Anne Soho, Middx., saddler, were admitted in trust for sale on 24 Oct. 1825, and on 31 Mar. 1826 sold the property, late in the occupation of William Stent, and now of John Gaston, abutting on the north side on the freehold estate late of John Marston, for £100 to John George Henry Pownall of Epsom Esq., who, now of Spring Grove, Hounslow, Middx., sold it,late in the occupation of John Gaston or his undertenants, then of Thomas Bourne, now of John Goddard, on 8 Jul. 1846 to Stephen Pagden of Epsom, common brewer, for £130. On 31 Jul. 1867 Stephen Pagden of Epsom, gen, had the property, now in the occupation of William Lumley, enfranchised; it was then described as abutting on the north on the freehold premises of Trayton Peter Pagden, on the south on land formerly of Lord Baltimore, then of John Riley, then of Alexander Wood, and now of George White, on the east on copyhold premises formerly of John Spranger in the occupation of John Potter, afterwards of John Carter in the occupation of Benjamin Beale, now of William Barnard, and west on the copyhold now of William Harsant.

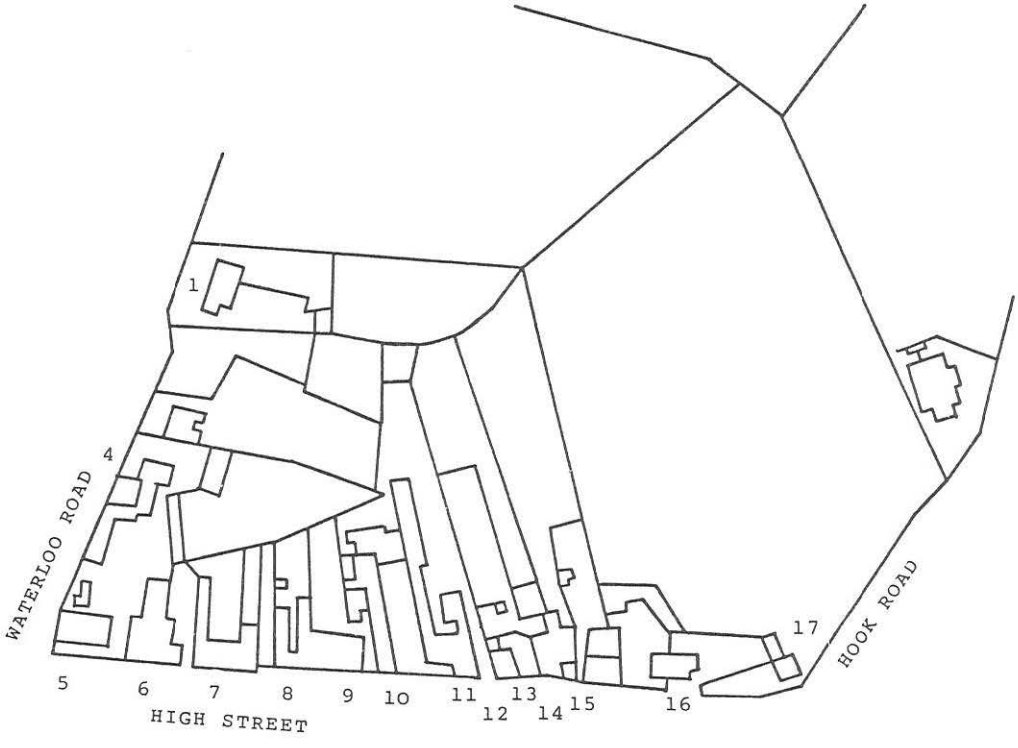
3C37B. Also on 28 Oct. 1771 John Spranger sold to Thomas Huggett of Brockham in the parish of Betchworth, Surrey, gen. all that piece of garden ground in the occupation of John Potter, abutting on certain copyhold premises of John Spranger in the occupation of William Stent on the west part, on the freehold estate of William French on the north part, on the land of Lord Baltimore now of John Riley Esq. on the south part, and on other copyhold

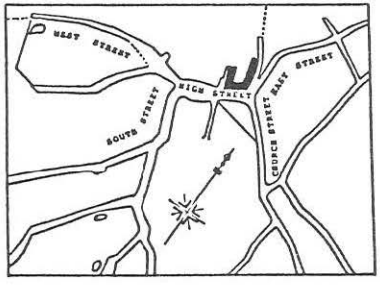
premises of John Spranger, then in the occupation of -. Snell on the east part. At Thomas Huggett's death this piece of garden ground was found not to have been included in his surrender to his will, and therefore came on 2 Nov. 1789 to his customary heirs Elizabeth, the wife of Charles Longhurst of Epsom, labourer and Ann, the wife of George Freeland of Bookham, yeoman, and James Horley of Reigate, yeoman, the descendants of Thomas Huggett's aunts Elizabeth Buggs and Ann Horley, and was surrendered by them on the same day to John Whinn of Tottenham High Cross, Middx. gen. At John Whinn's death, and in spite of its being included in his surrender to his will, it was not included in the admission of his widow Hannah Whinn on 18 Jul. 1803, and not in the admission of John Prockter on 27 Apl. 1832 (2C20). In the tithe award of 1843 Prockter and Summers are shown as holding some properties abutting the High Street, which could be the above mentioned freehold of William French.

3C37C. After 28 Oct. 1771 John Spranger still held a small piece of Miriam Wood's strip of land, which he sold on 7 Jan. 1773 to John Dunbar of Epsom, saddler: A piece of garden ground in the tenure of William Snell, abutting on the estate of Thomas Huggett on the west part, on the freehold estate of John Dunbar on the north part, and on land of John Riley on the south and east parts. On 14 Jun. 1774 Benjamin Hasswell of Epsom, cornchandler acquired from John Dunbar the piece of ground, now abutting north on the freehold estate of Benjamin Hasswell, and formerly in the tenure of William Snell, then in the occupation of John Dunbar and John Churchill. At Benjamin Hasswell's demise the piece of garden ground came with his other properties (2C33) to Mary Eggleton of Epsom, spinster, on 9 Dec. 1839, and was sold by her, now of Ewell, for £55 on 24 Oct. 1850 to John Nelson Collingwood of Epsom, bookseller, who had then lately purchased the freehold hereditaments on the north side of the piece of ground. At the death of John Nelson Collingwood the Elder, late of Villa Franka, Egham, Surrey, his son John Nelson Collingwood the Younger of 137 Cheapside in the City of London, warehouseman, on 28 Oct. 1886 inherited the piece of ground, 15' x 39', at the rear of the freehold hereditaments, together with these two freehold messuages in the occupation of Mr. C. Faber and Mr. W.O. Reader. At the death of John Nelson Collingwood the Younger his widow Isabel Ford Collingwood of 17 Cedars Road, Beckenham, Kent, was admitted on 17 Apl. 1899, and had the piece of ground, now in the occupation of -. Daniels and -. Johnson, enfranchised on 26 Nov. 1903.

3C37D. Henry Noden sold on 21 Oct. 1765 to Henry Reeve of Epsom, coach-maker, a piece of ground, let to James Reynolds at an annual rent of 5sh, abutting on the estate of the lord of the manor in the occupation of Richard Hubbard on the east part, and on a garden in the occupation of Rachel North on the south part. On 8 Jun. 1767 Henry Reeve sold this piece of ground, and also all that messuage or cottage erected and built upon the said ground, in the tenure or occupation of James Reynolds,then of Sarah Furniss spinster,to Mary, the wife of William Storey of the parish of St. Paul Covent Garden, Middx., tailor; at her demise her only son George William Storey of the same place, gen., was admitted to the piece of ground and the messuage or cottage. This piece of ground then became merged with the adjoining properties 3C34/36,q.v.

3C38. The smith's forge and messuages in the occupation of Richard Hubbard, being demesne, do not appear again in the court rolls. At the auction sale of the manor of Ebbisham on 10 Sep. 1770, after the death of John Parkhurst Esq., the lord of the manor, the property is described in the particulars of sale (Guildford Muniment Room, 85/2/1 No.3): Lot 7, a freehold brick messuage or tenement with a smith's forge and three other messuages or tenements adjoining the same, together with the grounds and gardens belonging to the same, situate on the south side of the High Street, Epsom, and let on lease to Richard Hubbard for 31 years from Michaelmas 1765, payable half yearly, to wit Lady Day and Michaelmas Day, at per annum 25.0.0 with an allowance of land tax. N.B. The said premises are in excellent repair, a considerable sum having been lately expended thereon, and the lessee covenants to keep, uphold, and leave the same in good repair. Lot 8, a freehold six-stall Brick Stable, situate near the Spread Eagle, Epsom, let upon lease, which expires on 10th of October 1771, at per annum 3.0.0.





NORTH SIDE OF HIGH STREET FROM WATERLOO ROAD TO EAST STREET.

Chapter 4

NORTH SIDE OF HIGH STREET FROM WATERLOO ROAD TO EAST STREET.

4A1. In an inquisition showing the holders of land within the parish of Epsom, 41 Eliz. (1599) (Public Record Office E 178, 2262) appears the name of Richbell: Avery Richbell holding 13 acres, and William Richbell 33 acres. On 24 Apl. 1668 John Richbell the Elder of Epsom, yeoman, freed a messuage, two barns, one stable, one garden, one orchard, one yard, and twelve acres of land from tax by an action of recovery, and was admitted, together with his son John Richbell the younger and his wife Elizabeth; on the same day they mortgaged the messuage and buildings, a 5 acres close of pasture to the east of the premises, and another close of 2 acres to the west of their orchard, for £109 due on 20 Oct. 1669 (i.e. £100 at 6% p.a.), all in the occupation of John Richbell the younger, to John Brayne of Epsom, gen. On 14 Oct. 1669 John Richbell the elder, John Richbell the younger and Elizabeth his wife increased this mortgage to £123.12; this transaction was enrolled on 8 Apl. 1670, when the mortgage was further increased to £177. On the same day was enrolled a mortgage by John Richbell the elder, John Richbell the younger and Elizabeth his wife, dated 18 Nov. 1669, of a 4 acres close of meadow called Hooke, in the occupation of Samuel Lynne, to Caleb Westbrooke of Kingston upon Thames, gen., for £53. John Brayne acquired Caleb Westbrooke's mortgage on 6 Apr. 1671 and his total mortgage was increased to £268.16 and on 19 Apr. 1672 further to £305.4. On 17 Oct. 1673 John Richbell the elder, John Richbell the younger and Elizabeth his wife, together with John Brayne, sold the entire property to Thomas Mills, citizen and embroiderer of London, who entailed it to himself, his son Thomas Mills, and his grandson Thomas Mills, and on 24 Apr. 1674 obtained a licence to let it for 21 years. In 1680 the property is described as one messuage, two barns, one stable, one garden, one orchard, a backside, and one close of pasture, 5 acres, adjoining to the premises on the east part, and to lands of the lady of the manor on the north part, one close of land containing 2 acres, adjoining to the said orchard on the west part, and to the land of the lady of the manor on the north part, and one close of meadow or pasture, 4 acres called Hooke, abutting on the tenement of Mary Joyce on the west part, and upon the lands of George Franke on the south part.

4A2. Abraham Wood in 1680 held freehold one messuage, one stable, one garden and one orchard, 1 acre, abutting on the tenement and orchard of Thomas Mills on the north part, on the orchard of Christopher Symonds on the east part, and on the orchard of Rebecca Lambert widow on the south part.

4A4. The name of Lambert also appears in the list of Epsom landholders or 1599. At the death of Samuel Lambert the younger of Banstead his widow Rebecca Lambert was admitted on 27 Oct. 1667 to a messuage, a barn, stable, garden and orchard, and 70 acres of land, for life, with remainder to his eldest son Samuel Lambert. On 20 Nov. 1667 Rebecca Lambert obtained a licence to let the properties for 21 years; in 1680 she held, besides the lands, one messuage or tenement, one shop, one barn, one stable, one garden and one orchard, abutting on the highway on the south and west parts, and on the orchards of Abraham Wood and Christopher Symonds on the north and east parts.

4A9. Christopher Symonds held besides lands one cottage, one barn, one stable, one outhouse, and one garden or orchard, 1 rood, abutting on the King's highway leading to Ewell on the south part, on the lands of Rebecca Lambert widow on the west part, and on the tenement of Abraham Wood on the north part.

4A11. On 16 Oct. 1675 John Stephens of Epsom was admitted after an action of recovery (Jacobus Marten v. Thomas Tubb) to a messuage, one stable, one garden and one orchard. In 1680 it is described as one messuage, one stable, a washhouse, one garden and one orchard, abutting on the tenement and lands of Abraham Wood and Christopher Symonds on the west part, on the tenement of Joan Foster widow on the east part, and on the highway leading towards Ewell on the south part.

4A12. Johanna Foster widow surrendered on 16 Apr. 1678 her copyhold messuage, barn, buildings, and orchard, now in her own occupation, to uses: herself for life, then to her son Thomas Foster of Epsom, husbandman, who was admitted to the reversio expectant. Joanna Foster in 1680 held the property, between the tenement of John Stevens on the west part and the tenement in the occupation of John Drew on the east part.

4A15. At the demise of Alicia Cooke her sister Martha Cooke was admitted to a messuage, a barn, garden and orchard on 14 Oct. 1663; as she was only seven years of age Robert Saunders and Nicholas Elliott were appointed guardians. On 17 Sept. 1677 George Chittey of West Horsley, Surrey, maulster and his wife Martha entailed the property to themselves and their heirs, and it was held by George Chittey in 1680.

4A16. Edward Lambert, citizen and cook of London held in 1680 amongst other properties a tenement and one meadow on which the same is built called Woodstock Meade, containing 3 acres, abutting on the highway leading from Ebbisham to Ewell on the south part.

4B1. Thomas Mills the Elder obtained on 8 Nov. 1683 a licence to let his properties for 7 years; on 21 Oct. 1684 Thomas Mills, citizen and merchant taylor of London (the son of Thomas Mills the elder?) obtained a new licence for 7 years, which he had extended to 17 years on 21 Oct. 1686. On 23 Oct. 1693 Thomas Mills, merchant tailor, sold his property to William Perris of Lyon's Inn, Middx., gen., who on 29 Oct. 1697 in a marriage settlement entailed it to himself, his intended wife Mary, and in trust for their sons and daughters to John Mould of London gen. and Robert Brigginshaw of London, gen. On 22 May 1711 William Perris obtained a licence to let for 11 years, and on 16 Mar. 1718 William Perris of the parish of St. Dunstan's in the West, London, and Mary his wife sold their life interest to Robert Wood of Epsom, baker. After their demise their daughters Martha, the wife of Thomas Blencowe Esq., and Francisca and Elizabeth Perris, spinsters, were admitted on 28 Apr. 1732, freed the properties from tail by an action of recovery, and sold them on the same day to Robert Wood. On 30 May 1743 Robert Wood entailed the two messuages in Hudsons Lane and two closes of fields to the said messuages belonging, called Dog Kennel field and Barnfield, formerly part of the tenements of William

Perris, to himself for life, remainder to his son Edward Wood of Epsom, plumber and his wife Eleanor and their heirs. In the survey of 1755 Robert Wood of Epsom, gen. held amongst other properties, by 3 copies of the court rolls two messuages, yards, and gardens, and four fields of meadow ground, 14 acres, abutting on the north side of the Town of Ebbisham on the south part, on land of the Rev. John Parkhurst on the north part, on the estate of John Manley on the east part, and on the several estates of Joseph Shaw, Thomas Adkins, and John Grant on the west part.

4B2. In 1755 Edward Cawson, peruke maker, held freehold a messuage, coachhouse, stable, and washhouse, yard and garden, ½ acre, abutting on Hudson's Lane on the west part, on land of John Jolliffe, Sarah Michell and James Jennings on the east part, on the estate of the said John Jolliffe on the south part, and on the estate of Robert Wood on the north part.

4B3. John Jolliffe of London Esq. in 1755 held freehold a messuage, coachhouse, stables, barn, washhouse, garden and field, 1½ acre, abutting on Hudson's Lane and on the tenement of Edward Cawson on the west part, on the garden of Sarah Mitchell widow on the east part, on the said Edward Cawson's tenement and garden on the north part, and on the estate of Elizabeth Simmonds and Mary Potter on the south part.

4B4. On 23 Oct. 1682 Thomas Lambert, citizen and winecooper of London, was admitted to the reversio expectant on the death of his mother Rebecca Lambert, and after her demise, which was enrolled on 30 Oct. 1684 he was admitted on 15 Oct. 1685, and surrendered the messuage and 80 acres of land to himself, his wife Mary, their children, and failing this to the heirs of the said Thomas Lambert. On 6 Nov. 1685 Thomas Lambert obtained a licence to let the properties for 21 years, and on 21 Oct. 1686 he complained to the court that John Drew, the tenant of George Chittey, had encroached upon a certain piece of his copyhold land lying near the King's highway over against the sign of the Golden Ball in Ebbisham, by digging and throwing up a ditch, and by cutting a hedge thereunto belonging; the complaint was on inspection found to be justified. On 1 Jun. 1696 Thomas Lambert was granted a licence to let for 61 years, and on 28 Oct. 1698 another licence for 30 years. On 3 Nov. 1704 it was enrolled that Thomas Lambert of Banstead, Surrey, merchant had died, and that his wife Mary Lambert is now holding the property. On 2 Nov. 1726 Maria Lambert of London widow together with Elizabeth the wife of Robert Willimott of London, merchant and her husband, Elizabeth Willimott being a first cousin and heir at law of Thomas Lambert deceased, obtained a licence to let to Josiah Diston of Epsom Esq. for 32 years (possibly the remainder of the 61 years licence granted in 1696 ?) all her properties except All the two messuages with the stable, garden, orchard, and backside formerly in the occupation of Ferdinando Parkhurst, now of Anne Parkhurst his widow (10A2), and also all the messuages, washhouse and yards then in the possession of John Simmons, carpenter, which premises formerly were a barn and a building called a small kellice in the possession of Charles Stanton deceased, and also all those five small houses and other buildings then in the occupation of several persons, and for which the widow Wrench then paid the rent (formerly an orchard or garden lying on the east side of the barn belonging to the house called the Golden

4B4.

Ball, now in the occupation of Anthony Snelling, haberdasher, and also another tenement in the possession of the widow Jefferyes, with a stable and outbuildings and an orchard, and another tenement thereto adjoining, in the possession of the widow Rogers, commonly known by the name and sign of the Blewe Bell, with a shed and orchard and garden, abutting on the north side to a way called Barrgate way, and also another tenement in the possession of Robert Munday, with a part of the garden of the house known by the name of the Golden Ball, lying in the lane called Hudson's Lane, and also another messuage called the Golden Ball and a glass shop and other buildings thereto belonging, with an orchard, garden, yard and stable in the occupation of William Swift and others, and also a messuage and ground in the occupation of Edward Belton, carpenter, and also a messuage and premises in the possession of Anthony Allingham, collarmaker, which house called the Golden Ball and the other described adjoining premises were then demised by a lease to Robert Parker the younger of Epsom. At the death of Mary Lambert Dame Elizabeth Willimott, the wife of Robert Willimott, citizen and winemerchant of London, Knight, the only child of John Lambert decd., the only uncle and heir at law of Thomas Lambert, was admitted on 27 May 1744 to the several copyhold messuages and the 80 acres of land dispersed in the common fields. Lady Willimott's death was enrolled on 23 Mar. 1749, and on 28 May 1750 her two daughters Anne, the wife of Thomas Reynolds of Croydon, surgeon and Eunice Willimott, spinster, were admitted to the several messuages and 80 acres. On 5 May 1755 Thomas Reynolds and Anne his wife, the surviving daughter of Lady Elizabeth Willimott, mortgaged the properties to Mary Potter of the parish of St. Edmond the King, London, spinster, for £660.13.8, and on 8 Sept. 1755 sold one messuage (10B2) to Ferdinando Charles Parkhurst, farrier, and two cottages (14C12) and 9 acres 3 roods of land to Lewes Peake Garland, and the remaining messuages and part of the 80 acres to Mary Potter, who in the survey of 1755 held two undivided moieties of and in several messuages or cottages in eleven several tenements, one stable, yards and gardens, 1½ acres, abutting on the street leading to Ewell on the south part, on land of John Jolliffe on the north part, on Hudson's Lane on the west part, and on the copyhold estate of Elizabeth Simmonds spinster, on the east part, in addition to numerous pieces of land in the common fields. Mary Potter is then described as of Lombard Street, London, spinster.

4B9. Christopher Simmonds of Epsom, cordwayner on 21 Jun. 1697 mortgaged to William Little of the Borough of Southwark gen., his messuage and another messuage, barn, stable, garden and orchard, about 1 rood, in his own occupation and in the occupation of Anthony Snelling for £42.8. At his demise he left the messuage, barn, stable and other outhouses, garden, orchards and lands thereto belonging, in his own occupation, and also the small tenement in the occupation of Anthony Snelling, hatter, to his wife Anne Simmonds for life, remainder to his son Christopher Simmonds and his heirs (with legacies of £5 to each of his daughters Anne, Mary, Margaret, Elizabeth, Susanna and Hannah); Anne Simmonds widow, was admitted on 28 Oct. 1698. On 28 Oct. 1720 Anne Simmonds surrendered the messuage in her own occupation, and the small tenement in the tenure of John Bradley, to her son Christopher Simmonds; at Christopher Simmond's death his three surviving sisters Maria, Margareta, and Elizabeth Simmonds, spinsters, were on 10 Oct. 1732 admitted in equal shares.

On Margaret Simmond's demise her sisters Mary and Elizabeth Simmonds were admitted in equal shares to her third share on 22 Oct. 1734. Mary Simmonds of Epsom, spinster died in 1742, and her only surviving sister Elizabeth Simmonds was admitted to her one third and one sixth shares on 24 May 1742, and on 1 Dec. 1747 surrendered the property to the use of her will. On 12 May 1752 John Simmonds of Epsom, cordwayner, produced the will of Margaret Simmonds, late of St. Botolph's without Aldgate, London, spinster,dated 21 Jan.1732,in which she devised her third share to her sisters Mary and Elizabeth Simmonds for life, remainder to John Simmonds, carpenter, the son of John Simmonds, carpenter, and his heirs; the claimant John Simmonds was claiming as the son and heir of Charles Simmonds, the eldest uncle and heir of John Simmonds, carpenter, and was admitted to the reversio expectant upon the death of Elizabeth Simmonds, and sold this expectancy to John Sturt of Epsom, cornchandler. In 1755 Elizabeth Simmonds held by three copies of the court rolls two messuages, a washhouse, stables, a workshop, a yard and garden, ½ acre.

4B11. On 27 Oct. 1690 John Braine of Epsom gen. acknowledged satisfaction to John Stevens of Epsom, husbandman, on a mortgage for £20 of 22 Mar. 1688, which had not been previously enrolled. On 28 Oct. 1698 it was enrolled that John Stevens had mortgaged his messuage, stables, barn, yard and garden, ½ acre,in his own occupation, on 29 Oct. 1697 to John Otway of Ashtead, yeoman, for £114.12. due on 30 Apl. next and had since died, and John Otway was therefore admitted. On 10 Nov. 1710 John Stevens of Whitechapel without Aldgate, London, weaver, the heir of John Stevens late of Epsom decd. released the equity of redemption in the property, now in the tenure of Thomas Clayton, to John Otway. On 19th Oct. 1715 John Otway the elder of Ashtead, yeoman sold his messuage, buildings, stables, yards, gardens and orchards with its purtenances, and also the adjoining piece of land, ½ acre, recently in the occupation of Ralph Michell, to Robert Michell, barber chirurgicus, who on 22 Oct. 1734 surrendered all his messuages to the use of his will and on 20 May 1735 entailed the property, now in the occupation of John Lewis, -. Denford, the widow Wareing, John Raverson, Daniel Spurlyn, Anne Elliott and Amey Griffin, to himself and his wife Sarah and his heirs. At Robert Michells death his wife Sarah Michell was accordingly admitted on 19 May 1738, and in 1755 she held two messuages in seven tenements, a washhouse and garden, about ½ acre, abutting on the road leading to Ewell on the south part, on the freehold estate of Edward Cawson on the north part, on the copyhold estate of James Jennings on the east part, and on the estate of Elizabeth Simmonds on the west part.

4B12. Thomas Foster of Epsom, husbandman, mortgaged the property between the messuages of Edward Spurlyn and John Stevens, abutting on the King's highway leading towards the lane called Church Lane, on 31 Oct. 1699 to John Borrodale of Epsom, blacksmith, for £31.10. On 7 Nov. 1709 it was enrolled that Thomas Foster had on 14 May 1709 mortgaged the two messuages, barn, buildings, gardens and orchards and ½ acre of land in separate occupations of William Parish and William Hammond, to John Wrench of Epsom, wheelwright for £73.19 and had since died, leaving in his will dated 18 May 1709 the premises between the tenements of Margery Spurlyn and Jeffery Otway together with the ½ acre of land in Withybed Corner to his brother John Foster of Epsom,

4B12.

yeoman. John Foster sold the property on the same day to James Willmot of Epsom, butcher. At James Willmot's death, first reported on 23 May 1716, there was no claimant to the messuage, now in the occupation of George Bird and Joseph Bearcroft, and on 23 May 1717, on the third proclamation for the heir, the property was seized by the lord of the manor. On 26 May 1725 the death of Adam Willmot, the eldest son of James Willmot was recorded, and James Willmot, the brother of Adam Willmot, was admitted; as he was still a minor his mother Mary Willmot was appointed his guardian. On 24 Mar. 1729 James Willmot of Epsom, butcher, the brother and heir of Adam Willmot, sold the two messuages in the occupation of Thomas Bird and Joseph Bearcroft, to Thomas Bird, of Epsom, coachman, but no admittance of Thomas Bird was recorded. On 28 Apl. 1732 James Willmot surrendered the two messuages to Mary, the wife of Thomas Bird of Epsom, coachman, for life, then to Sarah, the daughter of Thomas and Mary Bird. On 20 Oct. 1737 Sarah, the wife of James Jennings of London, poulterer, surrendered the reversio expectant upon the death of her mother Mary Bird of the two messuages lately in the occupation of Thomas Bird and Joseph Bearcroft, to herself for life, her husband James Jennings for life, the heirs of their bodies, and then the heirs of James Jennings. On 25 Oct. 1743 Mary Bird, widow, Sarah Jennings and her husband James Jennings freed the property from the conditions of 8 Apl. 1732 by an action of recovery, and mortgaged it to George Haley of Blackwall in the parish of Stepney, Middx., shipwright, for £150 at 5% on 22 Apl. 1745. On 3 Dec. 1751, after the death of George Haley, his only brother, Samuel Haley was admitted on this mortgage on the three messuages in the High Street, lately in the tenure of Mary Bird, George Bird, and William Prior. Samuel Haley of St. Mary Magdalene, Bermondsey, Surrey, ropemaker, returned the three messuages, formerly two messuages, to James Jennings of the parish of Allhallows, Lombard Street, London, poulterer, on 31 Oct. 1753, who mortgaged them on the same day to Edward Heathfield of Dorking Esq. for £200. In 1755 James Jennings held three messuages, one washhouse, and other outhouses and gardens, about 1½ acres.

4B15. On 21 Jul. 1690 Martha Chittey of West Horsley, Surrey, widow, surrendered her messuage, stable, garden, orchard, and separate parcels of land to John Tourson of West Horsley, cordwayner, for the purpose of an action for recovery to free it from tail, and was admitted in fee, and on 5 Oct. 1791 John Tourson and Martha his wife mortgaged the property to Robert Fludd of Epsom, gen. for £106. On 26 Aug. 1692 Robert Fludd, John Tourson and Martha his wife mortgaged the property to Thomas Duncombe of Shere, Surrey, Theologie Doctor, for £147, to be paid by Thomas Tourson and his wife, and on 25 Sept. 1693 they surrendered the property absolutely to Thomas Duncombe, who was admitted on 6 Nov. 1693. Thomas Duncombe sold the property on 21 Dec. 1693 to Edward Spurlyn of Epsom, maulster, who mortgaged it to Thomas Duncombe, Rector of Shere, for £150 at 6%. At the death of Edward Spurlyn his only son Thomas Spurlyn, a minor, was admitted on 7 Nov. 1701, his mother Margery Spurlyn acting as his custodian. On 28 Nov. 1707 Margery Spurlyn took up a mortgage for £106 from Elinor Thatcher of Epsom, spinster, due on 30 Nov. 1708. On 16 Oct. 1766 Thomas Spurlyn of Epsom, yeoman, was admitted to the messuage in his occupation, and on 1 Nov. 1717 paid back the mortgage to Elinor Thatcher. On 22 Oct. 1724 he mortgaged the messuage to Hugh Newman of Epsom, bricklayer, for £51.5. The death of Thomas Spurlyn,

carpenter, was recorded on 1 Nov. 1726, and the admission of his son Thomas Spurlyn, then 3 years of age, on 28 Feb. 1726/7, his mother Sarah Spurlyn acting as his guardian. On 15 May 1739 Sarah, the wife of John Calling of Epsom, chapman, as guardian of her son Thomas Spurlyn, obtained a licence to let the properties for 8 years. At the demise of Sarah Calling Thomas Spurlyn's aunt Lucy Bull was appointed his guardian on 22 May 1744. On 7 Oct. 1746 Thomas Spurlyn, the only son of Thomas Spurlyn, carpenter, surrendered the properties to the use of his will. On 31 Oct. 1753 Thomas Spurlyn of Epsom, gen. mortgaged them to Tomlinson Busby of London Esq. for £200 and lawful interest, and on 9 Apl. 1754 paid back to Mary Newman, the widow of Hugh Newman, the mortgage of 19 Nov. 1723 (enrolled 22 Oct. 1724). On 8 Sept. 1755 Thomas Spurlyn released the equity of redemption to Tomlinson Busby against a payment of £40.8.1. In 1755 Tomlinson Busby held a messuage, washhouse, stables and garden, about 1 acre.

4B16. Edward Lambert surrendered all his extensive properties on 9 Jun. 1680 to Josia Dewye, citizen and clothworker of London, who was admitted on 21 Nov. 1680, and passed them on to John Lambert, citizen and winecooper of London on the same day. John Lambert surrendered the properties to the use of his will, and his death was recorded on 7 Jun. 1682. In his will he devised the properties to his loving uncle Andrew Lambert, citizen and salter of London, who was admitted on the same day. On 23 Oct. 1682 an incroachment on the demesne lands adjoining to the copyhold lands of Messrs Aldrich called Woodstocks is presented to the court, and on the same day the sale of all Andrew Lambert's properties to George Aldrich of Cheam, Surrey, clerk, for life, then his son George Aldrich, citizen and merchant taylor of London. Also on the same day a mortgage of 7 Jun. 1682 of Andrew Lambert to Richard Maybanke of East Horsley, Surrey, gen. for £315 was enrolled, and finally George Aldrich the elder and George Aldrich the younger obtained a licence to let for 21 years. On 8 Nov. 1683 Richard Maybanke acknowledged the repayment of the mortgage of 7 Jun. 1682. On 20 Oct. 1687 George Aldrich, merchant taylor, surrendered the properties to the use of his will. On 23 Oct. 1689 it was reported that George Aldrich, merchant taylor, had died, and had before his death mortgaged the properties to Thomas Houghton of Writtle, Essex, cleric and William Masemore of the Middle Temple, London, gen., who were admitted upon condition. On 30 Aug. 1695, by an action of recovery between Thomas Houghton and William Masemore William Masemore was admitted in fee to a moiety of the property. The death of William Masemore was reported on 30 Mar. 1714. On 27 Oct. 1714 Elizabeth, the wife of Richard Aston of Wadley, Berks. Esq. and Isabella Warren, spinster, the daughters of John Warren gen. by Isabella his wife, one of the sisters of William Masemore, were admitted to one moiety of William Masemore's moiety, and Hannah Hill of Newbury, Berks., the widow of James Hill, late of Newbury, grocer, decd., the other sister of William Masemore was admitted to the other half-moiety, John Evans of Ewell, yeoman, acting as attorney for all parties. Richard Aston and Elizabeth his wife, Isabella Warren, and Hannah Hill sold their shares, together amounting to one moiety in the property, to Robert Parker of Epsom, brewer; the other moiety was held by Thomas Aldrich gen., the brother of George Aldrich, and was also on 27 Oct. 1714 by him surrendered to Robert Parker, who surrendered the property to uses: himself, his wife Eleanor and his heirs. On 11 Aug. 1733 Robert Parker

of Epsom, gen. mortgaged his properties to Robert Wood of Epsom, baker, for £250 at 5%. On 29 Aug. 1735 a mortgage by Robert Parker the elder gen. of 27 Jan. 1728 on several messuages in the occupation of Thomas Bird and William Parkhurst and the widow Worsfold, together with 35 acres of land and 15 acres of pasture, to William Betts of Epsom gen. for £600 at 5% was enrolled, Robert Wood acknowledged to William Betts the satisfaction of his mortgage of 11 Aug. 1733 and William Betts was admitted to the properties. At William Betts's death and under his will his good friend John Manley Esq., now belonging to the Customs House, and his faithfull friend John Robins in Crooked Lane, now one of the warehouse-keepers to the East India Company, were admitted on 19 May 1738. On 26 Oct. 1742 John Manley obtained a licence to let the properties for 21 years, and on John Manley's death (who held by survivorship) his only son John Manley of the Middle Temple, London Esq. was admitted on 22 May 1744 and obtained a licence to let for 21 years. In 1755 John Manley held amongst other properties two tenements, a shop and two sheds with small slips of ground, and a parcel of meadow land called Woodstock Mead, 3 acres.

4C1. On the death of Robert Wood his son Edward Wood of Epsom, plumber, and his wife Eleanor were under the arrangement of 30 May 1743 admitted on 14 Jun. 1756 to the two messuages in Hudson's Lane, and the two closes, the Dogkennel Field and the Sixacre or Barnfield. At Edward Wood's demise his wife Eleanor Wood and his eldest son Edward Wood, late of Epsom, carpenter, but then of the parish of St. James in the Liberty of Westminster, publican, sold on 15 Jun. 1778 the two messuages in the separate occupations of William Laing and George Borrett, and the two fields in the occupation of John Hasswell, to John Hasswell of Epsom, cornchandler, except a 1 acre piece of the six acre or barnfield (2C37) in the occupation of John Sturt, James Foster, and John Bristow, the reversion of which Edward Wood released to his mother Eleanor Wood. John Hasswell left in his will the properties to his two daughters, who were admitted on 2 Jun. 1788: The elder, Jane Hasswell, spinster, to the properties to the east of Hudson's Lane, the two messuages in the occupations of William Laing, gardener and Potts, shoemaker, and the 3 acre Dogkennel field in the occupation of John Hasswell himself, and the younger, Frances Hasswell, spinster, to the 5 acres, the rest of the six acre or barnfield, also in the occupation of John Hasswell. At the death of Jane Hasswell of Epsom, spinster, her only brother, Benjamin Hasswell of Epsom, gen. was admitted on 28 Oct. 1835 to the two messuages and the Dogkennel field, the field lately in the possession of Charles Bond, and then of William Smith (c.f. 4C11) and on 20 Apl. 1838 at the death of Frances Hasswell of Epsom, Benjamin Hasswell was also admitted to the 5 acres barnfield (2C38, q.v.). On 24 Aug. 1836 (enrolled 19 Oct. 1836) Benjamin Hasswell mortgaged all his properties to Sarah Hall of Southampton Street, Pentonville, Middx., widow, for £1,500. At the death of Benjamin Hasswell his properties came (see 2C33) to Mary Eggleton of Epsom, spinster on 9 Dec. 1839. On 22 Apl. 1841 her guardian, William Gardener of Ewell, gen, paid back Sarah Hall's mortgage to the executors of her will, Henry Fearnley of the Minories, London, merchant, William Davidson of Breat Street, Cheapside, London, gen. and Sarah his wife, late Sarah Arpthorpe, spinster, and himself obtained a mortgage on all Mary Eggleton's properties for £3,544.5.8 at 5%. On 25 Oct. 1850 William Gardener acknowledged to Mary Eggleton satisfaction of this mortgage; on 13 Jun. 1851

William Eggleton of East Horsley, Surrey, agriculturist, was, as a closer relative of Benjamin Hasswell, admitted by order of the High Court of Chancery to all Benjamin Hasswell's properties, subject to a debt of £2,260 to William Gardener, payable to Frederick White of Ewell, maltster; the two messuages were then in the occupation of James Brown and Edward Scott. William Eggleton took up a mortgage of the £2,260 to Henry Batt and Henry Marshall, and at his death Henry Marshal of Godalming, Surrey, gen. was admitted on 29 Apl. 1862 to the Benjamin Hasswell properties On 6 Nov. 1862 Henry Marshall sold the two messuages only to Lawrence Langlands of Epsom, auctioneer, for £210. The Dogkennel field with part of the garden of the messuages Henry Batt, Henry Marshall, and George Frederick Hudson sold on 5 Jul. 1864 with other lands (2C38) to the Wimbledon and Dorking Railway Company, by whom it was enfranchised on 8 Nov. 1864. The two messuages were at Lawrence Langland's death inherited by his son Augustus William Langlands of Epsom, builder, on 1 May 1868, and at his demise his wife Eliza Langlands was admitted on 28 Apl. 1887. Eliza Langlands of Epsom died intestate on 12 Apl. 1907, leaving two daughters Emily Eliza Langlands, spinster, and Edith Ellen, the wife of Walter Lucas of Epsom as co-heiresses to the two messuages, late in the occupation of Thomas West and Edward Scott. Edith Ellen Lucas disclaimed, and Emily Eliza Langlands was admitted on 10 Sep. 1908, and on 14 Dec. 1933 obtained the enfranchisement of the two messuages, one formerly in the occupation of William Laing, now of Rose Coleman, and the other of George Barrett, now of Clifford Rose, No.28 and 30 Waterloo Road.

4C2. Edward Carson's freehold property, and

4C3. that of John Jolliffe appear at the time of the tithe award of 1843 also to have belonged to Mary Eggleton; in 1870 James Brown's property 4C8 is described as abutting on the lands of Charles John Langlands on the north.

4C4. Mary Potter of the parish of St. Edmund the King, London, sold on 28 Dec. 1761 to William Mokson of Epsom, labourer, the two moieties of a cottage in Hudson's Lane, in the occupation of Edward Chilman, and William Mokson had the cottage enfranchised by lease and release on 26/27 Feb. 1762. According to an abstract of title amongst the papers of William Butcher (S.R.O. Kingston, 2171) William Mockson was buried on 4 May 1790, and his eldest son Thomas Mockson on 23 Apl. 1793. On 19/20 Feb. 1800 John Edward Mockson of Swallow Street, Middx, yeoman, brother of Thomas Mockson, yeoman decd, surrendered the property, then in the occupation of Scott jun. by lease and release to William Thurlow of Swallow Street, grocer, and Sarah his wife, formerly Sarah Mockson spinster, only sister of John Edward Mockson. On 9/10 Aug. 1811 William Thurlow sold the property for £224 to John Gosling, who, of Narrow Wall in the parish of Lambeth, lighterman, and Elizabeth his wife, sold the three messuages adjoining each other, with the yard and ground in front of the same, in Hudson's Lane, in the several occupations of William Wood and John Keen, for £155 to Thomas Butcher of Epsom, builder. In his will dated 19 Aug. 1846, probate 18 Jan. 1850 Thomas Butcher, now of Montague Place, Hammersmith, left the three freehold cottages and premises adjoining his copyhold messuage in the High Street (4C5), in the several occupations of Elizabeth Keen, James Hitchcock, and William Walters, to his son William Butcher.

4C5. On 6 Jun. 1757 Mary Potter sold to George Atkinson of Epsom, plaisterer, the two moieties of and in the messuage called or known by the name or sign of the Coach and Horses, together with all the buildings erected, in the tenure of George Atkinson, also some pieces of ground adjoining eastwards, on which two old cottages lately stood, from east to west 103', and in depth from the ancient boundary thereof on the north side to a line parallel with the tenement in the occupation of Anthony Allingham, collarmaker and others and no farther (the residue of the said pieces of ground whereon the said houses stood being disposed of to the trustees of the turnpike road, and by them laid into the highway) (This seems to be the site of the Golden Ball, which does not appear in the court rolls later than in the entry quoted in 4B4). George Atkinson sold part of the property (4C6) in 1762 to John Radford. The Coach and Horses property itself George Atkinson mortgaged on 8 Sep. 1766 to John Winchester of Epsom, cornchandler for £80 and lawful interest, and on 28 May 1771 sold it, still in his own occupation, outright to John Winchester, who sold it on the same day to Thomas Butcher of Epsom, carpenter. At the demise of Thomas Butcher his son Thomas Butcher of Epsom, carpenter, was admitted on 1 Jul. 1799. In his will (prob. 18 Jan. 1850) Thomas Butcher, late of Epsom, builder, divided his properties between his sons William and Henry Butcher. The house in the High Street in his own occupation, the Coach and Horses, he devised to his son William Butcher of Epsom, auctioneer, who was admitted on 16 May 1850, and on 2 Jun. 1859 had the property called the Coach and Horses, formerly in the occupation of George Atkinson, enfranchised, together with a large amount of agricultural lands. On a plan attached to the enfranchisement of the adjoining property 4C6 dated 12 Jul. 1875 this property, abutting on 4C6 on the west side, is given as the Post Office.

4C6. George Atkinson (see 4C5) sold of the properties he had acquired on 6 Jun. 1757 from Mary Potter, on 25 Oct. 1762 a customary messuage, stables, slaughterhouse and yard, in the tenure of John Radford, butcher, and a stable adjoining this property on the north part, then in the occupation of George Atkinson himself, to John Radford. John Radford died before he could be admitted, and his son William Radford, then only six years old, was admitted on 24 Oct. 1763, his mother Sarah Radford acting as his guardian. On 27 Jun. 1785 William Radford of Epsom, butcher, surrendered the property to uses: himself and his heirs, until a marriage then intended between him and Mary Harrison, widow and relict of Edward Harrison of Iver, Middx. (sic), maltman, decd. should be had and solemnized, and then himself and Mary Harrison for life, and his heirs. Accordingly at the death of William Radford his widow Mary Radford was admitted on 1 Nov. 1798. Her son William Radford, butcher, was admitted on 6 May 1811 at the death of his mother. On 5 May 1859 William Radford, formerly of Epsom, butcher, now of Victoria Road, Lower Norwood, Surrey, gen, mortgaged the property, formerly in the occupation of his father and then of himself, and now of William Palmer, a butcher, to Henry Mason of 84 Basinghall Street in the City of London for £30 at 5%, and increased this mortgage by a further £10 and £5. On 13 Jan. 1873 William Henry Radford of 1 Claremont Villas, Albert Road, South Norwood, a waiter at present out of business, the only son of William Radford, was admitted after his father's death, and sold the property, now in the occupation of William Edward Bliss of Epsom, butcher, to William Edward Bliss for £475, and the repayment of

the mortgage was acknowledged by Henry Mason on 1 May 1874. William Edward Bliss had the messuage, stable, slaughterhouse and yard, and the stable adjoining on the north side enfranchised on 12 Jul. 1875.

4C7. On 30 May 1768 Mary Potter sold to William Woollard of Epsom, carpenter, five messuages in the several occupations of John Allingham, the widow Stacey, John Radcliffe and Thomas Radcliffe, the widow Ireland, and Isaac Pavey. In his will William Woollard charged four of the five messuages, then in the occupation of Dendy, Robert White, coachmaker, Stephen Cooke, bricklayer, and Thomas Radcliffe, gardener, with a life annuity of £30 to his wife Mary, and then to be inherited by his daughter Lydia, the wife of James Hughes; all his other tenements to be inherited by his son William Woollard of Epsom, carpenter. William Woollard was accordingly admitted to all the premises on 5 Jun. 1780, and surrendered the four messuages on 28 May 1781 to his sister Lydia Hughes, the wife of James Hughes of Basingstoke, taylor, who was admitted, and surrendered the property to uses: herself and her husband for life, and their heirs. On 23 Jun. 1783 the quit rent for the now separated messuages was apportioned to 4/- for Lydia Hughes's four messuages, and 1/- for the one messuage (4C8) remaining with William Woollard. At Lydia Hughes's demise her husband James Hughes was admitted on 27 Oct. 1792. On 1 Jun. 1795 James Hughes, now of Epsom, taylor, mortgaged the four messuages, the one late in the occupation of Nicholas Hart now of Abraham Streate, the one late of Robert White now of Samuel Bostick, the one late of Stephen Cook now of James Hughes himself, and the one late of Thomas Radcliffe now of Zacharia Vousden, to his brother in law William Woollard for £120 at 5%, and on 5 Jun. 1797 he released the equity of redemption in the four messuages to William Woollard. William Woollard, in his will dated 16 Aug.1806, probate 20 Jan. 1814, devised all his properties to James Brown of Epsom, whitesmith and his wife Hannah Brown for their lives, remainder to their children, as James and Hannah Brown shall bequeath. James Brown devised the four messages, now in the occupation of Thomas Studdle, John Pizzey, Henry Puttock, and James Russell, to his younger son William Brown, then 18 years of age, Peter Brown of Brighthelmstone, gen, and John Collins the younger of Epsom, shoemaker, being appointed trustees. William Brown was admitted on 23 Apl. 1840. In his will dated 11 May 1870 (probate 14 Apl. 1870) William Brown of Epsom, gen, left the four copyhold cottages, now in the occupation of Edward Parker, Frederick Arnold, Alfred Heath, and George Holt, to William Backshall of Epsom, gardener, who was admitted on 3 Nov. 1870. William Backshall, now of No.1 Church Plate, Kemp Town, Brighton gen, had the four messuages, now in the occupation of Philip Sidney Croucher, Frederick Arnold, James Kelly, and Henry Miles, enfranchised on 2 Feb. 1886.

4C8. The last of the five messuages to which William Woollard the younger was admitted on 5 Jun. 1780 remained with him, and with his other possessions passed on 12 Jul. 1814 to James Brown (see above, 4C7); it was then described as one messuage with outhouses, sheds, buildings, and garden ground, 2 roods 2 perches, no former or present occupiers are mentioned. James Brown devised the messuage in the occupation of Joseph Buggs and James Brown the elder himself, now of Frances Buggs widow, to his elder son James Brown of Epsom, watchmaker, who was admitted on 23 April 1840. At his demise and

under his will dated 20 Aug. 1869 (prob. 3 Feb. 1870) his cousin Peter Brown, of The Parade, Epsom, gen, was admitted on 3 Nov. 1870 to the messuage abutting on the High Street on the south part and on land heretofore of William Joliffe, now of Charles John Langlands on the north part, now in the occupation of Richard Spikesman. At Peter Brown's death his wife Drusilla Brown of The Parade, Epsom, was admitted on 24 Oct. 1895 to the messuage abutting north on land of Reginald Langlands, east on a messuage in the occupation of Edwin Robinson, and west on hereditaments of the Capital and Counties Banking Company Ltd., now in the occupation of the International Tea Company's Stores Ltd. Drusilla Brown, in her will dated 19 Jun. 1908 (prob. 11 Jan. 1916), devised the messuage in the occupation of the International Tea Company Ltd., to John Robert Scandrett of Dull Shot House, The Parade, Epsom, who was admitted on 26 Oct. 1916. On 13 Dec. 1935 John Robert Scandrett, as the surviving executor of Drusilla Brown's will, had the messuage in the occupation of the International Tea Company Ltd. enfranchised.

4C8A. On 6 Jun. 1757 Mary Potter sold to John Sturt two moieties of a piece of land, from east to west 4', from north to south 15', on which the west end of John Sturt's cottage (4C9) stands.

4C9. Elizabeth Simmonds sold on 25 Oct. 1756 the three third shares of the messuage, barn, stable, outhouse, garden and land, in her own occupation, and the little tenement now in the occupation of James Griffith, bricklayer, to John Sturt of Epsom, cornchandler. John Sturt devised the property, the messuage in the occupation of Thomas Frimbly, the little tenement of Thomas French, to his nephew Richard Sturt of Walton on the Hill, yeoman for life, then the heirs of his body, in default to John Sturt, the son of his brother Jonas Sturt. Richard Sturt was admitted on 26 Oct. 1761, and on 31 May 1762 freed the property from tail by an action of recovery, obtained on 7 Jun. 1762 a licence to let it for 21 years, and mortgaged it on 19 Jul. 1762 to Robert Street of Banstead, butcher, for £40 and lawful interest. On 28 May 1770 he increased this mortgage by £10, and on 21 Jun. 1784 increased it to a total of £100 at 5%. On 7 Feb. 1793 he obtained another licence to let for 21 years. On 2 Nov. 1795 Robert Street, now of Ewell, butcher, acknowledged receipt on the three mortgages, and on the same day Richard Sturt sold the messuage 4C10, now in the occupation of Richard Horley, porkman, to Richard Horley. On 21 May 1804 Richard Sturt, who had moved into the little tenement, mortgaged this together with the strip of land (4C8A) to William Woollard for £60.8 with lawful interest, and on 18 Oct. 1804 surrendered the equity of redemption to William Woollard. With the adjoining property (4C8) the little tenement descended to James Brown, James Brown the younger, Peter Brown, Drusilla Brown, to John Robert Scandrett, and was, in the occupation of the International Tea Company Ltd, included in the enfranchisement of 13 Dec. 1935.

4C10. When Richard Horley purchased the Elizabeth Simmonds messuage from Richard Sturt on 2 Nov. 1795 he mortgaged it on the same day to Robert Street of Ewell, butcher, for £100 at 5%. Richard Horley became involved as a creditor in the bankruptcy of Nicholas Windover, and assigned on 12 Jan. 1805 his moneys due thereon to John Alcock of Kennington, Surrey, Esq, the

steward of the manor, against a mortgage of £123, subject to the earlier mortgage for £100 to Robert Street. On 1 Aug. 1808 Richard Horley had become bankrupt, and it was stated that on Robert Street's mortgage £158.7.6 was outstanding in capital and interest, and on John Alcock's £64.2.6, a total of £222.10. John Alcock agreed to buy the messuage for £345, subject to the incumbrances, and £122.10 to the commissioners in bankruptcy. After the death of John Alcock, enrolled on 11 Jul. 1814 Joseph Alcock, of Roehampton, Surrey, Esq, his eldest brother and heir at law, was admitted on 5 Apl. 1815, and on the same day surrendered the property to John Alcock's widow Catherine Alcock of Kingswood House, Surrey, and her heirs. At the death of Catherine Alcock, late of Grove Hill, Camberwell, Surrey, and under her will her nephew Thomas St. Leger Alcock, late of Burwood Lodge, Surrey, and now of Geneva in Switzerland, Esq. a captain in her Majesty's 95th Regiment on Foot, son of Colonel Thomas Alcock, was admitted on 28 Oct. 1835. On 19 Oct. 1836 Thomas St. Leger Alcock sold a piece of land 27' x 20' at the rear of James Brown's premises (4C8), with a 3' wide access to the High Street, to James Brown the elder. This piece of land was not included in James Brown's will, and was inherited on 11 Apl. 1839 by his elder son James Brown the younger, yeoman. With James Brown's other properties (4C8, 4C8A, and 4C9) it descended to Peter Brown on 3 Nov. 1870, when it was described as abutting east on premises now of Thomas Tompson called the Literary Institution, to Drusilla Brown on 24 Oct. 1895, now described as a messuage and shop in the occupation of Charles Churchill, a saddler, abutting east on hereditaments of William James Chivington, from which it is separated by a passage appurtenant to the messuage and shop; on 26 Oct. 1916, now in the occupation of James Brookman, a saddler, it came to John Robert Scandrett, and was enfranchised by him on 29 Dec. 1916. The main part of the property, now in the occupation of Thomas Tompson, draper, Thomas St. Leger Alcock sold on 14 Nov. 1839 to Thomas Tompson for £145. Thomas Tompson and John Tompson of Budleigh Salterton near Exeter, Devon, gen. had the messuage, washhouse, chaisehouse, stable and other outbuildings, with land, garden, and yard thereunto adjoining, in High Street, in his own occupation, enfranchised on 11 Sep. 1845.

4C11. At Sarah Michell's death the marriage settlement of Robert Michell dated 1734 in favour of his intended wife Sarah Russell, the daughter of Henry Russell of the parish of Worth, Sussex, shingler, was produced by their only issue, their daughter Martha, the wife of Allen Cook of Crawley Down in the parish of Worth, shopkeeper, who was admitted on 17 Aug. 1778, freed the property from tail by an action of recovery, and sold it on the same day to Edward Tanner Worsfold of Epsom, yeoman. On 27 Oct. 1783 Edward Tanner Worsfold, now of Mitcham, Surrey, yeoman, sold the messuage, buildings, yards, gardens and orchard, and ½ acre of land adjoining thereto, sometime since in the several occupations of Joseph Knowles, Joseph Ardy, Edward Jolliffe, John Waghorne, Nicholas Roberts, and John Adams, now of Humphrey Burr, Joseph Ardy, John Kirkham, and Charles Middleton, to Humphrey Burr of Epsom, tallowchandler. On 27 Jun. 1785 Humphrey Burr, now of Penhurst, Kent, tallowchandler, sold the property to Edmund Bond of Epsom, farrier. At Edmund Bond's death his eldest son, Charles Edwyn Bond, of Epsom, farrier, was admitted on 11 Apl. 1803 to the property, late in the occupation of

4C11.

Edmund Bond and his undertenants. When Charles Edwyn Bond died intestate his eldest son George Bond was only five years old; he was admitted to the premises on 15 Sep. 1820. his mother Caroline Bond acting as his guardian. George Bond died in 1828, and on 21 Oct. 1828 his sisters Caroline, Ann, and Mary Bond, respectively 17, 16 and 15 years old, were each admitted to one third share of the property, their mother Caroline, now the wife of William Smith of Epsom, veterinary surgeon, being their guardian. On 24 Nov. 1858 Caroline Bond, Ann Bond, and William Wrangham of Epsom, Esq. and Mary his wife sold a small piece, 1 perch, of their land to the Epsom and Leatherhead Railway Company, which was included in their enfranchisement of 27 Aug. 1861. Ann Bond of Epsom, spinster, died intestate, and her sisters Caroline Bond and Mary Wrangham were admitted as heirs at law in coparcenaryship to her one third share on 7 Nov. 1872. Mary Wrangham also died intestate; she had two sons, Hubert Wrangham who intermarried with Margaret Wood and died without issue intestate, and Arthur Bond Wrangham of 22 Gildrich Road, Eastbourne, Sussex, who was admitted to his mother's shares in the property, now in the occupation of Caroline Bond, on 23 Apl. 1883. Caroline Bond in her will dated 19 Sep. 1876 (probate 17 Apl. 1885) left her share in the property, now in the occupation of her half-sister Emily Bond Smith, to Emily Bond Smith for life, remainder to Arthur Bond Wrangham. Emily Bond Smith was admitted on 7 May 1885, and at her death Arthur Bond Wrangham, now of Oakleigh, Eastbourne, was admitted on 8 Apl. 1889 to her shares in the property, which he had enfranchised on 22 Jun. 1889.

4C12. On 28 May 1759 it was reported that Edmond Heathfield, who held a mortgage for £200 on James Jennings's three messuages, had died, appointing his nephew James Manwaring of Dorking, gen, his executor, and the mortgage, increased to £220 was transferred to James Manwaring. On 3 May 1768 James Manwaring was admitted to the three, formerly two messuages, now in the tenure of William Archer, John Adams, and John Symons, and sold them on the same day to John Gouldsmith of Epsom, coachman, and Amey Burgiss of Epsom, widow. On 8 Oct. 1776 John Gouldsmith and his wife Amey, formerly Amey Burgiss widow, entailed the property to themselves for life and their heirs, and on 9 Jun. 1800 Ann Wood, a single woman, who now lived with him, was admitted under John Gouldsmith's will. At Ann Wood's demise and under her will her eldest brother, John Wood of Outwood, Surrey, yeoman, was admitted on 7 Apl. 1825. At his death he left on 7 Apl. 1842 the three messuages, formerly in the occupation of William Archer, Thomas Roberts and John Symonds, then of Thomas Roberts, Jeremiah Daniels and Ann Wood, late of George Gardener, Edward Scott, and Henry Hunt, to his three children: To his daughter Elizabeth, the wife of Richard Peters the younger, of Outwood, labourer, he left the house now in the occupation of Edward Scott, and a moiety of the garden ground, now in the occupation of Francis Steere. This was inherited on 7 Nov. 1872 by her eldest son, William Peters of Burston near Bletchingley, Surrey, publican; it was then in the occupation late of Francis Steer, and then of Thomas Lemon. William Peters sold the messuage and moiety of the garden ground on 30 Apl. 1874 to John Wood of Epsom, grocer, for £150, and John Wood was admitted on 5 Nov. 1874, and had it enfranchised on 1 Oct. 1909.

4C13. William Wood of Epsom, gardener, was on 7 Apl. 1842 admitted under the will of his father John Wood (see 4C12) to the messuage in which he now resided, formerly in the occupation of Ann Wood, later of Henry Hunt, and the other moiety of the garden ground adjoining the messuage. He mortgaged this property to James Brown of Epsom, gen, for £160 at 5% on 16 May 1848; on 6 Oct. 1858 he sold 7 perches of the garden ground to the Epsom and Leatherhead Railway Company for £40; William Wood died intestate, and his eldest son James Wood of Epsom, gardener, was on 2 Nov. 1876 admitted to the messuage, now in the occupation of George Warboys, and the moiety of the garden ground. In his will he named his wife Maria Willis Wood as executrix; if she should die, then his brother John Wood of Epsom, grocer, to be executor, his freehold house at Outwood to go to his younger son William Wood, and the Epsom copyhold to his eldest son Cuthbert Edward Wood. Maria Willis Wood of the High Street, Epsom, was accordingly admitted on 8 Apl. 1889, and had the property enfranchised on 9 Apl. 1896.

4C14. To his son James Wood of Silver Street in the parish of St. George's, Bloomsbury, coachman, John Wood left the last of the three messuages (4C12) and a piece of garden ground, lately in the occupation of Jeremiah Daniells, late of George Gardom, and now of Henry Iles. James Wood was admitted on 7 Apl. 1842, and mortgaged the property on 23 Oct. 1842 to James Brown of Epsom, gen, for £70 at 5%. On 28 Apl. 1853 James Wood, now of East Place, Holywell Lane, Curtain Road, Shoreditch, Middx., coachman, sold the messuage, late in the occupation of George Gardom, then of Henry Iles, now of Lemon, subject to the mortgage to James Brown of 23 Oct. 1842, to William Alexander Everest of Epsom, gen, for a life annuity of £8. William Alexander Everest mortgaged the property on 9 Aug. 1853 (enrolled only on 9 May 1861) to William Steward Wood of Ewell, baker, for £50 at 5%, but was not formally admitted until 10 May 1855 to the messuage together with the garden ground,yard,outbuildings, and appurtenances, in the occupation of Lemon. He further mortgaged it on 1 Nov. 1855 (enrolled 3 May 1856) to John Barnard of Epsom, gen, for £150 at 5% as security for moneys owed by his father William Everest, who was then occupying the messuage. On 13 May 1857 James Brown assigned his mortgage of 23 Oct. 1842 for £70 to William Steward Wood, and William Alexander Everest took up another mortgage from William Steward Wood on 9 May 1862 for £50, and on 1 Apl. 1864 John Barnard assigned his claim for £150 to George White of Epsom, gen. William Steward Wood died on 20 Mar. 1864, appointing William Wood and John Stone executors, who assigned to George White the outstanding claims for £70 on the mortgage of 23 Oct. 1842, and £41.16.6, the balance outstanding on the mortgage of 9 May 1852. William Alexander Everest contracted to sell to George White the equity of redemption for £50, and on 1 Aug.1865 the property, now described as the messuage, part of which is built on land formerly a yard, also a piece of garden ground and the site of a workshop and shed built on part thereof, and also the whashhouse on the south side of the said garden, and the watercloset abutting on the south side of the said garden, now in the occupation of Israel Kingshott, was enfranchised to William Alexander Everest and George White.

4C15. Tomlinson Busby of London, gen. sold his messuage, washhouse, stables and garden, about 1 acre, in the occupation of Paine, spinster,

4C15.

on 1 Jan. 1759 to Hannah Valentine, the widow of Thomas Valentine, Minister of the Gospel, who in her will left the property, lately in her own occupation, to John Wheatley the elder of Epsom, carpenter, who was admitted on 8 Jun. 1767. At John Wheatley's death his eldest son John Wheatley of Epsom, carpenter, was admitted on 1 Nov. 1794. At John Wheatley the younger's death without issue his youngest brother Richard Wheatley of Epsom, stonemason, produced the will of John Wheatley the elder, (probate 2 Apl. 1787) in which he devised the property to his son John Wheatley for life and his heirs male, subject to a lease to his brother Richard Wheatley, and subject to a trusteeship of Christopher Raven of Epsom, surgeon, and Edward Flint of Epsom, perukemaker, to preserve the remainder for his heirs during the lifetime of John Wheatley, and in default of heirs male to his second son William Wheatley and his heirs male. William Wheatley had also died without issue, and Richard Wheatley was therefore admitted on 12 Oct. 1819. At Richard Wheatley's demise his wife Elizabeth Wheatley was admitted on 16 Oct. 1826 to the messuage, washhouse, stable and garden, 1 acre, now two messuages and premises, late in the several occupations of Alfred Hardwick, surgeon, and Richard Wheatley. In her will (probate 3 Apl. 1833) she devised the two messuages, stables, buildings, yards and gardens, now or late in the occupation of John Allen, surgeon and Elizabeth Wheatley, to James Puttock and John Bailey upon trusts; James Puttock disclaimed, and John Bailey of Epsom, linendraper, was admitted in trust on 12 Apl. 1833. The property then became the subject of protracted litigation. On 6 Aug. 1859 John Bailey, acting under an order of the High Court of Chancery in Brown v. Puttock, sold 36 perches of the garden ground to the Epsom and Leatherhead Railway Company for £350, and this piece of land was included in the railway's enfranchisement on 27 Aug. 1861. At the death of John Bailey in 1862 there was no claimant, and the High Court appointed William Beaver of Hitchin, Herts. gen. and Edward Whitney of 13 Grove Terrace, Queen's Road, Bayswater, oilman, as trustees, who were admitted on 7 Nov. 1867. After the deaths of William Beaver and Edward Whitney, Mr. Justice North, in the Chancery Division of the High Court, on 20 Nov. 1891 made an order in Elizabeth Brown and others, plaintiffs, v. James Puttock and others, defendants, and in Edward William White and Ellen Fuller his wife and others v. James Puttock and others, appointing George Beaver of Hitchin, Herts, postmaster, who was admitted in trust on 29 Apl. 1892. On 29 Aug. 1892 George Beaver had the two messuages, now in the occupation of Theodore Bell and Edward Vassey, enfranchised.

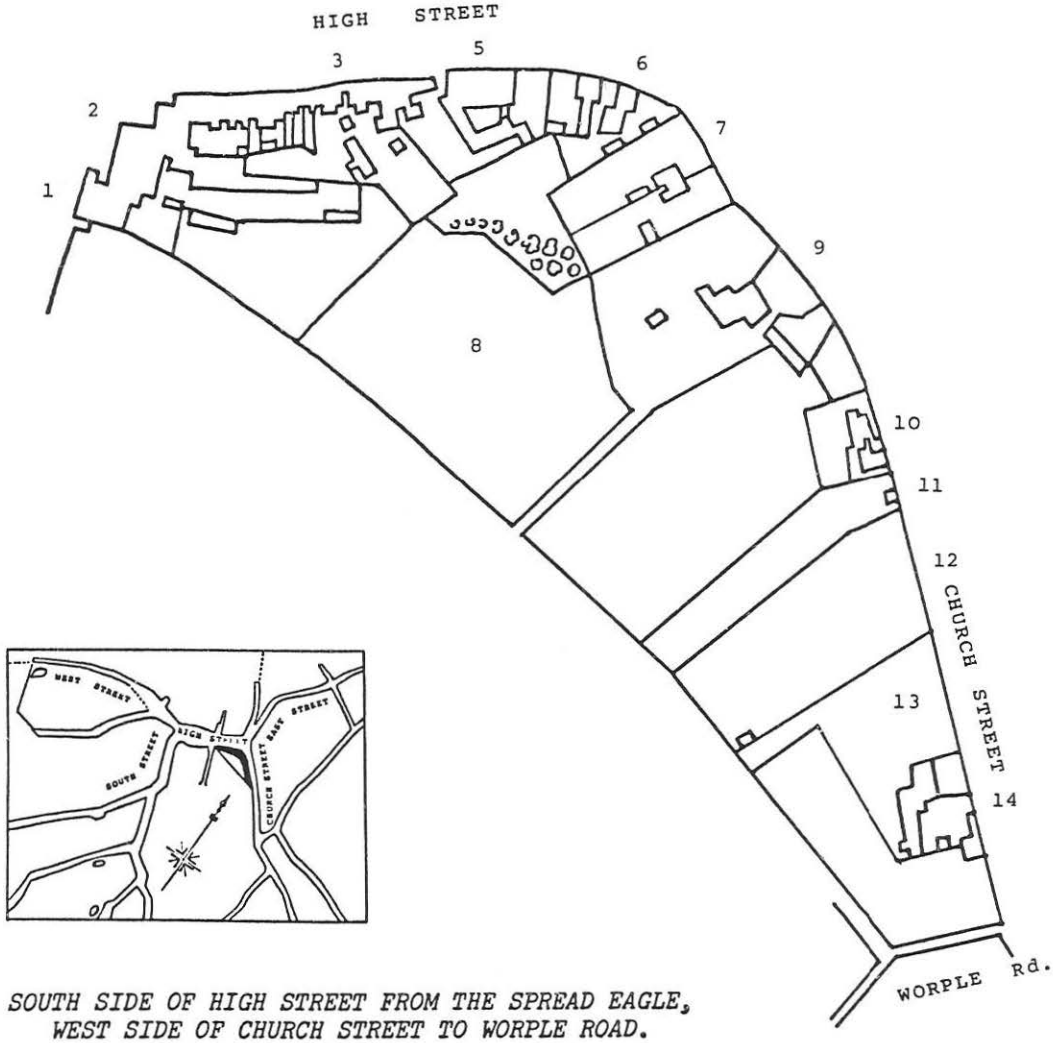
4C16. On 15 Mar. 1787 John Manley, now of Woodseat in the parish of Uttoxeter, Staffs. Esq. surrendered amongst all his other properties at Epsom all the shares of the messuage, barn, stable, garden and orchard and ½ acre of land, and of one tenement and meadow called Woodstock's mead, to Richard Haighton of Long Stow, Cambridgeshire, clerk. On 18 Jan. 1788 Richard Haighton sold to John Scott of Epsom, schoolmaster, the shares of one tenement in two cottages adjoining Woodstock's mead, ½ acre, and on 28 Jan. 1788 Richard Haighton and his wife Mary, John Priestley of Thomas Street, London, grocer, and his wife Jane, and John Fairfax Franklin of Attleborough, Norfolk, clerk, and Eleanor his wife released the equity of redemption by the right of the three wives to John Scott. Similarly on 8 June 1805 Ann Adams, the widow of the late James Adams of the Island of Barbados surrendered her right to the

equity of redemption of the several shares in the property. John Scott of Epsom, grocer, appointed in his will William Scott of Crawley, Surrey (sic!), shopkeeper, Thomas Scott of Chiddington, Kent, shopkeeper, and John Adds of Epsom, butcher, as executors in trust for sale of the property which he had acquired on 18 Jan. 1788, and the premises, heretofore in the occupation of John Scott and Richard Wheatley and now of Edward Scott and John Moy, were bought for £550 by Edward Scott of Epsom, grocer on 29 Oct. 1840 and mortgaged by him on the same day for £500 at 5% to Jasper Knight of Slangate Street in the parish of Lambeth, Surrey, gen. and Charlotte Harvey of the same place, widow. On 4 Sept. 1847 Edward Scott sold the property to William Everest of Epsom, gen. for £125 subject to the £500 mortgage of 29 Oct. 1840 and on 16 Feb. 1848 William Everest obtained a licence to let the property to Thomas Tompson of Epsom, draper for 21 years. On 28 Oct. 1852 Jasper Knight and George Thomas Harvey of Lambeth, floorcloth manufacturer, administrators of the goods and chattels of Charlotte Harvey, acknowledged satisfaction on the mortgage of 29 Oct. 1840, and on the same day the two messuages, the messuage or dwelling house and premises now in the occupation of Martha Buggs widow, called the Railway Inn, and the dwelling house adjoining thereto in the occupation of Mary Moy, widow, which had been demised to the said Martha Buggs by William Everest on 8 Mar. 1851 at £60 p.a. were included in a mortgage of Thomas Tompson to Thomas Heath of Fenchurch Street, London, Esq. John Stewart of Cadogan Place, Sloane Street, Middx. Esq., and Edward Septimus Codd of Thudyer Street, Westminster, Middx. Esq. for £4000 at 4½%. The death of William Everest, then of Milton House, Brighton, Sussex, gen. was recorded on 8 Apl. 1867. In his will dated 5 Nov. 1861 he had appointed his wife Harriett Fanny Everest and his son Frederick James Everest executors, and Harriett Fanny Everest of Beach Street, Deal, Kent was admitted on 8 Apl. 1867 and, as it was stated in the will that William Everest had been admitted on 28 Oct. 1847 as trustee for and on behalf of Thomas Tompson, Harriett Fanny Everest surrendered the property to Thomas Tompson. On 9 May 1867 James Hay of Leith, North Britain Esq, George Moir of the City of Edinburgh in North Britain, Esq, and William Thomas Thomson of the City of Edinburgh, who had acquired the mortgage of 28 Oct. 1852 for £4000 acknowledged receipt to Thomas Tompson, who on the same day took up another mortgage for £6200 at 6% from Edward Pinnock of Stuttgart in the Kingdom of Wurtemburg (see 3C34). With Thomas Tompson's other properties the two messuages descended on his death to his niece Mary Ann Murrell on 5 Mar. 1884, and at her demise to her daughter Mary Ann Alice Murrell on 21 Oct. 1892. Edward Pinnock acknowledged satisfaction of his mortgage on 4 May 1893. Mary Ann Alice Murrell obtained enfranchisement of the piece of land with the messuage or dwelling house, and the slaughterhouse, stable, and other outbuildings, formerly in the occupation of Harold Lee, now of Edward Hope, butcher on 27 Dec. 1892, and of the messuage or dwelling house and premises, formerly in the occupation of Martha Buggs, now of Brown, called the Railway Inn, on 31 Dec. 1892.

4C17. On 18 Jan. 1788 Richard Haighton (see 4C16) sold to Thomas Fitzherbert of Epsom Esq. amongst the shares of other properties those of and in the messuage, barn, stable, garden and orchard and ½ acre of land adjoining, and one meadow called Woodstock's otherwise Bird's Mead, and on 28 Jan. 1788 Richard Haighton and Mary his wife, John Priestley and Jane his wife, and

4C17.

John Fairfax Franklin and Eleanor his wife (cf.4C16) released their equity of redemption in the shares in the inheritance to Thomas Fitzherbert. On 4 Nov. 1793 Thomas Fitzherbert late of Pitt Place, Epsom, now of Roehampton Grove, Surrey, Esq. sold all his properties at Epsom to Thomas Jeudwine of the Temple in the City of London, Esq. On 8 Jun. 1805 Ann Adams released her right of redemption in the property to Thomas Jeudwine. At the death of Thomas Jeudwine his only children, his daughters Mary Penelope Jeudwine and Ann Jeudwine were admitted on 12 Oct. 1819 to the property. Ann Jeudwine, formerly of Richmond, Surrey and then of Ross in the County of Hereford, in her will dated 3 Oct. 1840, probate 3 Jun. 1844, nominated Frances Howell Aveline of Mount Pleasant, Ross, spinster, and Edward Angel Claypole of Ross, Dissenting Minister, as executors, who were on 19 Dec. 1844 admitted in trust to one moiety of that piece of land at the bottom of Church Street, abutting on the turnpike road leading to Ewell on the south park, in Bird's Mead, formerly called Woodstock's Mead, about 3 acres, together with the stables, sheds and buildings thereon, used as a mason's yard, now in the several occupations of William Everest and William Moy. On 16 Aug. 1845 Mary Penelope Jeudwine, late of Richmond, Surrey, now of Pleasant Place, Brighton, Sussex, sold her moiety in all her properties at Epsom to William Hardwick the younger of Sandford in the parish of Repton Bishop, Hereford, farmer, except only the 3 acres Woodstock's Mead, which she had surrendered to Ralph Lindsay gen. but on 26 Aug. 1845 it is stated that her moiety in the 3 acres Woodstock's Mead had been transferred with that of her other properties to William Hardwick, to whom the Revd. Edward Jennings of Bedford Place, Hastings, Sussex and Frances Howell his wife, and the Revd. Edward Angel Claypole had surrendered the other moiety in Woodstock's Mead, and on 28 Feb. 1846 William Hardwick was admitted to the two moieties, and surrendered the entirety of the piece of land, formerly in the occupation of John Hughes, to Ralph Lindsay of Norwood,Surrey, gen. the steward of the manor, who had it enfranchised amongst some other properties on 19 Mar. 1846.



SOUTH SIDE OF HIGH STREET FROM THE SPREAD EAGLE, WEST SIDE OF CHURCH STREET TO WORPLE ROAD.

Chapter 5

SOUTH SIDE OF HIGH STREET FROM THE SPREAD EAGLE, WEST SIDE OF CHURCH STREET TO WORPLE ROAD.

5A1. On 6 Apl. 1671 it was enrolled that Robert Hawkins of Banstead, butcher, had on 10 Jan. 1670 surrendered to his grandson James Hawkins, the son of Samuel Hawkins of Ewell, mercer and his wife Anne, a messuage, barn, stables, gardens, orchards and yards, and a close of land adjoining to the east part of the messuage, except one rood of land in the said close, lying close to the King's highway on the north-west part, and abutting on the house of Edward Humphrey on the east part, and on the barn belonging to the premises on the west part, and a small shop in the occupation of Charles Parkis and now in the tenure of Thomas Cooper and John Dewboy. As James Hawkins was then only 10 years old his father Samuel Hawkins was acting as his guardian. On 11 Apl. 1673 Samuel Hawkins of Ewell obtained a licence to let the messuage and ½ acre of land, now in the occupation of Edmund Hord gent. for 10 years. In 1680 Samuel Hawkins held one messuage, one stable, one garden, one orchard and one parcel of land, 1 acre, abutting on the lands of John Wrench on the south and east parts, and on the street on the north and west parts.

5A3. The small piece of land, 1 rood, which Robert Hawkins had excepted from his surrender to his grandson James Hawkins (5A1), he surrendered on 6 Apl. 1671 to Anne, the wife of his son Samuel Hawkins of Ewell for life, remainder to her son James Hawkins. In 1680 Samuel Hawkins held in the right of Anne his wife one messuage, one stable, a smith's forge, one garden or orchard and one backside, 1 rood, abutting the highway leading to Ewell on the north, and on one other messuage and lands of the said Samuel Hawkins on the south and west parts.

5A4. At the death of Ann Humphrey, who held by free deed one messuage with appurtenances, her sons Edward Humphrey and Thomas Humphrey inherited the property on 21 Oct. 1668. Edward Humphrey's death was reported on 30 Apl. 1677, and in 1680 Thomas Humphrey and William Parker in the right of Bethana his wife held the freehold of one messuage, one barn, one stable, one garden or orchard, 1 rood of land, abutting on lands of John Wrench on the south-west part, and on the lands of Samuel Hawkins on the west part.

5A5. On 15 Nov. 1664 Christopher Wood surrendered his messuage, garden, orchard, and outbuildings to uses: to himself for life, then to Christopher Crowcher of Horton and his heirs. In 1680 Christopher Croucher held one messuage, one barn, one stable, one garden, and one orchard, abutting on the lands of Eleanor Boys on the east and south parts, and on the highway leading towards Ewell on the north part.

5A6. On 20 Nov. 1667 Christopher Ramsey, the only son of Elizabeth Miners, the wife of Richard Miners, was at the death of his mother admitted to, amongst some other properties, a messuage called Binding; on the same day he mortgaged all his properties to Edward Barrett of Epsom, gent. for £159. On 8

5A6.

Apl. 1670 he sold part of the properties to John Chalkeley (see 9A5), paid back the mortgage to Edward Barrett, and took up a new mortgage for £53 on the messuage, barns, stables, gardens and orchards commonly known as Binding, in the occupation of Christopher Ramsey himself, and on 19 Apl. 1672, together with Edward Barrett, sold the property to Eleanor Boys of Epsom, widow, who on the same day obtained a licence to let the property for 11 years, and held it in 1680, one messuage, one stable, one garden and one orchard, called Binding, and a pond thereunto belonging, abutting on the highway leading towards the church on the east part, on the messuage of James Antell on the south part, on the tenement and orchard of Christopher Croucher on the west part, and on the highway leading to Ebbisham wells on the north part.

5A8. At the rear of the properties facing the highway was a 2 acre piece of land, which formed part of John Wrench's property (6A1), which he inherited on 15 Nov. 1664 at the death of his mother Jane Shore. In 1680 it is described as one parcel of meadow adjoining to Ebbisham common field on the south and west parts.

5A9. James Antell held in 1680 freehold two messuages, one barn, one garden, one orchard, and one close of land, 2 acres, abutting on Woodcote field on the west part, and on the street on the east part. Possibly this is the freehold messuage whose sale by Avery Richbell of the City of Westminster, grocer, to James Antell of Chessington, yeoman, is recorded on 14 Apl. 1674, one messuage, barn, stable, garden and orchard, together with 13 acres of land, in the occupation of Jane Parker, widow.

5A10. William Grout, husbandman, had in 1680 the copyhold of one cottage, one barn, one orchard, one backside, and one pightle of land thereunto adjoining, abutting on the land of Mr. John Pinke on the south part, on the lands of Edward Antell on the west part, and on the church pightle (sic!) and the King's Highway on the north and east parts.

5A12. Amongst the properties which Sir Samuel Starling and Thomas Newton sold to Humphrey Beane on 16 Apl. 1670 (see 1A2) was a messuage and 4 acres of land thereto belonging, in the occupation of Edward Shoare, late of Robert Palmer. On 30 Apl. 1677 Humphrey Beane sold to John Pink, citizen and barber-surgeon of London, the messuage, barn, stable, and backside, with the appurtenances, in the occupation of Edward Shoare, in a lane called Church Lane, between the tenements of Eleanor Bois widow and William Grout on the south and north parts, and two parcels called pickles on the north and west parts of the tenement, and also 2 acres of arable land in the common fields of Epsom, namely 1½ acres in Makarells shott, and ½ acre in Delfe shott, in all about 3 - 4 acres; John Pink was admitted, and surrendered the property to his will, and held the described properties in 1680.

5A14. Amongst the properties which John Wrench inherited from his mother Jane Shore (see 6A1) was a piece of land, which he sold to Eleanor Boys on 21 Mar. 1670, a piece of enclosed meadow called Dulls, abutting on the tenement and yard of William Boys gent. on the south part, on the common field on the west part, 1 acre, in the occupation of John Wrench.

5B1. James Hawkins died in 1684, and his brother Isaac Hawkins was admitted to his properties on 13 Oct. 1684. Isaac Hawkins, citizen and grocer of London, mortgaged the properties, now or late in the occupation of Charles Parkis, Thomas Broughton, John Duboys and Charles Nibblett, to Richard Hammond, citizen and brewer of London, on 1 Nov. 1701 for £618. On 10 Dec. 1705 Isaac Hawkins surrendered his properties to the use of his will, and his death was enrolled on 7 Nov. 1709. On 11 Oct. 1711 Henry North of Epsom, cook, and Elizabeth his wife surrendered certain properties (8B1) to Robert Parker, when it was discovered that a number of transactions of a court held on 29 May 1710 had not been entered in the rolls. Amongst these, which were enrolled on 10 Apl. 1712, was the admission under the will of his father of Richard Hammond, the only son of Richard Hammond deceased, on 15 Feb. 1709, his surrender on 29 May 1710 to his sister Elizabeth Hammond, and her surrender on the same day to Henry North and Elizabeth his wife. On 23 Mar. 1716 Elizabeth North widow and Blackwell North of Epsom, vintner, son and heir of Henry North of Epsom, cook, entailed the property to themselves and their heirs: All that copyhold messuage or tenement, barns, stables, gardens, orchards, yards, and backsides, and a close of land adjoining on the east side of the said messuage, commonly known and called by the name or sign of the Black-spread Eagle, and all that other messuage or tenement thereunto belonging, and situate on the south part of the first described messuage, which two messuages were in the tenure or occupation of the said Elizabeth North and Blackwell North, and William Powell. On 13 May 1717 Elizabeth North obtained a licence to let the William Powell messuage for 3 years, and the Black Spread Eagle for 31 years. On 27 Jan. 1723 Elizabeth North surrendered the Black Spread Eagle and the other messuage, now in the occupation of Mary Bluck, to her son Blackwell North, who on 26 May 1725 surrendered them to the use of his will. On 22 May 1751 Blackwell North surrendered the two messuages according to a settlement of 20 Apl. 1724 in contemplation of his marriage to Rachel Noden of Woodmanstern, Surrey, spinster, now his wife, to himself and his heirs until the solemnization of the marriage, and then to himself for life, to his wife Rachel for life, then to Ralph Noden and Thomas Harris in trust to preserve the contingent uses, then to the children of the marriage in such a manner as Blackwell North shall direct, in default to the heirs of Blackwell North, and Blackwell North and Rachel North were admitted for life. At the death of Blackwell North, Rachel North was admitted on 2 Jan. 1754, surrendered the properties to the use of her will, and obtained a licence to let both premises for 21 years. In the 1755 survey the property is described as two messuages (one called the Black Spread Eagle), coachhouses, stables and other outhouses and gardens, 1½ acres, abutting on the High Street and on the lane leading to Town Mead on the west part, on Sarah Wrench's copyhold land on the east part, on the footpath leading to the church on the south part, and on the street leading to Ewell on the north part.

5B3. The messuage, buildings, gardens and orchard of Ann Hawkins of Ewell, widow, in the occupation of Charles Stanton jun., were at her death inherited on 7 Nov. 1707 by her grandson Isaac Hawkins, the son of Isaac Hawkins deceased, who was an infant, 17 years of age, and his mother Maria Hawkins was appointed guardian. On 11 Oct. 1711 Isaac Hawkins, now of London, merchant, obtained a licence to let the messuage, barn, stable, coachhouse,

5B3.

outhouses, garden, orchard, and yard for 16 years, and on 28 Nov. 1715 mortgaged the property, now in the occupation of John Hyett, apothecary, to John Oakes of Bishopsgate, London, upholsterer, for £100. On 6 Apl. 1716 Isaac Hawkins sold the property to John Hyett and Margaret his wife, and paid back the mortgage. John Hyett and Margaret his wife mortgaged the property on 14 Sep. 1721 to Thomas Cranmer of Kingston upon Thames, Doctor of Medicine, for £315, £7.10 to be paid on 14 Mar. next, and £307.10 on 15 Sep. 1722, and on 20 Jan. 1723 increased the mortgage, which possibly included the adjoining freehold property 5B4, to £525, £12.10 to be paid on 28 Jul. next, and £512.10 on 20 Jan. 1724. By 1730 Margaret Hyett had died, and on his remarriage to Elizabeth Webb of Prescot Street in Goodman's field, Middx., spinster, John Hyett surrendered the messuage on the south side of the road leading to the gate called Smithhatch gate, together with the shop, outhouses, edifices, garden or orchard, yards and backsides and the improvements made thereon, in his own occupation, on 17 Mar. 1730 to uses : himself for life, and Elizabeth his wife for life. On 27 Oct. 1740 Elizabeth Hyett was admitted at the demise of her husband. On 22 May 1751 there was a dispute between Elizabeth Hyett and Blackwell North about a fence which had been erected by John Hyett some 35 years before, and was to be repaired by Elizabeth Hyett. In 1755 the property was described as a messuage, an apothecary's shop, yard, coachhouses, brewhouse, stables, other outhouses and garden, 1 acre (sic!).

5B4. The freehold messuage of Thomas Humphrey and William Parker belonged in 1755 also to Elizabeth Hyett, by now four tenements, a workshop, yard and a piece of land, 1 rood.

5B5. Christopher Crutcher of Epsom, yeoman, mortgaged his property on 31 Oct. 1695 to Charles Stanton of Epsom, butcher for £37.1.7d; the repayment of this mortgage was acknowledged on 15 May 1699, and on 30 May 1699 Christopher Crutcher and Raphael Hollinshead of London, gent. mortgaged the messuage, barn, edifices, garden, and orchard, abutting on the lands then or late in the occupation of Thomas Stedman on the east part, and on the King's highway on the north part, in the occupation of Christopher Crutcher, to Ellis Charlton and John Charlton of Godstone, Surrey, yeomen, for £135.5, and on 25 Oct. 1700 Christopher Crutcher and John Charlton surrendered the property to Ellis Charlton, who on 16 Feb. 1702 entailed the property to himself and his wife Sarah, and the heirs of their bodies. On 27 Oct. 1714 Ellis Charlton obtained a licence to demise the property for 21 years. On Ellis Charlton's death his son Thomas Charlton of Godstone was admitted on 23 Oct. 1733, and on 13 May 1734 mortgaged the messuage, now divided into several tenements, barn, yard, garden, orchard, and premises, in the occupation of Thomas Plumridge, Robert Anderson, Robert Monday, Bartholomew Hill, and Priscilla Edwards, to Robert Lucas of Coulsdon, Surrey, gent., for £100 at 5% interest. On 31 May 1736 Thomas Charlton freed the property from tail by an action of recovery, and sold it to Priscilla Edwards of Epsom, widow, who repaid the mortgage to Robert Lucas. On 25 Oct. 1743 Priscilla Edwards, then of Great Stanmore, Middx., widow surrendered her properties to uses: herself for life, then to James Farquharson of Little Stanmore otherwise Whitchurch, Middx. Esq. and his heirs. In 1755 Priscilla Edwards held for life, remainder in fee to James Farquharson, a messuage in 3 tenements, shop and yard, ½ acre.

5B6. At the death of Eleanor Boys her nephew Paulus Healy, citizen and goldsmith of London, was admitted as her proper heir to her properties on 5 Oct. 1691. He mortgaged all his properties on 28 Oct. 1695 to Robert Fowle and Thomas Wotton, citizens and goldsmiths of London (cf. 3B20) for £206, payable at their shop in the parish of St. Dunstans in the West. On 29 Oct. 1697 Paul Healy, with Robert Fowle and Thomas Wotton, transferred the mortgage for £206 to Thomas Harris of Banstead, Surrey, gen, who acknowledged satisfaction on 10 May 1700, and on 26 Oct. 1700 Paul Healy took on another mortgage from Thomas Harris for £336 on the messuage and buildings before or recently erected or still to be erected, with the stable, orchard, garden, yard, pond, and appurtenances, known by the name of the Binding, and his other properties. The repayment of this mortgage was acknowledged on 30 Oct. 1702, and another, dated 25 Jun. 1702, for £566 from Thomas Harris taken up. On 10 Dec. 1705 Paul Healy surrendered all his properties to uses : himself for life, then his daughter Eleanor Healy, her mother Dorothea Healy to be her guardian during her minority, and Dorothea Healy obtained a licence to demise for 4 years. Amongst the belated enrolments of 10 Apl. 1712 (see 5B1) was the admittance of John Edwards gent. and Elizabeth his wife to a messuage lately rebuilt, with all stables, outhouses, buildings, and gardens, thereunto belonging, to be surrendered by Eleanor Healy, spinster, formerly in the occupation of Eleanor Ramsay widow, and now of Joseph Cocke, gardener, and John Edwards testified to the repayment of the mortgage of 25 Jun. 1702. At the demise of John Edwards his then wife Priscilla Edwards was admitted on 28 Feb. 1726 to the property; this was included in her surrender to uses of 25 Oct. 1743 (5B5), and in 1755 was described as a messuage, coachhouse, stables and other outhouses, garden, orchard and pond thereunto belonging.

5B8. The piece of land at the rear of the preceding properties descended with John Wrench's adjoining property 6B1 (q.v.) to his grandson's widow Sarah Wrench, who held it for life in 1755 : 2 acres, abutting on the footway leading to the church on the south part, on land of Priscilla Edwards on the north part, on land of John Sturt on the east part, and on land of Rachel North on the west part.

5B9. James Antell's freehold, in 1683 stated to be in the occupation of Thomas Matthews, was in 1755 owned by John Sturt, cornchandler, a messuage, coachhouse, stables and other outhouses, garden, orchard, and a close of land, 1 acre.

5B10. On 7 Nov. 1683 William Grout transferred a piece of land, 6 perches, between his cottage on the south, and the messuage in the occupation of Thomas Matthews on the north, to Nicholas Harme of Epsom, husbandman, and Mary his wife, who mortgaged it on 5 May 1684 to John Chalkley of Epsom, gent. for £51.10. On 27 Oct. 1690 Nicholas Harme and his wife Mary mortgaged the messuage, buildings and yard, 16 perches, between William Grout's messuage and that in the occupation of Thomas Matthews, to Elinor Thatcher of Epsom, spinster, for £123. On 27 Oct. 1694 it was presented to the court (the only instance of such a report) that Thomas Stedman (see 5B5) and Elinor Thatcher were living improperly in their respective houses, and are

5B10.

not of good repute or governance. On 28 Oct. 1698 Elinor Thatcher obtained possession of the property, and sold it on the same day to Robert Fludd of Epsom, gen, and on 22 May 1711 Mary Harme, widow, released the equity of redemption in the property, now in the occupation of Daniel Saunders, to Robert Fludd of New Parke in the parish of Berkeley, Glos. gent. At the death of Robert Fludd his son Robert Fludd was admitted on 27 Oct. 1718: Robert Fludd the younger, of Ham juxta Berkeley, died shortly afterwards, and his eldest son, Edward Fludd, then only 5 years old, was admitted on 15 Oct. 1719, and his mother Sarah Fludd appointed his guardian. On 17 Oct. 1738 Edward Fludd of Epsom, gent. sold to Hugh Newman of Epsom, bricklayer, his properties at Epsom (cf. 2B33) Hugh Newman in his will devised the messuage buildings, and garden thereto belonging, heretofore in the occupation of Daniel Saunders, now of John Callan, to his son Samuel Newman when he reaches the age of 25 years. Samuel Newman of Epsom, carpenter, was accordingly admitted on 26 Oct. 1747, and on 15 Apl. 1754 surrendered the property, now in the occupation of Mary Newman, to his mother Mary Newman for life, remainder to his sister Mary, the wife of William Storey of the parish of St. Paul Covent Garden. In 1755 the property is described as a messuage, stable and washhouse, and a small piece of ground.

5B11. William Grout mortgaged his messuage and adjoining lands, abutting on the lands in the occupation of Thomas Matthews on the west, on the lands in the occupation of Thomas Bunce on the east, and on the King's Highway on the north part, and in his own occupation, on 28 Oct. 1698 to John Davis of London gent. for £42.8. John Davis of Wood Street, London, acknowledged satisfaction on this mortgage on 25 Oct. 1700. On 30 Sept. 1709 William Grout took up another mortgage for £31.10 from Henry Rogers of Epsom, yeoman. The repayment of this mortgage and the taking up of another for £41.4 from Henry Rogers, and the death of William Grout were enrolled on 26 May 1713; on 27 Oct. 1718 his two daughters, Mary Harme widow and Sarah Broughton widow were admitted in moieties. On 9 Nov. 1718 Sarah Broughton of Cheam, widow, and Mary Harme of Epsom mortgaged the messuage with a barn, stable and coachhouse, abutting on the north part on lands of William Tuchener of the parish of Epsom and of Robert Fludd, on the south part on lands formerly Pinks, on the east part on the King's Highway, and on the west part on the common field of Epsom, lately in the occupation of Mary Grout, to Mary Bluck of Epsom, widow (5B1) for £56.7.6d. On 26 Nov. 1726 Mary Bluck acknowledged satisfaction, and Mary Harme and Sarah Broughton mortgaged the property on 2 Nov. 1726 to William Rawlins of the parish of St. Clement Danes, Middx. for £60 and legal interest. On 22 Oct. 1739 Sarah Broughton surrendered all her properties to uses : herself for life, then to her son Jacob Broughton and his heirs, and on the same day Mary Harme also surrendered her properties to herself for life, remainder to her nephew Jacob Broughton and his heirs. The death of Sarah Broughton of West Cheam was recorded on 26 Oct. 1741, and Jacob Broughton was admitted to her moiety. Mary Harme was on 26 Oct. 1742 admitted for life to her moiety in the messuage in her own occupation, and surrendered it to Jacob Broughton, who now held the entirety of the property. At the death of Jacob Broughton his elder brother Abraham Broughton of the Board of Ordinance in the Tower of London, carpenter, was admitted on 21 Oct. 1745; he paid all the outstanding interest on the conditional surrender of

2 Nov. 1726, but the principal remained unpaid, and the charge on the property was to be increased by £22.15 to be added to the £60 outstanding. Abraham Broughton's death was reported on 12 May 1752, and on 24 Oct. 1752 Peter Provost of Clements Inn, the stewart of the manor, was appointed his attorney by William Rawlins of the Examiner's Office, Chancery Lane, London to effect his admission to the property. On 1 Feb. 1755 William Rawlins obtained a licence to let the property for 21 years. In 1755 it was described as a cottage in two tenements, a stable, yard and garden, and a pightle of pasture land, 1 acre.

5B12. On 9 Feb. 1701 John Pinke of Lambeth gen. obtained a licence to let his properties for 21 years. His death was recorded on 29 Oct. 1703, and on 3 Dec. 1703 and under his will (executors Joseph Young and Peter Theobalds) his son David Pinke was admitted on the condition that he paid to the testator's son in law Joseph Young £20 per annum interest on a sum of £400 which was to be charged on the property. On 15 Nov. 1705 David Pinke surrendered the messuage, barn, stable and yard with 2 pightles of pasture land adjoining, and 2 acres of arable land dispersedly lying in the common fields to his brother in law Joseph Young, citizen and ironmonger of London, who on the same day mortgaged the messuage, but not the lands, to Peter Theobald of St. Mary's Lambeth, merchant, for £412, to be paid on 15 May next at the Queen's Head Inn in the Borough of Southwark. Joseph Young sold the property on 26 Jul. 1715 to Mark Dutton of Epsom Esq. (see 3B17) and paid back the mortgage to Peter Theobald. On Mark Dutton's demise, and in his will dated 3 May 1749, probate 12 Jul. 1749 he devised the copyhold messuage, now or late in the occupation of Mary Lane widow and Joseph Shaw Esq. together with his other - freehold - premises to his godson Mark Parsons, now dwelling with him and whom he had adopted and taken under his care, the son of his nephew William Parsons gen. on reaching the age of 21 years. Mark Parsons was accordingly admitted on 8 Feb. 1749 and, as he was under age, his uncle Thomas Lambard of Senoake, Kent Esq. was appointed his guardian. In 1755 Mark Parsons (an infant) held a messuage, coachhouse, stables and other outhouses and garden, 1 acre, also a close or pightle of pasture land, 1½ acre, abutting on Church Street on the north-east part, on Woodcote common field on the south-west part, on land of William Rawlins on the north-west part, and on the said tenement and garden on the south-east part.

5B14. The enclosed meadow called Dulls came on the death of Eleanor Boys with her other properties to her nephew Paulus Healy on 5 Oct. 1691 (see 5B6), and on 10 Dec. 1705 to his infant daughter Eleanor Healy. On 10 Apl. 1712 Eleanor Healy of Epsom, spinster, sold the meadow to Elizabeth Fawkener of Epsom, the widow of Everard Fawkener, who in her will (dated 4 June 1720) devised all her properties, except the meeting place for religious worship (9B11) to her nephew Thomas Bulkley (see 9B7) and at her death Thomas Bulkley was accordingly admitted on 20 Feb. 1720. On 19 Feb. 1721 he freed the properties from tail by an action of recovery, and on 26 Oct. 1736 obtained a licence to let for 21 years. At the demise of Thomas Bulkley of Epsom Esq. his son Peter Bulkley was admitted on 29 Feb. 1747 to (amongst other properties) the garden on the south side of Church Street, formerly a meadow called Dulls, now in the possession of Sir John Hartop, and mortgaged the

5B14.

properties on the same day to John Baynham of Birchin Lane, London, victualler, for £400 with lawful interest. In 1755 Captain Peter Bulkley held the 1 acre, now a garden (formerly a meadow called Dulls).

5C1. Rachel North mortgaged her properties, the Black Spread Eagle with its garden, and the other messuage, on 8 Sept. 1755 to Elizabeth Eggers of Epsom, widow (see 2B15) for £300 at 4% interest; repayment of this mortgage was acknowledged by Henry Noden of Epsom, tallow-chandler and Elizabeth his wife on 14 Jun. 1756. Rachel North's death was recorded on 22 Oct. 1764, and in her will, dated 21 May 1764 which was produced to the court on 20 May 1765, she devised the Black Spread Eagle to her nephew Henry Noden, and the other messuage with the garden and appurtenances, now in her own occupation, to her nieces Elizabeth Noden and Susanna Noden of the parish of Carshalton, spinsters, the daughters of her brother Henry Noden, and Elizabeth Noden and Susanna Everell were accordingly admitted in moieties to the copyhold messuage between the messuage called the Black Spread Eagle and the footway leading to the church. On 19 May 1766 William Everell of the Strand, Middx. glazier and Susanna his wife mortgaged their moiety in the property late in the occupation of Rachel North and then empty, to Henry Noden of the Strand, Middx., tallow-chandler, for £130 with lawful interest; on 26 Oct 1767 the separation of the properties was completed, Henry Noden's quit rent for the Spread Eagle property being assessed at 2s and Elizabeth Noden's and Susanna Everell's at 8d. On 1 Feb. 1768 William Everell late of the Strand and Susanna his wife released the equity of redemption in their moiety to Henry Noden, who was accordingly admitted on 30 May 1768. On 6 Jun. 1774 Henry Noden and Elizabeth Noden sold both the moieties in the property to William Withers of London, saddler, who on the same day also acquired from Robert Wrench the reversio expectant upon the death of Sarah Wrench in the adjoining property 6C1. On 15 Jun. 1790 William Withers of Fenchurch Street in the City of London, saddler sold the two moieties in the property, late in the occupation of his father Robert Withers Esq. decd. together with the neighbouring property to Ann Shaw of Inglewood, Berks, widow, who was admitted on 14 Jun. 1791, the two properties now in the occupation of Sarah Wrench, Thomas Butcher, and Nathaniel Bailey Esq. On 3 Jun. 1793 Ann Shaw sold the two moieties in the property (not including 6C1) to John Lamb of Ewell, surgeon and apothecary. John Lamb's death was reported on 1 Jun. 1795 and on 23 May 1796 his wife Elizabeth Lamb produced his will dated 23 Feb. 1795 in which he devised his copyhold houses at Epsom to his nephew James Lamb on condition that he permits the testators wife to live in it during her life free from rent or other charge save that of keeping it in good and tenantable repair. James Lamb, then 9 years old, was admitted, and Elizabeth Lamb was appointed his guardian. On 11 Jul 1814 James Lamb of Clapham, Surrey, gen. sold the two moieties to Edmund Chandless of Conduit Street, Hanover Square, Middx. gen, for £250, who on 24 Oct. 1814 obtained a licence to let for 21 years to H. Montagu of Epsom, surgeon. On 17 Apl. 1819 Edmund Chandless, now of Argyll Street, Middx. gen, mortgaged the property to Harriett Missing of Upper Berkley Street, Portman Square, Middx. spinster, for £400 at 5%. Edmund Chandless's death was recorded on 30 Jun. 1824, and his wife Elizabeth Chandless of Mortimer Street in the parish of St. Marylebone, Middx. was admitted. Hariett Jessie Missing acknowledged satisfaction on her mortgage and

Elizabeth Chandless took up a mortgage for £500 from William Edwards of Oxendon Street in the parish of St. James, Westminster. On 14 Nov. 1839 William Edwards's widow, Ann Edwards acknowledged to Elizabeth Wilson formerly Elizabeth Chandless satisfaction of this mortgage. At the death of Elizabeth Wilson, late of No.16 Devonshire Street, Portland Place, Middx. widow her eldest brother, John Cox Morris of Broseley, Shropshire, Esq. claimed her heritage, as Elizabeth Wilson had died intestate and her only two children had died under the age of 21 years without having married, and was admitted on 28 Oct. 1856 and had the messuage, garden, buildings, and appurtenances enfranchised on 24 Jun. 1862.

5C2. At the death of Rachel North (see 5C1) and under her will her nephew Henry Noden of the Strand, Middx., tallowchandler, was admitted to the messuage called the Black Spread Eagle in the occupation of George Griffith on 20 May 1765. On 22 May 1769 Henry Noden, now of Camberwell, Surrey, gen, mortgaged the messuage called the Black Spread Eagle, and the close then made into a garden near and eastward of the said messuage, to Mary Newman of Epsom, widow, for £300 and lawful interest. On 5 Nov. 1770 Henry Noden obtained a licence to let the premises, late in the occupation of George Griffith, for 21 years, and on 13 Apl. 1772 he, now of Newington, Surrey, gen, increased the mortgage to Mary Newman by a further £200, Mary Newman being represented on this occasion by John Sharpe of Epsom, victualler. On 6 Jun. 1774 Henry Noden sold the Black Spread Eagle and the close of land, now in the occupation of Henry Saker, to John Winchester of Epsom, cornchandler, and paid back the two mortgages to Mary Newman. John Winchester's death was recorded on 22 Jun. 1775. In his will he devised the properties to his son William Edward Winchester; if he should die without issue to his wife Ann Winchester, if she remarries or when she dies to his nephew John Winchester and his heirs. William Edward Winchester, then 2 years old, was admitted, his guardians being his mother Ann Winchester, Edward Winchester of Wimbledon, innholder, and William Cole of Epsom, yeoman. On 23 May 1796 William Edward Winchester of Epsom, gen, mortgaged the Black Spread Eagle and the close of land, now a garden, now in the occupation of Edward Bracebridge, to William Winchester of the Strand, Middx., stationer, for £700 at 5% interest. At the death of William Edward Winchester, recorded on 20 Oct. 1800, his sister Mary Winchester of Tavistock Street, Covent Garden, Middx. spinster, was, as the only surviving child of John Winchester, admitted on 23 Dec. 1801 to the property, now in the occupation of Thomas Maskell, freed it from tail by an action of recovery, and mortgaged it to William Winchester for £687 at 5%. On 21 May 1804 William Clowes of Charing Cross, Westminster, printer, and Mary his wife, formerly Mary Winchester, surrendered the property to William Winchester, who, now of Cecil Street, Middx. Esq. on 10 Oct. 1808 obtained a licence to let to Thomas Maskell of Epsom, innkeeper, for 21 years. The death of William Winchester was recorded on 11 Apl. 1820, when the occupier of the properties is given as John Hughes, and on 20 Oct. 1820 Henry Winchester of the Strand, Middx. stationer, and William Blew of Cockspur Street, Charing Cross, perfumer, were admitted upon trusts under the will of William Winchester dated 12 Feb. 1820. On 20 Oct. 1823 Henry Winchester and William Blew surrendered the Black Spread Eagle and the adjoining close in the occupation of John Hughes to Heathfield Young of Dorking, brewer: William Brownrigg of

5C2.

Devonshire Place in the parish of St. Mary, Paddington had on 13 Mar. 1823 paid £1012.10, the proper money of Heathfield Young, into the Bank of England in the name of John Campbell Esq. the accountant general of the High Court of Chancery, to the credit of a certain cause entitled Blew v. Winchester and others, and Heathfield Young was accordingly admitted. On 12 Apl. 1833 Heathfield Young obtained a licence to demise the premises for 21 years to John Gaston of Epsom, innkeeper. At the death of Heathfield Young, recorded on 11 May 1836, he left in his will dated 7 May 1836 his public houses in the several parishes of Dorking, Mickleham, Reigate, Leatherhead, Epsom, Crawley (sic!) Wootton in Surrey, and Horsham in Sussex upon trusts unto William Stevens of Timberden in the parish of Mickleham, Surrey Esq. together with the testator's wife and Samuel Dendy. William Stevens was accordingly admitted on 19 Oct. 1836, the property now in the occupation of William Lumby. The death of William Stevens was recorded on 2 Nov. 1871; on 7 Nov. 1872 on the third proclamation for an heir, no claimant appeared, and the premises were seized for the lord of the manor. On 31 Aug. 1874 Henry Drayson Pilcher of Can Hatch, Banstead, merchant, was admitted as trustee by an order of the High Court in Chancery of 13 Apl. 1874 in a cause between Charlotte Humphrey, plaintiff, and William Stevens and others defendants, and between William Stevens, plaintiff, and Heathfield Young and others, defendants, and in the matter of the estate of Heathfield Young the elder decd. between Sarah Foster Napper since decd. plaintiff and the said William Stevens and others defendants, by order to revive, and between John Napper plaintiff and the said Heathfield Young defendants. On 10 May 1877 Henry Drayson Pilcher sold the premises, the Black Spread Eagle and the close of land now in the occupation of Cornelius Hunt, for £4120 to Charles Hoskins Master of Guildford, brewer, who was admitted on 23 Nov. 1877, and had the close or parcel of land now a garden and lying eastward of the messuage enfranchised on 13 Jun. 1878. On 14 Oct. 1880 Charles Hoskins Master mortgaged the Black Spread Eagle and the piece of land in the occupation of John Gaston, now or late of Cornelius Hunt, for £2000 and interest as expressed in the mortgage indenture, to John Martyr Ward of Gressenhall Rectory, East Dereham, Norfolk, Clerk in Holy Orders, Francis Cunningham Scott C.B., a Colonel in H.M. Regiment of 42nd Highlanders, John Rand Capron of Guildford, gen, and Richard Sparkes of Guildford gen, and for £1000 to Frances Hannah Goodrham of Guildford, widow, and John Rand Capron, subject to the first mortgage. On 7 May 1885 the first mortgage (for £2000) was transferred to Florence Frances Furlong of Dolgelly, North Wales, and on 6 Nov. 1890 Florence Frances Furlong, and Frances Hannah Goodrham and John Rand Capron acknowledged the satisfaction of the two mortgages. The messuage called the Spread Eagle (formerly the Black Spread Eagle) was only enfranchised on 10 Nov. 1923 by Charles Hoskins Master, now of Shakespeare House, Sandgate, Kent, Esq.

5C3. Elizabeth Hyett, now of Hackney, Middx. widow, had her messuage together with the shop, outhouses, edifices, garden or orchard, yards and backsides in the occupation of Samuel Horne, apothecary, enfranchised on 29 Sept. 1763. In a list of freehold quit rents, 1819 (S.R.O. Kingston 31/5/5) the property is shown as in the possession of John Bradley, who is also shown as the owner in the tithe award of 1843.

5C4. Elizabeth Hyett's freehold property was in 1843 also owned by John Bradley.

5C5 and 5C6. The properties of Priscilla Edwards, late of Greenwich, Kent, widow, came at her death, enrolled on 27 Oct. 1766 in accordance with her surrender of 25 Oct. 1743 to James Farquharson, now of the parish of St. George, Bloomsbury, Esq. who was admitted on 19 Oct. 1767, but died soon afterwards, his demise being recorded on 24 Oct. 1768. At the fourth proclamation for an heir on 28 May 1770 it was reported that James Farquharson in his will dated 30 May 1768 had devised the properties to Priscilla Edwards's niece Mary Bradley, the wife of William Bradley, the heirs of her body, and her right heirs, but had not surrendered the properties to the use of his will. Therefore Andrew Gifford of Queen's Square, Orchard Street, Middx. D. D., produced Priscilla Edwards's will dated 19 May 1751, in which she devised all the remainder or residue of and in her properties in Walton upon the Hill, Epsom, and Horton to Andrew Gifford and her cousin Liell Gregg of the parish of St. Dunstan in the East, tea merchant, London, in trust for her niece Mary Liell and her issue, failing this to Andrew Gifford, James Cox, and Samuel Dent, their heirs, assigns, and successors as minister and deacons for the time being of the Protestant Dissenting Congregation of Baptists in Eagle Street, Holborn, in trust for the benefit of the minister and congregation for ever, and the other third to Andrew Gifford and Isaak Rawlins of Cloth Fair, woollen-draper, for the dissenting charity school in Bartholomew Close, London. Liell Gregg died in Priscilla Edwards's lifetime, Mary Liell intermarried on 24 Mar. 1763 with and now is the wife of William Bradley of Cloak Lane, surgeon, and has three children now living; a suit is now depending in the High Court of Chancery. As no heirs of James Farquharson were claiming Andrew Gifford was admitted in trust under the terms of Priscilla Edwards's will. The death of Andrew Gifford was recorded on 27 Jun. 1785, and on 19 Jul. 1785 the two surviving children of Mary Bradley, William Rawlins Edwards Bradley and John Shipton Bradley were admitted, and as they were respectively 19 and 18 years of age, Thomas Cox of Winchester Street, London, tailor, was appointed their guardian, their sister Agnes Sophia and their parents having died. The properties, the messuage called Binding and a pool, formerly in the occupation of Henry Kynaston Southouse and now of Planner, and the messuage, barn, buildings, garden, and orchard, formerly in the occupation of Christopher Crutcher, late of James Greenhouse, now of Thomas Butcher. On 17 Feb. 1789 William Rawlins Edwards Bradley of New Inn, Middx. gent, and John Shipton Bradley of Wyck Street, Middx. hosier, obtained a licence to let all or any of their properties for 21 years. The death of William Rawlins Bradley (sic!) late of Prujean Square in the City of London, gen, was recorded on 9 Oct. 1809, and as no claimant had appeared by the third proclamation on 22 Oct. 1810 his moiety was seized for the lord of the manor. On 6 May 1811 the seizure was repealed, and William Rawlins Bradley's eldest son, Thomas Nash Bradley, was admitted to the moiety in the messuage called Binding and a pool, now in the occupation of John Winslow Mayd, and in the messuage, barn, buildings, garden and orchard in the occupation of Thomas Butcher; by an action of recovery he freed the moiety from tail, took up a mortgage for £125 at 5% from Ralph Lindsay of St. Thomas's Street, Southwark, gen, and surrendered the moiety to uses: to his mother Mary Bradley of Dorset Court, Dorset Street, Salisbury

Square, London, widow, for life, then himself, his sister Sarah Nash Bradley, and his brother John Edwards Bradley and his heirs for ever as tenants in common and not as joint tenants. Mary Bradley was accordingly admitted on 6 May 1811. On 6 Jul. 1812 Ralph Lindsay acknowledged satisfaction on the mortgage of 6 May 1811, and on the same day Mary Bradley mortgaged her life interest in the moiety to Henry Long of Tower Street in the City of London, wine merchant, for an annuity or clear yearly sum of £44 to be paid during the natural life of Mary Bradley unto Charles Hayes of Rood Lane in the City of London Esq. in equal quarterly payments. Charles Hayes assigned this annuity on 24 May 1813 to Andrew Burt of St. John's Street, Minories, Middx. Esq. for £350.

The death of John Shipton Bradley heretofore of Parson's Green in the parish of Fulham but late of Blackman Street in the Borough of Southwark, gen, was enrolled on 6 Jul. 1812, and his eldest son John George Bradley of Blackman Street, Southwark, currier, then 20 years of wage, was admitted on 24 May 1813 to the moiety by his guardian John Churchill of Epsom, saddler. On 1 Nov. 1813 John George Bradley freed the moiety of and in the properties from tail by an action of recovery: 12 messuages, 12 cottages, 12 gardens, 12 orchards, 12 stables, 12 barns, 12 outhouses and 12 acres of land and common pasture. On 21 Mar. 1814 John George Bradley of Blackman Street, Southwark, farrier (sic!), in pursuance of a marriage settlement of 25 Sept. 1787 between his father John Shipton Bradley and Elizabeth Greenwood Dawson spinster surrendered the freehold 10 messuages in the road leading to Ewell (9C24) to Rowland Minns of Laytonstone, Essex, the surviving trustee under the settlement, in trust for his mother Elizabeth Greenwood Bradley; there were at the time four other children of the marriage, viz. Elizabeth Goodwin Bradley, Harriett Isabella Bradley, Mathilda Maria Bradley, and Thomas William Bradley. By this action the copyhold properties were freed from any encumberances under the marriage settlement.

On 21 Mar. 1814 also John Gifford Sleap of Ann Street, Pentonville, gen, the heir of Andrew Gifford, claimed admission in trust as the eldest son and heir at law of Sarah Sleap decd. the late wife of John Sleap of Aldersgate Street, London, gent, heretofore Sarah Trueman, spinster. the only child and heiress at law of Sarah Trueman, formerly the wife of Richard Trueman both decd. who was the niece and heiress at law of Andrew Gifford, late of Great Russell Street, Middx. Doctor of Divinity, the surviving trustee appointed by the last will of Priscilla Edwards.

Also on 21 Mar. 1814 Sarah Nash Bradley of Holborn Hill, Middx. the only sister and heiress of Thomas Nash Bradley, who had died on 7 Jan. 1813, and of John Edward Bradley, who had died on 28 Aug. 1813, both intestate and unmarried, was admitted to the reversion expectant of the moiety of and in the messuage, barn, buildings, garden and orchard now nine cottages in the occupation of Thomas Butcher and his under-tenants, adjoining to a messuage late in the occupation of Dr. Mayd, and still on the same day Mary Bradley, widow, Sarah Nash Bradley, and John Gifford Sleap sold the one moiety of the nine cottages, and John George Bradley and John Gifford Sleap the other moiety, to John Burgess of Epsom, wheelwright. John Burgess was admitted on

24 Oct. 1814, and on the same day mortgaged the property to James Smart of Guildford, stonemason, for £300 at 5%. At his death, recorded on 15 Jan. 1821 his daughter Sarah Burgiss, then 18 years old, was under his will admitted to the 9 cottages in the occupation of Thomas Butcher and his undertenants, on 18 Apl. 1822, her guardian being James Smart of Guildford. On 23 Dec. 1822 Sarah Burgess spinster and Sarah Burgess, widow, who by John Burgess's will was empowered to let the premises, obtained a licence to let the 9 cottages for 21 years. The death of Sarah, late the wife of Walker of Petworth, Sussex, late Sarah Burgess widow (sic!) was reported on 13 Apl. 1848. On 12 Apl. 1849 her son John Burgess Walker of Petworth, Chemist, produced an indenture between Sarah Burgess of Petworth, widow, and himself, her grandson: John Burgess had devised the property to his daughter Sarah to hold in her own right independent of any husband she might marry, and had allowed his widow to devise. Sarah the daughter had intermarried with John Godfrey Walker, who departed this life a few days before his wife, who died 14 Jan. 1848, leaving her mother Sarah Burgess, far advanced in age, surviving. John Burgess Walker was admitted to the nine cottages, and on 29 Jun. 1849 increased John Burgess's mortgage of 24 Oct. 1814 by a further mortgage of £400 to John Bennett Smart of Farnhurst, Sussex, yeoman and George Porter of Fort Place, Bermondsey, architect. On 2 Nov. 1865 John Bennett Smart, now of Ashhouse in the parish of Sleaham, Sussex, yeoman, the only son of James Smart decd. was admitted to the property, all that messuage formerly converted into nine cottages or tenements, afterwards into eleven cottages, now into thirteen cottages, formerly in the occupation of Thomas Butcher and his undertenants, now of several persons and had it enfranchised on 12 Feb. 1866.

5C6. For their remaining properties Mary Bradley of Blackman Street, Southwark, widow and John George Bradley of the same place, furrier (sic!) obtained a licence to let for 21 years to Isaac Ridge of Epsom, miller. On 20 Mar. 1816 Sarah Nash Bradley, now of Norwich Court, Fetter Lane in the City of London, was admitted to the reversio expectant of Mary Bradley's moiety of the messuage called Binding, now in the occupation of Isaac Ridge. On 23 Oct. 1816 the property was reported to be out of repair. On the same day Charles Hayes, now of Fenchurch Street, London, wine merchant (see above, 5C5), who had not completed the transfer of his annuity from Mary Bradley of 6 Jul. 1812 to Andrew Burt, transferred together with Andrew Burt for a consideration of 5s each the annuity, which through the receipt of £100 from the sale of the 9 cottages 5C5 had been reduced to £30 per annum, to John Porter Leigh of the Old City Chambers, London, merchant, in part payment of a debt of £450. Andrew Burt acknowledged the repayment of £350 by Charles Hayes, and John Porter Leigh sold the life annuity for £200 to John Wells of Barnes, Surrey, brewer. On 23 Dec. 1816 Mary Bradley, Sarah Nash Bradley, and John Gifford Sleap sold their moiety in the property in the occupation of Isaac Ridge to John Wells for £110, to which John Wells was admitted on 27 May 1817. John George Bradley of Blackman Street, Southwark, mattress manufacturer, mortgaged his moiety in the messuage called Binding and a pool, formerly in the occupation of Henry Kynaston Southouse Esq., afterwards of Planner, now of John Winslow Mayd, also of a piece of land in Smith Hatch field, and also of the messuage in the occupation of Thomas Butcher (5C5) on 15 Sept. 1820 to Ralph Lindsay of St. Thomas's Street, Southwark, gent. for £63 at 5%. Repayment of

this mortgage was acknowledged on 30 Jul. 1821. On 30 Oct. 1821 John George Bradley of No.93 Blackman Street, mattress maker and John Gifford Sleap, now of Spencer Street, Goswell Street Road (sic!) Middx. gen. sold the moiety of the messuage called Binding now in the occupation of Isaac Ridge, for £360 to John Wells, now of Lower Tooting, Surrey, gen. John Wells mortgaged the property to John George Bradley for £110 on 9 Jan. 1822 and died a few days later on 28 Jan. 1822. On 19 Apl. 1822 John Wells of Lower Tooting, gen. the eldest son and heir of John Wells decd., the surrenderee, was admitted to this moiety in the messuage called Binding and a pool of water, now in the occupation of Francis Ridge, the son of Isaac Ridge, subject to the mortgage to John George Bradley, and also on the same day was admitted to the other moiety inherited from his father. As he was only 18 years old, William Everest of Stockwell, Surrey, Esq. was appointed his guardian. On 25 Jul. 1822 John George Bradley was, in default of John Wells on this mortgage, readmitted to the moiety in the property, part of which was in the occupation of Francis Ridge, subject to a right of redemption of John Wells. On 16 Apl. 1826 John George Bradley acknowledged to John James Wells, the eldest son of John Wells, the satisfaction on this mortgage, and John James Wells was admitted to the messuage called Binding, which said messuage has been pulled down, and upon the site thereof or upon other part of the said premises two new brick messuages have been lately erected or built, in the occupation of John James Wells, Mrs. Nelson, and of Francis Ridge, baker.

On 16 Oct. 1826 John James Wells, now of Epsom, yeoman, sold to John Humphrey of Epsom, butcher, for £120 the piece of land principally covered with water, 13 perches, wholly or in part surrounded by a brick wall, which for many years past has been described as a pool, and the said messuage with two other new built messuages thereunto adjoining which has been heretofore called Binding. On 19 Apl. 1827 John Humphrey mortgaged the piece of land which was of late principally covered with water but now filled up, being in length next the street about 79 feet and in width about 70 feet upon a medium, and wholly or in great part surrounded by a brick wall, to William Wood of Ewell, baker, for £100 at 5%. On 21 Oct. 1828 John Humphrey increased this mortgage to William Wood by a further £300, as he had began to erect and build and is now erecting and building a messuage and other buildings on the said piece of land. The death of John Humphrey was reported on 3 May 1866, and as no claimant had appeared by the third proclamation on 9 May 1867 the property was seized for the lord of the manor. On 30 Mar. 1868 Jessy Gowland, the wife of Thomas Stafford Gowland of Eastbourne, Sussex, librarian, one of the daughters of William otherwise William Steward Wood, obtained remission of the seizure, and was admitted, subject to a right of redemption, to the four messuages or dwelling houses together with the butcher's shop, yards, out-buildings and premises thereto belonging, now in the respective occupations of William Rose, John Adds, Henry James Graham, and William Graham, bounded in the east by premises in the occupation of Mrs. Ede, and west by premises in the occupation of Alfred Slatter. Jessy Gowland and her husband released the property on 5 Nov. 1891 to Sidney Humphrey of Epsom, grocer's assistant, who was then entitled to the equitable estate and interest, and Sidney Humphrey was on 1 Dec. 1891 admitted to that piece of land, four messuages in the occupations of Alfred Brandt, Elizabeth Adds, Frank Brace and William Rose,

bounded east by a messuage in the occupation of James Ede, and west by a messuage and coach factory of Alfred Slatter. On 15 Jul. 1897 Sidney Humphrey obtained a licence to let one of the messuages for 21 years at £50 per annum to the sitting tenant Frank Husham Tarr. On 1 Nov. 1899 a mortgage by Sidney Humphrey to Lucy Ann Brown of 3 Aug. 1892 for £1000 was enrolled; on 20 Sep. 1897 £100 of this mortgage had been paid off, and Lucy Ann Brown sold the balance of £900 of the mortgage to Charles Norrington of Epsom gen; Charles Norrington died on 17 May 1898, and the mortgage for £900 was then vested in his sons Henry Norrington and Charles Norrington. On 6 Sep. 1902 Sidney Humphrey of Epsom, grocer, obtained a licence to let the messuage in the occupation of William Rose for 21 years to Allan Gower of Epsom, confectioner, at an annual rent of £40. On 16 Feb. 1905 Sidney Humphrey of 18 Victoria Place, Epsom, retired grocer, obtained a licence to let the messuage lately in the occupation of Henry Edward Habicht, previously of Frank Brace, and now of Frederick William Stevens, for 21 years to Frederick William Stevens, grocer, at £40 per annum. On 16 Nov. 1911 the death on 16 Nov. 1910 of Sidney Humphrey the younger, late of 65 East Street, Epsom, gen. was recorded; in his will he appointed his father Sidney Humphrey and his sister Elizabeth Humphrey of Kingston Road, Leatherhead, trustees and guardians of his three infant daughters Grace, Doris and Gladys Humphrey, who were admitted to the four messuages in the several occupations of Sidney Page, Frank Tarr and Miss Smart, Alfred Edward Busbridge, and Alan Gower. On 3 Feb. 1920 Grace, Doris, and Gladys Humphrey renewed the lease to Frank Huxham Tarr of High Street, butcher, for a further 21 years at £60 per annum, and on 24 Dec. 1920 obtained a licence to let the messuage No.11 High Street, lately in the occupation of Frederick William Stevens, to Lucy Keeble, widow, and Mary Elizabeth Keeble, spinster, of the Spread Eagle Hotel, hotel proprietors, for 21 years at an annual rent of £50 for the first seven years, and £60 for the remainder of the term. On 16 Oct. 1923 Grace, Doris and Gladys Humphrey renewed the lease to Alan Gower of No.13 High Street, confectioner, for 21 years, at £55 per annum for the first 7 years, and £65 for the remainder of the term. Grace Humphrey of 51 Kingston Road, Leatherhead, died in 1926, aged 28 years. The mortgage meanwhile had been assigned by Henry and Charles Norrington to Amy Hodges, at whose death her executors James Johnson and Thomas John Lucock, assigned it, now diminished to £700, to Theodore Bell, on whose death it passed in 1923 to his executors John Eustace Harman and William Hastings Bagshaw. J.E. Harman died in 1927, and in 1931 Arthur Fred Stapleton Cotton was appointed in his stead, and together with W.H. Bagshaw transferred the outstanding claim for £700 to the estate mortgagee. On 25 Oct. 1934 Doris and Gladys Humphrey, now of 89 Copthorne Road, Leatherhead, together with their mortgagee, had the four messuages Nos. 7, 9, 11 and 13 High Street, in the respective occupations of Messrs. Browne Brothers, H. Herbert, Lucy Keeble and Richard Hicks Limited enfranchised.

5C7. The major part of the property formerly called Binding John James Wells retained until 8 Jun. 1830, when he, now of Merton, Surrey, yeoman, sold the messuage heretofore a stable and other buildings, formerly belonging to a certain messuage sometime since pulled down, to Thomas Roberts of Epsom, pastrycook, for £500. On 28 Oct. 1835 Thomas Roberts sold the property for

5C7.

£550 to Moses Hands of Epsom, baker, who was admitted on 7 Apl. 1836. Also on 8 Jun. 1830 John James Wells sold to Moses Hands for £700 all those two messuages sometime since erected and built in place and on the site of a certain messuage sometime since pulled down, heretofore in the occupation of John Winslow Mayd, with the gardens and orchards to the said two messuages belonging, sometime since in the occupation of Bernard Cornelius, and late of the said John James Wells. The death of Moses Hands was recorded on 29 Oct. 1846, and according to his will his wife Elizabeth Hands of Epsom, his son Johnson Hands of Epsom, baker, and his son-in-law Thomas Williams of Epsom and of Fenchurch Street in the City of London, gen. were admitted as trustees on 28 Oct. 1847 to the two messuages formerly of John Winslow Mayd, and to the messuage formerly of Francis Ridge. On 20 Jan. 1849 Elizabeth Hands, Johnson Hands and Thomas Williams of Epsom, Manchester warehouseman, had the messuage formerly a stable, now or late in the occupation of Charles Wood the younger enfranchised. The two messuages built on the site of the house formerly occupied by John Winslow Mayd, formerly in the occupation of Bernard Cornelius, afterwards of John James Wells, since of Mrs. Dillon and Mrs. Russell, and now of Nicholas Poncon and Mrs. Burn, were enfranchised for Thomas Williams, now of Fetcham, Surrey, gent, on 16 Jul. 1875, after the demise of the other two trustees Elizabeth Hands and Johnson Hands.

5C8. On 9 May 1755 Robert Wrench was admitted to the remainder expectant upon the death of Sarah Wrench widow, of the 2 acres of meadow land, now in the occupation of Joseph Shaw, Samuel Horne and John Callan, abutting the (freehold) land of John Sturt, and sold this expectancy to John Sturt of Epsom, cornchandler. John Sturt's death was recorded on 4 May 1761. On 19 May 1766 John Sturt of Epsom, baker, a nephew of the elder John Sturt, was admitted to the expectancy under a codicil to John Sturt's will; he together with Sarah Wrench freed the property from tail by an action of recovery, and sold the 2 acres, now in the occupation of Sarah Redford widow, Horne widow, and Priscilla Edwards widow, on the same day to James Gibbon of Epsom Esq. At the death of James Gibbon, recorded on 4 Jun. 1792 Elizabeth Tyringham Praed, the wife of William Praed of Tyringham, Bucks. Esq, and Sarah Backwell of the same place, spinster, were admitted as coheiresses on 3 Jun. 1793. The property was inherited by James Backwell Praed of Tyringham Esq, the eldest son and heir at law of Elizabeth Tyringham Praed and nephew of Sarah Backwell on 29 Jun. 1811, and sold by him on the same day to the Revd. Edward Richards of Epsom, clerk, the close of meadow or pasture ground, 2 acres, and a slip of ground, 23 roods, formerly parcel of but sometime since separated from the said close, held as part of a garden in the occupation of John Winslow Mayd, surgeon, at the yearly rent of 2 guineas. Edward Richards died in 1834, and under his will his widow Mary Richards was admitted to the property for life or as long as she shall remain his widow. After her demise her eldest surviving son Henry Richards of Brentford, Middx., surgeon, was admitted on 24 Feb. 1849. The death of Henry Richards, late of Epsom gen, was enrolled on 4 May 1865, and his will was produced on 5 Apl. 1866 : As his wife Elizabeth Richards had died at Epsom in 1857 the trustees under his will were his brother, the Revd. William Steward Richards of Ternwick Rectory near Petersfield, Sussex, clerk, Alfred Jupp of Old Brentford, Middx. cornmerchant, and Robert William Hazell, formerly of

No.5 Doddington Place, Kennington, Surrey, clerk in the London and Counties Bank, but now of Adderley Street, Cape Town in the colony of the Cape of Good Hope, Africa, druggist. Hazell disclaimed, and William Steward Richards and Alfred Jupp were admitted upon trust, and were appointed guardians to Henry Richard's eldest son Henry Alexander Richards of Croydon, then 14 years old. In a public auction of Henry Richard's properties at the King's Head public house on 16 Feb. 1866 the 2 acres of pasture ground in the Parade leading from the London and County Bank to the church were acquired by William Wrangham of Epsom Esq. On 17 Jun. 1880 William Wrangham obtained the enfranchisement of the close of land, abutting on the north and north-west parts on land formerly described as of the trustees of Heathfield Young, but now of the said William Wrangham, James Furniss, Thomas Hoskins Master, and William Oliver Reader.

5C9. John Sturt's freehold messuage appears in the 1819 list of freeholds (S.R.O. Kingston 31/5/5) in the possession of James Bakewell Praed, in the tithe award of 1843, and in the plan attached to Thomas William's enfranchisement (5C7) of 1875 in the possession of William Wrangham.

5C10. The messuage, stable and washhouse and small piece of ground in which Mary Newman lived came at her death to her daughter's husband William Storey in 1783, and was ceded by him on 27 Jun. 1785 to his only son George William Storey (see 2C29), on whose death the house in Church Street in which he lived was inherited by his daughter Mary Ann Elizabeth, the wife of Benjamin Aplin, on 4 Apl. 1834. Under her will her daughter Susannah Esther Aplin of Church Street, Epsom, spinster, was admitted on 2 Nov. 1865 to the messuage in Church Street in the occupation of Benjamin Aplin and his wife, except part of the garden which is freehold. Susannah Esther Hill, the wife of John Hill of Souldern, Banbury, Oxon. had the property enfranchised on 5 Jul. 1892.

5C11. At the death of William Rawlins, now of Holborn, Middx. gen, his messuage with the barn, stable and buildings and 1½ acre of land thereunto belonging came on 22 Oct. 1764 to his niece Elizabeth Rawlins of Holborn, Middx. spinster, and was acquired from her on the same day by Richard Adkins of the parish of St. Bride, London, carpenter, for life, then his wife Elizabeth Adkins, and then to the will of Richard Adkins. On 2 Nov. 1789 the deaths of Elizabeth Adkins and of Richard Adkins were recorded, and on 15 Jan. 1790 Thomas Adkins of the town of Hertford, wheelwright, the nephew and heir at law of Richard Adkins was admitted, and on 25 Nov. 1790 sold the property to Robert Busick of Tooting, Surrey, gen. Robert Buswick, now of Epsom gen, mortgaged the property to Wyndham Knatchbull of Gracechurch Street in the City of London, wholesale linendraper, for £515.17.9 at 5% interest, and on 26 Jul. 1802, now of Mitcham Common, Surrey, sold the property to George Stackhouse of Epsom gen and paid back the mortgage to Wyndham Knatchbull. George Stackhouse in his will dated 16 Apl. 1814 devised all his freehold and copyhold premises to his cousin Ann Cooper, the widow of John Davies Cooper, who now lived with him; on 11 Jul. 1814 Ann Ovens, formerly Ann Cooper, but now the wife of Charles Ovens of Church Street, Epsom, was admitted to the property. At her demise, recorded on 27

5C11.

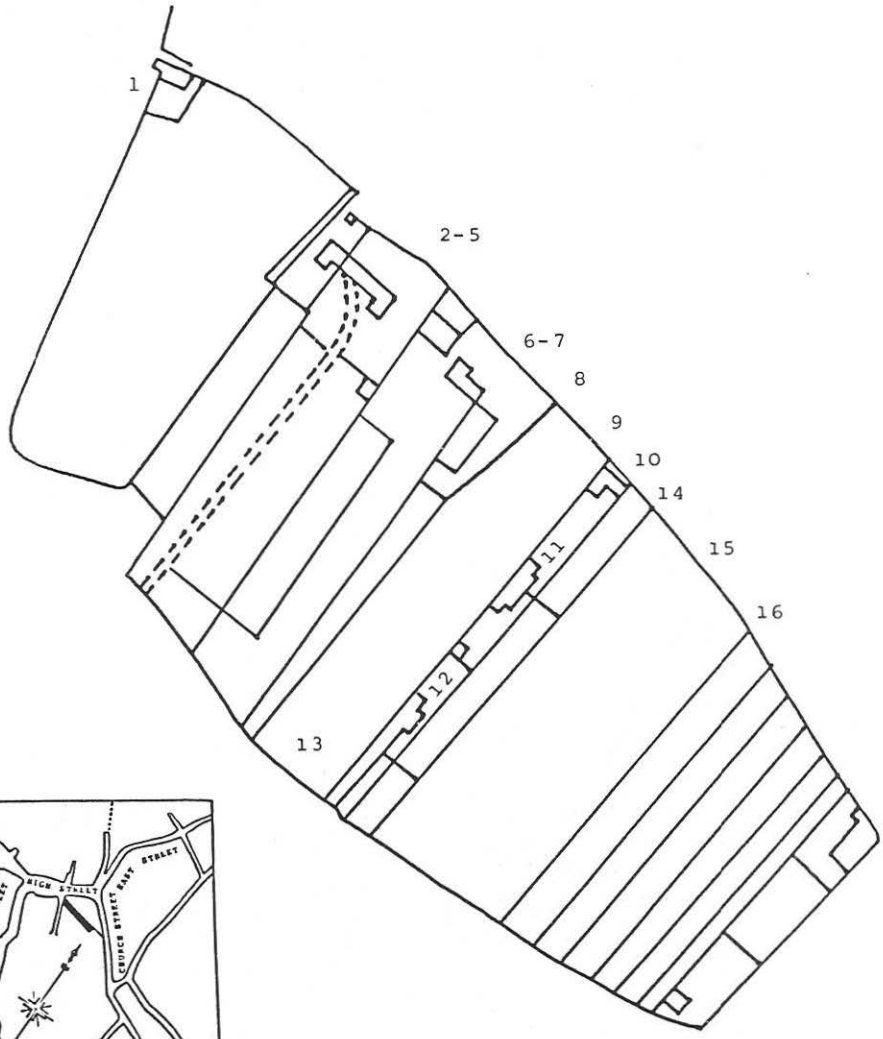
Sep. 1833, and under her will, Charles Samuel Thompson of New Road, St. George's in the East, Middx, apothecary, the son of her cousin Elizabeth Thompson, was admitted on 11 Apl. 1834 to the copyhold messuage now in the occupation of Dudlow. At the death of Charles Samuel Thompson, now of 46 Parrock Street, Gravesend, Kent, gen, the two moieties in the messuage in Church Street and the adjoining 1 acre of land were inherited by his son Charles Holmes Thompson of Montpelier Cottage, Beresford Street, Walworth, gen, on 4 May 1865, and at his death, late of Emmanuel Terrace, Camberwell, gen, Martha Smith and Ann Smith, the daughters of his friend George John Smith of Whetstone, Middx. spinsters, of 46 Parrock Street, Gravesend, were admitted in moieties on 14 Jan. 1896, and on 19 Oct. 1897 obtained a licence to demise the messuage and 1½ acre of land to Howard Kelsey of No.61 Old Broad Street in the City of London for 3 years at an annual rent of £50. On 23 Jun. 1900 Martha Simmons, the wife of George Thomas Simmons of No.267 Old Road West, Gravesend, engineer, and Ann Smith of Latham Villa, Oakleigh Road, Whetstone, Middx. spinster, had the messuage in Church Street known as Hope Lodge, with the barns, stables and buildings thereunto adjoining, and one parcel of land, 1½ acre, enfranchised.

5C12. Thomas Lambard, the guardian of Mark Parsons, had on 24 Oct. 1752 obtained a licence to let Mark Parson's properties to continue during the minority of Mark Parsons, and on 19 Mar. 1755 another licence, probably not for the same properties, for 8 years. On 10 Mar. 1764 Sir Mark Parsons of Epsom, Bart. was granted a licence to let all or part of his premises for 7 years. Other licences to demise were obtained by Sir Mark Parsons on 18 Aug. 1773 for 21 years, and on 30 Oct. 1794 for 21 years. The death of Sir Mark Parsons of Epsom, Bart. was recorded on 6 Jul. 1812, and as he had died unmarried his properties came under the will of Mark Dutton of 1749 to his cousin Multon Lambard of Sevenoaks, Kent, gent, the eldest son of Thomas Lambard, who was admitted to them on 3 May 1813, and on 25 Oct. 1815 sold to the Revd. Edward Richards (see 5C8) for £170 the piece of land, 1 acre 7 perches, bounded north by lands in the occuption of Charles Ovens, and south by a garden belonging to the said Multon Lambard. At the demise of Edward Richards this piece of land, which he had not surrendered to the use of his will, came on 25 Mar. 1835 to his eldest surviving son and heir at law Henry Richards. In the auction at the death of Henry Richards on 16 Feb. 1866 the piece of land, 1 acre 7 perches, in the occupation of Trayton Peter Pagden, was sold by the executors for £475 to Trayton Peter Pagden, and enfranchised by him on 24 Oct. 1866.

5C13. Sir Mark Parson's copyhold messuage with the outhouses, buildings, gardens, orchards and several parcels of ground and land thereunto belonging Multon Lambard (5C12) sold on 7 Apl. 1825 to George Browne of Epsom gen. for £440. On 29 Apl. 1837 (enrolled 26 Oct. 1837) George Browne late of No.19 Bennett's Hill, Doctors' Common in the City of London and now of Shepperton Cottage, New North Road, Islington, Middx. Esq. mortgaged the messuage in Church Street, now or late in the occupation of Mr. Barron, to Charles Edward Cox of No.44 Hatton Garden, Middx., Royal Marine Agent, for sums of money to become due not exceeding £100. The death of George Browne of Epsom, Esq. was recorded on 2 Nov. 1843. On 19 Dec.1844 a deed dated 26 Dec.1838

and an indenture dated 18 Apl. 1839, increasing the limit of the mortgage by £100 and £200 respectively to a total of £500 were produced, and it was stated that Charles Edward Cox had been admitted to the property on 14 Aug. 1844. In his will George Browne had devised the property to his wife Jane Rickard Browne, who had since died intestate, and her son and customary heir George Elliott Browne was admitted, and together with Charles Edward Cox sold the property for £575 (£525.6.7d to Cox and £49.13.5d to Browne) to George Stilwell of Epsom, surgeon. Also on 19 Dec, 1844 George Stilwell acquired from Trayton Peter Pagden for £50 a piece of the garden formerly Dulls (5C14), abutting north on land of Mrs. Richards in the occupation of John Adds, south on land of Trayton Peter Pagden in the occupation of Henry Miller, east on the messuage and premises late the property of George Browne decd. and contracted to be purchased by the said George Stilwell. George Stilwell had both these properties enfranchised on 14 Jun. 1851.

5C14. At the death of Captain Peter Bulkley, John Baynham was admitted on 24 Dec. 1759 to all the properties under the mortgage of 23 May 1748. On 6 Jun. 1763 John Baynham obtained a licence to let all or any of his properties for 21 years. On 23 Oct. 1769 the devisees under the will of Captain Peter Bulkley late of Boston in the County of Suffolk in the Province of Massachusetts Bay in North America, mariner, proved at Boston, his sister Elizabeth, the wife of Peter Prescot of Concord in the County of Middlesex in the Province of Massachusetts Bay, and his nieces Martha and Mary Bulkley sold the equity of redemption to John Baynham (for details see 9C7). On 21 Dec. 1772 John Baynham obtained another licence to let for 21 years. At the death of John Baynham of London, victualler, his wife Martha Baynham was admitted to all his properties on 23 May 1779. On 13 Nov. 1780 Martha Baynham of Croydon, widow, sold with the messuage 9C8 the piece of ground, about 1 acre, now a garden, formerly a meadow called Dulls, formerly in the occupation of John Finch, to John Everest of Epsom, Elizabeth his wife, and their heirs or assigns. On 23 Oct. 1816 John Everest contracted to mortgage his messuage and the 1 acre of garden ground formerly Dulls, now in his own occupation, to Charles James of New Inn, Middx. gen. The mortgage, for £751.9.4d was enrolled on 27 May 1817, and its satisfaction was acknowledged by Charles James on 14 Dec. 1818. On 21 Dec. 1820 John Everest of Epsom. gen, sold the properties, including the 1 acre formerly Dulls, to John Whitmore the younger of Epsom, Esq. for £1550. On 7 Apl. 1842 John Whitmore of Clapham Common, Esq. sold the properties including the piece of ground formerly described as containing about 1 acre, but by recent admeasurement containing 2 roods and 39 poles, formerly a garden, before that a meadow called Dulls, now in the occupation of Henry Miller on a 21 years lease from 25 Mar. 1822, to Trayton Peter Pagden of Epsom, brewer for £520. On 6 Apl. 1843 Trayton Peter Pagden obtained an extension to let to Henry Miller for a further 14 years. On 19th Dec. 1844 he sold a part of the piece of ground to George Stilwell (see above, 5C13). The remaining part was at Trayton Peter Pagden's death (recorded on 6 Nov. 1879) inherited by his son Robert Pagden of Epsom, brewer, on 14 Oct. 1880, and for him enfranchised, now in the occupation of Frederick Pagden, on 11 Jan. 1884.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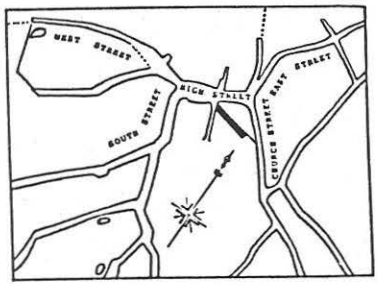

WEST STREET
HIGH STREET
SOUTH STREET
CHURCH STREET EAST STREET

THE PARADE

Chapter 6

THE PARADE

6A1. On 15 Nov. 1664 John Wrench, yeoman, was admitted at the death of his mother Jane Shore, widow, to one cottage with an orchard and a pightle adjoining, a barn, stable and outhouses thereto belonging, and the two enclosed meadows near the common field, and 40 acres of land in the common fields of Epsom. On 21 Mar. 1670 he sold to Elinor Boys an enclosed meadow called Dulls (see 5A14), and on 11 Apl. 1673 mortgaged his properties to Benjamin Bonwicke of Reigate, gen, for £233.4. On 16 Oct. 1675 he switched this mortgage for £291 to Thomas Tubb of Epsom gent. In 1680 he held, besides lands in the common fields, one messuage, one barn, one stable, one staull, one backside, one garden, one orchard and two pightles of pasture land thereto belonging, 1½ acre, abutting on Town Mead on the south and east parts.

6A2. was a ½ acre of land in the common field, abutting on the highway leading to Ebbisham Church on the north part, and on lands in the occupation of Ward, widow, on the south part, together with four swathes of land adjoining, he'd by William Rogers, but so far not found in the survey of 1680.

6A3. was a ½ acre in Dulls shott, abutting on the lands of William Rogers on the west part, and on the lands of Edward Stone on the east part, held in moieties by Katherine Glanvill and John Ockley (cf.3A14).

6A4. Among the properties inherited by Christopher Ramsay from his mother Elizabeth Miners on 20 Nov. 1667 (see 5A6) and sold by him on 8 Apl. 1670 to John Chalkley (see 9A5) was ½ acre of land in Dulls shott near the Town Mead, abutting on lands of Thomas Bourne on the east part, and on lands of John Ockley on the west part.

6A5. Edward Stone in the right of Anne his wife, formerly the wife of Edward Bourne (cf. 3A54) held ½ acre in Dulls shott, abutting on the lands of John Ockley on the north part.

6A6. On 29 Mar. 1665 Thomas Tegge surrendered his properties to uses : himself for life, then Margaret Jones, the only daughter of John Jones of Epsom, joiner, and her heirs. On Margaret Jones's death this remainder passed to her only brother John Jones on 21 Oct. 1679, and was by him entailed to himself for life, then his mother Jane Jones for life, and her heirs. In 1680 Thomas Tegg held amongst other properties (9A19) 1 acre in Dulls shott, adjoining the church footway on the north part.

6A7. William Richardson obtained on 19 Apl. 1672 the release of some properties, formerly of William Chamlett (see 3A1) from Peter Evans, amongst them ½ acre in Dulls shott, abutting on the lands of John Wrench on the east part.

6A8. John Wrench held 2½ acres lying in Dulls shott, abutting on the church footway on the north-east part. The entry in the survey book is corrected to 2 acres, the ½ acre being crossed out; there are no freeholds of John Wrench shown in the survey, but in view of the further development there is quite obviously an error of some sort in the entry. Cf. also 9A23 and 9B23.

6A10. Katherine Glanvill and John Ockley (see 6A3, 3A38) held a further ½ acre in Dulls shott, abutting on the lands of John Wrench on the north-west part, and on the lands of Elinor Boys on the south-east part.

6A14. was ½ acre in Dulls shott, abutting on Mackarells on the south-west part, and on lands of Edward Antell in the north-east part, belonging in 1680 to Elinor Boys (see 5A14).

6A15. Samuel Dendy held 1 freehold acre in Dulls shott, abutting on the land of William Grout (5A10) on the east part.

6A16. John Pink had acquired on 30 Apl. 1677 together with the property in Church Street (5A12) ½ acre in Delf (sic!) shott, abutting on the pightle, part of 5A12, on the north-east part.

6A17. On 20 Apl. 1680 Thomas Addison surrendered to John Maund of Epsom gen, with some other properties (14A4) ½ acre in Dulls shott, abutting on land with John Pink on the east part.

6B1. John Wrench mortgaged his properties on 31 Oct. 1681 to Edward Fawcett of Islington, Middx. gen for £210. On 23 Oct. 1682 it was reported that a certain gate standing on the lands of John Wrench was in decay and was to be repaired by its proprietor. On 10 May 1692 the repayment of the mortgage was acknowledged by Edward Fawcett, and on the same day John Wrench surrendered his properties to uses : himself for life, then to his son John Wrench and his intended wife Amicia Woodman and the heirs of their bodies. On 29 Oct. 1698 John Wrench the elder of Epsom, yeoman, and John Wrench the younger, wheelwright, mortgaged their properties to William Woodman of Epsom, husbandman, for £210 (£200 and £10 interest). At the death of John Wrench the elder his son John Wrench inherited the properties on 30 Oct. 1702, paid back the mortgage to William Woodman on 8 Nov. 1708, and on 15 Oct. 1719 obtained a licence to let his properties for 50 years. At the demise of John Wrench of Ebbisham, yeoman, his eldest son John Wrench of Epsom, yeoman, was on 30 May 1743 admitted to the messuage, garden, and pightle of land with the barn, stable and outhouses thereunto belonging, two meadows enclosed, one close called Pittfield, and 40 acres of land. On 23 May 1748 John Wrench freed the properties from tail by an action of recovery, and on 29 Aug. 1748 surrendered the messuage, the two meadows, and the Pittfield, but not the 40 acres of land, to the use of his will. At his death his wife Sarah Wrench was in accordance with his will admitted on 3 Feb. 1755 to the messuage, the meadows, and the Pittfield, and his brother Robert Wrench to the 40 acres of land. In the 1755 survey the property was described as a messuage in two tenements, barn, stable, and a close of land, 2 acres, abutting on the footway leading to the church on the north part, on Town Mead on the

6B1.

south and east parts, and on the lane leading to Town Mead on the west part.

6B2. On 23 Oct. 1682 Williamn Rogers of Malden, carpenter, sold his ½ acre of land and 4 swathes of grass, now in the occupation of John Drew, to William Parkhurst of Ewell, ironmonger, and Mary his wife. On 27 Oct. 1690 a conditional surrender dated 23 May 1688 for £287.10 by William Parkhurst of Ewell, maltster and Mary his wife, John Bardo of Hampton, Middx. and Mary his wife, Joseph Banister of St. Magnes, Thames Street, London, wharfinger and Elizabeth his wife, and Rebecca Parkhurst of Ewell, spinster, of the ½ acre of land and the messuage recently thereon erected, in the occupation of William Parkhurst, and another conditional surrender for the same property, dated 19 Oct. 1688 by William Parkhurst and Mary his wife only, for £52.10, both to John Worsfold of Farley Green in the parish of Abinger, Surrey, yeoman, were recorded, and on 5 Oct. 1691 John Worsfold was admitted to the property. John Worsfold's death was recorded on 13 Oct. 1693; on 19 Oct. 1715 his son John Worsfold of Farley Green in the parish of Abinger, gen, sold the property to James Heacock. On 26 Apl. 1720 James Heacock of Epsom, schoolmaster, sold to William Barkas of Epsom, gen, and Comfort his wife the messuage and ½ acre of land next to it, and 4 swathes of grass in Town Mead, which messuage was recently built by the said James Heacock. At the death of William Barkas it was on 12 May 1730 recorded that as Comfort Barkas had been admitted with her husband she was now the tenant. On 26 Oct. 1736 Comfort Barkas obtained a licence to demise for 11 years, and on 20 Oct. 1741 she mortgaged for £100 at 5% to Edward Acton of Epsom, gen, her messuage, coachhouse, stables, outhouses and garden, lately being ½ acre of land. Comfort Barkas's death was recorded on 24 May 1742; in her will dated 30 Dec. 1740 she devised the messuage, sometime since in part built by James Heacock, heretofore in the tenure of Robert Munday, to her servants Henry Bradley and Rachel his wife, the entire possession of the house and premises they now live in under her, for 10 years after her decease at a rent of one peppercorn a year, and the residue to her friend John Harrison, citizen and brewer of London and his heirs. As on 30 May 1743 at a third proclamation for John Harrison there was no claimant, the property was seized for the lord of the manor. On 25 Oct. 1743 the assignees in the bankruptcy of John Harrison of Hog Lane in the Liberty of Norton Falgate, Middx., brewer, Henry Coroling of Thames Street, London, cheesemonger, John Adam of Ware, Herts., maltfactor, Thomas Thornton of the parish of St. Olave Southwark, Surrey, hopmerchant, and Samuel Reed of the Borough of Southwark, surgeon, were admitted, and, in accordance with a bargain and sale surrendered it to Henry Bradley of Epsom, shoemaker, and his heirs; Henry Bradley was admitted, and surrendered the property to uses : himself for life, his wife Rachel Bradley for life, their son Henry Bradley and his heirs. At Henry Bradley's death Rachel Bradley was admitted on 9 Apl. 1754, and on 8 Sep. 1755 was appointed guardian of her son Henry, then 19 years of age. In 1755 Rachel Bradley held for life, remainder to her son Henry Bradley, a messuage (6B2), and a coachhouse, stables, garden and a close of land, ½ acre, formerly part of Dulls shott (6B3).

6B3. Katherine Glanvill and John Ockley's ½ acre came with their other possessions (3B14) to Josiah Diston on 19 Feb. 1713, who sold it, now or recently in the occupation of Robert Munday, to William Barkas and Comfort his

wife on 22 Oct. 1724. From then onward this ½ acre formed part of the adjoining property 3B2.

6B4. John Chalkley's ½ acre of land passed at his death with his other properties (9B5) to Martha Lening, and on her demise to John Lening on 2 Jul. 1705; John Lening sold the lands (only) on 1 Nov. 1717 to John Livingston, and John Livingston's son-in-law James Todd and his son John Todd (see 1B6) held in 1755 the two moieties of this ½ acre (inclosed and now part of a garden or orchard).

6B5. Edward Stone's ½ acre descended with other lands (e.g. 3B37) to Sarah Miriam Wood, who was admitted on 4 Nov. 1753, and held it in 1755.

6B6. On 31 Oct. 1681 John Jones of Epsom, joiner, and Jane his wife sold the reversion in the properties of Thomas Tegg of Thames Ditton, yeoman, in the occupation of Robert Bird and John Lancton, to Henry Cooke of Walton on the Hill, maltster, and Thomas Tegg and Henry Cooke obtained a licence to let the premises for 21 years. On 30 Oct. 1684 Henry Cooke mortgaged the properties to Edward Fawcett of the parish of Clerkenwell, Middx., for £105, payable at the house of John Moorhouse, vicar of Epsom, and on 13 Dec. 1687 he obtained a licence to let for 11 years. On 29 Oct. 1688 it was stated that Thomas Tegg had died, and Henry Cooke, now of Epsom, maltster, had lately caused to erect another messuage upon his copyhold premises, and increased the mortgage on all his properties by £100 to £205. On 28 Oct. 1698 Henry Cooke together with Henry German, citizen and leatherseller of London, the executor under the will of Ellen Fawcett, widow of Edward Fawcett, transferred the mortgage for £205 to Edward Thurland of Reigate Esq, and Henry German acknowledged satisfaction of his claim. On 7 Nov. 1701 Henry Cooke, now of Cobham, Surrey, maltster, obtained a licence to let for 21 years. His death was reported on 29 Oct. 1703, and his eldest son Henry Cooke was admitted on 3 Dec. 1703. On 11 Oct. 1711 Edward Thurland acknowledged the repayment of the mortgage. Henry Cooke of Cobham, maltster, died in 1714, and his son Henry Cooke, then 5 years old, was admitted on 24 Nov. 1714, and William Wheatley appointed his guardian. On 4 Nov. 1735 Henry Cooke of Byfleet, Surrey, maltster, mortgaged all his properties to Joseph Shaw of Epsom, Esq, for £400 and lawful interest, and on 20 Oct. 1737 he increased this mortgage by £100. On 24 Jun.1738 he obtained a licence to let all his messuages and lands for 21 years to William Dawson, citizen and merchant taylor of London. On 20 Mar. 1740 Henry Cooke sold his properties and paid back £562 to Joseph Shaw. The messuage on the south side of the church footway, erected on part of one acre of land in Dulls shott, together with the buildings, gardens, orchards, courts, yards, and inclosed ground thereunto belonging, in the tenure of William Dawson, together with some pieces of land, he sold to William Dawson. At the death of William Dawson of Epsom Esq, the property came under his will dated 6 Mar. 1746 to his sister Susannah Searle, who was admitted on 4 Dec. 1750, and on 3 May 1751 Charles Searle of the Inner Temple, London gen, acting for Susannah Searle, spinster, (sic) devisee of the last will of William Dawson, sold the property together with the ½ acre of land adjoining (6B7) to James Gibbon of Epson Esq, who sold it on 4 Jun. 1751 to Samuel Bosworth, the younger son of Sir John Bosworth of London Knt. (see 9B19). In 1755

6B6.

Samuel Bosworth held a messuage, coachhouse, washhouse, stables and garden, 1 acre, formerly common field land and part of Dulls shott, and ½ acre of inclosed ground (being formerly part of Dulls shott), abutting on the house and garden of the said Samuel Bosworth on the north-west part.

6B7. William Richardson's ½ acre of land came with his other properties (3B1) in 1724 to Micajah Perry, and was sold by him on 26 Oct. 1741 to William Dawson. From then onwards the piece of inclosed land was combined with the adjoining property 6B6, and was in 1755 held by Samuel Bosworth.

6B8. As his lands were not included in John Wrench's surrender to his will on 29 Aug. 1748 (see 6B1) they came at his death to his customary heir, his brother Robert Wrench of Epsom, yeoman. In 1755 Robert Wrench held the freehold of ½ acre of land in Dulls shott (inclosed with his adjoining 2 acres of copyhold land) whereon is built a small house, abutting on the said 2 acres on the south-east part, and on the estate of Samuel Bosworth on the north-west part.

6B9. The adjoining 2 acres of copyhold land were in 1755 also in the possession of Robert Wrench.

6B10. This ½ acre of land which Josiah Diston had acquired with their other properties from Michael Worlidge and Margaret his wife and Maria Wood on 17 Feb. 1713 (see 3B14) Josiah Diston assigned with his other remaining properties on 5 Jan. 1726 to John Williams of Stowford, Devon, Esq, Richard Aldworth of Stanlake, Berks. Esq, and Robert Tothill of the parish of St.John, Clerkenwell, Middx. Esq, and was by them on 24 Mar. 1729 sold to William Proctor of Epsom Esq. (cf.14B6) At the death of William Proctor his only brother George Proctor was admitted on 25 May 1737, and at his demise and under his will Benjamin Longuett and Samuel Longuett were admitted on 23 Oct. 1742 on trust for sale. On 12 Mar. 1755 Benjamin Longuett of London, merchant, as the surviving devisee of the real estate of George Proctor Esq sold the lands of George Proctor to Mary Potter of the parish of St. Edmund the King, London, spinster, who, amongst her other lands, in 1755 held ½ acre in Dulls shott (being now enclosed), abutting on land of George Eastland on the south-east part, and on land of Robert Wrench on the north-west part.

6B14. The ½ acre of land in Dulls shott belonging to Elinor Boys came with her other possessions to Eleanor Healy on 10 Dec. 1705. At her death in 1730 a marriage settlement of 10 Feb. 1726 between William Lindop of the City of Coventry, merchant, and Eleanor Healy of the same city, spinster, was presented, guaranteed by Elizabeth Norton of Coventry, spinster, Francis and William Chamberlain, citizens and merchants of London, and Thomas Duncomb of Birmingham, inn-keeper, in which Eleanor Healy's properties were entailed to William Lindop and Eleanor his wife for life, the heirs of their bodies, and in default the heirs of Eleanor Lindop. William Lindop of Birmingham, merchant, was accordingly admitted on 31 Dec. 1730. On 6 Jan. 1732 William Lindop together with his late wife's only brother William Healy of St. Giles in the Fields, Middx., mariner, who was admitted to the reversion, sold the properties to Richard Price of the parish of St. James, Clerkenwell, Middx, baker, and he

sold them on 22 Oct. 1739 to George Eastland of the parish of St. James Westminster, Middx., distiller. In 1755 George Eastland of Ashtead, Surrey, gen, held amongst other properties ½ acre in Dulls shott, abutting on land of Robert Wood on the south-east part, and on land of Mary Potter on the north-west part.

6B15. Robert Wood in 1755 held freehold 1 acre in Dulls shott, abutting on land of Mark Parsons on the south-east part, and on land of George Eastland on the north-west part.

6B16. John Pink's ½ acre in Delfe shott came with his other properties (5B12) to Mark Parsons on 8 Feb. 1749, and was held by him in 1755, ½ acre in Dulls shott, abutting on land of Robert Wood on the north-west part.

6B17. John Maund sold with some other properties the ½ acre in Dulls shott on 23 Oct. 1682 to Anthony Stephens of Epsom and Margaret his wife. On 12 Feb. 1693 he surrendered the properties to uses : himself and Christopher Coles of Pulborough, Sussex, gen, and his heirs. On 28 Oct. 1695 after the demise of Anthony Stephens the admission of Christopher Coles was confirmed, and the steward of the manor presented a deed dated 26 Apl. 1695, in which Christopher Coles promised to hand over the properties when required to Mary Stephens, the then wife of Anthony Stephens for life, and after her death to the heirs as stated in Anthony Stephens's will. Christopher Coles accordingly surrendered the properties on 11 Jun. 1797, and Mary Stephens was duly admitted for life. Mary Stephens's death was recorded on 8 Sep. 1756, and the survey states that Mary Stephens (now deceased) claimed for her natural life amongst other properties ½ acre in Dulls shott, abutting on land of Mary Potter on the south-east part, and on land of Mark Dutton on the north-west part.

6C1. Robert Wrench was on 11 Jul. 1776 admitted to the remainder expectant upon the death of Sarah Wrench, widow, in the messuage in two tenements, barn, stable and a 2 acre close of land in the occupation of Sarah Wrench, Thomas Butcher, and John Gasson, and sold this reversion on the same day to William Withers of Fenchurch Street, London, saddler (cf. 5C1). On 15 Jun. 1790 William Withers sold the messuage in two tenements, garden and parcel of land thereunto adjoining, and workshops, formerly a barn, stables and outhouses thereunto belonging, and one meadow inclosed lying near the common field, now in the occupation of Sarah Wrench, Thomas Butcher, and Nathaniel Bayly Esq, to Ann Shaw of Inglewood, Berks. widow. Ann Shaw sold the property 5C1 on 3 Jun. 1793, but retained this property, and on 28 Feb. 1799 obtained a licence to let it for 21 years. On 31 Mar. 1818 (Guildford Muniment Room 51/5/87) Ann Shaw let her properties, the (freehold) capital messuage and offices, coachhouse and stables, gardens, orchard, courtyard and pasture field, late in the occupation of John Braithwaite and now of Mary Ashley, and also all that piece of meadow or pasture ground in the occupation of the said John Braithwaite and Mary Ashley on which certain cottages formerly stood, which have been pulled down, together with the stables and coachhouses erected on the said last mentioned piece, to Mrs. Mary Ashley, spinster, at an annual rent of £100 for 21 years, terminable after 7 and 14 years. At the death of Ann

6C1.

Shaw, late of Lower Wimpole Street, Middx. widow, and under her will her freehold and copyhold estates with the mansion house at Epsom came on 6 Jun. 1827 to Elizabeth Skinner Barnes of Wimpole Street, spinster, this copyhold property now described as a parcel of meadow land, the messuages and workshops having been pulled down many years ago, and on 23 Oct. 1827 she mortgaged the piece of copyhold land to William Meggy of Chelmsford, Essex, printer, for £60 at 5%. The death of Elizabeth Skinner Barnes was recorded on 21 Oct. 1828, and on 24 Apl. 1829 her nephew Christopher Hewetson Barnes of Clifton, Somerset, Esq. was admitted. On 24 Jun. 1832 Mrs. Ashley agreed with Christopher Hewetson Barnes to increase the annual rent to £142; she died, aged 90 years, on 25 Apl. 1849 and was buried at Epsom next to her uncle John Braithwaite. On 27 Oct. 1842 Christopher Hewetson Barnes, now of Babergh Hall, Suffolk, Esq. sold the piece of copyhold land with the coachhouse and stable for £420 to Alexander Wood of Epsom, cornmerchant, who was admitted on 31 Dec. 1842. Alexander Wood the younger of Epsom, cornmerchant sold the piece of meadow land inclosed as a field, together with the coachhouse and stable erected on part of the said field immediately adjoining the said footway leading to the church, heretofore in the occupation of Mrs. Ashley and now in the possession of George White, on 6 Mar. 1851 to George White of Epsom gen, who had the property enfranchised on 14 Jun. 1851.

6C2. Rachel Bradley paid back Comfort Barkas's mortgage of 20 Oct. 1741 for £100 to Edward Acton on 22 Oct. 1759, and on the same day took up another mortgage for £250 from Lydia Marriott of Red Lion Street in the parish of St. Andrew Holborn, Middx. widow; on 29 Mar. 1762 she paid back this mortgage, and remortgaged the property on the same day to James Gibbon of the Middle Temple Esq, again for £250 and lawful interest. The death of Rachel Bradley was recorded on 31 May 1862, and on 19 Jul. 1762, under her will dated 29 Nov. 1761 Robert Rocker, her nephew and heir at law, and Thomas Adkins were admitted as executors, and sold the properties, late in her own occupation, to James Gibbon. After acquiring the adjoining two ½ acre pieces of land (6C4 and 6C5, see below) on the same day James Gibbon had the combined properties, the messuage and garden, ½ acre (James Heacock), the ½ acre formerly in the occupation of Robert Munday (Mary Wood and Richard Worlidge), the ½ acre (John Todd), and the ½ acre (Sarah Miriam Wood) enfranchised on 23 Mar. 1763. On the list of freehold quit rents, 1819, the owner of the property is shown as the Revd. Edward Richards (see 5C8), and in the tithe aware of 1843 his son Henry Richards.

6C4. After the demise of James Tod in 1760 his elder son John Tod acquired on 2 Feb. 1762 (see 1C6) his brother James's 1/4 share in the ½ acre of land now used as a garden or orchard, and sold this on 19 Jul. 1762 to James Gibbon (see 6C2), with whose other properties it was enfranchised on 23 Mar. 1763.

6C5. Sarah Miriam Wood sold her ½ acre in Dulls shot now inclosed and part of a garden, also to James Gibbon on 19 Jul. 1762 (see 6C2), with whose other properties it was enfranchised on 23 Mar. 1763.

6C6. Samuel Bosworth of Epsom Esq. sold on 25 Jul. 1763 his messuage erected upon 1 acre of land in Dulls shot, together with the buildings garden orchard, courts, yards and enclosed ground thereunto belonging lately in the tenure of John Parsons Esq. (together with some other lands) to James Buggs of Bell Alley, Coleman Street in the parish of St. Stephen, London, warehouseman and Hannah his wife and his right heirs. Hannah Buggs survived her husband, and at her death, reported on 28 May 1770, Elizabeth Buggs, 19 years, and Ann Buggs, 17 years old, the only children of John Buggs, the eldest brother of James Buggs, were on 28 May 1771 admitted in moieties, and George Green of Mickleham, victualler, was appointed their guardian. On 6 Jun. 1774 Charles Longhurst of Dorking, labourer, and Elizabeth his wife, formerly Elizabeth Buggs, mortgaged their moiety in the property, sometime since in the tenure of John Parsons and late of Dr. Dale Ingram (see Surrey A.C. LXIX (1973), 94), and now of Roger Peck, to Thomas Huggett (see 3C37B) late of Dorking but now of Guildford, gen, for £210 and lawful interest. On 3 Jun. 1776 Charles Longhurst and Elizabeth his wife, and George Freeland of Great Bookham, labourer and Ann his wife, formerly Ann Buggs, sold both moieties in the properties, now in the occupation of Roger Peck, to Thomas Huggett of the parish of St. Nicholas, Guildford, who on 17 Jun. 1776 obtained a licence to let all or any of his properties for 21 years. The death of Thomas Huggett (3C37B) was reported on 27 Oct. 1788, and his will was produced on 8 Jun. 1789; his wife Mary Huggett, to whom he had devised the property, now in the occupation of Hall gen, had died soon after her husband, and John Whinn of Tottenham, Middx, gen, and John Page of Stoke next Guildford gen were admitted upon trust. On 9 Jun. 1795 John Page surrendered the properties formerly owned by Thomas Huggett, including the two moieties in the messuage in Dulls shot, now or late in the occupation of Hall gen, to John Whinn as the best purchaser thereof. John Whinn on 30 Oct. 1797 obtained a licence to let the property to Hall widow for 21 years. At the death of John Whinn of Tottenham High Cross Esq, reported on 1 Nov. 1802 his wife Hannah Whinn was under his will admitted for life on 18 Jul. 1803. On 18 Apl. 1819 Hannah Whinn obtained a renewal of the licence to let the messuage, late in the occupation of Elizabeth Hall, to Hilyar Rocke for 21 years. At the demise of Hannah Whinn, late of Walworth Terrace, Surrey, widow, the property, now in the occupation of Hilyar Rocke, came with the other properties which John Whinn had acquired from Thomas Huggett's estate, under his will to the descendants of his niece Sarah Woodcock, who had married Edward Prockter (see 2C20) on 27 Apl. 1823, and were on 31 Dec. 1877 sold by Frederick Edward Summers of Leaconfield Road, Highbury,Middx,gen and Henry Mason of 84 Basinghall Street in the City of London gen for £2000 to Charles Reginald Langlands of Epsom, surveyor, the property in Dulls shot, now in the occupation of M.F.Woodley. Charles Reginald Langlands had the messuage (6C6) on the south side of the church footway erected on part of 1 acre in Dulls shot together with the buildings, garden, orchard, courtyard and enclosed ground, and the ½ acre piece of land adjoining (6C7) enfranchised on 26 Jun. 1878.

6C8. The small house erected on part of Robert Wrench's freehold ½ acre is shown in the tithe aware of 1843 in the possession of William Alexander, the rear part of the land in that of William Bolton, and both in the occupation of Mary Arthur and others.

6C9.

6C9. The adjoining 2 acres of inclosed copyhold land Robert Wrench sold on 22 Oct. 1764 to William Woollard of Epsom, carpenter. At the death of William Woollard his son William Woollard of Epsom, carpenter, was admitted on 5 Jun. 1780 to the 2 acres of land. On 29 Mar. 1802 William Woollard sold to John Everest of Epsom gen a slippiece of land, 79 feet 4 inches x 4 feet, part of this 2 acre field, adjoining the messuages and gardens of John Everest, one in the occupation of William Northey, the other formerly of George Gardom and now untenanted, exclusive of all drip from the said tenements or either of them. At the death of William Woollard, reported on 21 Mar. 1814, his will dated 16 Aug. 1806 (probate 20 Jan. 1814), in which he devised all his properties to James Brown for life, his wife Hannah Brown for life, remainder to their children as James and Hannah Brown may bequeath was produced by James Brown of Epsom, whitesmith, on 11 Jul. 1814. The death of James Brown of Epsom gen was recorded on 11 Apl. 1839, and under his will the 2 acres in Dulls shot, except the slippiece surrendered to John Everest, came on 23 Apl. 1840 amongst some other properties to his younger son William Brown of Epsom gen, 18 years old,Peter Brown of Brighthelmstone, Sussex, gen, and John Collins the younger of Epsom, shoemaker, to be his guardians. On 23 Oct. 1856 William Brown of Epsom gen had the 2 acres in Dulls shot, except the slippiece, enfranchised.

6C10. Mary Potter of Lombard Street, London, in an exchange of some lands, surrendered her inclosed ½ acre on 12 May 1760 to Robert Wrench. On 22 May 1763 Robert Wrench sold this piece of land to Thomas Mitchell of Epsom, bricklayer, who on 20 Feb. 1764 sold a piece of this land, 77 feet 6 inches from north to south, 35 feet from east to west, abutting on the footway leading to the church on the north, and on land of Thomas Mitchell on the south part, to Mary Langton of Epsom, spinster. On 27 Oct. 1766 Mary Langton surrendered to John Greenwood of Epsom, joiner, the expectancy upon her death in the remainder of the piece of land, and also in that messuage then lately erected and built upon the said piece of ground. On 30 May 1768 the annual quitrent for this part of the ½ acre was assessed at 2d. John Greenwood sold on 23 Jun. 1783 this expectancy in the property in the occupation of Mary Langton to William Woollard of Epsom, joiner (sic!). With William Woollard's other properties (see 6C9) the piece of land and the messuage erected upon it, in the occupation of Mary Langton came on 11 Jul. 1814 to James Brown, and at his death to his younger son William Brown on 23 Apl. 1840, when the property was in the occupation of William Coombs. At the demise of William Brown of Epsom gen, which was reported on 5 May 1870, George Smithers Backshall of Epsom, gardener, was on 3 Nov. 1870 under William Brown's will admitted to the property, which he sold on 9 May 1889 for £500 to George Marten Coppard of the Parade, Epsom gen, who then occupied the property. The death of George Marten Coppard was recorded on 27 Oct. 1892, and on 18 Jul. 1893 Charles Christmas Fuller of Montana House, North Walsham, Norfolk, farmer, reported that George Marten Coppard's widow Georgiana Toolonbief Coppard had since also died, and that George Marten Coppard had appointed him, his wife's cousin, executor, and sold the messuage, now unoccupied, to Ida Lavinia Brewer of Suffield House, Richmond, Surrey, the wife of Frank John Brewer of the same place Esq. At the death of Ida Lavinia Brewer, late of Mount Road in the County of London, widow, reported on 16 Nov. 1922, her daughter Marjory Ida Mary Brewer of 36 Monmouth Road, London, spinster, was admitted

on 8 May 1923, and had the messuage heretofore in the occupation of Mary Langton, afterwards of William Coomes, afterwards of George Marten Coppard, now or late of F. Carter, enfranchised on 4 Oct. 1923.

6C11. (6C10) Of the part of the ½ acre remaining after the sale to Mary Langton Thomas Mitchell sold another piece, 220 feet from the pales of Mary Langton's garden x 35 feet, to James Foster of Epsom, bricklayer, on 30 May 1768, and mortgaged the then remaining customary messuage with the garden, orchard and ground, to James Foster for £60 and lawful interest. In the apportionment of quitrents on 30 May 1768 (see 6C10) both James Foster's piece of land and Thomas Mitchell's messuage were assessed at 2d each. On 22 May 1769 James Foster mortgaged the piece of ground with the two messuages lately erected and built by the said James Foster on the said piece of ground, for £120 to John Hasswell of Epsom, cornchandler. Two licences to let for 21 years, on 15 Aug. 1781 and 30 Dec. 1785 probably relate to other properties of James Foster (2C24). At the death of James Foster, reported on 1 Nov. 1787 his wife Mary Foster was admitted to all his properties for life; in his will dated 14 May 1785 he had devised the remainder in the two messuages in the occupation of Thomas Page and John Lucas to his younger daughter Kitty Foster, who at the death of her mother was admitted on 2 Nov. 1795 to the two messuages, now in the occupation of John Steer and Gordon. On 20 Oct. 1800 Jonathan Bailes of Hull, Yorks. tidemaster and Kitty his wife, formerly Kitty Foster, sold the two messuages to John Everest of Epsom gen, (see 9C7) who on 29 Mar. 1802 bought of William Woollard the slippiece of land 79'4" x 4' adjoining the property, part of 6C9. John Everest mortgaged the two messuages, now in the occupation of Taylor and Dr. Bell, on 21 Mar. 1814 to Charles Humphreys of the Bridgefoot South in the City of London gen for £450 at 5%. On 21 Dec. 1820 John Everest surrendered the property, subject to the mortgage of 21 Mar. 1814, to John Vitruvius William Townshend of Staple Inn, Holborn, Middx. against a payment of £223. On 19 Apl. 1827 John Vitruvius William Townshend, now of Bucklersbury in the City of London gen surrendered the two messuages, now in the occupation of Susannah Brown and to Elizabeth Shepherd Everest of Devonshire Buildings, Great Dover Street in the parish of St. Mary, Newington, Surrey, widow, for whom he had been admitted as trustee. Repayment of the mortgage of 21 Mar. 1814 was acknowledged by Charles Humphreys, now of Tooley Street, Southwark gen, on 23 Oct. 1827. On 22 Apl. 1841 Elizabeth Shepherd Everest, formerly of Great Dover Street in the parish of St. Marylebone, now of Walworth, Surrey, surrendered the two messuages, now in the occupation of Thomas Bailey Church and Clarke, to her grandson William Alexander Everest, the son of William Everest of Epsom gen. On 23 Jun. 1858 William Alexander Everest obtained a licence to let to Douglas Allport of Epsom gen, at an annual rent of £35 All that messuage called Rose Cottage, situate in the Parade Gardens, in the occupation of the said Douglas Allport, with the stable, yard, and garden, formerly described as two messuages in the occupations of Thomas Page and John Lucas, together with the slippiece of land. On 7 Nov. 1861 William Alexander Everest of Epsom gen, mortgaged the property to Henry Dorling of Epsom gen, and John Mayson of Epsom gen, for £395 or at the option of Henry Dorling and John Mayson so much money as will enable them to purchase the sum of £437.12.3 three pounds per cent Consolidated Bank

6C11.

annuities, and also interest at 5%. On 16 May 1876 William Alexander Everest of Epsom gen, and Henry Mayson Dorling of No.40 Cross Street, Finsbury, Middx, export stationer, Edward Jonathan Dorling of Sherborne, Dorset, draper, and George White of Epsom gen, had the messuage formerly two messuages together with the slippiece of land, now in the occupation of Thomas Richardson enfranchised.

6C12. The messuage on part of the ½ acre of land (6C10) Thomas Mitchell mortgaged to James Foster on 30 May 1768 for £60. On 28 May 1771 Thomas Mitchell surrendered this messuage with the garden, orchard, ground and appurtenances to James Foster, on whose death and according to his will dated 14 May 1785 it came on 2 Jun. 1788 to his wife Mary Foster for life, with remainder of the copyhold messuage in the occupation of Miss Foster to his elder daughter Elizabeth Foster. Elizabeth Dungate, the wife of Stephen Dungate, of formerly Elizabeth Foster, was admitted to the reversio expectant on the same day, and surrendered this reversion of the messuage and grounds, 121 feet x 31 feet, abutting north on a messuage in the occupation of Thomas Page, and south on a messuage in the occuption of William Rich, to her brother James Foster. Also on the same day Mary Foster widow and James Foster mortgaged this property, together with the Castle property in the High Street (2C24) to Christopher Raven of Epsom, apothecary for £200 at 5%. This mortgage was repaid on 31 Oct. 1791. After the death of Mary Foster in 1795 and of her son James Foster of Epsom, bricklayer, the messuage formerly in the occupation of Miss Foster and now of Ann Hall was inherited by his widow Sarah Foster on 25 Jul. 1825. At the demise of Sarah Foster and under her will dated 27 Apl. 1852, probate 24 Feb. 1853, her niece Harriett Newman of Epsom, spinster, was on 1 Nov. 1853 admitted to the messuage with the yard, garden ground and appurtenances, situate in the Parade, Epsom, now in the occupation of Harriet Newman. On 3 Nov. 1870 Harriet Newman, now of No.12 Cross Street, Ryde, Isle of Wight in the County of Southampton, spinster, sold the property, now in the occupation of Charles Robinson, to George Smithers Backshall of Epsom, gardener,for £320 paid by him to William Haydon Smallpeice and Mark Smallpeice of Guildford gentlemen,and George Smithers Backshall, now of 21 Dunster Gardens, Kilburn, Middx. gen had the messuage and ground 121' x 31', now in the occupation of Richard Savage, enfranchised on 9 Oct. 1889.

6C13. The reversio expectant upon the death of his wife Mary Foster in the last remaining part of Proctor's ½ acre with the messuage formerly of Thomas Mitchell and now in the occupation of William Rich, James Foster the elder had devised to his grandson Joseph Foster, the son of his eldest son Thomas Foster. At the death of Mary Foster Joseph Foster of London Wall in the City of London, bricklayer, was accordingly admitted on 2 Nov. 1795. On 24 Oct. 1796 Joseph Foster, now of Leatherhead, bricklayer, sold the messuage now in the occupation of William Rich and Thomas Page, to Thomas Page the elder, bricklayer. At the death of Thomas Page, recorded on 1 Dev. 1806, and under his will, the messuage lately converted into two tenements, was inherited by his daughter Elizabeth Coburne (or Colburne) of Epsom, widow, on 16 Nov. 1807, subject to a life annuity to his wife Mary Page. At the demise of Elizabeth Coburn, formerly Elizabeth Greenaway, her only son and heir at law Thomas Greenaway of Bromley, Kent, bricklayer, was admitted to the property,

now in the occupation of Thomas Page, bricklayer, on 6 Oct. 1818, and on 30 Oct. 1832 sold it, now in the occupation of John Chandler, to Edward Christopher Richards of Acre Lane, Brixton gen, for £210. At the death of Edward Christopher Richards, late of Knockholt, Kent, his widow Mary Martha Richards was admitted on 27 Mar. 1850 to the property, now in the occupation of Er. Ship and Thomas Thorns. Mary Martha Richards's death was reported on 10 May 1855; as no claimant appeared at the third proclamation for her heir on 8 May 1856 the property was seized for the lord of the manor. On 28 Jan. 1857 John Newington of Sevenoaks, Kent, produced the will of Mary Martha Richards, in which she devised the properties to her seven children Emily Julia, George Frederick, Mary Anne, Adelaide Maria, Arthur Charles, Richard Baldwin, and Charles Albert Richards in equal shares, and appointed her son in law John Newington, the husband of her daughter Emily Julia, and her son George Frederick Richards executors, and John Newington was accordingly admitted in trust to the property, now in the occupation of the Revd. Benjamin Bradney Bockett and Mr. Marks. On 15 May 1857 John Newington of Sevenoaks, Kent, bailiff, sold the messuage in the occupation of Benjamin Bradney Bockett or his undertenants and James Marks, together with the stable and chaisehouse adjoining, now or late in the occupation of William Alexander, to George White of Epsom gen, for £150. It appears that George Frederick Richards objected to this sale, as on 3 Nov. 1857 a decision of Vice-chancellor Stuart at chambers in John Newington and Emily Julia his wife plaintiffs, and George Frederick Richards and the other children of Mary Martha Richards defendants, is given, confirming the seizing of George White, who had the property, formerly in the occupation of one Erskip (sic!) and Thomas Thorns, since of The Revd. Benjamin Bradney Bockett and James Marks, now of Thomas Richardson and Thomas Alfred Richardson, together with the brick building lately erected thereon on the site of a stable and chaisehouse which formerly stood on part of the said ground, enfranchised, together with the adjoining property 6C14 on 4 Jan. 1870.

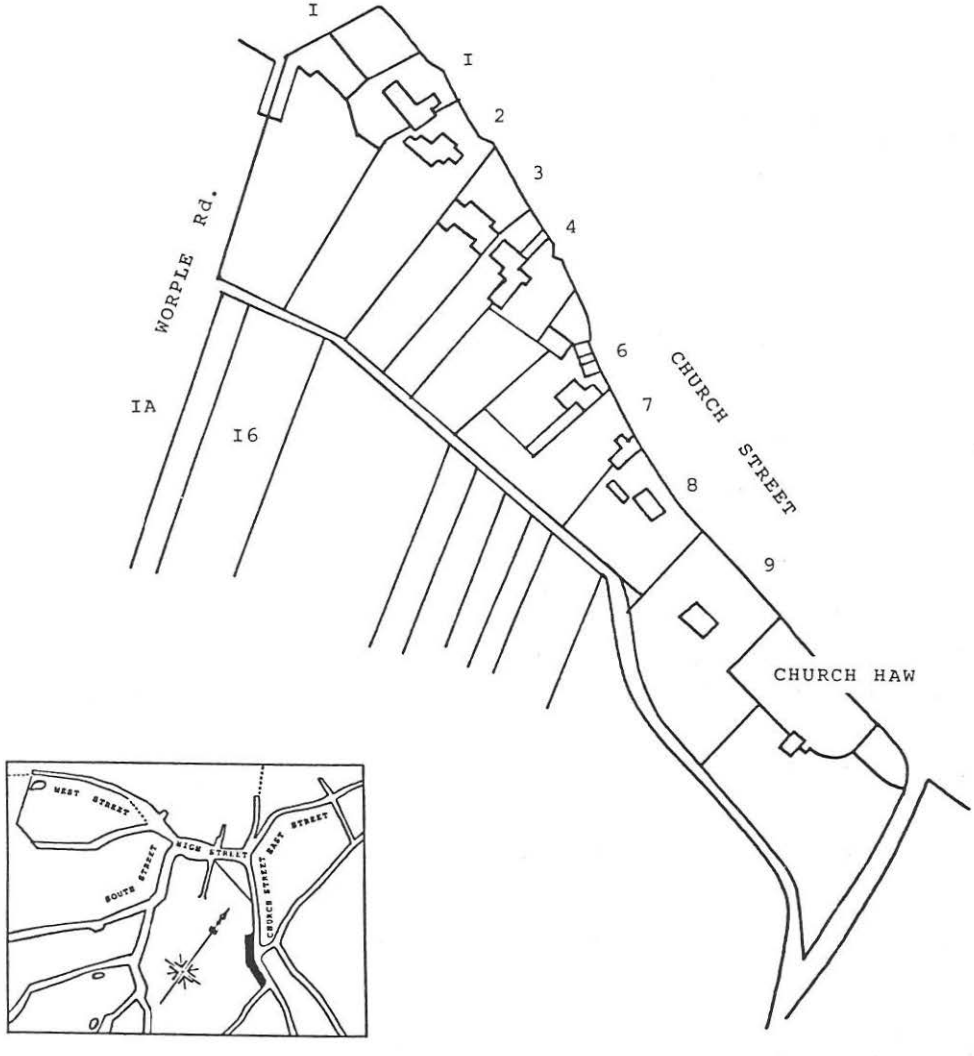
6C14. George Eastland's ½ acre of land came with his other properties (9C18) on 6 Jun. 1774 to his sister Elizabeth, the wife of Stephen Wicklin of the Alienation Office in the Inner Temple, London, gen, and was by them surrendered to George Eastland of the City of Worcester, brushmaker, who on 11 Jul. 1774 obtained a licence to let all his properties for 21 years. At his death his widow Hannah Eastland and his daughters Mary, Ann, and Hannah Eastland, infants, respectively 16, 14 and 12 years old, were under his will admitted on 27 Jun. 1785 in equal shares to all his copyhold estate now in the occupation of Edward Stone, and their mother Hannah Eastland widow, was appointed their guardian. On 1 Nov. 1894 John Malpas Jun. and Mary his wife, formerly Mary Eastland, Hannah Eastland widow, and Ann Eastland spinster, all of the parish of St. Helens in the City of Worcester, sold their shares in all the properties, now in the occupation of William Morris, to William Morris of Epsom gen, and on the same day William Gamidge of Newgate Street, London, stationer, and Hannah his wife, formerly Hannah Eastland, surrendered their share also to William Morris. At the death of William Morris and under his will the ½ acre in Dullls shot was with others of his properties inherited by his brother Henry Morris of Dartford, Kent, tanner, on 5 Jun. 1797. On 25 Oct. 1855, at the death of Henry Morris,late of Blackheath, Kent,gen, his son Henry

6C14.

Morris of Blackheath, Kent, was admitted to the ½ acre in Dulls shot formerly Healy's alias Boy's, No.881, 885a, 886a in the tithe map, bounded on the south-west part by properties late Proctor's, now of Everest, and north-east on land of Cook alias Dendy. On 28 Apl. 1863 Henry Morris, now of Randolph Road, Paddington, Middx, surveyor, sold the ½ acre for £120 to George White of Epsom gen, who had it included in his enfranchisement of 4 Jan. 1870 (see 6C13), where it is described as abutting north-east on land formerly Cook's otherwise Dendy's afterwards Thomas Graham, now of Timothy Barnard, George Furniss and James Furniss, and the trustees of the Roman Catholic Chapel there.

6C15. Robert Wood's 1 acre of land appears in the tithe award of 1843 as forming together with the adjoining ½ acre 6C16 a 2 acre field belonging to Mary Parish.

6C16. Mark Parson's ½ acre, bounded north by land of Samuel Parish and south by glebe land, now or late in the occupation of Mr. Bond, Multon Lambard (see 5C12) sold on 25 Oct. 1815 for £40 to Samuel Parish of Epsom, bookseller. The death of Samuel Parish was recorded on 24 May 1831, and his wife Mary Parish was admitted to the uninclosed piece of land in Dulls shot, 1 rood 21 perches, on 27 Apl. 1832. At the demise of Mary Parish of Epsom widow her son Samuel Parish of Tooting Esq. was admitted to the piece of land as trustee, and together with his sister Mary Ann Parish of Epsom, spinster and his brothers the Revd. William Parish of Ealing, Middx, Clerk, and the Revd. Henry Parish of Twickenham, Middx, Clerk (in order to bar any equitable entail) sold the land which with certain pieces of freehold land now form together one close containing 2 acres 16 perches, bounded north-east by the Parade Walk leading into the town of Epsom, south-west by a public road leading towards the Spread Eagle Inn, south-east by land belonging to John Pizzey, and north-west by land and premises of William Everest and Harriet Newman, to Thomas John Graham of Epsom, Doctor of Medicine, for £50. On 23 Oct. 1856 Thomas John Graham M.D. had the piece of customary land numbered 880 on the tithe map enfranchised.



WEST SIDE OF CHURCH STREET SOUTH OF WORPLE ROAD

Chapter Seven

WEST SIDE OF CHURCH STREET SOUTH OF WORPLE ROAD

7A1. Thomas Boys of Epsom gen, in his will dated 30 Oct. 1656, probate 9 Nov. 1661, devised his house and lands with the appurtenances in Epsom to his wellbeloved wife Eleanor Boys and her heirs for ever, also his lands in Kent to her for life, and afterwards to his brother William Boys and his heirs. On 14 Oct. 1663 Eleanor Boys was admitted on the surrender of William Boys, who appears to have been admitted at the death of his brother Thomas Boys as the customary heir, in default of a surrender to the use of his will by Thomas Boys. Amongst a number of copyhold hereditaments Eleanor Boys held in 1680 by free deed one messuage, one barn, a washhouse, a carthouse, one garden and one orchard, abutting on Woodcott fields on the north and west parts, and on the Church Street on the east part.

7A1a. Amongst the 14 acres of land sold by John Jones of Epsom, joiner, to Christopher Symonds of Epsom, cordwayner, on 27 Sept. 1677 was ½ acre of land lying at the Vicar's hedge, described in 1680 as one head half-acre, adjoining to Vicaridge Corner on the east part.

7A1b. Edward Stone held in 1680 in the right of Anne his wife formerly Ann Bourne, amongst other lands 3 half-acres in Vicaridge Corner, abutting on lands of Christopher Symonds on the north part.

7A2. The Vicarage, does not appear to be listed in the 1680 survey.

7A3. Robert Wallis and Eleanor his wife on 8 Apl. 1670, by an action of recovery, freed from tail one messuage, one orchard, and 1½ acres of land in the occupation of Thomas Tubb and John Parish, and sold it to William Parkhurst of Epsom, smith, and Sarah his wife. In 1680 the property is described as one messuage, one barn, two stables, two orchards and one garden and 1½ acres of land, abutting on the vicarage on the north and west parts, and on Woodcote common field on the south and west parts.

7A6. No reference to the Kings Head public house was found in the 1680 survey.

7A8. George Lord Berkeley in 1680 held ½ acre of land lying near the church, between the lands of John Collyer and William Parkhurst, possibly part of the 80 acres of land which he had acquired on 19 Apl. 1673 from John Hewitt.

7A9. Among the 19 acres of land to which Joseph Collyer was admitted on 24 Apl. 1674 at the death of his father Joseph Collyer (3A11 etc.) was a piece of land described in 1680 as 3/2 acres adjoining to Dorking Way, abutting on the lands of Thomas Hart on the west part.

7A10.

7A10. Rebecca Lambert held in 1680 amongst her other lands which she had inherited from her husband Samuel Lambert on 27 Oct. 1667, ½ acre adjoining to Collyer's Hedge, abutting on the lands of Thomas Hart on the north part.

7B1. Eleanor Boys died in 1691, and in her will dated 6 Jan. 1689 left All that (freehold) messuage and tenement, stables, outhouses, garden and orchards with the appurtenances, now in her own possession, to her brother-in-law William Boys for life, remainder to her nephew Paul Healy, to whom she devised her other properties (5B6, 5B14, etc.) immediately. Amongst other legacies was the gift of a mourning ring to Mr. Steadman of Lincoln's Inn (see 5B10). On 20 Nov. 1726 (P.R.O. Close Rolls 13 Geo.2 p.3 it.7) Francis Shepheard of London Esq., sold to Anthony Lopes Suasso Baron de Avernas le Gras, now of Loughton Hall, Essex, All that messuage or tenement with the garden, orchards, barn, stables and outhouses thereunto belonging, now or late in the tenure or occupation of the said Francis Shepheard, lying and being in Church Lane in Ebbisham, together with the cellars, rooms, chambers etc. for £1050. On 5 June 1736 Baron Suasso bought another property at Epsom (1B29) and presumably sold his property in Church Street. In 1750 John Myster held by free deed a messuage, coachhouse and stables and a garden, 1 acre, abutting on Church Street on the north-east part, on Woodcote common field on the south-west part, on the vicarage on the south-east part, and on the Worple way on the north-west part. On one of the outbuildings is a coat of arms of the Myster family, Sn two bars gemelles, or, in chief 3 griffins' heads erased of the second. Crest a Griffin's head erased sa. charged with two bars gemelles or. (Sir Bernard Burke, The General Armoury, 1884, p.720).

7B1a. On 28 Oct. 1698 Christopher Simmonds and Anne his wife surrendered some of their properties to John Simmonds of Epsom, yeoman, who entailed the properties to himself, his wife Mabel, and their son John Simmonds. The death of the elder John Simmonds was recorded on 27 Oct. 1718; at the death of Mabel Simmonds of Epsom, widow, her only son John Simmonds of Horton in the parish of Epsom, gen, was admitted on 27 Jun. 1727 to the properties acquired by his father from Christopher Simmonds, and sold them, a messuage and 14 acres of land, on the same day to Joseph Shaw of Epsom, gen. On 12 Aug. 1728 Joseph Shaw sold the ½ acre in Woodcote field at the Vicarage Corner to Isaac Nunes junior of London gen, Robert Wood of Epsom, baker, acting as Isaac Nunes's attorney. The demise of Isaac Nunes was recorded on 23 Oct. 1744 and as on the third proclamation for his heir no claimant appeared the property was seized for the lord of the manor on 31 Oct. 1753. In the survey of 1755 the ½ acre of land in Vicarage Corner abutting on land of Sarah Miriam Wood on the south-east part and on the Worple Way on the north-west part was demesne land in the occupation of George Worsfold.

7B1b. Anne Bourne's one and a half acre piece of land descended with her other possessions (3B37 etc.) to Sarah Miriam Wood, who in 1755 held one and a half acres in Vicarage Corner shot, abutting on land of Joseph Shaw on the south-east part, and on the demesne lands on the north-west part.

7B2. The vicarage in 1755 was held by free deed by the Revd. John Price, vicar of Ebbisham, to him and his successors for ever vicars of the parish of Ebbisham, a messuage, a coachhouse, stables and other outhouses and garden, 1 acre. N.B. A slip of ground belonging and formerly part of the garden is enclosed by a brick wall into the estate of Joseph Shaw, and the north-west end of the said Joseph Shaw's house is built thereon; also another slip of ground is enclosed by another brick wall with the estate of John Myster; these slips are held under the said vicar.

7B3. On 24 June 1684 William Parkhurst of Epsom, coachman, sold to John Hillman, citizen and haberdasher of London, his messuage, barn, stable, buildings, garden, orchard, yard and 1½ acres of land near the White Hart gate leading to Epsom Church, in the occupation of Charles Parkhurst, gunsmith. On 18 Mar. 1685 John Hillman sold part of the property (7B7), ½ acre arable or pasture land, to Henry Wright, citizen and draper of London. At the death of John Hillman of Epsom, gen, his son Joseph Hillman was on 10 May 1692 admitted under his father's will dated 14 Jan. 1792 to two messuages and lands, one messuage called the Brewhouse, together with a brewhouse, barns, stables, malthouse, buildings, gardens, orchards and one field or close, about 1 acre, abutting on the King's Highway on the north part, on lands of the vicarage on the west part, on lands of Henry Wright on the east part, late in the occupation of John Hillman himself, and the other messuage, stable, yard, garden and orchard, late in the occupation of Edward Harrison and now of Abraham Gracock. Joseph Hillman of Epsom gen. obtained on 7 June 1696 a licence to let all or any of his properties for 60 years. On 25 Mar. 1700 he mortgaged the two messuages to Anthony Bill of Epsom, apothecary, for £105, £2.10 thereof to be paid on 26 Sept. next, and £102.10 residue on 26 Mar. next ensuing. This mortgage was repaid on 30 Oct. 1702, and on 17 Oct. 1703 another mortgage was taken up from Anthony Bill for £262.10, which was paid back on 10 Dec. 1705. On 9 Nov. 1706 Joseph Hillman mortgaged the two messuages to Thomas Willard of Eastbourne, Sussex, gen, for £262.10, and on 13 Mar. 1714 he sold the two messuages, the Brewhouse and 1 acre of land in his own occupation, and the other messuage, abutting on the first mentioned messuage on the north and east parts and on lands of Henry Wright on the south part, in the occupation of Richard Varnell, to Josiah Diston of Epsom Esq., and paid back the mortgage to Thomas Willard. On 31 May 1722 Josiah Diston sold to Joseph Shaw of Epsom the messuage in Church Street together with the garden lying near to it and another garden lying to the south-east of the first mentioned garden called the kitchen garden, and also the coach-houses, stables and yards held with the said messuage, and use of the pump in the yard belonging to the messuage newly built by the said Josiah Diston near the stable of the now surrendered messuage, which premises are now in the occupation of the said Joseph Shaw. In 1755 Joseph Shaw held a messuage, coachhouse, stables, brewhouse, laundry and gardens, about 1 acre.

7B4. On 27 Jan. 1723 Josiah Diston of Epsom Esq., surrendered to John Myster of Epsom gen a messuage now divided into two parts or tenements, one in the tenure of Richard Varney, and the other in the tenure of Samuel Woodford, on the west side of Church Street, together with rooms, cellars, yards and conveniences now let with them, which messuage formerly was the

estate of Joseph Hillman, and also another messuage newly erected together with gardens, yards, passages, out-houses and buildings, which last mentioned messuage was recently erected by the said Josiah Diston, abutting the first-mentioned messuage in the occupation of Devereux Watson on the south part. On 23 Oct. 1744 John Myster obtained a licence to let for 21 years all or any part of his premises. On 29 Jan. 1754 in pursuance of a settlement in contemplation of the marriage between Susanna, the youngest daughter of John Myster to John Parkhurst M.A., the eldest son of the lord of the manor, John Myster surrendered to the lord of the manor amongst other properties (3B38, 9B16 etc) the messuage divided into two tenements, one formerly in the occupation of Richard Verney, now of William Stevens, and the other formerly in the occupation of Samuel Woodford, now also of William Stevens, and also the other messuage sometime since built by Josiah Diston, abutting upon the house of Joseph Shaw Esq., on the north part and on the first-mentioned messuage on the south part, formerly in the tenure of William Withers Esq. now of William Bary Esq. In 1755 the property was demesne in the occupation of the Revd. Mr. John Parkhurst, a brick house, coachhouse and stables and a garden, about 1 acre, abutting south-east on the (next) mentioned house (7B5), north-east on Church Street, on Mr. Shaw's house on the north-west part, and on Woodcote common field on the south-west part.

7B5. Demesne in the occupation of William Stevens, a messuage in two tenements and yard, abutting north-east on the Church, south-west on Woodcote common field, south-east on the house and stables of Philip Hall Esq., and north-west on the lord of the manor's house and premises in the occupation of his son, the Revd. Mr. John Parkhurst.

7B6. No reference to the King's Head public house was found in the survey of 1755.

7B7. Henry Wright, citizen and draper of London and Elizabeth his wife acquired on 18 Mar. 1685 from John Hillman (see above, 7B3) ½ acre of arable or pasture land abutting on the lane leading from Epsom to the common called the Downs and near the Church on the east part, on the lands of the said John Hillman on the north part, on Woodcote common field on the west part, and on lands of the honobl. George Count of Berkeley now in the occupation of John Morehouse, vicar, on the south part. On 19 Dec. 1694 (enrolled 28 Oct. 1695) Henry Wright and Elizabeth his wife mortgaged their messuages, barns, stables, buildings, yards, gardens, orchards and courts, in all ½ acre, near Epsom Church, for £618 to Samuel Sheppard and Philip Sheppard, citizens and distillers of London. On 26 May. 1725 default on this mortgage was reported; Samuel Sheppard had died, Philip Sheppard survived him; his nephews were Henry Hall and Philip Hall; Philip Hall bought Henry Hall's share in the mortgage for £303.17 and was admitted to the property, subject to the equity of redemption. On 21 Oct. 1730 Sir Phillip Hall Knt and Maria (sic) Wright widow obtained a licence to let their premises for 41 years. At the death of Sir Philip Hall of Upton, Essex Knt all those customary messuages, barns, stables, edifices, yards, gardens and orchards called the New Stables, 1½ acres, were inherited on 13 May 1746 by his only son Philip Hall, as infant, Thomas Boone acting as his guardian. On 6 Jun. 1749 Thomas Boone, as guardian of Philip

Hall, obtained a licence to let for 5 years. In the 1755 survey Philip Hall held a messuage, coachhouse, washhouse, stables, yard and garden (called the New Stables), 1 acre, abutting on the copyhold of Elizabeth Haye widow on the south-east part, and on the lord of the manor's demesne on the north-west part.

7B8. George Lord Berkeley and Elizabeth Countess of Berkeley his wife sold most of the 80 acres of land they had purchased from John Hewitt to Richard Ryves, the son of Richard Ryves of London, merchant, on 1 Jun. 1696, but excepted from this sale a number of pieces of land, amongst these two small pieces of land enclosed and taken out of the common fields and now in the occupation of John Morehouse, Vicar of Epsom, lying near Epsom Church, one of them, ½ acre, lying in the Little Pickles, and the other, 1 acre 1 rood. These excepted properties were on 30 Oct. 1702 sold by Lady Berkeley (by her attorney William Smythe) to John Ward of London, merchant (see 11B1). John Ward, now of Hackney, Middx. Esq., sold on 4 May 1722 (Blackwell North of Epsom vintner, acting as his attorney) the ½ acre of enclosed land in the Little Pickle, now in the occupation of Hayes Woodford, Vicar of Epsom, to William Woodford of Epsom gen. At the death of William Woodford his eldest brother Samuel Woodford, Clerk, was admitted on 22 Oct. 1722 to the messuage and brewhouse newly erected on the piece of land called the Little Pightle. On 26 Oct. 1723 Samuel Woodford of Almesford, Somerset, Clerk, mortgaged the messuage and brewhouse with separate outhouses and buildings to Richard James of Lambeth, gardener, for £300 with lawful interest. On 26 May 1725 he repaid this mortgage and took up another, also for £300, from Thomas Simmonds of Walton on Thames, yeoman, and increased this mortgage by £150 on 2 Nov. 1726. On 18 May 1736 the repayment of these mortgages on 1 May 1731 was recorded. On 26 Oct. 1746 Samuel Woodford sold the property, John White of Ashtead acting as his attorney, to Alexander Hayes of Southwark, wharfinger, who entailed it to himself and Jane his wife for life, and the right heirs of Alexander Hayes. On 28 May 1750, in a settlement in contemplation of his intended marriage to Elizabeth Bicknell, spinster, he devised the messuage with the outhouses, gardens and ground, being lately a messuage and brewhouse, to himself for life, Elizabeth Bicknell for life, and his heirs. After the demise of Alexander Hay, recorded on 19 Apl. 1754 his widow Elizabeth Hay was admitted on 6 May 1754. In the 1755 survey she held a messuage, brewhouse, stable and garden, ½ acre, abutting on the road leading from Smithhatch common field to Woodcote common field on the south-east part, and on the estate of Philip Hall on the north-west part.

7B9. Joseph Collyer's 3/2 acres of land descended with his other properties (3B11) to Mary Collyer widow and her son Joseph Collyer, and with their other properties were sold on 19 May 1755 to William Compton of Caius College, Cambridge Esq. In the 1755 survey this property is described as a messuage, workshop, brewhouse, stables and garden, ½ acre, formerly commonfield land, near the church, abutting on the copyhold house and garden of Elizabeth Haye widow on the west part, on the street on the north-east part, and on Woodcote common field on the south-west part.

7B10.

7B10. Rebecca Lambert's ½ acre of land descended with her other properties (4B4 etc.) to Thomas Reynolds and Anne his wife, and with their other remaining properties was sold by them on 8 Sept. 1755 to Mary Potter of Lombard Street, London, spinster, who held it in the survey of 1755.

7C1. In his will dated 6 May 1761, probate 10 Jun. 1763 John Myster nominated his elder daughter Mary, the wife of William Thornton of Thornville in the County of York Esq., as executor, and bequeathed to his son-in-law William Thornton and Mary his wife the messuage with the appurtenances at Epsom in which he lived, together with the use of all the furniture and linen therein, and all other his real estate at Epsom, to use and occupy it as they shall think proper, but not to let it, and all the goods, furniture and utensils thereon "my intention is shall be with the said messuage ..." and after their decease to his grandson Thomas Thornton, who was to take the additional name of Myster by act of Parliament. Two daughters, Maria and Isabella Thornton are also mentioned in the will. In the tithe award of 1843 and in the electors' register for the same year this freehold property, now called the Cedars, Church Street, is shown in the possession of Edward Moulton Barrett of 74 Gloucester Place, Portman Square, London, and in the occupation of John Everest. In the landtax returns for 1828 to 1831 the owner is given as Stephen Barrett, and the occupier as William Everest, late Cornelius; from 1812 to 1826 as C. Molton Esq, the occupiers 1812 to 1813 C. Molton himself, 1813 to 1816 unoccupied, 1817 to 1820 H. Parish, 1821 to 1822 William Parish, 1823 to 1827 Revd. Mays, 1828 to 1830 Mr. Cornelius. In the electors' register of 1858 Edward Moulton Barrett's address is given as 50 Wimpole Street, London.

7C1a. The ½ acre of demesne land in Vicarage Corner, abutting on the Worple Way was in 1843 a garden and arable land in the possession of Edward Moulton Barrett.

7C1b. Sarah Miriam Wood's 1½ acre piece of land abutting on the demesne lands on the north-west part was sold by her executor Henry Noden (cf.3C37) on 19 May 1766 to Samuel Smith the younger of Epsom Esq. At his death Thomas Smith, his heir, a minor, 16 years old, was admitted on 2 Nov. 1795, John I'Anson of Epsom gen having been appointed his guardian in accordance with a statute of 9 Geo 1. On 29 Mar. 1802 Thomas Smith of Binfield Lodge, Wokingham, Wilts. surrendered the property by his attorney Thomas Dawes of Angel Court, Throgmorton Street in the City of London gen, to George Smith of Epsom Esq. (cf 14C2) At his death his widow Frances Smith of Epsom was admitted on 28 Oct. 1811, his children being George Anthony Smith, Smith, Frances Mary Smith and Samuel Smith. On 28 Jun. 1813 Frances Smith of Woodcote Green, Epsom, widow, sold this piece of land with some other lands to Sarah Weston of Epsom, widow, who sold these properties on 5 Nov. 1817 to William Leake of Sackville Street, Piccadilly, Middx. gen for £500. On 20 Oct. 1820 William Leake, now of Devonshire Street, Portland Place, Middx. sold some properties for £210 to Philip Jackson of Church Street, Epsom, gen. On 1 Nov. 1849 it was enrolled that Philip Jackson, late of Ramsgate, Kent, now of Lake, Isle of Wight, had mortgaged the lands on 5 Nov. 1840 for £50, and on 10 Aug.1843 for £100,to Henry Way of Newport, Isle of Wight, this piece of land being described as 1 acre 2 roods, abutting east on land of Robert Hesketh,

west on land late of Baron Suasso, south on the shot above the Worple, and north on an occupation road. On 16 May 1850 Philip Jackson sold his lands to William Butcher of Epsom, auctioneer, amongst these the 3 half-acres in Vicarage Corner shot, abutting on land late of Joseph Shaw on the south-east part, and on the demesne lands on the north-west part. The piece of land, Nos 833 and 834 in tithe award, was included in William Butcher's enfranchisement on 2 Jun. 1859.

7C2. The Vicarage was in 1843 in the occupation of Benjamin Bradney Bocket, vicar of Epsom.

7C3. Joseph Shaw's house in Church Street was on 22 May 1760 inherited by his son Joseph Saw. On 2 Jun. 1767 (enrolled 8 Jun. 1767) Joseph Shaw mortgaged this property in his own occupation, together with extensive lands, to Thomas Harrison of Hungerford Market in the parish of St. Martin's in the Fields, Middx. gen for £800 and lawful interest. On 28 Oct. 1771 he increased this mortgage by £300, and further increased it on 24 Oct. 1774 by another £300, this time also including the messuage on the opposite side of Church Street (9C3), which he had acquired on 22 May 1769. On 1 Nov. 1787, after the demise of Thomas Harrison, this mortgage for £1400 was, with the consent of Thomas Harrison's executors, Thomas Harrington and George Harrington, and of his greatnephew and heir at law Samuel Bond of Morris Walk, Castle Lane in the parish of St. Saviour, Southwark, waterman, transferred to John Willsheire of Long Lane in the parish of St. Mary Magdalen, Bermondsey, tanner. Also on 1 Nov. 1787 Joseph Shaw of Epsom Esq. and Sarah his wife (sic) took up an additional mortgage for £2000 with lawful interest on all their properties (1C2, 1C5, 2C10, 3C20, etc), subject to the preceding mortgage of part of the premises for £1400, from John Gould of the Red House in the County of Suffolk Esq. Repayment of both these mortgages was acknowledged on 15 Oct. 1804, by John Willsheire, and by Henrietta Sleorgin of Henley Hall, Suffolk, widow, the only child and heiress at law of John Gould. The death of Joseph Shaw was recorded on 16 Dec. 1805, and on 30 Jun. 1806 probate of his will dated 24 Feb. 1803 was produced, in which he devised all his freehold and copyhold estates unto Sarah Weston, the wife of James Weston, then residing with him, for the term of her natural life, with liberty to devise for not longer than 20 years after her death, remainder to Henry and Charlotte Croasdaile, son and daughter of Henry Croasdaile and Henrietta his wife. Sarah Weston of Epsom, widow, was accordingly admitted on 30 Jun. 1806. (cf.1C3) In pursuance of a Decree of the High Court of Chancery dated 16 Nov. 1813 all Joseph Shaw's properties were sold by public auction at the Spread Eagle Inn, Epsom, on 19 and 20 Jul. 1814, between the hours of 10 and 11 of the clock in the forenoon of each day (Guildford Muniment Room 85/2/1 (1) No.98). Lot 1 in the sale was All that Copyhold estate consisting of a substantial brick-built Mansion comprising a good dining and drawing room, library, and breakfast parlour, 5 principal bed-rooms,with convenient dressing rooms,and 5 attics; a good kitchen and domestic offices on the basement storey; a detached laundry, wash-house, and larder, stabling for 8 horses and double coachhouse, with hayloft and coachman's room over. A large garden, walled round, and well planted with choice fruit trees, and well supplied with good water; in the occupation of Joseph Valentine Grimstead Esq., tenant at will, at an apportioned rent of £75

7C3.

per annum, held of the Manor of Epsom, subject to the customary fines, 1 heriot, and 3s. 5d. quit rent. The property, together with two pieces of land in the common fields, was acquired for £513.18.4 by William Farlar of Piccadilly, Middx, ironmonger. The transfer of the property was completed on 15 Sept. 1820, when Henry Gould Starkie Croasdaile, a lieutenant in the 10th Regiment of Madras Native Infantry and Charlotte Croasdaile of Stanstead Mountfitchett, Essex, spinster, the son and daughter of Henry James Alexander Croasdaile and Henrietta Croasdaile his wife, were admitted to the remainder, and together with Sarah Weston, now of Canterbury, surrendered the property, now in the occupation of William Farlar, to William Farlar. On 21 Oct. 1822 William Farlar sold the property in his own occupation together with some lands, for which he had paid a total of £1091.5, to John Frederick Daniell of Gower Street, Bedford Square, Middx. gen, and Edmund Robert Daniell of Lincoln's Inn, Middx. Esq., for £2570, who were admitted on 23 Dec. 1822, when William Farlar had vacated the premises. In 1843 the occupier of the property is shown as Mrs. Hesketh. On 11 May 1854 the deaths of John Frederick Daniell and of Edmund Robert Daniell were reported, and on 26 Apl. 1855 Egerton Frederick Daniell of Christ-church College, Oxford, Esq., the only son of Edmund Robert Daniell and Caroline his wife, was admitted. On 25 Apl. 1902 Egerton Frederick Daniell, now of Sulley Rectory, Parkstone, Dorset, Clerk in Holy Orders, had the messuage, coachhouse, stables, brewhouse, laundry and gardens, in the whole about one acre, abutting on the south-west part on land formerly part of Wodcote common field, but now forming part of the site of Lower Downs Road, formerly in the occupation of Joseph Valentine Grimstead and now of Mrs. Maria Giberne, enfranchised.

7C4. In the particulars of the sale of the Manor of Ebbisham, late the estate of John Parkhurst decd. by order of Sir Charles Kemeys Tynte Bnt, and George Bird Esq., trustees under the will of the said John Parkhurst, at the Spread Eagle in Epsom on Monday 10 September 1770, by Messrs. Langford & Son (S.R.O. Guildford 85/2/1 (1), No.3) the property is described as Lot.5, a freehold well built brick house, genteely finished, with marble chimney pieces and other neat fittings, with coachhouse, stabling, and other offices, court yards and garden, situate in Church Street in Epsom; and commanding a pleasing view of Woodcote Common Field &c, now in the occupation of the Rev. Mr. Parkhurst, at will, at per annum £25.0.0. with an allowance for land tax. In 1843 the property is also shown as owned by Mrs. Hesketh (see 7C3).

7C5 is in 1843 also shown as belonging to Mrs. Hesketh.

7C6. The King's Head public house is described in the mentioned sale particulars (see 7C4): A freehold messuage in good repair, known by the sign of the King's Head; and also a small tenement adjoining the same, with the appurtenances, situate in Church Street, Epsom, now in the possession of Jane Philips, widow, upon lease for 14 years commencing on Michaelmas 1765, payable quarterly at per annum £12.0.0. with an allowance of land tax, and a covenant from the lessee to uphold and leave the same in repair. In 1843 the King's Head public house is shown in the possession of Trayton Peter Pagden and Stephen Pagden.

7C7. Philip Hall of East Bergholt, Suffolk Esq. on 25 Oct. 1762 sold to Samuel Inman of the City of London, gen, his copyhold messuage with the outhouses, gardens, grounds and appurtenances in the occupation of Joseph Cooke and known by the sign of the Horse and Groom. On 7 Aug. 1773 Samuel Inman of West Smithfield, London, brandy merchant, mortgaged the Horse and Groom property, now in the occupation of Robert Bloss, to Edward Calvert of the Liberty of Norton Falgate in the County of Middlesex, druggist, for £300 and lawful interest. At the death of Samuel Inman of the parish of St. Sepulchre, London, brandy merchant, and under his will dated 7 Nov. 1775 his friends Thomas Rugely of the Crown Office in Chancery Lane and John Harbison were admitted on 27 Oct. 1777 to the property in the occupation of Robert Bloss as executors and trustees, to hold in trust 1/3 of the inheritance for his wife Catherine Inman for life or while she remains his widow, and 2/3 for the education of his two children Samuel and Catherine Inman. On 28 May 1798 Thomas Searle late of Fenchurch Street in the City of London, but then of the parish of St. Matthew Bethnell Green, Middx. gen, the surviving executor and devisee of Edward Calvert, chymist and druggist, acknowledged satisfaction on Samuel Inman's mortgage on 7 Aug. 1773. On 14 Oct. 1799 the demise of John Harbison and Thomas Rugely was reported, and on 9 Jun. 1800 Samuel Inman's son Samuel Inman the younger of Gloucester Street, Queen Square, Middx. Esq. was admitted to the Horse and Groom property, now in the occupation of the widow Dilley, his mother Catherine Inman of Gloucester Street in the parish of St. George the Martyr, Queen Square, Middx. and his only sister Dorothy (in the will called Catherine) Inman releasing their rights to him. Samuel Inman sold the property on the same day to William Whaley of Piccadilly, Middx. Esq. who sold it on 23 Dec. 1801 to Chamberlain Hinchcliffe of Mitcham Esq. On 28 Oct. 1811 Chamberlain Hinchcliffe, now of Park Street, Southwark, dyer, sold the property to Andrew Burt of Epsom Esq. who was admitted on 2 Nov. 1812, Richard Corner of St.Thomas Street, Southwark, gen. acting as his attorney. Andrew Burt, now of Stone House, Warbleton, Sussex, Esq. sold the messuage, now in the occupation of Andrew Burt or his undertenants, on 11 Aug. 1815 to the Revd. Andrew Reed of Cannon Street Road, St. George's in the East, Middx. Dissenting Minister, for £680, who on 12 Oct. 1819 obtained a licence to let the premises to Sarah Watts of Epsom, widow, for 21 years. On 25 Oct. 1824 Andrew Reed sold the property, now in the occupation of Sarah Watts, to Rowland Stephenson of Lombard Street in the City of London, Esq. for £800. In the public auction on 6 Oct. 1840 (see 8C8) following Rowland Stephenson's bankruptcy, the Horse and Groom property was purchased by George Cooper Ridge of Morden Park, Esq. for £376.10. George Cooper Ridge died on 24 Mar. 1842 intestate, before having completed the purchase; his widow Martha Ridge and his eldest son George Chamberlain Ridge agreed that Samuel Ford of Henrietta Street, Covent Garden, gen, should have the benefit of the contract, and George Samuel Ford was accordingly admitted to the Horse and Groom property, now in the occupation of George Dockeray, on 20 May 1845. On 10 May 1855 George Samuel Ford sold the messuage known as the Horse and Groom, in the occupation of George Dockeray, to John Foley Kealy of 369 Oxford Street, Middx, agricultural implement maker, for £600, who on 17 Nov. 1855 obtained a licence to let the premises for 7 years to George Hodgman of Epsom, gen, at £45 per annum, and on 25 Jul. 1856 mortgaged them to Sir Peter Laurie of Park Square, Regents Park, Middx. Knt. and John Irving

7C7.

Glennie of Doctors Commons in the City of London Esq. for £2800 at 5%. The death of John Foley Kealy was recorded on 9 May 1861, and on 15 Apl. 1863 Peter Northall Laurie of Park Crescent, Regents Park, Middx. reported to the court that John Irving Glennie had died on 20 Oct. 1861, and that Sir Peter Laurie, who had died on 3 Dec. 1861, had devised to him the property in the occupation of George Hodgman, and was accordingly admitted, and sold it on the same day to Thomas Hughes of Epsom, gen. for a payment of £1102.10 to Thomas Bartlett Simpson of Boltons Brompton, Middx. Esq. Also on the same day Thomas Hughes obtained the enfranchisement of the property, now in his own occupation.

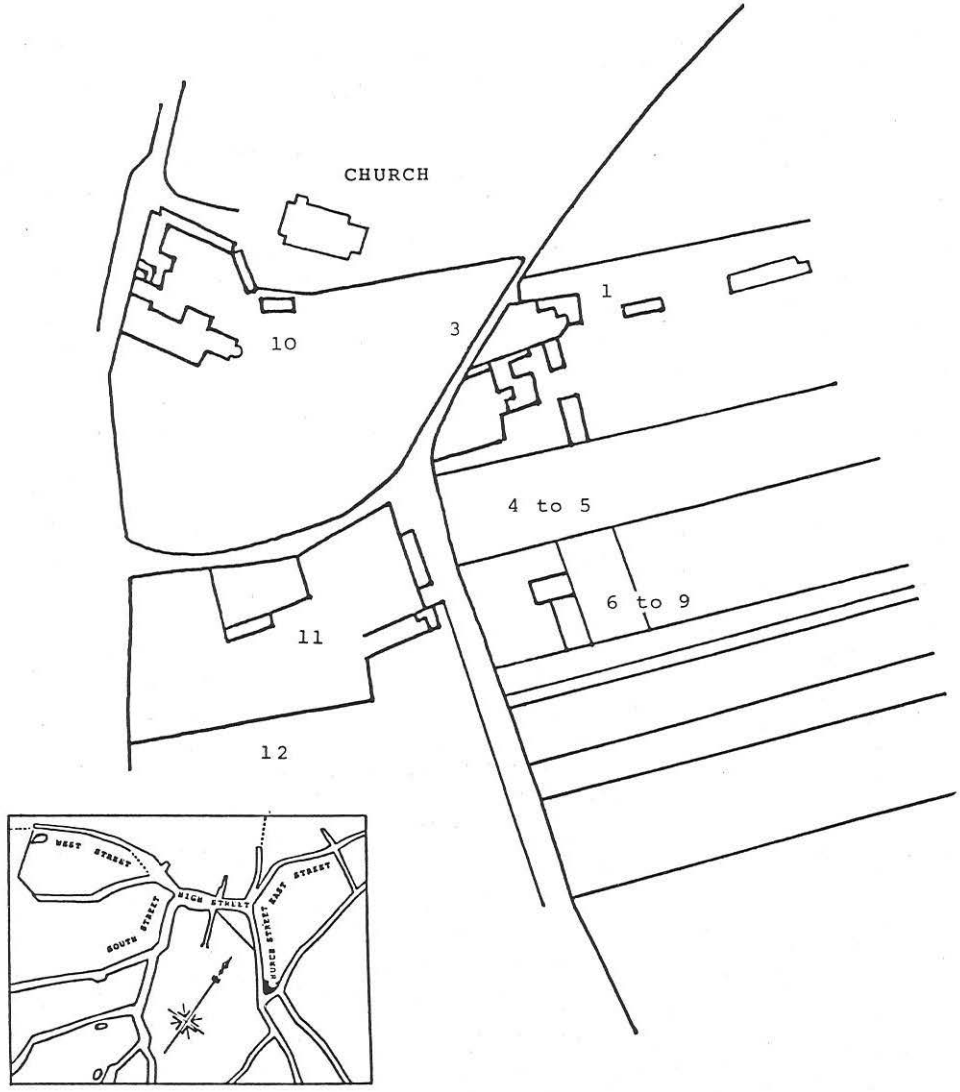
7C8. The messuage, brewhouse, stable and garden which Elizabeth Hay held for life passed under her husband's will on 27 Oct. 1778 to Charles Richardson, the only child of Alexander Hay's niece, the daughter of his brother Thomas Hay, who had intermarried with Charles Richardson of the Bank in the City of London, and had died in Jan. 1764. Charles Richardson the younger, who was only 18 years old, and whose father Charles Richardson was appointed his guardian, died two years later, and his 9 years old brother William Richardson was admitted on 5 Jun. 1780, his father Charles Richardson being his guardian. William Richardson the younger of Mile End Old Town, Middx. gen mortgaged the property on 6 May 1797 to William Richardson the elder of Lime House, Middx. Esq. for £1400 at 5% interest. Repayment of this mortgage was acknowledged on 29 Jun. 1801 by Christopher Richardson of the parish of St. Ann's, Middx. timber merchant, the sole executor of the last will of William Richardson the elder. On 29 Jul. 1839 William Richardson of Leatherhead, obtained a licence to let the copyhold messuage with the outhouses, garden and ground thereunto belonging, built upon a piece of copyhold land called the Little Pightle, for 21 years to Grimstead of . At the death of William Richardson, late of Leatherhead Esq. his only son George Fish Richardson of Leatherhead Esq. was admitted on 6 Apl. 1843. He died in 1881, and in his will dated 2 Jul. 1880, probate 1 Mar. 1881 he named his wife Louisa Richardson, his son Harry Seymour Richardson, Edward Stanford of Second Avenue, Queen's Gardens, Brighton, Sussex, Esq. and Frederick Waller of No.11 Old Square, Lincoln's Inn, Middx. Esq. one of Her Majesty's Counsel, executors. Edward Stanford disclaimed, and Frederick Waller was admitted on 7 Jul. 1881 upon trusts, and had the property enfranchised on the same day.

7C9. William Compton had his messuage, workshop, brewhouse, stables and gardens, ½ acre (formerly commonfield land) near the church, abutting on the garden of Elizabeth Hay widow on the west part, on the street on the north-east part, and on Woodcote common field on the south-west part, enfranchised on 14 Jun. 1756. In 1843 the owner of the property is shown as James Gibson, the occupier as John Wardroper.

7C10. The death of Mary Potter was recorded on 3 Jun. 1776; No claimant for her properties had appeared by the third proclamation on 26 May 1777, and the properties were seized for the lord of the manor. On 23 Mar. 1779 Robert Bulkley of Barlows Buildings near Blackfriars Bridge, London, Esq. presented a deed poll dated 20 Oct. 1767 of Mary Potter and William Belchier, declaring that the said Mary Potter and her heirs should from thenceforth stand seized of

the said hereditaments in trust for the only use and benefit of Joseph Martin of Lombard Street, London, Esq. his heirs and assigns. Robert Bulkley further produced a secretarial order of the High Court of Chancery dated 16 May 1771 in an action William Fulleron v. William Belchier, and Ebenezer Blackwell, Richard Stone, Joseph Martin, and Mary Potter, whereby it was ordered that the said premises (amongst others) should be sold with the approbation of Mr. Cuddon, one of the masters of the Court, to the best purchaser that could be got for the same, and Robert Burkley further presented a report by the said master that the said Robert Burkley bid for the said premises (amongst others) the sum of £2900, and no one offering to give more for the same premises, and Robert Bulkley was accordingly admitted on 23 Mar. 1779, and mortgaged the properties on 26 Mar. 1779 to Edward Watts of Wimpole Street near Cavendish Square, Middx. Esq. for £750 at 5%. On 27 Jun. 1785 Edward Watts, now of Rudd Green in the County of Worcester Esq. acknowledged satisfaction of this mortgage. The death of Robert Bulkley, late of Tulse's Hill, Surrey, Esq. was recorded on 2 Jun. 1788, and on 13 Jun. 1790 his only daughter and heir Elizabeth Bulkley, 19 years old, was admitted pursuant the statute 9 Geo.1, and John Exley gen. appointed her guardian. Elizabeth Bulkley married John Barneby of Brookhampton, Herefordshire, Esq. and with him surrendered on 12 Dec. 1808 one acre in Shortley Shot (part whereof is enclosed) abutting on Dorking Way on the south-east part, and on land of Edward Northey, William Compton and George Parr on the north-west part together with some other lands for £883.6.0 to Robert Batten of the Inner Temple, London, gen. On 2 Sept. 1809 Robert Batten obtained a licence to let these lands for 21 years. At the death of Robert Batten his brother Edmund Batten of Yeovil, Somerset, Esq. was admitted on 25 Jul. 1825, and on 8 Jun. 1830 sold to John Cazenove of Hampstead, Middx. Esq. for £60 the piece of land in Shortley Shot, now enclosed, and part thereof forms a portion of the garden of a messuage and premises in Church Street in the occupation of James Gibson Esq. On 14 Jul. 1836 the quitrent for this piece of land was fixed at 4d. John Cazenove, now of 47 Pevensey Road, Eastbourne, Esq. surrendered on 4 Mar. 1875 to John Gibson Cazenove of 66 Great King Street, Edinburgh, Doctor of Divinity, for a consideration of 10s the piece of enclosed ground, part of the garden of the messuage in Church Street, now in the occupation of Hall Rockeby Price Esq. On 31 Jan. 1896 John Gibson Cazenove, now of 22 Aloa Street, Edinburgh, D.D. obtained the enfranchisement of the piece of land.

7C11. Adjoining to the preceding property is shown on the tithe map of 1843 a piece of land, a piece of garden ground, 1 rood 30 perches, described as Church Haw Gardens, owned by the Epsom Parish Officers, occupied by John Wardroper, which is described in the Reports on Charities 13 (1825) (Charity Commission file 200571), p.478: "The Church Haw, ½ acre of ground, situate in the garden of Down Cottage, now the property of James Gibson Esq. for which Mr. Gibson pays as yearly tenement to the churchwardens a rent of 4 guineas; this rent is distributed by the churchwardens amongst the poor. It is unknown in what way the Parish became entitled to this land which, it appears, has been enjoyed as far back as memory extends."



CHURCH ROAD, COLLEGE ROAD, PIT PLACE

Chapter Eight

CHURCH ROAD, COLLEGE ROAD, PIT PLACE

8A1. On 27 Sept. 1677 Thomas Addison and Emma his wife surrendered to James Hawkins, the youngest son of Samuel Hawkins of Ewell, mercer, 6 acres of land, amongst them 3 virgates of land abutting to the church pitt, which is shown in the survey of 1680 as 3 yards adjoining the church pitt, abutting on lands of Thomas Fox on the north part. Thomas Fox's name does not appear in the survey.

8A2. John Richbell the elder and John Richbell the younger sold on 22 Mar. 1662 to Alan Dingley of Sutton, tailor, 12 acres and 1 rood of land dispersed in the common fields, amongst them 1 acre 1 rood of land near the church pitt. On 2 Apl. 1674 Alan Dingley, now of Cheam, tailor, sold these lands to Robert Roffey of Banstead, yeoman, who in 1680 held amongst other lands 1 acre and 1 rood in the church pitt in Birding Bush Shot, abutting on the lands of John Wrench on the south part.

8A4. This piece of land had come to John Wrench with other hereditaments (6A1 etc) on 25 Nov. 1664 at the death of his mother Jane Shore. In 1680 it is described as 3 yards of land in Birding Bush Shot, abutting on the lands of William Richardson on the east part.

8A5. Rebecca Lambert, widow and relict of Samuel Lambert (see 4A4) in 1680 held 1 acre in Birding Bush Shot, abutting on the lands of John Wrench on the north part, to which she had been admitted on 27 Oct. 1667 at the death of her husband.

8A6. On 20 Nov. 1667 it was enrolled that Daniel Woodman of Great Wood Street in the City of London, goldweaver, had on 21 Jul. 1662 sold some properties (9A18) to Henry Eastland of Horton in the parish of Epsom, yeoman. Amongst these Henry Eastland held in 1680 2 yards in two parcels in Birding Bush Shot, adjoining to the church pitt on the west part.

8A7. Edward Stone, in the right of Anne his wife, formerly Ann Bourne (see 3A34), held ½ acre in Birding Bush Shot, abutting on the land of Henry Eastland on the north part.

8A8. Katherine Glanville and John Ockley held in moieties amongst their other properties (3A10 etc.) one acre in Church Furlong shot, abutting on the lands of Edward Stone on the east part, and on the lands of Henry Eastland on the north part.

8A9. Nicholas Elliott (2A3) in 1680 held ½ acre in Birding Bush shot, abutting on lands of John Ockley on the north part.

8A10. No reference to the church pit has been found in the 1680 survey. The survey states generally "What timber trees, hollards, pollards, or what mines or quarries of stone or chalk are in the several copyhold lands before mentioned we know not.

8A11. This property too, belonging to Edward Stone in the right of Anne his wife (cf. 8A7), does not appear in the 1680 survey; it is however mentioned in the abuttals of the adjoining 8A12.

8A12. Amongst the lands which John Wrench inherited on 25 Nov. 1664 from his mother Ann Shore (6A1, 8A4) was a piece of land described in the survey of 1680 as a close called Pitt Close, 3 acres, abutting on the land of Edward Stone on the north part, and on Town Hazle Lane on the west part.

8A13. James Hawkins (8A1) in 1680 also held 3 yards above the railed lyme kilne in Straight Furlong Shot, abutting on lands of the Earl of Berkeley on the south part, and 3 yards below the said lyme kilne, abutting on the lands of John Ockley on the north part, part of the 6 acres of land which he had acquired from Thomas Addison and Emma his wife on 27 Sep. 1677.

8B1. Isaac Hawkins inherited his brother James Hawkins's properties on 13 Oct. 1684; with his other properties (5B1) the lands had in 1711 come to Henry North and Elizabeth his wife. On 11 Oct. 1711 Robert Parker of Epsom, brewer, and Elianor his wife acquired from Henry North and Elizabeth his wife the 6 acres of land, amongst them the 3 virgates abutting on the church pit. On the same day Robert Parker acquired from Edward Lambert the adjoining property 8B2, and combined the two pieces of land. The death of Robert Parker the elder of Epsom gen was recorded on 25 May 1741, his grandson Robert Parker being his heir. On 11 Dec. 1749 it was enrolled (see 4B16) that an order in bankruptcy against Robert Parker of Epsom, brewer, had been made on 30 Mar. 1747, that Robert Wood of Epsom and Joseph Snow of Dorking, malster, had been nominated assignees, and that on 9 Mar. 1749 Charles Wood of Epsom baker, had bought the 6 acres and 5 rodes of arable land together with 3 messuages or cottages thereon erected and built, late in the occupation of the said Robert Parker. On 22 Jun. 1752 there took place an inspection to determine the boundaries of the property; it was stated that the length of the land was 38½ rods, and the breadth at the south-west end 8½ rods, and on the north-east end 7½ rods, and that it abutted on Hides pitt on the south-west part, on Foxholes on the north-east part, on John Wrench's land on the south-east part, and on Parker's malthouse on the north-west part, and that there are now standing upon the said 1 1/4 acres of land three small messuages in the several occupations of John Langton, William Langton, and Mary Langton, and also a stable and dog kennell in the possession of Joseph Shaw the younger Esq. At the death of Charles Wood his son Charles Wood, 7 years of age, was admitted, his grandfather Robert Wood being his guardian. In the 1755 survey the property is described as three cottages, stables, dog kennell, garden, orchard and a piece of ground, 3 yards or roods (formerly commonfield land) in Birding Bush Shot, abutting on another copyhold of the said Charles Wood on the south part (8B2), on a freehold acre of land in Horton Manor on

8B1.
the north part, and on a pit commonly called Hyde's pit on the west part.

8B2. Robert Roffey mortgaged his properties on 18 Mar. 1685 to Thomas Dorman, citizen and salter of London for three score and one pound ten shillings. On 21 Oct. 1686 Thomas Dorman was admitted sub conditione, and passed this conditional admission on to Edward Lambert, the second son of Daniel Lambert of Banstead gen, then 6 years of age, his father being his guardian. By then Robert Roffey had died, leaving two sons, Robert and Jeffrey Roffey, infants, and their guardians, Edward Tyler of Chipstead gen and John Capper of Kingston, innkeeper, sold on 19 Nov. 1686 the equity of redemption to Daniel Lambert; Thomas Dorman was now described as of St. Saviour's, Southwark, tallowchandler. On 27 Oct. 1690 Daniel Lambert obtained a licence to let the property for 14 years. On 21 Oct. 1711 Edward Lambert of Banstead gen sold the 5 Virgates of land near the church pit, adjoining Henry North's land on the north part and John Wrench's land on the south part, to Robert Parker and his wife Elianor, who combined the land with the adjoining 3 virgates 8B1. However, in the 1755 survey the land, now held by Charles Wood, is shown separately as 5 yards of land (inclosed with other lands) in Birding Bush Shot, abutting on land of Robert Wrench on the south part, and on land of the said Charles Wood on the north part.

8B4. John Wrench's 3 yards of land passed with his other properties (6B1, 6B8) to Robert Wrench of Epsom, yeoman, who, amongst his other lands, in 1755 held 3 yards in Birding Bush Shot, abutting on land of Mary Potter on the south part, and on land of Charles Wood on the north part.

8B5. Rebecca Lambert's 1 acre of land was with most of her properties (4B4, 7B10, etc) in 1755 held by Mary Potter, 1 acre in Birding Bush Shot, abutting on land of George Eastland on the south part, and on land of Robert Wrench on the north part.

8B6. Henry Eastland's 2 yards of land had by 1755 come with his other properties (9B18) to his grandson Gearge Eastland : a yard in Birding Bush Shot, abutting on land of Sarah Miriam Wood on the south part, and on land of Mary Potter on the north part, and a yard more in the same shot, abutting on land of Henry St. John Esq on the south part, and on land of Joseph Shaw Esq on the north part.

8B7. Edward Stone's ½ acre was with the other properties of his wife Ann, formerly Ann Bourne (3B37 etc) held in 1755 by Sarah Miriam Wood : ½ acre in Birding Bush Shot, abutting on land of Mary Potter on the south part, and on land of George Eastland on the north part.

8B8. With some of their properties (6B10, q.v.) the 1 acre of land of Katherine Glanvill and John Ockley came from Josiah Diston on 5 Jan. 1726 to John Williams, Richard Aldworth, and Robert Tothill, and from them on 24 Mar. 1729 to William Proctor, from whom it descended to Mary Potter, who was admitted on 12 Mar. 1755, and held the 1 acre in Birding Bush Shot abutting on lands of John Saunders and John Wakeling on the south part, and on land of Sarah Miriam Wood on the north part.

8B9. Nicholas Elliott's ½ acre in Birding Bush Shot passed with his other properties (2B3) to John Saunders and John Wakeling, who in 1755 each held a moiety of 1 yard in Birding Bush Shot, abutting on land of Joseph Shaw on the south part, and on land of Mary Potter on the north part.

8B10. Lord Baltimore held in 1755 by free deed a messuage, coachhouse, stables and other buildings, garden and orchard, 2 acres, situate in a pit near the churchyard, and abutting on the said churchyard on the north-west part.

8B11. In the 1755 survey appears at the head of Sarah Miriam Wood's properties (3B37, 7B1b etc) an entry of 8 copyhold tenements and a piece of land called the chalk pit, containing in the whole 1 acre, abutting on the chalk lane leading to Banstead on the south-west part, and on the road leading out of Smithhatch common field into Woodcote common field on the north-west part. In Sarah Miriam Wood's admission from James Bourne on 4 Nov. 1735, and in all earlier transactions, the lands, stated to be a total of 35 acres, are not specified, but the total of the lands of Edward Stone in the 1680 survey and of Sarah Miriam Wood excluding this property only amounts to 31½ acres.

8B12. The Pitfield was amongst the properties (6B1, 5B8) which the younger John Wrench had devised to Sarah his wife for life, remainder to his brother Robert Wrench. Accordingly Sarah Wrench was on 3 Feb. 1755 admitted, and held the 3 acres inclosed called Pit close in Town Hazle Shot, abutting on land of Edward Acton and John Tod and also on land of Lord Baltimore and William Belchier Esq on the east part, and on the chalk lane leading to Banstead called the White Way on the west part.

8B13. James Hawkins's two 3 yard pieces of land descended together with 8B1 to Charles Wood, and were held by him in 1755 : 3 yards in Straight Furlong Shot, abutting on land of Edward Acton and John Tod on the south part, and on land of Thomas Drew on the north part, 3 yards more in the same shot, abutting on land of Joseph Shaw on the south part, and on land of Mary Potter on the north part.

8C1. Charles Wood of Epsom gen sold on 6 Jun. 1774 to Langley Brackenbury of Epsom, brewer, all that piece or parcel of customary land, being part of the 3 roods of land formerly the estate of Jacob Hawkins, together with the dog kennell and stable thereon erected and built, abutting on land formerly of Charles Wood, then of Langley Brackenbury on the south part, on other land of Langley Brackenbury on the north part, and on the residue of the said 3 roods of land on the west part. Also all that piece or parcel of land, being part of 5 roods formerly the estate of Robert Roffey, abutting on land of Robert Wrench on the south part, on the above piece on the north part, and on the residue of the 5 roods on the west part..., which two several pieces of land do now consist of one field or close called the Pricklefield, a dog kennell and stable, all in the tenure or occupation of Henry Reeve, and also part of a yard in the occupation of the said Langley Brackenbury. On 14 Oct. 1775 Langley Brackenbury had the property enfranchised. On 21 Mar. 1782 (S.R.O.Kingston, SC 191/1b) Langley Brackenbury the elder sold to Thomas Fitzherbert of Pit

8C1.

Place, Epsom Esq a piece of this property, 34 rods, on the west side of the road from Ewell to Dorking. The remaining part of the property was combined with 9C1, and was in 1843 in the possession of Trayton Peter Pagden and Stephen Pagden.

8C3. The western part of his property Charles Wood, now of Fenwick Court, Holborn, Middx. gen sold to Thomas Fitzherbert on 23 Oct. 1786 : Part of 3 yards, heretofore the estate of James Hawkins, which has been laid into the garden of Thomas Fitzherbert, abutting towards the east on the road leading from Epsom to Ewell by way of Epsom commonfield, also all those 3 messuages erected and built upon other part of the 3 yards, with the 3 gardens, now in the occupations of John Care, Benjamin Tanner, and John Lancton respectively, abutting north-west on freehold land of , and west on the aforesaid road. Also part of the 5 yards (formerly Robert Roffey), abutting north-west on one of the said messuages and the garden thereof, and west and south-west on the said road. On 27 Jun. 1787 Thomas Fitzherbert obtained a licence to take down and rebuild the south-eastern most of the three cottages (which, however does not appear to have ever been rebuilt). With most of his other properties (8C10 etc) these premises were sold by Thomas Fitzherbert, now of Roehampton Grove, Surrey, Esq on 4 Nov. 1793 to Thomas Jeudwine of the Temple in the City of London Esq. After the demise of Thomas Jeudwine (see below, 8C10) the part of this property on the east side of the road to Ewell came with most of his other lands in moieties to his two daughters Mary Penelope Jeudwine and Ann Jeudwine. They contested the amount of fines, assessed at 2 years rent at £456, demanded by the lord of the manor, John Ivatt Briscoe and Anna Maria his wife, and on 23 Dec. 1833 it was recorded that their properties were to be held in trust by John Sheffield Brooks and Richard Bowey pending arbitration. The final award of this artibration was for £354, each party to pay their own costs, and half the costs of the arbitration, amounting to £65.15.2d. On 19 Apl. 1827 it was recorded that on 11 Apl. 1827 William Sanders Robinson and Robert Vernon of Reigate, auctioneers, had issued a notice addressed to Mary Penelope Jeudwine, Ann Jeudwine, and Thomas Charles Burd Esq, the trustee of the real estate of Thomas Jeudwine, the several purchasers of the said estates, and all persons whom it may concern, that Thomas Jeudwine had on 16 May 1817 appointed Sarah Agate of Pit Place, Epsom, spinster, his true and lawful attorney to make sale of all his freehold, copyhold, and leasehold estates and all his personal estate and effects, and in his name to raise £5000 by way of a mortgage, John Guy of Croydon gen to be her substitute, and that there was now owing and due from the estate to William Sanders Robinson and Robert Vernon £2000 and upwards. The matter seems to have been settled (cf. also 8A10) as in 1843 the lands were still in the possession of Mary Penelope and Ann Jeudwine. At the death of Ann Jeudwine, formerly of Richmond, Surrey, and then late of Ross in the county of Hereford, spinster, and under her will, dated 30 Oct. 1840 probate 3 Jun. 1844) Frances Howell Haveline of Mount Pleasant, Ross, and Edward Angel Claypole of Ross aforesaid, Dissenting Minister, were on 19 Dec. 1844 admitted in trust to her moiety. On 16 Aug. 1845 Mary Penelope Jeudwine, formerly of Richmond, now of Pleasant Place, Brighton, Sussex, spinster, sold her moiety of the lands (except 4C17) to William Hardwick the younger of Sandford in the parish of Upton Bishop in the county of Hereford, farmer. On 28 Oct. 1852 Alfred Smart of Epsom, yeoman,

purchased for £250 from the Revd. Edward Angel Claypole, now of Wallingford, Berks., Dissenting Minister, one moiety of and in amongst some other properties (8C7) 3 roods, formerly Hawkins, with two, formerly three cottages, and also 5 roods formerly Roffey, adjoining and forming part of a farmyard, and on which were erected certain barns, stables, sheds and other buildings. The other moiety in the same properties, together with the two moieties in 8C4 to 8C6 and 8C7 and 8C8 Alfred Smart bought on the same day of William Hardwick for £443.
Alfred Smart now held all the properties 8C3 to 8C9, and the individual identities of the various pieces of land were largely lost. The death of Alfred Smart was recorded on 6 May 1878, and in his will dated 6 Nov. 1872 he had devised to his sons George Smart and Alfred Smart the copyhold of Rosendale Cottage with the garden ground, with the south-western portion of 3 roods of land (8C4), the western part of 1 acre of land (8C5), 1/3 acre, to a depth of 66 yards from the road, part of No. 795 in the tithe award, and all that piece of land with the carthouse built thereon, bounded by College Road and Pit Place garden wall, with a right of way over the adjoining property. (8C6 to 8C9), tithe award Nos. 796, 797, and 798). As George Smart and Alfred Smart had died, Alfred Smart the father, by a codicil dated 6 Nov. 1877 appointed his son-in-law Edwin Burberry Jay of Walton Hurst Farm, Headley, yeoman, and Thomas Miles of Epsom, market gardener, trustees, who were accordingly admitted on 21 Nov.1878. After the demise of Thomas Miles, recorded on 1 Nov. 1899 Edwin Burberry Jay, now of Holmesdale House, College Road, Epsom Esq J.P. had the piece of land on which are erected a house and buildings formerly described as a farmhouse in the occupation of Alfred Smart, but now called Rosendale Cottage, and other pieces of land, enfranchised on 4 Oct. 1801. To Edwin Burberry Jay Alfred Smart devised in his will of 6 Nov. 1872 his copyhold cottage called Pit Place Farm Cottage with the barns, stables, farmbuildings, gardens and appurtenances, and his copyhold farm premises with a cottage consisting of two rooms and garden all adjoining, and such part of the meadow in front of Rosendale Cottage as was not hereinbefore devised, subject to a right of way to the occupiers of Rosendale Cottage. Edwin Burberry Jay was accordingly admitted on 21 Nov. 1878 to the premises Nos. 791, 792 and 793 in the tithe award (8C3), and to the north-western and easternmost part of No. 795 (8C4 and 8C5). On 7 Nov. 1893 Edwin Burberry Jay of Holmesdale House, Epsom, Esq had the properties, part of the 3 roods piece (Hawkins), bounded north and east by property belonging to Messrs Pagden, also part of the 5 roods piece of land (Roffey), and also the two cottages, one of which is called Pit Place Farm Cottage, and the other piece of land enfranchised.

8C4. Robert Wrench sold on 24 Oct. 1768 to John Morris of Epsom, coffeeman, amongst some other pieces of land his 3 roods of land in Birding Bush Shot. Under the will of John Morris his son Robert Morris of Epsom, cornchandler, was admitted on 5 Jun. 1797 to the 3 roods in Birding Bush Shot. At Robert Morris's death his son Thomas Morris and his daughter Hannah Morris inherited all his properties in moieties (cf. 3C27). In the exchange of their moieties on 27 May 1817 Thomas Morris obtained (amongst some others) Hannah Morris's moiety in the 3 roods in Birding Bush Shot. On 19 Apl. 1819 Thomas Morris, now of Judd Street, Brunswick Place, Middx, upholsterer, sold this piece of land (with some others) to Charles White Williams of Epsom Esq for £190, who

sold them on 15 Jun. 1820 for £250 to Rowland Stephenson of Lombard Street in the City of London Esq. In the auction following Rowland Stephenson's bankruptcy (see 8C10) the piece of land with some others (8C5, 8C6, and 8C9) was acquired by William Hardwick of Upton Bishop's, Hereford, who was admitted on 23 Apl. 1846, and sold the properties on 28 Oct. 1852 to Alfred Smart (see 8C3).

8C5. Mary Potter on 8 Jun. 1767 sold to John Morris amongst some other pieces of land her 1 acre in Birding Bush Shot. This became combined with 8C4, and was together with this acquired by William Hardwick from Rowland Stephenson's assignees for £74, and sold with this on 22 Apl. 1852 to Alfred Smart.

8C6. George Eastland's 1 yard in Birding Bush Shot came with his other properties (9C18, q.v.) on 1 Nov. 1794 to William Morris of Epsom gen, and at his death to his brother Henry Morris on 5 Jun. 1797, and was sold by him, now of Sutton on Hone, Kent gen, to Rowland Stephenson on 7 Apl. 1823, together with 1½ acres in Town Hazel Shot and some other lands for £230. This 1/4 acre was also combined with 8C4 and 8C5, and with these sold to Alfred Smart on 22 Apl. 1852.

8C7. Sarah Miriam Wood's ½ acre in Birding Bush Shot came with her other lands (3C37A etc) to Henry Noden on 20 May 1765, and with most of these lands (27½ acres out of a total of 33½ acres) sold by him on 21 Oct. 1765 to William Dubois of London, merchant. At the death of William Dubois of Alderman's Walk, Bishopsgate Street, London, and of Epsom Esq (cf 2C3) his three sons Jean Frederick Dubois, James Dubois, and Edward Dubois were admitted on 23 May 1796 to the 27½ acres of land formerly in the occupation of Benjamin Allen at a yearly rent of £12.15. On 17 Sep. 1797 they sold these lands, including the ½ acre in Birding Bush Shot, by public auction to James Aylwyn of Epsom Esq, who was admitted on 5 Jun. 1797, Henry Bishop of Threadneedle Street in the City of London gen acting as their attorney. On 18 Jul. 1803 James Aylwyn, now of Reigate, farmer, sold the 27½ acres to Thomas Jeudwine, who was admitted on 21 May 1804. This ½ acre was sold by Edward Angel Claypole and William Hardwick together with 8C3 to Alfred Smart, who was then in occupation, on 28 Oct. 1852.

8C8. Mary Potter's 1 acre in Birding Bush Shot was purchased from her by John Morris on 8 Jun. 1767, and was devised by him to his son Robert Morris who was admitted to it (cf. 8C4) on 5 Jun. 1797. At his death it was inherited by his children Thomas Morris and Hannah Morris on 30 Jun. 1809. On 27 May 1817 Thomas Morris surrendered his moiety in the 1 acre of land in Birding Bush Shot, abutting on land now of Sarah Morris on the south part, and on land now of Thomas Jeudwine on the north part, to his sister Hannah Morris, who, with her husband Edward Wilkins of Southampton, Hants, currier, on 12 Apl. 1822 sold the two moieties for £100 to Rowland Stephenson of Lombard Street in the City of London, banker. On 23 Apl. 1846 Rowland Stephenson's assignees sold this piece of land to William Hardwick (see 8C4), who sold it on 28 Oct. 1852 to Alfred Smart.

8C9. Nicholas Elliott's ½ acre of land in Birding Bush Shot, which had descended by 1755 to John Saunders and John Wakeling followed 2C3. On 29 Jul. 1786 William Dubois was admitted from Joseph Coventry Lowdell and Sarah Wakelin Lowdell his wife to a half-share of John Wakeling's moiety; John Saunders's moiety was acquired by William Morris on 2 Jun. 1788. On 15 Jun. 1790, in an exchange of their moieties, William Dubois was admitted to William Morris's moiety in the Eclipse property 2C3, and from John Shove to his quarter share in the same property, and William Morris acquired William Dubois's quarter share in the lands. At the demise of William Morris his sister Sarah Morris of Epsom, spinster, was admitted to these lands on 5 Jun. 1797, and on 7 Apl. 1823 sold the ½ acre of land in Birding Bush Shot to Rowland Stephenson, from whose assignees it was acquited, together with 8C8 etc by William Hardwick on 23 Apl. 1846, and sold by him on 28 Oct. 1852 to Alfred Smart.

8C10. Lord Baltimore's messuage situate in a pit near the churchyard had passed by 1793 to Thomas Jeudwine (for details see below). By an indenture of lease and release dated 13 and 14 Oct. 1819 Charles Burt and Sarah Agate (see 8C3) sold the freehold messuage tenement or mansion house, lands and hereditaments for a consideration mentioned in the indenture of release (but not stated in the entry in the court rolls) to Rowland Stephenson of Lombard Street in the City of London Esq, but no surrender of the copyhold properties was made at the time. In an advertising poster (S.R.O. Guildford 85/2/123) of this sale the following particulars are given : Thomas Jeudwine Esq who is going to reside on the continent offered his elegant freehold Villa and Estate at Epsom, to be sold by Auction by Messrs. Robinson & Vernon, on the premises on Monday the 11th August 1817 at 12 o'clock: The spacious, commodius, and much admired freehold Villa called Pit-Place situate near the town of Epsom in Surrey, comprising on the principal floor a Dining Room 24 feet by 21 feet 6 inches, a Saloon 32 feet by 22 feet with Anti-Room adjoining, a Library 30 feet by 14 feet; on the attic storey eight best bedchambers; with a good coachhouse and stables, and every other requisite attached and detached office, together with about 5 acres of Pleasure ground laid out with exquisite taste; a most beautiful orangerie full stocked with luxuriant and valuable plants; four forcing houses for peaches, vines, and strawberries; and about 300 feet of wall, clothed with choice fruit trees; also a gardener's house in two tenements, with a farmyard, and kitchen garden well stocked with fruit trees and vegetables. Also a new farmhouse, barns, stables, sheds, and every requisite building, with a good farmyard, and about 100 acres of copyhold and freehold land, part whereof lies dispered in the common fields of Epsom, together with two cottages and gardens. May be viewed 10 days preceding the sale, by cards which may be had of Mr. Guy, solicitor, Croydon and Epsom, of the auctioneers, Reigate, of whom particulars may also be had, as well as at Garraways Coffeehouse, Change Alley, the Red Lion at Dorking, the White Hart, Reigate, and at the White Hart, Guildford, Surrey.
On 31 Dec. 1828 William Remington, Rowland Stephenson, David Robert Remington, and Joseph Pitty Toulmin, all of Lombard Street in the City of London, Bankers and Copartners, defaulted, and on the application of William Strachan, city merchant, George Robertson, city merchant, and William Soltan, city merchant, the surviving creditors, were declared bankrupt. Rowland

8C10.

Stephenson's properties at Epsom were sold by public auction by Messrs Murray & Sons, at Garraway's Coffeehouse in the City of London on 27 Jul. 1840. Sir Richard Digby Neave, who had lived in the property since about 1830, attended the sale and bought the property for £1545, £1200 for the freehold part, and £345 for the adjoining copyholds (8C12 etc). The properties were then described as All that messuage or mansion house called Pit place situate in Church Street, with the hothouses, conservatory, dairy, brewhouse, icehouse, coachhouse, stables and other buildings and appendages, with the lawns, shrubberies, plantations and pleasure grounds thereto belonging, as the same are included in a ringfence, and which with the site of the buildings is computed to contain 5 acres of land, heretofore in the possession or occupation of Pellegrine Treves, afterwards of George R. Fitzgerald, afterwards of Thomas Lord Lyttleton, since of Thomas Fitzherbert Esq and late of Thomas Jeudwine Esq and now of the said Sir Richard Digby Neave, abutting on the churchyard of Epsom north by west, And also all that piece of freehold land formerly the kitchen garden used and occupied with Pit Place mansion and connected therewith by a subterranean passage, inclosed with a brick wall, oak fence and quickhedge, computed with the farmyard and site of the cottages and buildings erected thereon to contain one acre and three quarters, together with the said farmyard and two cottages and buildings. The indenture further witnesseth £120 for all that piece or parcel of land situate, lying and being in Town Hazle Shot, 1½ acre, abutting east on land of John Winslow Mayd, west on copyhold land heretofore of Thomas Jeudwine, late of Rowland Stephenson, and now of the said Sir Richard Digby Neave, formerly part of 21 acres 1 rood, the estate of John Tod (Rowland Stephenson admitted on 7 Apl. 1823 on the surrender of Henry Morris). And this indenture further witnesseth £225 for all that piece or parcel or copyhold or customary land called the Pits Close otherwise the Leaping Bar Field, 3 acres, in Town Hazle Shot, abutting on the highroad leading to Banstead on the west part, and towards the north-east parts on land formerly belonging to Henry Morris, And also all that piece or parcel of land on the north-west side of the highroad leading to Banstead, lying within the inclosed grounds of Pit Place and heretofore used as a melon ground, being part and parcel of but divided by the said highway from a larger piece of ground heretofore known by the description All that piece or parcel of land 3 yards, formerly the estate of Jacob Hawkins ... with the two cottages, formerly three cottages, and the buildings thereupon erected, ... which said two cottages and buildings were late in the occupation of James Watson or his undertenants. Sir Richard Digby Neave was accordingly admitted (to the copyholds) on 16 Jun. 1848. On 24 Oct. 1850 Sir Richard Digby Neave took on two mortgages on his properties : The first to Sheffield Neave of New Broad Street in the City of London Esq, the Revd. Henry Lyttleton Neave of Epping, Essex, clerk, Henry Jones of Welbeck Street, Middx Esq, and the honoble. Robert Arthur Arundall of Houghton Lodge, Stockbridge, Hants, for £2500 at 5%, and the second, subject to the first mortgage, to Henry Lyttleton Neave and Sheffield Neave only, for £4200 at 5%. On 9 Jan. 1861 Sir Richard Digby Neave, late of Pitt Place, Epsom, but now of Eccleston Square, Middx, Bart, a widower, had the three copyhold pieces of land, the Pit Close or Leaping Bar Field (8C12), the Melon ground (part of 8C3, and the 1½ acres formerly John Tod's enfranchised.

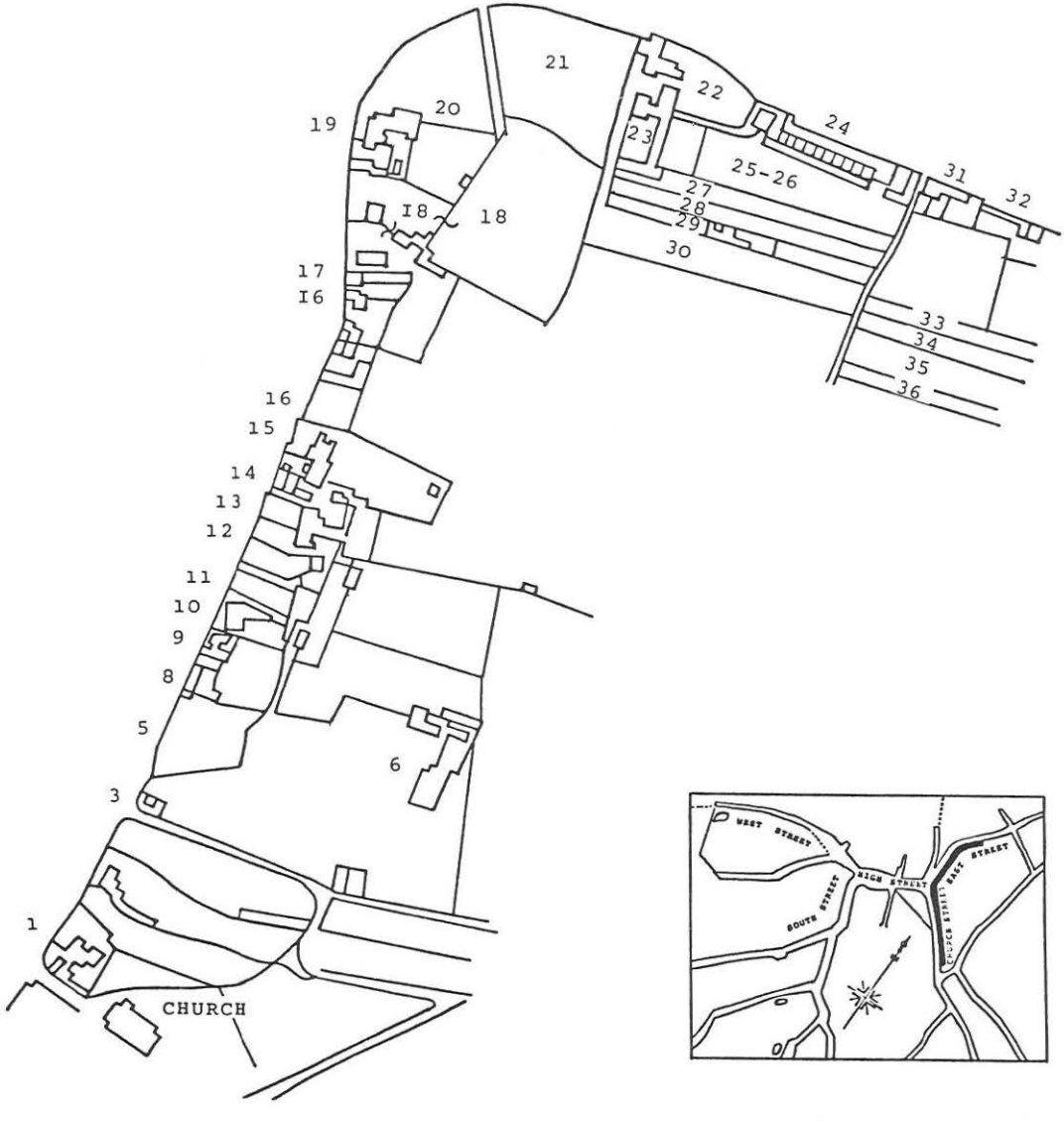
8C11. Sarah Miriam Wood's 1 acre of land with 8 tenements and a chalk pit was by her devised (with her other lands, 3C37 etc) in trust for sale to Henry Noden, who was admitted on 20 May 1765. On 20 May 1785 Henry Noden, now of Newington, Surrey, sold to Thomas Fitzherbert of Epsom gen the 1 acre of land with the 8 tenements, now or late in the occupations of Robert Spicer, Thomas Watts, John Phipps, Mary Pain, Stephen Stammer, Mr Brown, John Upfold, John Langton, Mr Foster, the widow Sutton, and Israel Jacob, some or any of them, and Thomas Fitzherbert had the property enfranchised on 6/7 Jun. 1785. The property appears in 1845 in the description of Pit Place (see 8C10) as a kitchen garden.

8C12. On 12 May 1760 Robert Wrench surrendered to Mary Potter his reversio expectant upon the death of Sarah Wrench in the 3 acres Pit Close, now in the occupation of William Belchier. This expectancy was not included in Robert Bulkeley's purchase on 23 May 1779 (7C10). On 24 Oct. 1785 Mary Potter's only sister, Elizabeth Tucker of Kingsgate Street in the parish of St. George, Bloomsbury, Middx, widow, by Thomas Peele of Epsom yeoman as her attorney, was admitted to the expectancy, and surrendered it on the same day to Thomas Fitzherbert of Epsom Esq. On 4 Nov. 1793 Thomas Fitzherbert, now of Roehampton Grove, Surrey, Esq sold most of his properties at Epsom to Thomas Jeudwine of the Temple in the City of London Esq. Thomas Jeudwine's death was recorded on 12 Oct. 1819; he died intestate, and Mary Penelope Jeudwine and Ann Jeudwine, his only children, were admitted in moieties to the 3 acres Pit Close or Leaping Bar Field. The property was included in the sale to Rowland Stephenson on 13/14 Oct. 1819 (see 8C10) and to Sir Richard Digby Neave on 27 Jul. 1840, and in the enfranchisement on 9 Jan. 1861.

8C13. The two 3 yard pieces of land in Straight Furlong Shot Charles Wood of Epsom, gen, sold on 6 Jun. 1774 to Henry Reeve of Epsom, coachmaker. Henry Reeve and Ann his wife sold them on 2 Jun. 1788 to Benjamin Hasswell of Epsom, cornchandler, with whose other properties (2C33, 4C1 q.v., etc) they came to Mary Eggleton of Epsom, spinster, on 9 Dec. 1839. On 24 Oct. 1850 Mary Eggleton, now of Ewell, spinster, sold to James Careless of Epsom, innholder, (with some lands) the 3 roods in Straight Furlong Shot, No 1190 in the tithe map, abutting north on land of George Waterer Harrison, south on land late of Robert Davies, and west on the Reigate Road for £70. On the same day Mary Eggleton sold a number of pieces of land for £77 to William Butcher of Epsom, surveyor, and by a separate surrender to him for a consideration of 10/- the other 3 yards in Straight Furlong Shot abutting on land formerly of Edward Acton and John Tod on the south part, and on land formerly of Thomas Drew on the north part. All these payments were made to Mary Eggleton's mortgagee William Gardener of Ewell gen. James Careless of Epsom, hotelkeeper, sold on 1 Nov. 1853 to Alexander Wood the elder of Epsom, farmer, for £20 several pieces of land, amongst them two pieces of land containing 3 roods, in Straight Furlong Shot, divided or separated from each other by the Reigate Road, in the occupation of William Ratcliffe, No 1190 in the tithe map. Alexander Wood the elder of Epsom Esq sold these two pieces of land for £45 to Thomas Drake Bainbridge of Down Hall, Epsom Esq on 5 May 1859. On 16 Sep. 1861 William Butcher declared that he was acting on behalf of Thomas Drake Bainbridge, late of Epsom but now of Holborn in the City of

8C13.

London Esq in the purchase on 24 Oct. 1850, and, for a consideration of 5/- surrendered the 3 yards in Straight Furlong Shot to Thomas Drake Bainbridge, who had both the two 3 yard pieces enfranchised with some other lands on the same day.



EAST SIDE OF CHURCH STREET, SOUTH SIDE OF EAST STREET

Chapter Nine

EAST SIDE OF CHURCH STREET, SOUTH SIDE OF EAST STREET

9A1. Edward Lambert, citizen and cook of London, held in 1680 amongst some other properties (4A16 etc.) one messuage, one barn, one stable, one garden, one orchard and ½ acre of land thereunto adjoining, abutting on the churchyard on the south part, and on the common fields on the east part.

9A3. John King in 1680 held one cottage or tenement, one barn, one stable, one washhouse, one garden and one orchard, abutting on the highway leading to the church on the west part, on the messuage of John Chalkeley on the north part, and on the messuage of Edward Lambert on the east and south parts.

9A4. On 16 Oct. 1675 Nathaniel Potterton the elder of Epsom, taylor, and Elizabeth his wife surrendered their two messuages, barn, garden, orchard, and two pieces of land, 1 acre, in the common fields, in the occupation of the said Nathaniel Potterton the elder, to the said Elizabeth Potterton for life, and then to Nathaniel Potterton the younger, son of the said Nathaniel the elder and Elizabeth. In 1680 Nathaniel Potterton held the two messuages, one barn, one garden and one orchard, abutting on lands of John Chalkley on the north-west part, and on the common fields on the south part, and the two pieces of land in the common fields.

9A5. At the death of his mother Elizabeth Miners her only son Christopher Ramsay was admitted to, amongst her other properties (5A6 etc.) one messuage with barns, stables, gardens, and orchards on 20 Nov. 1667, and mortgaged the properties on the same day to Edward Barrett of Epsom gen for £159. On 8 Apl. 1670 he paid back this mortgage and sold a messuage recently erected on a close called Toms Lane Close with the said close, about 1 acre, now or late in the occupation of Nicholas Parker or his assigns, adjoining to the messuage of John King on the south part, together with his other lands (but not the messuage 5A6) to John Chalkley of London, merchant, who, on 11 Apl. 1673 surrendered the properties to uses : to himself for life, to Martha Leneing of the parish of St. Helen's within Bishopsgate, London, spinster, for life, and the heirs of their survivor. In 1680 John Chalkley's property is described as one messuage recently built upon Toms Lane Close, one stable, one washhouse, one garden or orchard, 1 acre, adjoining to the messuage of John King on the south part, and 25 1/4 acres of land in the common fields.

9A6. At the rear of the premises in Church Street was a demesne property on lease to Major Bourne : One messuage, one barn, three stables, an outhouse, a coachhouse, a carthouse, two gardens, two orchards, one court, and one close of land thereunto adjoining called the housegarden, 2 acres, abutting on Smithhatch field on the south and east parts, and on Toms Lane on the south and west parts.

9A7.

9A7. On 6 Apl. 1671 Thomas Parker was admitted at the death of his mother Hanna Parker as the male heir of his father Thomas Parker, who was the male heir of Richard Parker. In 1680 Thomas Parker held one messuage, one garden and one orchard, ½ acre, lying on the north part of Toms Lane, abutting on the lands late of Robert Pike gen on the east part, and upon the highway leading towards Epsom church on the west part, and also one messuage, one barn and one garden or orchard containing 1 rood of land lying on the south part of Toms Lane, abutting upon the lands of John Chalkley gen on the south and east parts, and upon the king's highway leading towards Epsom church on the west part.

9A10. There is no reference to this property in the survey of 1680, but the following property 9A11 is said to abutt a messuage in the occupation of John Parish on the south part; see also John Parish the father of Ralph Parish in 11A4.

9A11. On 6 Apl. 1671 Henry Fendall of Ewell gen was granted a licence to demise his messuage and 4 acres of land called Isaack's for 21 years to any suitable person. In 1680 the property was described as one messuage, a brewhouse and outhouse and schoolehouse, one garden and yard, and two parcells of land or pasture ground, 1½ acre, called Isaacks, abutting on Church Street on the west part, on a messuage in the occupation of John Parish on the south part, on lands in the occupation of Major Bourne and the common field on the east part, and on the tenement of Robert Crick and the lands of Henry Eastland on the north part.

9A14. On 4 Aug. 1679 John Lancton of Epsom, husbandman, surrendered to Robert Crick, citizen and merchant tayler of London and Judith his wife and the heirs of the said Judith a cottage and backside and a small piece of inclosed land, ½ acre, lying between the tenement of Henry Fendall gen and the tenement in the occupation of Henry Lake, bricklayer. In the 1680 survey the abuttals are given as Henry Fendall gen and Joane Morgan on the north and south parts.

9A15. Thomas Lake of Epsom, locksmith, surrendered on 13 Feb. 1665 to Henry Lake of Epsom, bricklayer, a tenement with a garden, abutting on the tenement of Thomas Borrodale on the north part, and on the tenement of John Lancton on the south part, in the street leading to Epsom church. On 6 Apl. 1671 Henry Lake and Ann his wife surrendered the messuage in their own occupation to Joane Morgan for life, then to the said Henry Lake and Ann his wife for life and the right heirs of Henry Lake, and on 24 Apl. 1674 Henry and Ann Lake varied the succession to the expectancy upon the death of Joane Morgan to themselves for life, then to John Stanton of Reigate, cutler, and Elizabeth his wife, the daughter of the said Henry Lake and Ann his wife, upon the condition that John Stanton and Elizabeth his wife pay to Charles Lake, the youngest son of Henry and Ann Lake the sum of £10 within 6 months of the deaths of Henry and Ann Lake. In 1680 Joane Morgan held for life a messuage or tenement abutting on the tenement of Thomas Borrodale on the north part, and on the tenement of Robert Cricke on the south part.

9A16. Thomas Borradell, the son of Thomas Borradell, late a customary tenant of this manor, was on 2 Nov. 1661 admitted to one customary messuage with a barn and lands, and on 18 Aug. 1672 obtained a licence to let the messuage and 4 acres of land for 21 years. In 1680 Thomas Borrodale held one messuage, one barn, one stable, one garden and one orchard, abutting on the Church Street on the west part, and on the lands of Henry Eastland on the east part.

9A17. On 28 Oct. 1662 Robert Pike, the bailiff of the manor, testified that John Sims had surrendered a copyhold messuage with an orchard and a stripe of land thereto belonging, ½ acre, formerly of Daniel Woodman, to himself for life, and after his demise to his daughter Jane Elliott, then the wife of Richard Elliott and the heirs of her body, and in default of such issue to the heirs of the said John Sims. On the same day John Sims obtained a licence to let for 21 years. In 1680 John Sims held one messuage, one orchard, and one parcell of land, ½ acre, thereto adjoining, abutting on the messuage and lands of Henry Eastland on the north and east parts, on the tenement of Thomas Borrodale on the south part, and on the Church Street on the south (sic!) part.

9A18. On 17 Sep. 1667 it was enrolled that on 20 Jul. 1662 Daniel Woodman of the City of London, goldweaver, had surrendered to Henry Eastland of Horton, yeoman, his customary messuage with a barn, a stable, garden and orchard and 3 acres of land thereto belonging, situate in Church Street, Epsom, and also 10 acres of land in the common fields, and Henry Eastland entailed the properties to himself, his son Henry Eastland, and his heirs. In 1680 Henry Eastland held the messuage, barn, stable, garden and orchard and the parcell of meadow land, 3 acres, abutting on Epsom common field on the north and east parts, and on Church Street on the west part.

9A19. Thomas Tegge entailed with his other properties (6A6, q.v., etc.) his customary messuage with a barn and ½ acre adjoining land to Margaret, the daughter of John Jones of Epsom, joiner, on 29 Mar. 1665; at her death this reversio expectant upon the death of Thomas Tegge came on 21 Oct. 1679 to her brother John Jones; Thomas Tegge, in 1680, held one messuage, one barn, one outhouse, one garden and one orchard, ½ acre, abutting on the Church Street on the west part, on the tenement and lands of Henry Eastland on the east and south parts, and on the lands of the right honoble. George Earl of Berkeley on the north part.

9A20. On 1 Apl. 1673 George Earl of Berkeley and Elizabeth his wife were, on the surrender of John Hewitt, admitted to a messuage and 80 acres of arable, meadow, and pasture land. Amongst these lands they held in 1680 a pightle of meadow land, about 3 yards, at Smith Hatch Gate, abutting the highway leading from Epsom to Ewell on the north part.

9A21. The following property, a freehold 1 acre which in 1755 belonged to Lord Baltimore, has not been identified with certainty in the survey of 1680.

9A22. Amongst the 12 acres and 1 rood of land which John Richbell the elder and John Richbell the younger sold to Allan Dingley on 22 Mar. 1662 (see 8A2)

9A22.

was one acre in Harrowes Haven. On 2 Apl. 1674 Allan Dingley sold these lands to Robert Roffey, who held them in 1680, amongst them the 1 acre in Harris Hearne shot, abutting on inclosed land of Henry Eastland on the west part.

9A24 was a freehold property, in 1680 held by John Maund amongst his other properties (14A3), 1 acre in Harris Hearne shot, abutting on the highway leading from Epsom to Ewell on the north part.

9A25. Katherine Glanvill and John Ockley (see 3A38) held in 1680 1 acre in Harris Hearne shot, abutting on land of Katherine Beane on the south part, and on land of John Maund on the north part.

9A26. Katherine Beane (1A2) held with her other properties three ½ acres lying severally in Hares Hearne, abutting on the lands of John Ockley and of Nicholas Elliott in the north part.

9A27. Ellinor Boys (7A1), amongst the 16 acres of land which she had inherited from her husband Thomas Boys, held in 1680 ½ acre in Harris Hearne shot, abutting on lands of Katherine Beane widow on the north part.

9A28. ½ acre (in 1755 Lord Baltimore's freehold) has so far not been found in the survey of 1680.

9A29. John Wrench (6A1) held by copy of the court roll in 1680 ½ acre in Harris Hearne shot, abutting on the lands of Henry Eastland on the west part.

9A30. Rebecca Lambert (see 4A4) in 1680 held 1 acre in Harris Hearne shot, abutting on land of Nicholas Elliott on the south part.

9A31. Amongst the lands which Christopher Ramsey sold to John Chalkley (see 9A5) was ½ acre of land lying in part of Harris Hearne near the lower highway leading to Ewell, near the walnut trees. John Chalkley held this property by copy of the court roll in 1680.

9A33. ½ acre, according to the abuttal of 9C34 held by Henry Eastland, does not appear under his name in the survey of 1680.

9A34. Thomas Browning, in the right of Jane his wife (see 2A5) held in 1680 1 acre of land in Middle or Meade Furlong shot, abutting on the lands of Henry Eastland on the east and west parts.

9A35. 1 acre, also held by Henry Eastland in 1680, but not found in the survey (see 9A32).

9A36. Edward Stone, in the right of Anne his wife (3A34) in 1680 held ½ acre in Middle or Meade Furlong shot, abutting on the Vicarage lands on the south part.

9B1. Edward Lambert's properties (see 4B16) were acquired by Robert Parker the elder of Epsom, brewer, on 27 Oct. 1714, passed on 29 Aug. 1735 to William Betts of Epsom, gen, at his death to John Manley and John Robins on 19 May 1738, and at the death of John Manley, who survived John Robins, to his only son John Manley of the Middle Temple, London Esq. on 22 May 1744. In 1755 John Manley of Hatton Garden, London Esq. held amongst the other properties, in fourths and moieties a messuage, barn, farmyard and rickyard, and a piece of ground (being now a garden, and having some buildings on part thereof), 1 3/4 acre, abutting on the Church Street on the south-west part, on Smith's hatch common field on the north-east part, on the churchyard and the estate of Sir Philip Musgrave on the south-east part, and on the copyhold estates of Susanna Rogers and Robert Wrench on the north-west part. No estate of Sir Philip Musgrave appears in the survey.

9B3. John King of Epsom, husbandman, mortgaged the messuage in his own occupation, abutting west on the messuage lately of John Chalkley gen deft, and east on a messuage in the occupation of Edward Loveday, on 12 Nov. 1694 (enrolled 28 Oct. 1695) for £159 (£4.10 due on 13 May next, £154.10 on 13 Nov. 1795, i.e. £150 at 6%) to John Livingstone of Epsom, apothecary. On 28 Oct. 1796 John Livingstone was admitted to the property, and on 29 Oct. 1797 John King, who is still given as the occupier, released the equity of redemption to John Livingstone. On 3 Dec. 1707 John Livingstone sold the messuage, stables, outhouses and buildings, garden and ½ acre of land, now in the occupation of Eleanor Thatcher (cf. 5B10) of Epsom, spinster, abutting on the messuage and land late of John Chalkley decd. on the west part, and on the messuage now in the occupation of Thomas Bird (see 9B1 and 4B16) on the north and east parts, to Christopher Tallman of St. Allhallows, London, surgeon and Elizabeth his wife. On 8 Nov. 1708 Benjamin Tallman of London, salter, son and heir apparent of the late Christopher Tallman, late citizen and barber-surgeon decd. and Elizabeth Tallman widow, sold the property to Eleanor Thatcher. On 27 Oct. 1718 Eleanor Thatcher of Epsom, spinster, sold the messuage, still in her tenure, and abutting north on the messuage late of John Chalkley gen, and south and east on the messuage late of Edward Lambert, to Henry Rogers of Epsom, yeoman. In his will Henry Rogers devised the property to his wife Susanna for life, then to his son Henry Rogers and his heirs, but if this son should die before reaching the age of 21 years, then to his wife Susanna and her heirs for ever. At the death of Henry Rogers the elder his wife Susanna Rogers was accordingly admitted for life on 24 May 1742 to the property lately in the occupation of Henry Rogers the father. Henry Rogers the son died before reaching the age of 21 years, and on 20 Jul. 1750 the admission of his mother Susanna Rogers was altered in accordance with Henry Rogers's will as quoted. In 1755 she therefore held a messuage, coachhouse, stable, garden and orchard, ½ acre, abutting on the Church Street on the south-west part, on the copyhold estate of John Manley on the north-east and south-east parts, and on the copyhold estate of Robert Wrench on the north-west part.

9B4. On 28 Oct. 1698 the death of Nathaniel Potterton was recorded, and on 15 May 1699 John Potterton, the only son of Nathaniel Potterton was admitted to the two messuages. (It is not clear from the court rolls whether John Potterton was the son of the elder or the younger Nathaniel Potterton of 9A4). On 29

9B4.

Sept. 1712 (enrolled 14 Oct. 1713) John Potterton of Epsom, barber, mortgaged the two messuages, now in the occupation of John Langton and John Inwood, to John Pitts of Ashtead, yeoman, for £78.8 (£4.4 to be paid on 29 Sept. 1713, and £74.4 on 29 Sept. 1714 i.e. £70 at 6%). On 24 Nov. 1714 John Potterton and Jane his wife bought the messuage called the Swan in the High Street (2B17), and on 19 Oct. 1715 John Potterton of Epsom, barber-surgeon, sold the two messuages in Church Street to Nicholas Parker the younger and Mary his wife, and paid back the mortgage to John Pitts. The death of Nicholas Parker of Epsom, yeoman, was reported on 27 Oct. 1740, when it was stated that Mary his wife, now living, was already seized of the properties. On 11 Dec. 1749 the death of Mary Bush, the wife of John Bush, and before the widow and relict of Nicholas Parker was enrolled; it was stated that William Parker, the elder son of John Parker, who was the only brother of the said Nicholas, is the great-nephew and heir of the said Nicholas according to the custom of this manor; William the great-nephew cometh by Thomas Shelmerdine of East Smithfield, Middx. baker, his next friend and was admitted to the property; as he was then 18 years of age Thomas Shelmerdine was appointed his guardian. It appears that the quoted entry is defective, as William would only be the nephew and not the great nephew of Nicholas. In the parish registers of Epsom appears an entry on 28 May 1699 of the marriage of Nicholas Parker and Mary Matthews; on 17 Nov. 1698 William, son of John and Jane Parker was baptised; a William Parker was buried on 13 Mar. 1741; according to 12B6 he did not have any issue as his heiresses were his three sisters, one of whom had married Thomas Shelmerdine; William Parker, who, it is suggested was the son of John baptized on 17 Nov. 1698, was buried on 26 Oct. 1741; no baptism of a William Parker son of William Parker at about 1731 was found, but it appears likely that William the great nephew was a son of this William Parker, who could have been baptized elsewhere. A William son of William Parker whose baptism was on 5 Jul. 1728 would have been more than 18 years old in 1749. On 20 Sept. 1753 William Parker, now of St. George's Middx, baker, mortgaged the two customary messuages, barn, gardens, orchards and the two parcels of land in the common fields, in the occupation of Joseph Shaw Esq., John Bush, John Elliott and Thomas Michell, to Richard Burgiss of Ewell, mercer, for £60 with lawful interest, and on 18 Feb. 1754 he increased this mortgage by £30. In 1755 William Parker of London, baker, held four tenements, a washhouse, barn, garden and orchard, 1/4 acre, abutting on Smith's hatch common field on the south-east part, on Toms Lane on the north-east part, on land of John Manley Esq. and of Robert Wrench on the south part, and on land of the said Robert Wrench on the north-west part.

9B5. John Chalkley of Epsom, gen, on 27 Oct. 1790 obtained a licence to let all or any of his properties for 11 years; on 28 Aug. 1688 Martha Leneing mortgaged the reversio expectant of the properties to John Bridge, citizen and merchant of London for £105. On 5 Oct. 1691 she mortgaged the messuage in Toms Lane Close and 23 acres of land to Katherine Chalkley widow of Epsom for £126. On 26 Aug. 1692 Katherine Chalkley and John Bridge acknowledged satisfaction of their mortgages, and Martha Leneing obtained a licence to let for 8 years. On 20 Jul. 1705 the death of Martha Hutchins, lately the wife of Samuel Hutchins of the parish of St. Clement Danes, Middx, merchant, and before Martha Leneing, was recorded, and John Leneing, citizen and grocer of

London was admitted to the properties, which he on 19 Aug. 1710 mortgaged to John Ryall of St. Martin's le Grand, London, cordwayner, for £309 to be paid on 20 Feb. next (i.e. £300 at 6%), and on 10 Nov. 1710 obtained a licence to let for 15 years. On 4 Apl. 1716 John Leneing, citizen and draper of London, increased the mortgage to John Ryall by £50 and lawful interest, and on 1 Nov. 1717 together with John Ryall sold all his lands except the piece of land known under the name of Toms Close, upon which a messuage with stable, barn and a washhouse had been built, and the remaining part of the said close which had been converted into a garden or orchard, about 1 acre, adjoining on the south to a messuage then in the occupation of Eleanor Thatcher, which said close remains as security to John Ryall on the mortgage of 23 Aug. 1710. On 1 Nov. 1719 John Leneing, citizen and grocer, increased the mortgage by £300 with interest for the same after the rate of £5 for a year forbearance of a hundred pounds, the messuage, barns, stables, buildings, gardens and orchards then or late in the tenure or occupation of John Livingstone (sic!?). On 13 Mar. 1732 John Leneing, citizen and grocer of London paid back the mortgages to John Ryall and took on another mortgage for £300 at 5% from William Platt of the parish of St. Andrew's Holborn, hosier. The death of John Leneing was first recorded on 22 Oct. 1734, and on 18 May 1736 William Platt was admitted to the property, now in the occupation of Master Astell. At the demise of William Platt, first recorded on 23 May 1748, his widow Mary, then the wife of Joseph Nisbett of the parish of St. Andrew Holborn, Middx, peruke maker, was admitted on 24 Oct. 1748 under William Platt's will of 1 Aug. 1745, and with her husband surrendered the property on the same day to Robert Wrench of Epsom, maltster, George Worsfold of Epsom acting as her attorney. In 1755 the property is described as one messuage, stable, washhouse, garden and orchard, 1 acre, abutting on Church Street on the south-west part, on Toms Lane on the north-east part, and the messuage and land of Susanna Rogers and the land of William Parker on the south part, and on land of Peter Bulkley and Toms Lane on the north-west part.

9B6. The demesne property, in 1680 on lease to Major Bourne appears in 1755 as a freehold of the Right Honourable Frederick Calvert Baron Baltimore in the Kingdom of Ireland: Two messuages, coachhouses, stables, yards, gardens and orchard, and a close of pasture land thereunto adjoining called the housegarden, about 5 acres, abutting Smith's hatch common field on the south and east parts, on Toms Lane on the south-east and south-west parts, and on the estate of Peter Bulkley and the Meeting House on the south-west and north-west parts.

9B7. On 24 Jun. 1681 Thomas Parker of Epsom, carpenter, entailed the messuage on the south side of Toms Lane to himself for life, then his son Peter Parker, on the condition that he pays to his sisters Rachel Parker and Jane, the wife of John Page of the City of London, taylor, each £10 within 6 months after the demise of Thomas Parker. On 27 Sep. 1686 (enrolled 21 Oct. 1686) Peter Parker of Epsom gen mortgaged the messuage in Toms Lane in the occupation of George G. Turner, to Edward Fawcett for £105. At the death of Peter Parker of Epsom, inholder and under his will dated 14 Feb. 1692 his messuage in Church Lane with the barns and garden, now in the occupation of Gabriel Bink, abutting on the messuage late of John Chalkley decd. on the east

and north parts, on the highway on the south part, and on the lane leading up to the messuage of -. Bourne on the west part, came to his dear and loving wife Mary Parker, who was admitted on 3 Feb. 1695. On 28 Oct. 1698 Samuel Tayler of Epsom, inholder (cf.2B12) and Mary his wiufe, formerly the widow of Peter Parker, sold the messuage in Toms Lane, now in the occupation of Edward Harrison, to Henry German, citizen and clothworker of London, who (see 6B6) was the executor of the will of Ellen Fawcett, the widow of Edward Fawcett, who sold it on 29 Oct. 1703 to Everard Fawkener, citizen and grocer of London and Elizabeth his wife. At the death of Everard Fawkener, late of Epsom gen all his properties, the messuage, buildings, garden, orchard and lands purchased from Robert Parker (9B8), the messuage, brewhouse, buildings and lands purchased from Henry Fendall (9B11-13), the messuage, buildings and land in Toms Lane, purchased from Henry German (9B7), and the messuage, buildings and lands purchased from Charles Stanton (9B15) and all his other lands came to his wife Elizabeth Fawkener, who was admitted on 7 Nov. 1707. On 7 Apl. 1719 Elizabeth Fawkener obtained a licence to let the customary messuage in Church Street recently erected by her, with the outbuildings and garden thereto belonging, for 7 years. The death of Elizabeth Fawkener, late of Epsom, widow, was recorded on 17 Oct. 1720, and on 20 Feb. 1720 her nephew Thomas Bulkley, now or late factor of Fort George in the East Indies, was under her will admitted to all those her lands except the meeting place for Religious Worship (9B11) and all her copyhold estate in England; executors of the will were Stanley West of London gen and the Revd. William Harris of London, Minister of the Gospel. On 19 Feb. 1721 Thomas Bulkley freed the properties from tail by an action of recovery; on 21 Oct. 1730 it was presented to the court that the gate belonging to Mr. Bulkley was to be a road to carry corn, dung, or soyl to the common field at any time of the year, provided that it is lockt and the key delivered to the owner of the gate. On 26 Oct. 1736 Thomas Bulkley obtained a licence to let all or any of his properties for 21 years. The death of Thomas Bulkley, late of Epsom Esq was recorded on 27 May 1745; in his will dated 4 Mar. 1744, produced on 27 Feb. 1747 he left all his properties to his cousen Elizabeth Rutt and his cousen Captn. Peter Bulkley; Peter Bulkley purchased of Elizabeth Rutt her interest for valuable consideration to her by him paid; the executors of the will, the Revd. Richard Street, clerk, of the parish of Newington, Middx, and Gilbert Malcher living in Lime Street in the parish of St. Mary Axe in London, merchant, appointed Joshua Blew of the Inner Temble, London gen their lawful attorney, were admitted and surrendered the properties to Peter Bulkley, who was admitted to the following:

the garden on the south side of Church Street called Dulls, now in the possession of Sir John Hartup Bart. (5B14);

a messuage called Isaacks, lately the schoolhouse, and one other messuage since built upon part of the said ground, and then in the possession of Mr. Valentine (9B12-13);

a messuage, formerly in the possession of Richard Stevens and the widow Rise, sometime since Doctor Woodforde and since of Mr. Wheatley (9B15);

a messuage, buildings and orchard, formerly in the possession of Nicholas Parker, and since of Worsfold and Burchett (9B14);

a messuage, barn, garden and yard on the east side of Toms Lane, formerly in the possession of Edward Harrison, since of William Hore (9B7); and

a messuage with the outhouses, buildings, garden and orchard at the south-west corner of Toms Lane, formerly in the possession of Robert Parker, and then of Sir John Hartop, Bart. (9B9).
On the same day, 29 Feb. 1747, Peter Bulkley obtained a licence to let the messuage on the north side of Church Street together with the outhouses and garden thereto belonging, sometime since in the possession of Doctor Woodforde (9B15) and since of Master Wheatley, and now of Mr. Thomas Aldridge, for 21 years. On 23 May 1748 it was enrolled that also on 29 Feb. last past Peter Bulkley of Epsom Esq had mortgaged all his properties to John Baynham of Birchin Lane, London, victualler, for £400 with lawful interest. In 1755 the property 9B7 is described as a piece of ground, about 20 rods, abutting on Church Street on the south-west part, on Toms Lane on the north part, and on Robert Wrench's house and orchard on the south and east parts, whereon a house formerly stood, which has been burned down.

9B8. Thomas Parker, of Epsom, carpenter, on 26 Mar. 1680 entailed his cottage on the north side of Toms Lane to himself and Margaret his wife for life, then to his son Robert Parker on the condition that Robert Parker pays to his sister Rachel 50^{s}, to his sister Jane, the wife of John Page of London, taylor 50^{s}, and to his sister Sarah £10 within six months of the demise of Thomas Parker. On 30 Oct. 1684 Thomas Parker and Margaret his wife surrendered the cottage on the north side of Toms Lane to their son Robert Parker, subject to the earlier conditions, and on the same day Robert Parker of Epsom, glazier, surrendered part of the property (9B9) to his sister Sarah. On 22 Feb. 1685 Robert Parker mortgaged the messuage recently erected upon a piece of land now the garden or orchard to the said messuage belonging, abutting on Church Street on the south-west part, and on Toms Lane on the south-east part, to Nehemia Bourne of London gen for £329.17.6. On 25 Jun. 1691 Nehemia Bourne acknowledged the receipt of £347.10.0, and on 5 Oct. 1691 it was stated that Robert Parker had on 25 Jun. 1691 mortgaged the messuage, now in his own occupation, to William Wilkinson, citizen and merchant of London, for £405 to be paid on 26 Sept. next (i.e. 1691), William Wilkinson having paid on 25 Jun. 1691 £100 to Robert Parker and £300 to Nehemia Bourne. William Wilkinson acknowledged satisfaction of this mortgage on 23 Jun. 1697, and on the same day Robert Parker mortgaged the messuage, outhouses, buildings, garden and orchard, ½ acre, to Thomas Harris of Banstead, gen, for £412, to be paid on 24 Dec. next ensuing (i.e. £400 at 6%). On 8 Dec. 1698 Robert Parker together with Thomas Harris transferred the mortgage for £358.15 to be paid on 9 Jun. next (i.e. £350 at 5%) to Abraham Wood of Wootton, gardener, Thomas Harris acknowledging satisfaction, and on 20 Mar. 1699 Robert Parker of Epsom, glazier and Abraham Wood sold the property in the occupation of Robert Parker to Everard Fawkener, citizen and grocer of London and Elizabeth his wife, Abraham Wood acknowledging satisfaction of his mortgage. On the same day Everard Fawkener obtained a licence to take in 2 feet in breadth of the waste in Toms Lane next adjoining to the said messuage and the court next the street to build a brick or stone wall thereupon, the said piece of waste to consist in length from the east corner of the said messuage to the pale fencing the south-west side of the said court next to the street called Church Street. With the other properties of Everard Fawkener (9B7, q.v., etc) the messuage, coachhouse, washhouse, brewhouse,

9B8.

stable and garden, about ½ acre, abutting on Church Street on the south-west part, on Lord Baltimore's land on the north-east part, on Toms Lane on the south-east part, and on a copyhold tenement of John Harding on the north-west part, was in 1755 held by Peter Bulkley.

9B9. The piece of land which Robert Parker surrendered on 30 Oct. 1684 to his sister Sarah Parker of Epsom, spinster (see 9B8) is described as a piece of the orchard belonging to the cottage of Robert Parker on the north side of Toms Lane, 50 feet in length and 32 feet in width, on the west side of the said orchard, adjoining to the orchard of John Parish (i.e. 9B10). On 14 Oct. 1693 John Steere jun. of Epsom, baker and Sarah his wife mortgaged the messuage, bakehouse, outhouses and land in the occupation of the said John Steere, in the lane called Church Lane, abutting on the tenement and land of John Parish sen. on the north and west parts, on the tenement and land of Robert Parker on the east part, and on the king's highway on the south part, to William Little, citizen and distiller of London, for fourscore and four pounds and eight shillings. On 23 Jul. 1695 William Little acknowledged the receipt of £84.8s, and John Steere and Sarah his wife mortgaged the property to William Chase, citizen and ironmonger of London, for £106, to be paid on 24 Jun. 1696. The death of Sarah Steere, late of Epsom, widow, was recorded on 22 Oct. 1739, and on 13 May 1740 John Steere of Epsom, labourer, her eldest son and heir, was admitted to the messuage on the east side of Church Street with the buildings, outhouses, and ground thereunto belonging ... which were sometime since erected and built upon a certain piece of an orchard heretofore belonging to a cottage of Robert Parker lying on the north side of Toms Lane, to which she had been admitted on 30 Oct. 1684. John Steere sold his customary messuages on the east side of Church Street, which were then in the occupation of John Harding and John Dawson, on 29 Oct. 1750 (enrolled 4 Dec. 1750) to Andrew Harding of Epsom, husbandman. (No reference to a repayment of William Chase's mortgage has been found). At the death of Andrew Harding, enrolled on 12 May 1752, the property, still in the occupation of John Harding and John Dawson, passed to Andrew Harding's only son and heir John Harding, who was only 8 months old, on 24 Oct. 1752, his mother Ann Harding being his guardian. In 1755 John Harding, an infant, held a cottage abutting on Church Street on the south-west part, on the estate of Peter Bulkley on the north-east and south parts, and on the Clerk's house on the north-west part.

9B10. Sarah Parker's property (9B9) in 1684, and again in 1693, is said to abutt on the tenement and land of John Parish the elder on the north and west parts. In the 1755 survey appears an entry : claim to hold by free deed in trust for the clerk of the Parish of Epsom and his successors a messuage or tenement and garden, being the schoolhouse, 1/4 acre, abutting on Church Street on the south-west part, on Lord Baltimore's land on the north-east part, on the copyhold tenement of John Harding on the south-east part, and on the meetinghouse and land thereunto belonging on the north-west part.

9B11. Henry Fendall's death was recorded on 31 Oct. 1681; on 23 Oct. 1682 Anne Fendall, widow and relict of Henry Fendall, obtained a licence to let the messuage called Isaacks and several pieces of land for 41 years. On 5 Oct.

1691 the death of Anne Baxter, late of Ewell, widow, formerly the widow and relict of Henry Fendall gen decd, was recorded and Henry Fendall, the only son of the said Henry Fendall the first husband of the said Anne, was admitted to the messuage, brewhouse, outhouses, buildings, garden, yard and two pieces of land, called Isaacks, 1½ acres, and separate pieces of land, 13 acres. On 27 Feb. 1691 Henry Fendall of Ewell Esq obtained a licence to let the premises for 7 years, and on 3 Nov. 1704 sold the properties to Everard Fawkener of Epsom gen and Elizabeth his wife. Elizabeth Fawkener of Epsom, widow, in her will (see 9B7) devised a small part of land or ground, parcel of her premises, by her alotted and set out or agreed and intended to be alotted and appropriated for the erecting thereon a Meeting place for religious worship, and the executors of her will, Stanley West of London gen and the Revd. William Harris of London, Minister of the Gospel, were admitted in trust on 20 Feb. 1720. In 1755 the Revd. Thomas Valentine and others held by free deed a piece of ground, 1/4 acre (whereon the meetinghouse is built), abutting on Church Street on the south-west part, on Lord Baltimore's land on the north-west part, on land of Peter Bulkley on the north-west part, and on the house and garden of the clerk of the parish on the south-east part.

9B12. The larger remaining part of Henry Fendall's Church Street properties came at Elizabeth Fawkener's death (see 9B7) to Thomas Bulkley, and at his demise to Peter Bulkley on 29 Feb. 1747, all that messuage ... called Isaacks, the schoolhouse, and the other messuage sometime since built, now in the possession of Mr. Valentine. In 1755 Captain Peter Bulkley held amongst his other properties two messuages, an outhouse (formerly the schoolhouse), stables, gardens and yard and two parcels of land or pasture ground, 1½ acres called Isaacks, abutting on Church Street on the south-west part, on the Meeting house and freehold land therto belonging and on Lord Baltimore's land on the south-east part, on Smith hatch common field on the east part, and on land of George Eastland and on another tenement of the said Peter Bulkley on the north and north-west parts.

9B14. Robert Crick and Judith his wife obtained on 23 Oct. 1682 a licence to let their messuage and 2½ acres of land for 17 years, and on 30 Oct. 1684 Robert Crick entailed the messuage, buildings and orchard, ½ acre, in the occupation of Nicholas Parker, in a lane called Church Lane, abutting on a tenement in the occupation of Francis Yonnell on the east and north parts, on a tenement of Henry Lake on the west part, and on the King's highway on the south part, to himself for life, then Stephen Hewatt, shipwright, then Judith Hewatt, the daughter of the said Stephen and the heirs of the said Judith. The death of Robert Crick of London, merchant taylor, was recorded on 11 May 1694, and on 25 Jun. 1694 Stephen Hewett and Judith his daughter were admitted to the messuage in the occupation of Nicholas Parker, carpenter; on 27 Oct. 1694, Stephen Hewett of Rotherhithe, oarsmaker, James Rich of Rotherhithe, mariner, and Judith his wife sold the property to George Norman, citizen and plummer of London, and George Norman sold the messuage, now or late in the occupation of Nicholas Parker, on 19 Feb. 1703 to Everard Fawkener, citizen and grocer of London and Elizabeth his wife (see 9B7). On 27 May 1745, at the death of Thomas Bulkley, the occupiers of the property are

9B14.

given as Worsfold and Burchett. In 1755 it was held by Peter Bulkley : A messuage, shop, backside, and a small piece of ground, 20 rods, abutting on Church Street on the south-west part, and on the north-west and east parts on other copyhold premises of the said Peter Bulkley.

9B15. On 31 Oct. 1681 the death of Johanna Morgan widow, who held a messuage and 20 perches of land, is recorded, and it is stated that Henry Lake now held the premises for life. On 30 Oct. 1684 John Stanton surrendered his reversio expectant together with the condition of the payment of £10 to Charles Lake, to Charles Stanton of Epsom, butcher, who was accordingly admitted to the reversion. On 3 Nov. 1704 Charles Stanton sold the messuage and garden in the occupation of Richard Stevens and the widow Rice to Everard Fawkener and Elizabeth his wife (see 9B7); at the admission of Peter Bulkley in 1745 the messuage on the north side of Church Street was sometime since in the occupation of Doctor Woodford, since of Mr. Wheatley. In 1755 it is described as a messuage, coachhouse, washhouse, brewhouse, and stables, forecourt and garden, 1 acre, abutting on Church Street on the south-west part, on other copyhold lands of the said Peter Bulkley on the north-east and south-east parts, and on Robert Worsfold's freehold land on the north-west part.

9B16. Thomas Borrodell obtained on 13 Oct. 1692 a renewal of his licence to let for another 21 years, and on 30 Oct. 1702 another licence for 10 years. On 26 Oct. 1713 (enrolled 17 Mar. 1714) Thomas Borrodell of Banstead, husbandman, surrendered the messuage, barn, stable, garden and orchard in the occupation of William Starr to Josiah Diston of London Esq. The messuage with the barns, stables, garden and orchard, on the east side of Church Street was included in Josiah Diston's sale to John Myster on 27 Jan. 1723 (7B4). By the marriage settlement of 29 Jan. 1754 the property, now in the several occupations of Mrs. Green, Stephen Wornham, Robert Worsfold, and Robert Wrench, was surrendered by John Myster to the lord of the manor, who sold the freehold of it to Robert Worsfold, who held it in 1755 : Two messuages and gardens thereunto belonging and also a carpenter's shop, stable, and another garden, ½ acre, abutting on Church Street on the south-west part, on land of George Eastland on the north-east part, on the estate of Amey Cope widow on the north-west part, and on the estate of Peter Bulkley on the south-east part.

9B17. John Syms of Epsom, husbandman, obtained on 23 Oct. 1682 another licence to let his messuage and ½ acre of land for 21 years. On 29 Oct. 1688 it was recorded that John Symms had entailed his messuage in the occupation of Starr and John Sumner, between the tenements of John Parker on the north and west parts and the tenement of Henry Fenn on the south and east parts, to himself for life, and then to Edward Capon and John Capon of Brentford, Middx, sawyers, and that John Symms had since died, and that Edward Capon and John Capon were therefore admitted to the property. Edward Katon and John Katon of Richmond, sawyers, sold the messuage to William Woodman of Epsom, yeoman, on 29 Jun. 1690. The death of William Woodman was recorded on 29 Oct. 1703 and on 19 Feb. 1703 his daughters Amicia, the wife of John Wrench of Epsom, yeoman (cf. 6B1), and Elizabeth, the wife of William Steere of Epsom were admitted in moieties, their mother Elizabeth Woodman acting on their behalf. On 12 May 1730, at the death of

Elizabeth Biggs formerly Steere her only daughter Maria, the wife of John Williams of Lambeth, boatbuilder, was admitted to the moiety of the messuage in Church Street, and sold it on 17 Nov. 1732 (enrolled 6 Jan. 1732) to Josiah Cope of Epsom, carpenter. John Wrench and Amey his wife obtained on 23 Oct. 1733 a licence to let their moiety of the messuage and yard in Church Street for 21 years, and on 31 May 1734 John Wrench of Epsom, wheelwright, and Amey his wife surrendered their moiety to such uses as by certain instruments ... (an indenture already made and to bear date the day next after the day of the date of the said surrender between John Wrench and Amey his wife on one part, and Josiah Cope of Epsom, carpenter on the other part). Accordingly on 6 Oct. 1736 John Wrench and Amey his wife surrendered their moiety to Josia Cope for life, Amey his wife for life, and after their decease and that of the survivor of them to the heirs of the bodies of the said Josia and Amey lawfully begotten or to be begotten, and in default of such issue to the heirs of the survivor of the said Josiah and Amey for ever, and on the same day Josia Cope surrendered the other moiety to the same uses. In 1755 Amey Cope held for life, remainder to her right heirs, one messuage in two tenements and two shops with two small gardens, about 1/4 acre, abutting on Church Street on the south-west part, on land of George Eastland on the north-east part, on Robert Worsfold's freehold estate on the south-east part, and on the said George Eastland's farmyard in the occupation of Edward Stone on the north-west part.

9B18. Henry Eastland the elder of Epsom, yeoman, died in 1695, and on 3 Feb. 1695 his properties came to his eldest son Henry Eastland, who on 27 Oct. 1699 obtained a licence to let for 7 years. The death of Henry Eastland of Epsom, yeoman, was recorded on 22 May 1711, and on 21 Oct. 1711 his eldest son George Eastland was admitted; as he was only 9 years of age George Frankling was appointed his guardian. On 29 Mar. 1725 George Eastland of the parish of St. James Westminster, distiller, the eldest son and heir of the body of Henry Eastland decd. upon the body of Anne his wife, also deceased, formerly Anne Franklyn of Lambeth, spinster (with Samuel Kent of Clapham, distiller, and John Franklyn) freed the messuage, barn, stable, garden, orchard and several pieces of land from tail by an action of recovery, and mortgaged the property on the same day to Joseph Pratt of Lambeth, distiller, for £400 with lawful interest. Repayment of this mortgage was recorded on 12 Aug. 1728; on 26 Oct. 1736 George Eastland obtained a licence to let for 21 years; in 1755 George Eastland, now of Ashtead gen held besides some lands (6B14, 8B6, etc.) one messuage, one barn, stables and other outhouses, a garden and orchard and one parcel of meadow now divided in two parts, 3½ acres, abutting on Church Street on the south-west part, on common field (now inclosed) on the north-east part, on land of Lord Baltimore on the north-west part, and on the copyhold estate of Peter Bulkley on the south-east part.

9B19. Thomas Tegge's messuage in Church Street descended with his other properties (6B6, q.v.) to Henry Cooke of Byfleet, maltster, who on 24 Mar. 1740 sold to John Bosworth Esq, Chamberlain of the City of London, the messuage on the east side of Church Street, together with the buildings, garden, orchard, courts, yard and ground thereunto belonging, as the same now are in the possession of the said John Bosworth, William Dawson acting as

9B19.

attorney. John Bosworth surrendered the property to uses : To himself and Hester, his wife, and to his will. The Lady Bosworth died on 5 Sept. 1749 (Gentlem. Mag.1749,429), and Sir John Bosworth on 3 Aug. 1752 (ibid.1752, 384). In his will dated 22 Feb. 1752 he devised his messuage on the east side of Church Street lately in his possession, to his dear wife Dame Elizabeth Bosworth for life, and after her decease to his son the Revd. John Bosworth, and on 4 Oct. 1752 Dame Elizabeth was admitted to the property, and John Bosworth to the remainder expectant. In 1755 Dame Elizabeth Bosworth held a messuage, coachhouse, stables and other outhouses, and a garden, ½ acre, abutting on Church Street on the south-west part, on lands of George Eastland on the east and south-east parts, and on land of the said Lady Bosworth (9B20) on the north part.

9B20. On 1 Jun. 1696 George Earl of Berkeley and Elizabeth Countess of Berkeley his wife sold the messuage and 80 acres of land (with certain exceptions - 7B8 etc.) in the occupation of Maria Elliott widow to Richard Ryves, the son of Richard Ryves of London, merchant, as trustee for Edward Northey of the Middle Temple, London Esq. On 27 Oct. 1699 Richard Ryves the younger of London, merchant, surrendered to Elizabeth Drew of Epsom, spinster, daughter of John Drew of Epsom, maulster, in trust for the said John Drew some of these lands. Elizabeth Drew and her father John Drew sold on 22 Jul. 1715 to George Nelthorpe Esq the parcell or pightle of land, lying near and adjoining to the gate called Smith Hatch gate, 1 acre. The remaining lands Elizabeth Drew surrendered to her father John Drew on the same day. On 29 Jun. 1723 George Nelthorpe of Epsom Esq sold the piece of land, 1 acre, adjoining Smith Hatch gate, to Jacob Gomes Serra of Epsom gen. On 31 May 1734 the boundary between the properties of Henry Cooke (9B19) and of Master Jacob Gomes Serra was defined by a view by the homage, who reported that the north boundary of the ground lying behind Henry Cooke's messuage in Church Street and against the garden belonging to Master Gomes Serra is by a line to be struck from the north corner of the pales of the forecourt of the said messuage to an elmtree or stump now standing in the fence against the ground of George Eastland at the distance of 13½ feet southward from the wall lately built by George Nelthorpe Esq and now standing in the said garden of the said Master Gomes Serra, and that the fence of the said boundary is to be repaired by the said Henry Cooke. Jacob Gomes Serra, now of London gen sold the 1 acre of land, now made into a garden, to John Bosworth, Chamberlain of London, on 25 May 1741, shortly after John Bosworth had acquired the adjoining property (9B19). From then onward the 1 acre of land remained with this adjoining property, whose garden it formed; in 1755 it was held by Dame Elizabeth Bosworth: A pightle of meadow land (now a garden), about 3 yards, abutting on land of the said Lady Bosworth on the south part, on the road leading to Ewell on the north part, and on land of Lord Baltimore on the east part.

9B21 was in 1755 a parcel of meadow or pasture ground called the Pightle, 1 acre, abutting on the road leading to Ewell on the north-west part, on land of George Eastland on the south-east part, and on the estate of Dame Elizabeth Bosworth on the south-west part, held by free deed by Frederick Lord Baltimore.

9B22. Robert Roffey's 1 acre in Harris Hearne shot descended with his other properties (8B2, q.v.) to Edward Lambert on 21 Oct. 1686, who sold it on 21 Oct. 1711 with some other lands to John Drew the elder and John Drew the younger. In a marriage settlement enrolled on 23 Mar. 1716 John Drew the elder of Epsom, maltster and Margareta his wife, John Drew the younger of Epsom, maltster, the eldest son of John Drew the elder, and Elizabeth Drew of Epsom, spinster, daughter of John Drew the elder, surrendered all their properties (except the tenement called the Red Lion (10B15) in the occupation of Bartholomew Hill) to uses : After the death of the survivor of John Drew the elder and Margareta his wife to John Drew the younger and Mary Wood of Horley, spinster, the intended wife of John Drew the younger, the heirs of the body of the said Mary Wood by the body of the said John Drew lawfully begotten, failing this the heirs of John Drew the younger, provided that John Drew the younger pays to Elizabeth Drew £10 per annum, and provided that a marriage be had and solemnized between John Drew the younger and Mary Wood on or before 13 Jan. next ensuing (see 1B24). On 27 Oct. 1718 John Drew the elder surrendered the lands purchased of Richard Ryves (see 9B20), which Elizabeth Drew had surrendered to him on 16 Jun. 1715, to John Drew the younger. The death of John Drew the elder was recorded on 4 May 1722. John Drew the younger of Epsom, maltster, mortgaged his properties on 22 Apl. 1745 to Peter Foster of Thames Street, London, oyleman, for £150. On 21 Oct. 1745 a bankruptcy order of the High Court of Chancery against John Drew dated 23 Jan. 1744 was enrolled, and it was stated that Edward Acton of Ashtead, gen and James Tod of London, merchant, had been appointed trustees for all John Drew's creditors. In the subsequent sale on 26 Feb. 1744 Edward Acton and James Tod acquired John Drew's properties as the best bidders, and were admitted in moieties on 21 Oct. 1745. In 1755 they held the two moieties of a messuage in two tenements, malthouse, brewhouse, stable and garden, 1/4 acre, built on part of ½ acre in part of Harris Hearne shot, abutting on the road leading to Ewell on the north-west part, on their own freehold land on the south-east part, on land of Priscilla Edwards widow on the north-east part, and on a field of Lord Baltimore on the south-west part.

9B23. The remaining part of the ½ acre 9B22 was apparently enfranchised at some time, as it appears in 1755 as a freehold of Edward Acton and James Tod, 1 rood and 20 rods or perches whereon is built a barn, formerly in Harris Hearne shot in Smith Hatch common field, abutting on the copyhold estate of Edward Acton and James Tod on the south and north parts. No record of the enfranchisement was found. (cf. 3B10, 9B29).

9B24. John Maund's one acre of freehold land was in 1755 in the possession of Priscilla Edwards widow : Ten messuages, a stable and two sheds and several pieces of ground, ½ acre, abutting on the road leading to Ewell on the north-west part, and on several inclosures in Smith Hatch common field on the south-west part.

9B25. John Ockley's moiety in the 1 acre of land in Harris Hearne shot descended to his daughter Mary and her husband Michael Wood (see 3B14), and was sold by them, one moiety of 1 acre of land near the barn belonging to John Drew the elder, on 5 Nov. 1706 to John Drew the younger of Epsom, maulster.

9B25.

The other moiety descended from Bartholomew Smith and Katharina his wife (see 3B14) to Josiah Diston, and from him on 5 Jun. 1726 with his other remaining properties (3B7 etc) to John Williams of Stowford, Devon, Esq, Richard Aldworth of Stanlake, Berks, Esq, and Robert Tothill of the parish of St. John's, Clerkenwell, Middx, Esq in trust for sale, and was sold by them on 22 Oct. 1734 to Nathaniel Garland jun., an infant, the 1 acre in Harris Hearne shot, heretofore Cook and Ockley; on 4 Nov. 1735 Nathaniel Garland the younger and his father Nathaniel Garland the elder as his guardian sold the moiety to John Drew. Together with John Drew's other properties (9B22 etc) it was in 1755 held by Edward Acton and James Tod, each holding one moiety of the two moieties of and in 1 acre in Harris Hearne shot, inclosed, with a shed, abutting on land of Joseph Shaw on the south part, and on the freeholds of Edward Acton and James Tod (9B23) and of Priscilla Edwards (9B24) on the north part.

9B26. Katherine Beane's three half-acres in Harris Hearne shot came with some of her other properties (1B2, q.v., etc) on 25 Oct. 1700 to John Simmonds, and on 27 Jun. 1727 to Joseph Shaw, who in 1755 held ½ acre in Harris Hearne shot, abutting on land of George Eastland on the south part, and on land of Edward Acton and James Tod on the north part.

9B27. Elinor Boys's ½ acre was with her other properties (6B14 etc) inherited by her nephew Paulus Healy, and descended to his daughter Eleanor Healy, was sold by her husband William Lindop and her brother William Healy on 6 Jan. 1762 to Richard Price, and by him on 22 Oct. 1739 to George Eastland, who in 1755 held ½ acre in Harris Hearne shot, abutting on land of Lord Baltimore on the south part, and on land of Joseph Shaw on the north part.

9B28. Lord Baltimore held in 1755 by free deed ½ acre in Harris Hearne shot inclosed with other lands, abutting on land of Robert Wrench on the south part, and on land of George Eastland on the north part.

9B29. John Wrench's ½ acre was in 1755 a freehold ½ acre in Harris Hearne shot (inclosed with other lands) in the possession of Robert Wrench, abutting on land of Mary Potter on the south part, and on Lord Baltimore's land on the north part. No record of an enfranchisement has been found (cf. 3B10, 9B23).

9B30. Rebecca Lambert's 1 acre in Harris Hearne shot had with most of her other properties (4B4 etc) come by 1755 to Mary Potter : One acre in Harris Hearne shot (inclosed with other lands), abutting on land of John Saunders and John Wakelin on the south part, and on land of Robert Wrench on the north part.

9B31. John Chalkley sold his lands on 1 Nov. 1717 to John Livingston (see 6B4), whose grandson James Tod in 1755 held by free deed two cottages, a shed and garden, 20 rods or perches, abutting on the road leading to Ewell on the north-west part, and on the estate of Priscilla Edwards on the south-west part. It must however be pointed out that there is no proof in the court rolls for this derivation of this freehold property.

9B32. James Tod also held by free deed ½ acre in Mead Furlong shot (on which the almshouses are built), abutting on land of George Eastland on the south part, and on the road leading to Ewell on the north part.

9B33. Henry Eastland's ½ acre of land was, with his other properties (see 9B18) in 1755 held by George Eastland of Ashtead gen : ½ acre in Mead Furlong shot, abutting on land of William Rumbsy on the south part, and on land of James Tod on the north part.

9B34. Thomas Browning's 1 acre of land descended with his other properties (see 2B5) to William Rumsby of Eltham, Kent, yeoman, who in 1755 held the 1 acre in Mead Furlong shot, abutting on land of George Eastland on the south and north parts. (William Rumsby also held ½ acre in Heath's shot, abutting on land of George Eastland on the south part, and on land of Tomlinson Busby on the north part : this may account for the entry in 9C34 on 4 Jun. 1827.)

9B35. descended with 9B33 and in 1755 was held by George Eastland : 1 acre in Mead Furlong shot, abutting on land of Sarah Miriam Wood on the south part, and on land of William Rumsby on the north part.

9B36. The ½ acre of land held by Edward Stone in the right of Anne his wife had, with most of his other properties (see 3B34, 3B37), by 1755 come to Sarah Miriam Wood : ½ acre in Mead Furlong shot, abutting on the Vicarage land on the south part, and on land of George Eastland on the north part.

9C1.

9C1. John Manley of Lincoln's Inn Fields, Middx. Esq had on 16 Dec. 1751 obtained a licence to let for 21 years all that messuage wherein Sarah Parker widow now deceased lately dwelled, with the storerooms, yards and garden adjoining, now in the tenure of Isaac Tarrat, and on 19 Mar. 1766 he obtained another licence to let all and every his copyhold messuages and lands for 21 years. On 15 Mar. 1787 John Manley, now of Woodseat in the parish of Uttoxeter, Staffs. Esq surrendered the properties to Richard Haighton of Long Stow, Cambs, Clerk, who on 18 Jan. 1788 sold them (except 4C16, q.v.) to Thomas Fitzherbert of Epsom Esq, the claims of Mary Haighton, James Priestley, and Elianor Franklin being released to him on 28 Jan. 1788. On 28 Nov. 1788 Thomas Fitzherbert obtained a licence to let all or any of his properties for 21 years. On 6 Jun. 1791 Thomas Fitzherbert of Epsom Esq sold to Langley Brackenbury of Epsom Esq All that part or parcel of all that messuage or tenement wherein Langley Brackenbury lately dwelled, with the store cellar rooms and walled garden, adjoining the common field on the east, the churchyard on the south, Church Street on the west, and William Wheatley's premises (9C2) on the north part, and on 27 Jun. 1791 Langley Brackenbury obtained a licence to let for 21 years. On 29 Dec. 1800 he obtained another licence to let to Henry Webb for 21 years. On 15 Oct. 1804 Langley Brackenbury of Epsom sold the property to John Rutter of Epsom, brewer, and on 8 Jun. 1805 Ann Adams, the widow of the late James Adams, late of the island of Barbados, surrendered all her share and equity of redemption to John Rutter (cf. 4C16). On 2 Nov. 1812 John Rutter sold the messuage wherein Langley Brackenbury and afterwards the said John Rutter dwelled, now in the occupation of William Cobbold, for £600 to William Cobbold of Epsom, brewer. On 23 Apl. 1824 William Cobbold, now of Colchester, Essex, brewer, sold all his properties to Trayton Peter Pagden and Stephen Pagden, both of Epsom, common brewers, Robert Meggy and Francis Heath, both of St. Thomas's Street, Southwark, gentlemen, acting as his attorneys, Trayton Peter Pagden paying £750 for the George public house (2C17), the Church Street property (9C1), now in the occupation of Trayton Peter Pagden, and the One Tun public house and the adjoining messuage (2C16), and Stephen Pagden £650 for the Rummer public house and the adjoining messuage (13C7). Trayton Peter Pagden and Stephen Pagden had the property 9C1 enfranchised on 28 Apl. 1847.

9C2. On 6 Jun. 1791 Thomas Fitzherbert (see 9C1) sold to William Wheatley of Epsom, carpenter, All that messuage, garden, courtyard and piece of land thereto adjoining, about 2 acres, part of which had lately been converted into an orchard, and on another part thereof had been erected (instead of a barn formerly standing thereon) a carpenter's shop, and also another small piece of land, 21 roods, being part of 1 acre of land in Birding Bush shot, all of which said premises are now in an inclosure near Church Street, lately in the occupation of Joseph Shaw Esq and now of the said William Wheatley. On 20 Nov. 1794 William Wheatley obtained a licence to let his properties for 21 years. The death of William Wheatley was recorded on 21 May 1804, and on 15 Oct. 1804 his wife Ann Wheatley was admitted under his will, and on 8 Jun. 1805 Ann Adams released to her her rights in the property (see 9C1). At the death of Ann Wheatley the property, late in her occupation, was inherited by her brother George Turner of Brickland by Reigate, , who was admitted on

21 Oct. 1810, and on the same day sold the property to William Wheatley's brother, Richard Wheatley of Epsom, stonemason (cf. 4C15) for £300. At the death of Richard Wheatley, recorded on 31 May 1826 and under his will his wife Elizabeth Wheatley was admitted on 16 Oct. 1826 to the property late in the occupation of Richard Wheatley and now of the Revd. Robert Hesketh, Clerk; the carpenter's shop had by then for some time past been removed. On 8 Jun. 1830 took place an exchange of land necessitated by the construction of a new roadway (todays Grove Road). Elizabeth Wheatley obtained from John Whitmore the younger a small triangular piece of copyhold land, on the north and south sides thereof 42 feet, now inclosed with the garden or orchard of Elizabeth Wheatley (part of 9C4), and a piece of copyhold land, 32 perches, now similarly inclosed, abutting west on Church Street, east and south on the said garden of Elizabeth Wheatley, and north on a road or way made a few years since, leading from Church Street aforesaid into the common fields of Epsom (part of 9C3). In return Elizabeth Wheatley released to John Whitmore a piece of land, from east to west 107 feet, at its west end 50 feet, and on its east end 33 feet, for several years past inclosed with the grounds late of John Whitmore Esq, the father of John Whitmore, in or near Church Street, and other part lies in the said road or way, and which said piece of land (except so much thereof as is in the said road) abuts south on the said road, and west on the said copyhold tenement heretofore of Thomas Butcher. On 22 Oct. 1830 Elizabeth Wheatley of Epsom, widow, sold the property to Edmund Robert Daniell of Lincoln's Inn, Middx. Esq for £525. The death of Edmund Robert Daniell was enrolled on 11 May 1854, and on 26 Apl. 1855 his only son Egerton Frederick Daniell of Christ Church College, Oxford, Clerk. (cf.7C3) was admitted. On 1 May 1873 it was presented that the messuage, coachhouse and other outbuildings had been destroyed by fire and not having been rebuilt within a reasonable time the same has therefore become forfeited to the lord of the manor. No action seems to have been taken on this forfeiture, as Egerton Frederick Daniell, now of Sulley Rectory, Penarth in the parish of Sulley, Glamorgan, Clerk in Holy Orders, had the piece of land with the garden and courtyard therto adjoining (on part whereof formerly stood a messuage which has since been destroyed by fire), the 21 rods in Birding Bush shot, the triangular piece of land, and the 32 perches of land enfranchised on 20 Nov. 1889.

9C3. The death of Susanna Rogers was recorded on 25 Jul. 1763, and on 24 Oct. 1763 her only surviving child Elizabeth Callan, the wife of John Callan of Eosom, lodginghousekeeper, was under Henry Roger's will admitted to the property, which she mortgaged on the same day to John Winchester of Epsom, cornchandler, for £40. On 24 Oct. 1768 she sold the property to Joseph Shaw the younger, who was admitted on 22 May 1769, when John Winchester's mortgage was repaid. The property appears in Joseph Shaw's mortgage to Thomas Harrison of 24 Oct. 1774 (see 7C3), a messuage in two tenements, late in the occupation of Elizabeth Callan widow, now of Mr Phipps nd Mrs Conniers. At the auction of Joseph Shaw's properties on 19 Jul. 1814 (see 7C3) lot 2, all that copyhold estate situate on the north side of Church Street, Epsom, comprising a neat white-fronted house containing a hall, two parlours, drawing room, four bedchambers, three attics, a kitchen and offices, a large yard and gardens, late in the occupation of Mrs Weston, supposed to be worth £25 per

9C3.

annum, held of the Manor of Epsom subject to the customary fines, 1 heriot and 6d quit rent, was sold to Thomas Butcher of Epsom, the auctioneer, together with lot 4 (1C5) for £520; his bill of costs and expenses for the entire sale amounted to £131.7.0. At the completion of the transfer on 15 Sep. 1820 the occupier is given as William Weston. Thomas Butcher was admitted on 16 Jul. 1821, and sold the property, now in the occupation of John Whitmore, to John Whitmore the younger of Epsom Esq for £408. On 21 Oct. 1822 John Whitmore obtained a licence to pull down the messuages on 9C3, 9C4, and 9C5. On 8 Jun. 1830 he ceded 32 perches of the land to Elizabeth Wheatley (see 9C2). On 12 Sep. 1842 it was recorded that following a fiat in the bankruptcy procedings against Edward Whitmore, a partner in Whitmore, Wells, and Whitmore of Lombard Street in the City of London, bankers, the freehold and copyhold properties at Epsom, which John Whitmore the younger held under an agreement dated 3 & 4 Mar. 1828 at the charges of Edward Whitmore, were sold by public auction on 17 Sep. now last past to Day, the highest bidder, for £2130 (deposit paid £424) and sold by him to Thomas Bulcock Burbridge of Bridge Street, Southwark Esq for £2330, assessed at £1930 for the freehold (9C6) and £400 for the copyhold, and ceded by Thomas Bulcock Burbridge to Richard Hotham Pidgeon the younger of Throgmorton Street in the City of London, druggist, who was admitted to the properties on 12 Sep. 1842. On 12 Sep. 1846 Richard Hotham Pidgeon surrendered the copyhold premises to Robert Carter of Leadenhall Street in the City of London, merchant, against a payment of £450 to Charlotte Burbidge of Bridge Street, Southwark, widow, Oliver Vile of St. James's Square, Middx, Esq, Richard Hotham Pidgeon the elder, of Christ's Hospital in the City of London, Esq, and Thomas Keen of Croydon, Esq, devisees in trust for sale under the will of Thomas Bulcock Burbidge Esq decd. Robert Carter, of the Grove in the parish of Epsom, had the properties 9C3, 9C4, and 9C5 enfranchised on 24 May 1877.

9C4. On 25 Oct. 1762 Richard Burgiss of Ewell, mercer, was admitted to the two messuages, barn, garden, orchard and two parcels of land, now or late in the separate tenures of Joseph Shaw Esq, John Bush, John Elliott, and Thomas Mitchell or their undertenants, which William Parker had mortgaged to him. Richard Burgiss sold the properties on 27 Oct. 1766 to Thomas Williams of Epsom Esq, and on 8 Jun. 1767 Grace Parker, the widow of William Parker, released the equity of redemption in the properties to Thomas Williams. On 23 Oct. 1786 Thomas Williams sold the two pieces of land (in Vicarage Corner and in Childer Plat shot) to Thomas Fitzherbert, and the two messuages, now in the occupation of Ockley, labourer, to James Edmonds of Ashtead, gardener. On 29 Mar. 1802 James Edmonds sold the two messuages, now in his own occupation, to John Whitmore the younger of the Old Jewry in the City of London Esq, who on 21 Oct. 1822 obtained a licence to pull down the messuages (see 9C3); on 8 Jun. 1830 he ceded a triangular piece of land, on the north and south sides 42 feet, to Elizabeth Wheatley (see 9C2). The remaining piece of land descended with the other properties of John Whitmore (9C3 etc) and was included in Robert Carter's enfranchisement on 14 May 1877.

9C5. Robert Wrench had on his admission entailed the property on 24 Oct. 1748 to himself, his wife Elizabeth, and the heirs of the body of himself on the body of the said Elizabeth begotten; on 20 Nov. 1764 Robert Wrench of Epsom,

yeoman and Elizabeth his wife obtained a licence to let a piece of ground, ½ acre, being the north-east part of the orchard belonging to their messuage in Church Street, as the same is now separated and divided, for 61 years in case the said Robert Wrench or Elizabeth his wife or the survivor of them shall so long live. The death of Elizabeth Wrench, widow, was recorded on 23 May 1796, and on 24 Oct. 1796 John Wrench of Epsom, gardener, the son of Robert and Elizabeth Wrench, was admitted to the messuage on the north-east side of Church Street, with several outhouses, gardens, orchards and appurtenances, and freed the property (one messuage, 8 gardens, 8 orchards, 8 outhouses with the appurtenances !) from tail by an action of recovery, and mortgaged the property to Elizabeth Pierson of Epsom, spinster, for £210. After the demise of John Wrench, recorded on 12 Oct. 1819, his son William Wrench, yeoman, was admitted on 26 May 1820 in trust for sale to the messuage in Church Street, lately in the possession of John Wrench, and sold it on the same day to John Whitmore the younger, who on 21 Oct. 1821 obtained a licence to pull down the messuage; with the other copyhold properties of John Whitmore (see 9C2) the piece of land on which a messuage or tenement formerly stood but which has since been pulled down, descended to Robert Carter and was enfranchised for him on 24 May 1877.

9C6. Lord Baltimore's freehold property was according to the landtax returns in 1780 in the possession of John Whitmore of the Old Jewry in the City of London, merchant, who at his demise on 23 Aug. 1791 (Gentleman's Magazine, 1791, p. 783) left it in his will dated 29 Aug. 1788, probate 3 Sep. 1791, to his son John Whitmore the younger. To his son William he left £20000, to his daughter Catherine Whitmore £15000, his wife Elizabeth, formerly Elizabeth Henckell, having pre-deceased him. On 3 & 4 Mar. 1828, in an agreement between George Henckell Esq, Caroline Whitmore Widow, John Whitmore of Clapham Common Esq, therein called John Whitmore the younger of Bloomsbury Place, Middx, Esq, Edward Whitmore of Lombard Street in the City of London, banker, and John Eldad Walters it was declared that John Whitmore was to hold the properties at the charges of Edward Whitmore. In the register of Electors 1832 Edward Whitmore is shown as the owner. Whitmore, Wells, and Whitmore, the firm in which Edward Whitmore was a partner, failed, and in a public auction on 17 Sep. 1841 the properties were acquired from the assignees Henry Lee William Dimsdale Child and James Alexander Simpson for £2130 by Day, the highest bidder, and sold by him for £2330 (£1930 for the freehold and £400 for the copyholds 9C3, 4, and 5) to Thomas Bulcock Burbidge of Bridge Street, Southwark, Esq, who is shown as the owner of The Grove in the Electors' Register for 1843, and in the tithe award of the same year. After Thomas Bulcock Burbidge's death (see 9C3) the property was acquired on 12 Sep. 1846 by Robert Carter, who was still in occupation in 1877.

9C7. At the death of Captain Peter Bulkley John Baynham was admitted on 24 Dec. 1759 to all the properties under the mortgage of 23 May 1748. On 6 Jun. 1763 John Baynham obtained a licence to let all or any of his properties for 21 years. On 23 Oct. 1769 John Baynham of London, victualler, by William Parker of Epsom, yeoman, his next friend, produced a deed poll of Elizabeth Prescot of Concord in the County of Middlesex, Province of Massachusets Bay in North America, and Martha Bulkley and Mary Bulkley, both of Boston in the

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County of Suffolk in the said Province, spinsters : Peter Bulkley, heretofore of Epsom and late of Boston in the County of Suffolk in the said province, mariner decd. had in his will dated 14 May 1752, proved at Boston, devised his properties to his honoured father and mother John and Mary Bulkley of Boston for life, half of the remainder to his sister Elizabeth Prescot, the wife of Peter Prescot, and the other half to his nieces Martha and Mary Bulkley; the parents John and Mary Bulkley had since died; on 25 Mar. 1768 there was due to John Baynham on principal and interest on the mortgage and for necessary repairs £1346.17.8; a surveyor's valuation by John Burnell of Green Street near Leicester Fields, Middx, on 16 Jun. last, was for £1750, and Elizabeth Prescot, and Martha and Mary Bulkley, on 28 May 1770, released the equity of redemption to John Baynham against a payment of the balance of £403.2.4d. On 12 Dec. 1772 John Baynham obtained a licence to let all or any of his properties to any fit person for 21 years. On 7 Jun. 1774 he acquired the property of John Harding (9C9). On the same day he obtained a licence to let the messuage now in the tenure of Thomas Alldridge for 4 years, and on 29 Mar. 1775 another licence to let the messuage now in the tenure of George Saxby for 19 years. At the demise of John Baynham his wife Martha Baynham was admitted to all his properties on 23 May 1779 under John Baynham's will. On 13 Nov. 1780 Martha Baynham of Croydon, widow, sold to John Everest of Epsom gen the messuage, coachhouse, washhouse, brewhouse, stable and garden, ½ acre, abutting on Toms Lane on the south-east part, and on the copyhold tenement late of John Harding on the north-west part (9C8), also all that piece of ground, about 1 acre, formerly a meadow called Dulls (5C14), and also all that piece of ground now a garden, 20 rods, abutting on Toms Lane on the north part and on Robert Wrench's house and orchard on the south and east parts, whereon a house formerly stood which has been burned down (9C7), all in the occupation of John Finch. On 23 Oct. 1816 it was enrolled that John Everest had on 12 Jun. 1816 pledged the 3 properties now in his own occupation to Charles James of New Inn, Middx. gen for £1500, the bond to be void if John Everest paid to Charles James £751.9.4 on 12 Dec. next ensuing. On 27 May 1817 this was converted into a formal mortgage to Charles James for £751.9.4; Charles James acknowledged satisfaction of this mortgage on 14 Dec. 1818, and John Everest took up another mortgage for £800 at 5% from Joseph Oldham of York Place, City Road, Middx, Esq. On 21 Dec. 1820 the repayment of this mortgage was recorded, and John Everest sold the three properties 9C7, 9C8, and 5C14 to John Whitmore the younger of Epsom, Esq. for £1550. On 19 Apl. 1822 John Whitmore obtained a licence to let the messuage, coachhouse, washhouse, brewhouse, stables and garden (9C8) and the piece of land 5C14 to Charles Miller of Epsom Esq, and on 7 Apl. 1842 sold the messuage and the piece of land to Trayton Peter Pagden, retaining the piece of land 9C7, on which a house formerly stood, which he combined with his adjoining copyhold premises 9C3, 4 and 5, with which it was enfranchised by Robert Carter on 20 May 1877.

9C8. The messuage, coachhouse, washhouse, brewhouse, stable and garden, about ½ acre, abutting on land formerly of Lord Baltimore but now or late of Edward Whitmore Esq. on the north-east part, on land now or late of the said Edward Whitmore (being formerly a lane called Toms Lane but now some years since inclosed by the said Edward Whitmore) on the south-east part, and on a

copyhold tenement formerly of John Harding on the north-west part, now in the occupation of Henry Miller by lease granted by John Whitmore for 21 years from 25 Mar. 1822, also the piece of ground 5C14 John Whitmore, now of Clapham Common, Esq. sold on 3 Feb. 1842 (enrolled 7 Apl. 1842) for £520 to Trayton Peter Pagden of Epsom, brewer. On 6 Apl. 1843 Trayton Peter Pagden obtained a licence to let the properties to Henry Miller for a further 14 years. The death of Trayton Peter Pagden was recorded on 6 Nov. 1879, and on 14 Oct. 1880 his son Robert Pagden was admitted under his father's will dated 7 Mar. 1867 and codicil 20 Oct. 1869 (probate 5 Nov. 1879) to the messuage etc. formerly in the occupation of Henry Miller but now of Frederick Pagden. Robert Pagden of Epsom, brewer on 11 Jan. 1884 obtained the enfranchisement of the property, together with that of the George and One Tun public houses in the High Street (2C16 and 17), the remainder of the 1 acre of land called Dulls (5C14) and the piece of land at the rear of the Red Lion public house (9C26C).

9C9. On coming of age John Harding, late of Windsor, Berks, mason, sold on 25 Nov. 1773 (enrolled 7 Jun. 1774) the messuages on the east side of Church Street on the north side of Toms Lane, built on a piece of land 50 x 32 feet, then or late in the occupation of the widow Lewis and Dibble to John Baynham of London, victualler, at whose death the property came with his other properties (see 9C7) to his widow Martha Baynham on 23 Mar. 1779. On 27 Jun. 1785 Martha Baynham of Croydon, widow, sold to Sarah Redford of Epsom, widow (cf 4C6) the messuages, now in the occupation of Richard Maybank and Jacob Levi. Sarah Redford, whose death was recorded on 3 May 1813, devised in her will dated 2 Jan. 1798 the messuage wherein she resides, and her other messuage in the occupation of Mrs. Altham (9C13), to her daughter Elizabeth Redford, who was admitted on 1 Nov. 1813. At the death of Elizabeth Redford, recorded on 25 Mar. 1835, and under her will dated 30 Sept. 1828 her messuage on the east side of Church Street with the buildings, out-houses, and ground, 50 x 32 feet, late in the occupation of the said Elizabeth Redford, was to be sold and the proceeds to be equally divided between her nephews William and John Redford and her nieces Sarah Gardom, Caroline Young, and Jane Wood Harvey share and share alike. Accordingly William Redford of Epsom, yeoman, (cf 4C6) was admitted on 15 May 1835 and sold the property on the same day to Joseph Lester of Epsom, yeoman for £200. On 7 Apl. 1836 it was recorded that Elizabeth Redford had required a bargain and sale of the property, that the sale to Joseph Lester on 15 May 1835 was therefore invalid, that now a bargain and sale had taken place, and Joseph Lester was now admitted. Joseph Lester sold the messuages on the east side of Church Street with the buildings, now and for many years last past converted into and used as one messuage, now in his own occupation, on 1 Sept. 1847 to Herbert Ingram of No. 198 Strand, Middx. Esq. for £205. Herbert Ingram was admitted on 28 Oct. 1847; his death was recorded on 8 Nov. 1860 and after three unsuccessful proclamations for his heir and an adjournment the property was declared forfeit to the lord of the manor on 29 Apl. 1862. On 1 May 1862 John Plummer of 198 Strand, Middx. gen, as attorney for Ann Ingram of 22 Palace Gardens, Kensington, Middx. Herbert Ingram's widow, produced probate of 15 Mar. 1861 of Herbert Ingram's will dated 24 Jun. 1853, in which he appointed his wife executrix and left the messuage in his own occupation to her.

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Accordingly Ann Ingram was admitted on 1 May 1862. On 2 Apl. 1884 Ann Ingram, now of Mount Felix, Walton on Thames, widow, sold the messuages converted into one messuage and now known as Clewer Cottage and at present unoccupied, to William Bristow of South Street Epsom, furniture dealer for £250. William Bristow had the messuage, now in the occupation of Townsend, enfranchised on 15 Jan. 1896.

9C10. In the entry on 1 Nov. 1787 relating to the death of Ann Black (see 9C14) the husband of her daughter Mary is mentioned as Samuel Parish of Epsom, parish clerk. In 1812 Samuel Parish of Epsom, bookseller, acquired some land (6C16) from Multon Lambard. Samuel Parish died in 1831, aged 63 years (Epsom Parish Register). In the tithe award 1843, Mary Parish is shown as the owner of the freehold messuage. After her demise in 1850 aged 89 years (ibid) her will dated 4 Jan. 1839 was produced in 1856, in which she mentions her freehold house and her copyhold house, both situated in Church Street, together with some freehold land. The freehold property appears to have descended with the copyhold messuage 9C14, whose enfranchisement was obtained by Elizabeth Parish of the Hermitage, Church Street, widow on 18 Jan. 1890.

9C11. There is no further reference to the Meetinghouse in the court rolls. The tithe award shows the owners as the trustees of the Presbyterian Chapel.

9C12. Martha Baynham (see 9C7) sold on 28 May 1781 to John Sturgiss of Epsom, gardener, the messuage in his occupation, together with an outhouse (formerly a schoolhouse) a stable, garden and yard, being part of certain tenements formerly called Isaacs, abutting on the Meetinghouse and land thereunto belonging on the south-east part, and on the copyhold estate now of Sarah Radford on the north-west part. The death of John Sturgiss was recorded on 3 Jun. 1793, and on 14 Jun. 1794 his eldest son John Sturgiss, 19 years old, was admitted to the property, and William Woollard was appointed his guardian. On 22 Apl. 1841 the death of John Sturgiss of Epsom, gardener, was recorded; in his will dated 25 Mar. 1834 he had devised the property in his own occupation to his wife Sarah Sturgiss for life; Sarah Sturgiss was accordingly admitted on 7 Apl. 1842. On 17 Dec. 1867 Charles Hale the younger of Paynton Street, Limehouse, Middx, whiting manufacturer, the customary heir of John Sturgiss, was admitted to the remainder expectant, and together with Sarah Sturgiss, who had intermarried with David Larbey since deceased, sold the messuage in the occupation of the said Sarah Larbey, and also the cottage on the south-east side of the said messuage, in the occupation of Miss Pursell, on the same day to John Barnard of Epsom, gen for £500. John Barnard had the piece of ground in Church Street, the messuage or dwelling house and outbuilding late in the occupation of Sarah Larbey, and the cottage late in the occupation of Miss Purnell enfranchised on 1 Dec. 1868.

9C13. Also on 28 May 1781 Martha Baynham (see 9C7) sold the messuage stable, garden and ground thereunto belonging, part of the tenement formerly called Isaacks, abutting the messuage in the occupation of John Sturgiss on the south-east part, and a tenement or cottage and piece of ground now of Ann Black, widow, on the north and north-west parts, in the occupation of Thomas

Sleorgin, to Sarah Radford of Epsom, widow, reserving a right of way to the occupiers of the adjoining properties 9C14 and 9C15, q.v.; with her other property (9C9) the messuage now (2 Jan. 1798, date of her will) in the occupation of Mrs. Altham, was inherited by her daughter Elizabeth Redford on 1 Nov. 1813. On 11 Apl. 1828 Miss Elizabeth Redford of Epsom, spinster, sold the messuage for £340 to Mary Trothen Weeks, the wife of John Compton Weeks of Chessington, gen. On 13 Jun. 1832 John Compton Weeks, now of the City of Bath gen, the husband of Mary Trothen Weeks, sold the messuage now in the occupation of the said John Compton Weeks or his undertenants, for £300 to Henry Gosse of Epsom Esq, who was admitted on 30 Oct. 1832, James Puttock acting as his attorney. Henry Gosse sold the property, now in his own occupation, on 7 Apl. 1836 to Thomas Frith of Ewell, schoolmaster, for £300. On 19 Oct. 1836 Thomas Frith, now of Epsom, schoolmaster, mortgaged the property to Thomas Roberts of Epsom, confectioner, for £400 at 5%. At the death of Thomas Frith, Thomas Roberts was admitted on 12 Apl. 1849 on this mortgage, as the principal and an arrear of interest was outstanding. The death of Thomas Roberts was recorded on 7 May 1868, and on 6 May 1869 it was noted that the trustees under his will dated 28 Feb. 1868 were Henry Thomas Aveline of Epsom gen, a solicitor, and John Barnard of Epsom Esq, that John Barnard disclaimed, and in a public auction on 23 Dec. 1868 bought as the best bidder, for £350 the messuage, late John Sturgiss (sic!) formerly of Thomas Sharyar, afterwards John Compton Weeks, since the late Henry Gosse decd., then Thomas Frith and at his decease his widow. John Barnard had the messuage, stable, garden and ground enfranchised on 22 May 1877.

9C14. On 13 Nov. 1780 Martha Baynham (see 9C7) sold to Ann Black All that cottage, shop, backside, and small piece of ground containing about 20 rods, abutting on Church Street on the south-west part, and on other copyhold premises of the said Martha Baynham on the north-west and east parts, together with a way or passage to and from the said premises for carriages, horses, and foot passengers into through and over a piece of ground now lying open and situate on the east side of the said surrendered premises, in common with the tenants or occupiers of the messuage belonging to the said Martha Baynham and now in the occupation of John Sleorgin or his assigns or undertenants. At the death of Ann Black her son Richard Black and her daughter Mary, the wife of Samuel Parish of Epsom, parish clerk, were admitted as tenants on 1 Nov. 1787. The death of Richard Black of was recorded on 30 Jun. 1806 as lately holding a moiety of the property. However, on 5 Apl. 1815 Samuel Parish of Epsom, bookseller, and Mary his wife surrendered the cottage with the right of way, to which Mary Parish had been admitted as joint tenant with Richard Black, to Samuel Parish and his heirs, and Samuel Parish surrendered it to his will. At the death of Samuel Parish, recorded on 24 May 1831, he had devised in his will dated 30 Jan. 1816 all his freeholds and copyholds to his wife Mary Parish for her whole and sole use, and Mary Parish was admitted accordingly on 27 Apl. 1832, the cottage late in the occupation of Samuel Parish now being in her occupation. Mary Parish died in 1850; in her will dated 4 Jan. 1839 she had devised her freehold house (9C10) and her copyhold house, both situated in Church Street, to her daughter Mary Ann Parish for life, and after her decease to her four sons Samuel, William, Henry and Edward Parish and their heirs male, her son George being excepted in consequence of having been greatly assisted by the family; Edward Parish

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having died, Henry Parish of Twickenham, Middx, Clerk, was appointed a trustee in a codicil dated 24 Aug. 1849. In accordance with this will Mary Ann Parish was admitted to the cottage, now in her occupation, on 23 Apl. 1857. At the demise of Mary Ann Parish, recorded on 1 May 1873 Thomas Clarke Parish of Cumberland House, Cumberland Street, Pimlico, Middx, gen was admitted on 23 Dec. 1873 to one quarter share as heir in tail male, and another quarter share, the reversion of which had come to his father Samuel Parish on the death of his brother Edward Parish, and on 30 Apl. 1874 it was recorded that on 23 Dec. 1873 Thomas Clarke Parish had surrendered the two quarter shares to Elizabeth Parish of No.9 Park Hill Richmond, widow for a payment of £27. On 27 Apl. 1875 William Samuel Parish of Cherry Hinton, Cambs, Clerk in Holy Orders, the eldest son and customary heir of William Parish surrendered his quarter share for £25 to Elizabeth Parish, now of the Cottage, Church Street, Epsom, and on the same day Charles Samuel Pollock Parish of Moulmain, Calcutta, East India, Clerk in Holy Orders, the eldest son and heir of Henry Parish surrendered his quarter share also to Elizabeth Parish for £25. On 18 Jan. 1890 Elizabeth Parish, now of the Hermitage, Church Street, widow, had the cottage (a part of which was formerly used as a shop), backside, and a small piece of ground, about 20 rods, formerly in the occupation of Mary Ann Parish, since of Ernest Edward Warren, and now or late of Bush, with the right of way enfranchised.

9C15. On 11 Jun. 1782 Martha Baynham (see 9C7) sold to George Rutter of Epsom, tea dealer, the messuage, coachhouse, washhouse, brewhouse and stables, forecourt and garden, 1 acre, abutting on Church Street on the south-west part, on the copyhold lands of Martha Baynham thereafter mentioned and thereby surrounded on the north-east and south-east parts, and on the freehold land late of Robert Worsfold on the north-west part, and also two parcels of land or pasture ground, 1 acre, part of certain lands called Isaacks, abutting on lands late of Lord Baltimore and now of Thomas Williams Esq on the south-east part, and on lands of George Eastland on the north part, all in the tenure or occupation of John Jacob. On 23 Jun. 1783 Martha Baynham's quit rent of 2/9d was reapportioned: Sarah Radford to pay 1/-, John Sturgiss 9d, and George Rutter 1/-. On 4 Nov. 1793 this quit rent assessment was revised: The total quit rent due from Martha Baynham on 23 May 1779 was 5/8d, since then she has sold to the following tenants: John Everest and his wife (9C7) 1/3d; Ann Black (9C14) 1/4d; Sarah Radford (9C13) 1/-; John Sturgiss (9C12) 9d; and George Rutter (9C15) 1/-, a shortfall of 4d, which are to be added to George Rutter's dues. George Rutter's death was recorded on 1 Jul. 1799; he left a new erected messuage, coachhouse, washhouse, brewhouse and stables, forecourt and garden, the whole about 1 acre, and two parcels of land, about 1½ acres, late in the occupation of the said George Rutter. On 9 Jun. 1800 his will dated 15 Apl. 1799 was produced: His properties were to be sold, and his son Charles Rutter was to receive £1000, his son William Rutter £500, his daughter Elizabeth Rutter £500 on reaching the age of 21 years, the rest, residue or remainder to his wife Elizabeth Rutter, the executors to be his wife Elizabeth Rutter, William Haydon the elder Esq of Guildford, and Mr. Richard Eager the elder of the parish of Dunsfold, Surrey; William Haydon, Elizabeth Rutter, and Richard Eager were accordingly admitted, and on 10 Jun. 1800 obtained a licence to let their properties for 21 years. On

21 Apl. 1810 William Haydon and Richard Eager (Elizabeth Rutter now being deceased) obtained another licence to let to William Dalrymple of Ewell Esq. On 14 July. 1836 the quit rent for the new erected messuage, coachhouse, washhouse, brewhouse and stables,forecourt and garden,1 acre,situate in Church Street, and also the 1½ acres of land thereto adjoining was reassessed at two yearly rents of 4d and 2/-. On 30 Mar.1837 William Haydon obtained a licence to let the property for 14 years to Henry Gosse of Epsom Esq (cf.9C13). On 5 Sep. 1845 William Haydon the younger of Guildford Esq reported that Elizabeth Rutter and Richard Eager had both died in the lifetime of the said William Haydon the elder who departed this life in May 1816, leaving him, William Haydon the younger his eldest son and customary heir him surviving (his will dated 29 Oct 1812, probate 22 May 1816). William Haydon the younger was accordingly admitted upon trusts on 5 Sep. 1845, and on 15 July. 1847, together with William Haydon Smallpeice of Guildford gen, had the property, now in the occupation of Henry Gosse, enfranchised.

9C16. Robert Worsfold's two freehold messuages, formerly one messuage with the workshop (formerly a barn), garden and orchard on the east side of Church Street, formerly customary or copyhold, was purchased by William Woollard the younger of and from Elizabeth Worsfold and conveyed by her by a certain indenture of lease and release 27/28 Feb. 1787; at the death of William Woollard in 1814 and under his will dated 16 Aug. 1806 and by a deed of appointment he devised all his properties to James Brown of Epsom, whitesmith (see 4C7). In the electors' register of 1843 James Brown of Hasswell's Cottages, Epsom, is shown as the owner of two freehold houses and premises in Church Street.

9C17. On 24 Oct. 1768, after the death of Amey Cope, who had survived her husband Josiah Cope, Josiah Cope of Broad Street in the parish of St. Bennet Finck, London, carpenter, son and heir of the body of the said Josiah and Amey, was admitted to the two moieties of the messuage, ground and yard in Church Street, now or late in the occupation of John Hughes, Frampton, and Daniel Dymes, freed the property from tail by an action of recovery, and sold it on 28 Oct. 1771 to Thomas Davis of Epsom, chandler. At the death of Thomas Davis of Epsom, shopkeeper, and under his will his wife Elizabeth Davis was admitted on 26 May 1777 for life, remainder after her decease to Thomas Davis's brother Edward Davis of London, pinmaker. The death of Elizabeth Gardom, formerly Elizabeth Davis, was recorded on 7 Apl. 1825; Edward Davis had died without issue, leaving his sisters Martha Ellis and Elizabeth Hope his heirs. Martha Ellis had died without issue intestate, Elizabeth Hope had also died, devising her inheritance to her daughter Frances Blinston, who was admitted to the entirety. On 24 Oct. 1825 it was reported that Martha Ellis, the wife of Stephen Ellis, had in fact left a daughter Mary, the wife of Cornelius Lewis, her only child, who had also died, leaving Martha the wife of Richard Jones, her only child, and that Elizabeth Hope had left four daughters: Mary, now the widow of Samuel Becket, Elizabeth, the wife of Thomas Done, Hannah, the wife of Henry Moulsdale, and Frances, the wife of John Blinston; accordingly Martha Jones was admitted to one moiety, and the four daughters of Elizabeth Hope jointly to the other moiety. On 31 Mar. 1826 Richard Jones and Mary his wife, and the four daughters of Elizabeth Hope and their husbands

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sold the messuage with the ground and yard, now in the occupation of Christopher Gardom, Faulkner, Elsom, and Badcock, to Christopher Gardom of Epsom, yeoman, for £300. The death of Christopher Gardom was enrolled on 4 Apl. 1834. On 21 Oct. 1834 his will was produced, in which he left the property, now in the occupation of William Weston, William Binley, Elson, George Silvester, and Jones, in trust for sale to his nephews James Gardom of Epsom, builder, and George Gardom of the same place, auctioneer, who were admitted accordingly. At the death of James Gardom (see 3C23) and under his will dated 3 Jan. 1835 his moiety in all those dwelling houses and premises in Church Street came on 24 Apl. 1845 to his brother-in-law Thomas Charrott of Guildford, saddler, in trust for his nieces Martha Eliza Charrott, Mary Ann Charrott, and Helen Charrott, and his nephew George Charrott, daughters and son of Thomas Charrott by his late wife, the sister of James Gardom. On the same day George Gardom surrendered his interest in the Church Street property also to Thomas Charrott. The property descended at Thomas Charrott's death to his son George Charrott, and at his demise and in accordance with his will to John Holden of Bowers Mill, Worplesdon, miller, and John Bidwell of Guildford, druggist, on 8 May 1856 in trust for sale (see 3C23). On 10 May 1858 John Holden and John Bidwell, now of Walworth, Surrey, druggist, sold to William Jeal of Epsom, yeoman, for £125 the piece of land on the north side of Church Street, containing in the front and towards the south side thereof and bounded by Church Street 12 feet 6 inches, and in the rear from north-west to south-east and forming the back boundary of the said piece of land 27 feet 6 inches, together with the cottage or dwellinghouse and outbuildings standing thereon, part of the premises late in the occupation of Elson and Badcock, and also the free and uninterrupted use of the spring well and pump in the open space of ground between the said cottage and the cottage on the west side thereof in common with the owners and occupiers of the last mentioned cottage and of the cottages in Church Street on the east side of the said piece of land hereby surrendered, and also a right of way over the said open space of ground. On 4 Nov. 1858 the quit rent of 2/- was apportioned at 6d from William Jeal, and 1/6 for the remaining parts of the property. The death of William Jeal was recorded on 7 Nov. 1867, and on 23 Jan 1868 his wife Eliza Jeal of Epsom was under his will dated 17 Mar. 1867 (probate 7 Jan. 1868) admitted to the property, which she had enfranchised on 27 Mar. 1868.

9C17a The remaining parts of the property John Holden and John Bidwell, now of Bath, Somerset, druggist's assistant (by Louis Innes Baker of Guildford gen his attorney) sold on 5 May 1859 for £500 to John Wathan Lodwidge of Basingstoke, Hants, Ironmonger: All that piece or parcel of land on the north side of Church Street, a portion of which is now used as a garden, containing in front and towards the south 25 feet 6 inches, and in the rear from the north-west to the south-east and forming the back boundary of the said piece of land 28 feet, and in depth from the north 119 feet, together with the messuage, dwellinghouse and outbuildings standing thereon, now in the occupation of John Burgess, and also all that other piece of land, having a frontage next to Church Street of 12 feet and a depth from the front to the rear thereof of feet, together with the spring of water and pump thereon, which is adjoining to other property lately sold to William Jeal, subject to

William Jeal's right of way (see 9C17), and also all that other piece or parcel of land, a portion of which is used as a garden, containing in the front towards the south side thereof 50 feet and in the rear from north-west to south-east and forming the back boundary of the said piece of land 64 feet, together with the messuage now in two tenements, and the small cottage and outbuildings standing thereon, now in the respective occupations of Messieurs Henry Bowen, George Silvester, and Thomas Worsfold. John Wathan Lodwidge was admitted on 31 May 1860, and had the property, formerly in the occupation of Richard Charman, Sophia Silvester, and Thomas Worsfold, now of Mary Ann Hammond, Charles Bricknel, and Harriet Coombs, enfranchised on 13 Mar 1880.

9C18. The death of George Eastland, late of Ashtead gen was recorded on 25 Oct. 1773; on 6 Jun. 1774 Stephen Wicking of the Alienation Office in the Inner Temple, London, and Elizabeth his wife, the only sister and customary heir of George Eastland, were admitted, and surrendered the property on the same day to George Eastland of the City of Worcester, brushmaker, who, also on the same day, obtained a licence to let his properties for 21 years. At the demise of George Eastland, and in accordance with his will, dated 21 Jun. 1780, all his copyhold estate at Epsom, in the occupation of Edward Stone, came to his wife Hannah Eastland and all and every his child or children. There were only three daughters, all infants, Mary 16 years of age, Ann 14 years, and Hannah 12 years, and on 27 Jun. 1785, Hannah Eastland of the City of Worcester and her three daughters were admitted in equal fourth parts, Hannah Eastland widow acting as guardian of her daughters. On 1 Nov. 1794 John Malpas jun., glazier, and his wife formerly Mary Eastland, Hannah Eastland widow, and Ann Eastland, spinster, all of the parish of St. Helen's in the City of Worcester, sold their three quarter shares in the messuage, barn, stable, carthouse, garden and orchard, and several pieces of arable, meadow, and pasture land adjoining the messuage, 5 acres, and several pieces of land, 29½ acres in Smith Hatch and 6½ acres in Woodcote common fields, now in the occupation of William Morris, to William Morris of Epsom gen, and on the same day William Gamidge of Newgate Street, London, stationer, and Hannah his wife, formerly Hannah Eastland spinster sold the remaining quarter share to William Morris, who was admitted on the two surrenders on 1 Jun. 1795. At the death of William Morris and under his will dated 23 Oct. 1792 his brother Henry Morris of Dartford, Kent, tanner, was on 5 Jun, 1897 admitted to all William Morris's title and interest in the messuage, barn, stable, outhouse, and about 41 acres of land, now in the occupation of Edward Stone, subject to £900, the sum borrowed in part to pay for it. On 8 Jan. 1798 Henry Morris obtained a licence to let the property for 21 years, and on 27 May 1817 Henry Morris, now of Epsom, farmer, obtained another licence for 21 years. On 24 Dec. 1846 Henry Morris, now of Bath Place, Peckam, Esq sold to the London Brighton and South Coast Railway Company for £1533 the messuage, granary, garden, barn, stable, shed, rickyard and other outbuildings and premises thereunto belonging, all that paddock and two several pieces of meadowland adjoining to the said messuage, 5 acres, but now by admeasurement 4 acres 1 rood 25 perches. The Company had the property included in their enfranchisement on 5 May 1849, items 67, 99, and 100 on their plan.

9C19. On 14 Jun. 1756 the Revd. John Bosworth of Oriel College, Oxford, acting on his own behalf and on that of Dame Elizabeth Bosworth of Epsom, widow, sold the messuage and garden (9C20) now in the occupation of Dame Elizabeth Bosworth, to Priscilla Holden of Bedford Row in the parish of St. Andrew Holborn, Middx, spinster. At the death of Priscilla Holden the Revd. John Parkhurst of Epsom, acting as attorney for Priscilla Holden's mother Jane Holden of Epsom, widow, on 6 Jun. 1757 produced Priscilla Holden's will devising the properties to her mother, who was admitted, and entailed them tio herself and her daughter Mary, the wife of John Jolliffe of Petersfield in the County of Southampton Esq. On 19 May 1766 Jane Holden and John Jolliffe and Mary his wife sold the properties to John Nicholls of Lincoln's Inn Middx. Esq. On 15 Oct. 1804 John Nicholls, late of Felbridge Park, Sussex, but now of Verdun within the French Republic Esq appointed his eldest son Frank Nicholls of Westcombe House, Somerset, now residing at Felbridge Park, his attorney to sell the messuage on the east side of Church Street, lately in the occupation of Mrs. Elizabeth Nicholls widow decd. to Andrew Burt of Gould Square in the City of London. On 17 Apl. 1815 Andrew Burt, late of Epsom but now of Stone House, Warbleton, Sussex, Esq, obtained a licence to let all or any part of the customary messuages which he, the said Andrew Burt now holds, for 21 years to Edward F. Cox of the Haymarket, Middx, upholsterer (this may however refer to 7C7), and on 11 Aug. 1815 he sold the messuage and the parcel of customary land, late in the occupation of Nicholls widow, for £720 to the Revd. Andrew Reed of Cannon Street Road, St. George's in the East, Middx, Dissenting Minister. On 11 Apl. 1839 the Revd. Andrew Reed of Hackney, Middx, Doctor of Divinity, sold the messuage and the pightle of land in the occupation of Daniel Eade for £525 to Thomas Clayton of Epsom gen, who on the same day obtained a licence to pull down the messuage with the buildings, provided that the said Thomas Clayton shall and do within the space of twelve months now next ensuing build another messuage and buildings of equal value at least with the one now standing on the said premises. The death of Thomas Clayton was recorded on 7 Apl. 1842, and on 20 Dec. 1842 his will, dated 17 Dec. 1841, probate 2 Apl. 1842, was produced, naming William Dore of Duke Street, Manchester Square, Middx, publican and Daniel Newport of Liquor-pond Street, Gray's Inn Lane, Middx, clerk to Messieurs Reid & Company, brewers, as trustees for sale. At a public auction by Mr. Deacon at the Auction Mart near the Bank of England on 9 Aug. last past at 12 o'cl Thomas Higgins of No.21 Old Bond Street in the parish of St. George Hanover Square, Middx, warehouseman, bought the properties with the messuage and buildings which the said Thomas Clayton had built in accordance with the licence, as the highest bidder for £1113, paying a deposit of £278.5.0, mortgaging them on the same day, 20 Dec. 1842, to Charles Pugh of Rood Lane in the City of London Esq for £800 at 5%, and obtaining a licence to let them to Wood of Epsom gen for 21 years at an annual rent of £70. On 6 Apl. 1843 Thomas Higgins of Old Bond Street, hosier, applied to Robert Lawes of Change Alley in the City of London, discount broker, to discount certain bills, and as security assigned to him the policy of his life assurance with the Law Life Assurance Society, and his messuage at Epsom for amounts not exceeding £1000, subject to Charles Pugh's mortgage. On 2 Nov. 1844 Thomas Higgins defaulted on Charles Pugh's mortgage; Charles Pugh was admitted, and surrendered the properties to Robert Bartholomew Lawes for £910; Robert

Bartholomew Lawes was admitted, and with his father Robert Lawes and his sister Henrietta Wilhelmina Lawes signed a Deed of Declaration of Trust in favour of Henrietta Wilhelmina Lawes. On 5 Aug. 1848 Robert Bartholomew Lawes sold the messuage late in the occupation of William Wood for £1575 to the London Brighton and Southcoast Railway Company, incorporated by an Act 97, 10 Vic.: An Act to consolidate and unite the London Brighton and the London & Croydon Railway Companies, by whom the two properties (9C19 and 9C20) Nos 97 and 98 on their plan, were enfranchised on 12 Jul. 1862.

9C20. had become combined with 9C19, with which it remained until its enfranchisement on 12 Jul. 1862.

9C21. Lord Baltimore's 1 acre pightle of freehold land is shown in the 1843 tithe award as belonging to and being in the occupation of Charles Smart. In an abuttal of the adjoining property 9C22 in 1865 its owner is given as late George Richard Ratcliffe, but now of the London Brighton and South Coast Railway Company.

9C22. James Todd's moieties in the properties he had acquired at the bankruptcy of John Drew were on 12 May 1760 inherited by his elder son John Todd of Epsom Esq. On 2 Feb. 1762 John Todd surrendered these moieties to his brother James Todd of Epsom, mariner, in exchange for the moieties in the bowling green, coffeehouse, and new well properties (1C6), and James Todd sold these moieties on 20 Feb. 1764 to Robert Yalden of Epsom, maltman, who mortgaged them on the same day for £50 with lawful interest to Richard Bennett of Epsom, brazier. At the death of Robert Yalden his son John Yalden was admitted on 8 Jun. 1767, and entailed the properties to himself, his wife Margaret Yalden, and the right heirs of the survivor. On 25 Sep. 1767 John Yalden of Epsom, maltman, mortgaged the properties to John Staples of Mansell Street, Goodman's Fields, Middx, gen, for £200 with lawful interest, and on 26 Oct. 1767 Richard Bennett's widow Margaret Bennett of Epsom acknowledged satisfaction of the mortgage of 20 Feb. 1764. The mortgage to John Staples was repaid on 22 May 1769, and on 28 May 1770 John Yalden and Margaret his wife took on another mortgage from George Mascall of Epsom, carpenter, for £150. On 2 Jun. 1788 John Yalden, his wife having since died, sold the moieties to Christopher Raven of Epsom, apothecary. Edward Acton's moieties in John Drew's properties came at his death and under his will to his widow Susan Acton of Ashtead for life on 28 May 1770, amongst them the moiety of the messuage with the yard, garden and appurtenances, now in the tenure or occupation of John Yalden, which stands upon part of ½ acre of customary land in Harris Hearne shot near the lower way leading to Ewell. Susan Acton's death was recorded on 5 Jun. 1780, and on 23 Oct. 1780 the will of Edward Acton was recited: He had devised the properties after his wife's death to his son Edward Cecil Acton for life, then his grandson Thomas Langford; but in case his son should continue a lunatic or disordered in his senses then immediately after the demise of his wife to his grandson; Thomas Langford had died, and Edward Cecil Acton had been ever since and is now disordered in his senses. Therefore Edward Acton Langford, Thomas Langford's brother and heir, an infant, 18 years old, was admitted, Robert Hughes of Watling Street, London, gen acting for him as his next friend. On 4 Nov. 1784 Edward Acton

9C22.

Langford of Portsmouth, Hants, gen, mortgaged the moieties in the properties in John Yalden's occupation to Robert Hughes for £220 at 5%, and on 2 Nov. 1789 Edward Acton Langford, now of New Bond Street, Middx, gen paid back the mortgage and sold the moieties to Christopher Raven, who now held the entirety. The death of Christopher Raven was recorded on 19 Oct. 1801. On 26 Jul. 1802 his will dated 19 Feb. 1798 was produced; in a codicil after the death of his son Edward Raven he nominated William Hall of Ewell, miller, executor and trustee for his daughter Harriet, the wife of John Winslow Mayd. William Hall was accordingly admitted in trust. At his death, recorded on 20 Apl. 1838 his eldest son William Hall of Edward's County, Illinois in the United States of America was on 14 Nov. 1839 admitted, William Everest, whom he had appointed his attorney, together with John Penrice Bell acting on his behalf, and surrendered the properties to John Winslow Mayd's son, the Revd. William Mayd of Withersfield, Suffolk, Clerk, for a consideration of 5/-. On 18 Apl. 1848 William Mayd mortgaged the properties to George Frederick Furnival of Egham, Surrey, surgeon, for £1000 at 5%, which he paid back on 12 Apl. 1849. On 12 Dec. 1865 William Mayd sold to John James Smith of Halfmoon Street, Piccadilly, Middx, Esq the messuage in Harris Hearne shot, formerly described as one messuage in two tenements, malthouse, brewhouse, stable and garden, abutting on the turnpike road leading to Ewell on the north-west part. on other land formerly of Edward Acton and John Yalden (9C23) also sold by the said William Mayd to the said John James Smith on the south-east part, on land formerly of Priscilla Edwards but late of John Cresswell Wade on the north-east part, and on land formerly of Lord Baltimore, late of George Richard Ratcliffe but now of the London Brighton and Southcoast Railway Company on the south-west part, now in the occupation of William Finch as tenant, and known as Clayton House. John James Smith, now of No.33 Prince of Wales Road, Kentish Town, Middx, gen had the property, now empty, enfranchised on 17 Jan. 1876.

9C23. Most of the freehold piece of land was with the preceding property 9C22 also sold by William Mayd to John James Smith; some small parts of it seem to have been sold to Charles Broughton (see 9C26a), and were erroneously included in the mortgage to George White on 29 Apl. 1862.

9C24. Pricilla Edwards's ten freehold messuages abutting the road leading to Ewell appear to have descended with some of her copyhold premises (5C5 and 10C14) on 24 Oct. 1814 to John Burgess of Epsom, wheelwright, and been sold by him on 27 Feb. 1818 together with 10C14 to Thomas Butcher of Epsom, who is shown as the owner of the messuages in the tithe award of 1843. In 1856 they appear in the will of James Butcher (see 9C26b), when he devised the 15 messuages Nos 1-15 to James Whatney and Ann Butcher in trust for his son James Butcher. The owner of the last of the messuages, the Red Lion public house was in 1843 Elizabeth Waghorn: According to 10C14 it was in 1818 called the Old Queen's Head, in 1822 the Queen's Head public house, now called the Red Lion.

9C25. The one acre of inclosed land in Harris Hearne Shot, held in moieties of moieties, also came, together with 9C22, to William Mayd on 14 Nov. 1839. He combined this with the ½ acre of land (9C26) which he inherited from his

father John Winslow Mayd on 12 Apl. 1849, and sold it severally to the owners of the adjoining properties 9C22, 9C23, and 9C24.

9C26. Joseph Shaw's ½ acre of land was in the sale of his properties on 19/20 Jul. 1814 (see 7C3) sold amongst some other lands for £195 to John Winslow Mayd, who was admitted on 20 Oct. 1820 to the piece or parcel of land lying in an inclosure, part arable and part farmyard, and a carthouse and buildings erected thereon, 2 roods, bounded on the east by Mead Furlong, in the west by Mr. Whitmore's paddock, on the south by lands belonging to Mr. Henry Morris, and on the north by the late Mr. Raven's lands. At the death of John Winslow Mayd of Epsom, Doctor in Medicine, and under his will the Revd. William Mayd was admitted on 12 Apl. 1849 to the ½ acre of land, which he combined with the adjoining piece of land 9C25.

9C26a. On 1 Nov. 1849 the Revd. William Mayd sold to Charles Broughton of Epsom, bricklayer, for £130 all that piece or parcel of land, 2 roods 12 perches, part whereof is a yard and the other portion garden ground, together with the barns, stables and houses, erections and buildings thereon, No 646 in the tithe award, part of the premises 9C22, 9C25 and 9C26. On the same day homage presented that the barn, stable, coachhouse, cartshed and harnessroom and other buildings so surrendered were out of repair. On 8 Jan. 1852 (enrolled 22 Apl. 1852) Charles Broughton of Epsom, yeoman, mortgaged the property to Edward Russell of Reigate gen for £250 at 5%. Satisfaction of this mortgage was acknowledged on 7 Nov. 1861 by William Curtis Burt of Reigate gen, the executor of the will of Edward Russell, who had died on 13 Aug. 1852. On 29 Apl. 1862 Charles Broughton of Epsom, builder, took on a mortgage for £400 at 5% from George White of Epsom gen. On 6 May 1869 it was stated by the lord of the manor that certain parts of the property which were in fact freehold, had been by mistake included as copyhold in this mortgage. This mortgage was paid back on 8 Oct. 1875 (enrolled 18 Nov. 1875). On 15 Dec. 1884 (enrolled 7 May 1885) Charles Broughton mortgaged the property for £400 at 5% to Elizabeth Butcher of the Hollies, Worthing, Sussex, widow, Edward Butcher of Epsom, surveyor, and Robert Henderson of Ewell, miller, out of monies belonging to them on a joint account, and on 10 Jan. 1889 (9 May 1889) sold the property in his own occupation, subject to the mortgage of 15 Dec. 1884, for £250 to Thomas White of Epsom gen, who was admitted on 31 Oct. 1889, Julius Octavius Jacobs of No 16 St. Helen's Place in the City of London acting as his attorney. On 26 Apl. 1899 Thomas White, together with Elizabeth Butcher and Ann Shears Butcher, both of Loughton Villa, Epsom, spinsters, in whom the mortgage had become vested, had the property, bounded north partly by freehold premises formerly of Charles Broughton, and partly by premises formerly of John James Smith, afterwards of Miss Mittendorf, south by premises lately of James Thomas Ruley, afterwards of Messrs. Brooks and others, east by premises lately of the executors of J.C. Wade, and west by land in Eastland shot, enfranchised.

9C26b. Also on 1 Nov. 1849 the Revd. William Mayd sold to James Butcher of Cummings Street, Pentonville in the parish of St. James Clerkenwell, for £60 a piece of land, 1 rood 34 perches, bounded on the north side by premises of Thomas Butcher, on the west on a piece of garden ground recently bought by

9C26b.

Charles Broughton of the said William Mayd, on the east on a portion of the same piece of land, together No 647 on the tithe award. The death of James Butcher was recorded on 10 May 1855, and on 23 Oct. 1856 his will (probate 8 May 1855) was produced by James Watney of Hayling Park in the parish of Croydon Esq, who, with the testator's sister Ann Butcher of No 10 Grove Road, Brixton, spinster, was admitted in trust for James Butcher's infant son James Butcher; on 16 Nov. 1859 James Watney and Ann Butcher had the 1 rood 34 perches of land, nor or late in the occupation of Charles Young, bounded on the south by land formerly belonging to the late Jane Williams, enfranchised.

9C26c. The remaining part of the piece of land No 647 in the tithe award the Revd. William Mayd sold on 6 Jul. 1850 for £90 to Charles Rowlls of Kingston, brewer, a piece of land, lying at the back of the Red Lion Inn, 87 feet in length and extending back towards the line of the London & Epsom Railway about 91 feet, bounded on the north by premises of the said Charles Rowlls, and south by a piece of land 4 feet wide now or late belonging to the said Revd. William Mayd, reserved as a right of way. Charles Rowlls, now of Harley Street Middx Esq sold the piece of land on 16 Feb. 1860 to Frederick Hodgson of Kingston, brewer, for £150, and Frederick Hodgson sold it on 1 May 1873 for £100 to Robert Pagden of Epsom, brewer, who had it, formerly in the occupation of William Marchant as tenant, lately of Charles Poulter, and now of Isaac Day, enfranchised with some others of his properties (2C16, 2C17, 5C14, 9C8) on 11 Jan. 1884.

9C27. George Eastland's ½ acre in Harris Hearne shot came with his other properties (9C18) through William Morris on 5 Jun. 1797 to his brother Henry Morris. On 19 Apl. 1819 Henry Morris, now of Epsom gen sold to Henry Williams of Epsom, smith, and Jane his wife the ½ acre abutting on land of Hannah Morris on the south part, on land of the late Joseph Shaw Esq on the north part, on Mead Furlong shot on the east part, and on a meadow in the occupation of Mr. Whitmore on the west part. Henry Williams erected two cottages on the piece of land - one of them (recently (1980) pulled down) carried a stone inscribed H J W 1819. At Henry William's demise and under his will dated 22 Mar. 1822, in which he is described as chimney sweeper, his wife Jane Williams was admitted on 20 Oct. 1823. On 14 Jun. 1851 Jane Williams had the ½ acre of land with the two cottages erected and built thereon enfranchised.

9C28. Lord Baltimore's freehold ½ acre appears to have been in the possession of Hannah Morris in 1819 (see the abuttal of 9C27); in the tithe award of 1843 it is shown as in the possession of Henry Morris, except the pieces of land adjoining Jane Williams's two cottages, (9C27) which are shown as in her possession.

9C29. On Robert Wrench's freehold ½ acre, then in the occupation of John Yalden, William Bugby built in 1779 a chapel and dwellinghouse for his son William Bugby, Minister of the Gospel, and Dorcas his wife; in 1843 the trustee holding the property is given as Jasper Shallcross, the house in the occupation of Mary Westfold and others. The cottage was refronted in brick in 1873, and has been pulled down in 1978.

9C30. Mary Potter's 1 acre of land descended with some of her properties (see 8C8) to Hannah Morris, and was by her and her husband Edward Wilkins of Bermondsey on 16 Jul. 1846 sold for £200 to the Croydon and Epsom Railway Company, and was, No 71 on the Railway plan, enfranchised by the London Brighton and Southcoast Railway Company on 12 Jul. 1862.

9C31. James Todd's freehold 20 perches abutting on the road leading to Ewell on the north-west part appear as four houses and gardens in the tithe award of 1843, in the possession of Mrs. Johnson and the occupation of James Wicks and others.

9C32a. James Tod's ½ acre of freehold land had by 1843 been divided into three parts. The almshouses were, in the Charity Commissioners' Reports 1825, 13, 476, described as Cane's Charity, Livingstone's Almshouses: This almshouse which appears to be an ancient building, is reported to have been erected by the parish on ½ acre of land given by a Mr. Livingstone about the year 1703. It is kept in repair by the parish and affords a habitation to twelve poor widows of the parish, who are placed in it from time to time by the minister and churchwardens. A small garden attached to the house is also enjoyed by these poor widows. According to the tithe award it contained 14 perches.

9C32b. In 1843 John Winslow Mayd held a house, outbuildings and garden, 1 rood 22 perches, and

9C32c. William Hughes a house and garden, 35 perches, in the occupation of Miss Hall.

9C33. George Eastlands ½ acre of land came with his other lands (see 9C18) through William Morris to his brother Henry Morris, who sold it on 6 Oct. 1818 to the Revd. Evan Christopher James of Epsom, Clerk, for £70, all that piece of ground with the appurtenances in Mead Furlong shot, bounded towards the north on land formerly belonging to James Tod and now to the said Evan Christopher James and Thomas James Wood, on the south on land of Mrs. Ann Reeves in the occupation of Benjamin Hasswell, on the east by Longridge shot, and on the west by Harris Hearne shot, late in the occupation of George Gill.

9C33a. On 11 Apl. 1820 Evan Christopher James sold to Elizabeth Mayd of Epsom, spinster, for £95 part of the ½ acre of land, bounded towards the east on other part of the said ½ acre retained by the said Evan Christopher James, and which piece extends from Harris Hearne shot to a line to be drawn from the south side of the said ½ acre straight across to the wall of the south side of the houses in which the said Evan Christopher James and John Winslow Mayd now dwell, so as to be perpendicular to the said wall at the centre of the partition wall which divides the said two messuages, the piece hereby surrendered being in the possession of John Winslow Mayd. On 13 Jul. 1854 Elizabeth Mayd, now of Bath, Somerset, spinster, sold to John Nelson Collingwood of Epsom, bookseller, for £40 the piece of land, bounded on the north on land formerly belonging to Thomas James Wood and John Winslow Mayd but now in part forming the site of a messuage or tenement and premises

9C33a.

purchased by the said John Nelson Collingwood of the Revd. William Mayd, and garden ground thereunto belonging, towards the south on land formerly belonging to Ann Reeve but which has also been purchased by the said John Nelson Collingwood of the said William Mayd, on the east by hereditaments belonging to William Hughes in the occupation of Jane Hall, and on the west on land sometime since sold by the said William Mayd to James Chuter, which said piece of land forms part of the garden belonging to the said messuage. On 12 May 1855 John Nelson Collingwood obtained a licence to let the piece of land together with the freehold messuage (9C32b) and the adjoining land (9C35b) for 14 years to William Robert Shaw of Epsom gen. The death of John Nelson Collingwood the elder, late of Villa Franca, Egham, bookseller, was recorded on 28 Oct. 1886. In his will dated 12 Jun. 1878 (probate 10 Sep. 1886) he devised the messuage with the paddock adjoining, situate at East Street, then in the occupation of Mr. Montagu Smith, to his son William Holder Collingwood of No 148 Strand, Middx, advertising agent, who was admitted on 20 Oct 1886. The will further provided that if William Holder Collingwood should die without issue the property was to come to John Nelson Collingwood the elder's grandson Harry Nelson Collingwood, should he not be living, to his sister Lucy Collingwood. William Holder Collingwood, now of No 8 Antrim Mansions, Belsize Park in the County of London, advertising agent, had the properties enfranchised on 30 Oct. 1923.

9C33b. The remaining part of the ½ acre of land, which Evan Christopher James had retained was inherited by his nephew John James of Llanbadanfaur in the County of Cardigan, shoemaker, heretofore usually known by the name of John Williams, on 13 Jun. 1832. At the demise of John James, recorded on 27 Dec. 1833, William Hughes, late of Woolwich, Kent, now of Epsom gen, the son of Margaret Hughes, the administratrix of the estate and effects of the Revd. Evan Christopher James, was admitted upon trusts on 21 Oct. 1834. At the death of William Hughes, late of No 17 Spring Street, Paddington, Middx gen Elizabeth Goodin of No 16 Walker Street, Stepney, Middx, widow, his customary heiress, was admitted on 13 Sep. 1865, and surrendered the property to William Robert Shaw for a life annuity of £6 per annum, payable weekly (N.B. this amount may possibly only refer to the copyhold piece of land and not to the freehold messuage). At the death of William Robert Shaw, late of St. Norman's, Ewell, leathermerchant, and under his will dated 19 Dec. 1889, in which his seven sons and four daughters were the beneficiaries, one of the executors, his friend Joseph Welch of No 17 Cheapside in the City of London, manufacturer, was admitted in trust for sale on 30 Mar. 1892, the other executor, Dalton Mallam of No 3 Serjeant's Inn, Chancery Lane, solicitor, disclaiming. Joseph Welch had the property enfranchised on 12 Apl. 1892.

9C34. William Rumsby of Eltham, Kent, yeoman, sold his lands in the occupation of John Yalden and George Worsfold, together with his messuage (2C5) on 15 May 1771 (enrolled 28 May 1771) to Henry Reeve of Epsom, coachmaker. At the death of Henry Reeve his wife Ann Reeve of Epsom was admitted on 2 Nov. 1789, and at her demise her son Benjamin Reeve of Clapham, Surrey, coachmaster, and the husband of her daughter Fanny, William Terry of the same place, butcher, were admitted in trust for sale on 31 Mar. 1826, the beneficiaries under her will being her children, William Reeve of

Clapham, victualler, the only son of Burgess Reeve, late of the same place, victualler decd., her eldest son, Joseph Reeve of Clapham, broker, Charles Reeve of Brixton Hil, gen, Elizabeth the wife of Samuel Blanchard of Streatham, cabinetmaker, Ann Harrison of Clapham, widow, and Fanny, the wife of William Terry. At the subsequent public auction, held at the King's Head Inn, Epsom, on 17 May 1826, William Mayd of Epsom, Clerk, bought the one acre of land in Mead Furlong shot, in the possession of John Winslow Mayd, bounded east by Longridge shot, west by Harris Hearne shot, north by a garden in the occupation of John Winslow Mayd Esq, Doctor in Medicine, and south by land late of Henry Morris, but now purchased by the said John Winslow Mayd. William Mayd was admitted on 4 Jun. 1827, the abuttal on the north side erroneously given as Tomlinson Busby (see note at 9B34).

9C35. George Eastland's 1 acre in Mead Furlong shot also descended to Henry Morris (see 9C33), and was by him on 16 Oct. 1826 sold to the Revd. William Mayd of Ewell, Clerk, together with ½ acre in Childer Plat shot, for £120: 1 acre abutting south on land late of Thomas Jeudwine Esq, and north on land late of Ann Reeve. William Mayd combined the two pieces of land 9C34 and 9C35.

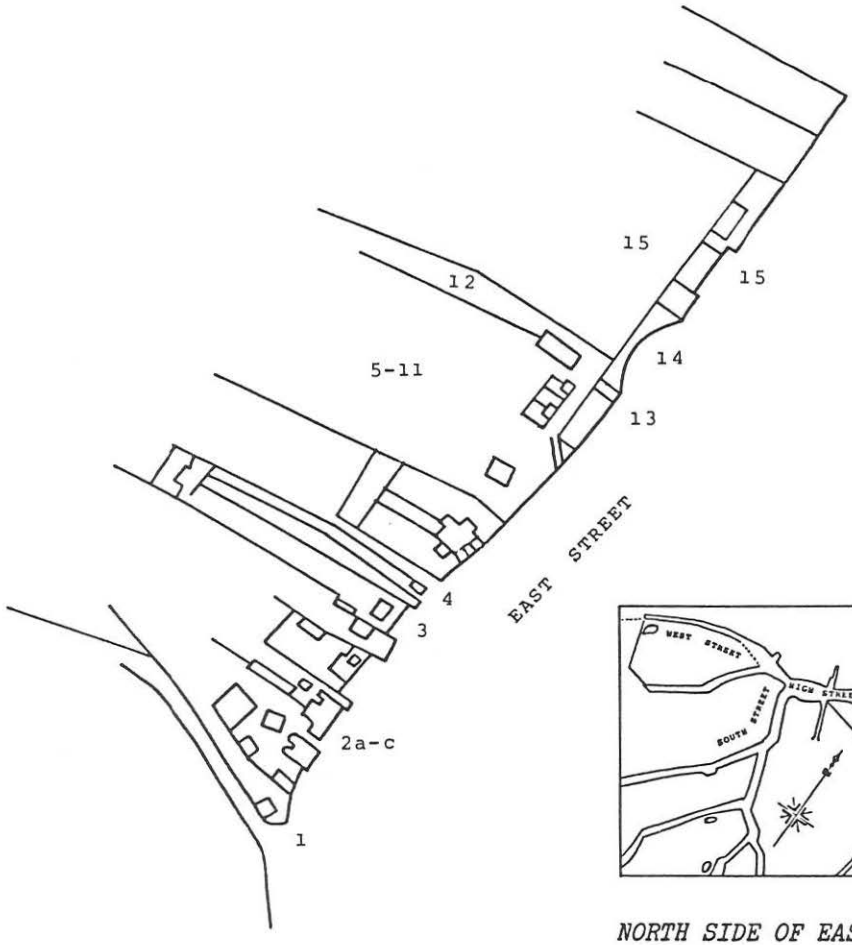
9C35a. On 1 Nov. 1849 the Revd. William Mayd of Withersfield, Suffolk, Clerk, sold to James Chuter of Epsom, carpenter, for £46 all that plot piece or parcel of garden ground, 2 roods 32 perches, in Mead Furlong shot, bounded on the south and west sides thereof by a public road or way, on the north by the premises appertaining to the almshouses, and on the east by land of the said William Mayd, on the tithe map numbered 758, now or late in the occupation of Charles Young, one portion of which was formerly part of a piece of land the property of Henry Morris, and the other portion was formerly part of the property of Benjamin Reeve, William Terry and William Reeve. (N.B. This sale appears to include also a piece of 9C33 belonging to Elizabeth Mayd, but no reference to this was found). James Chuter had the plot piece enfranchised on 14 Mar. 1850.

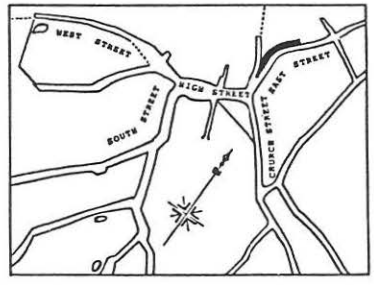
9C35b. On 13 Jul. 1854 William Mayd sold to John Nelson Collingwood (see 9C33a) for £100 all that piece of copyhold land in Mead Furlong shot, bounded east by a piece sometime since sold by the said William Mayd and one John Winslow Mayd to the London Brighton and South Coast Railway Company (9C35c), on the west by a piece of land sometime since sold by the said William Mayd to James Chuter (9C35a), on the north by the garden (9C33b) belonging to a messuage formerly in the occupation of John Winslow Mayd, but lately purchased by the said John Nelson Collingwood of the said William Mayd (9C32b), on the south by a piece of land next hereinafter described, which piece hereinbefore described forms part of the 1 acre of land belonging to Ann Reeve (9C34), and also that other piece of land, bounded north by the piece of land hereinbefore described, south by land belonging to the said Railway Company, east by the said piece of land sold by the said William Mayd and John Winslow Mayd to the said Railway Company, and west by the said piece of land sold by the said William Mayd to the said James Chuter. The piece of land was, together with 9C33b (q.v.) enfranchised by William Holder Collingwood on 30 Oct. 1923.

9C35b.

9C35c. On 16 Jun. 1847 The Revd. William Mayd of Withersfield, Suffolk Clerk, together with John Winslow Mayd of Epsom, Doctor in Medicine, sold for £438 a number of pieces of land to the London Brighton and South Coast Railway Company, amongst them 20 perches in Mead Furlong shot, parcel of 1 acre of land, abutting south on land formerly of Thomas Jeudwine but now or late of John Cooke (9C36), north on land formerly of Ann Reeve but now of John Winslow Mayd and next hereinafter described (9C34), and also all that piece of land, by admeasurement 20 perches, parcel of a larger piece of land, bounded east by Longridge shot, north by land formerly of George Eastland, afterwards of one James (9C33c), and south on the larger piece hereinbefore described. This piece of land, numbered 24 in the railway plan, was included in the enfranchisement of lands of the London Brighton and South Coast Railway Company on 12 Jul. 1862.

9C36. Sarah Miriam Wood's ½ acre of land in Mead Furlong shot came under her will of 20 Nov. 1764 with her other lands (3C37a etc) on 20 May 1765 to Henry Noden of the Strand, Middx, tallowchandler, upon trust for sale, who on 21 Oct. 1765 sold 27½ acres of the lands, in the occupation of Benjamin Allen at an annual rent of £12.15.0, amongst them the ½ acre in Mead Furlong shot, to William Dubois of London, merchant (cf. 8C7). After the demise of William Dubois, now of Epsom Esq, recorded on 14 Jun. 1794, his three sons Jean Frederick, James, and Edward Dubois of Alderman's Walk in the City of London Esquires were admitted on 23 May 1796. In a public auction on 17 Sep. 1796 James Aylwyn of Epsom Esq acquired the 27½ acres of land; James Aylwyn was admitted on 1 Jun. 1797, and on 18 Jul. 1803 sold the properties to Thomas Jeudwine of Epsom Esq, who was admitted on 21 May 1804. With some others of Thomas Jeudwine's properties (see 7C3) the ½ acre in Mead Furlong shot came in moieties to his two daughters Mary Penelope and Ann Jeudwine, and in 1844 one moiety to the trustees under Ann Jeudwine's will, Frances Howell Haveline and Edward Angel Claypole, and in 1845 the other moiety by sale from Mary Penelope Jeudwine to William Hardwick the younger. On 13 Feb. 1845 John Cooke of Chase near Ross in the County of Hereford, Dissenting Minister and William Hardwick the younger of Sandford in the parish of Upton Bishop in the same county, farmer, Edward Jennings, formerly of Bedford Place, Hastings, Sussex, but now of Worcester Place in the City of Gloucester, Dissenting Minister and Frances Howell his wife, and Edward Angel Claypole of Ross in the County of Hereford, Dissenting Minister (who held in trust for the said John Cooke), surrendered for £80 together with two other pieces of land, the ½ acre of land, by admeasurement 1 rood 23 perches bounded on the north by land abutting on the occupation road, west on Harris Hearne shot, No 25 on the railway plan, to the Croydon and Epsom Railway Company, who included it in their enfranchisement on 12 Jul. 1862.





NORTH SIDE OF EAST STREET

Chapter Ten

NORTH SIDE OF EAST STREET

10A1. Amongst the 5½ acres of land which Thomas Rogers inherited from his father Thomas Rogers on 27 Oct. 1667 (see 2A5) was a ½ acre of land which in 1680 was held by Thomas Browning in the right of Jane his wife, ½ acre of land inclosed out of Smith Hatch field, abutting on the highway leading to Kingston on the east part, and on the lands of the lady of the manor on the north part.

10A2. In 1680 Rebecca Lambert held amongst the other lands which she had inherited from her husband Samuel Lambert on 27 Oct. 1667 (see 4A4) one parcel of pasture land lying within Smith Hatch gate, containing ½ acre.

10A3. On 17 Sept. 1677 George Chittey of West Horsley, maulster, (see 4A15) entailed with his other properties ½ acre of land adjoining Bright Meade on the north and west parts to himself, his wife and their heirs, which he held in 1680.

10A4. Among the 29½ acres of land which Nicholas Elliott inherited from his brother William Elliott on 21 Oct. 1668 (see 2A3) was ½ acre of land which has so far not been identified with certainty.

10A5. Edward Stone (see 3A34) in 1680 held in the right of Anne his wife, formerly Ann Bourne the wife of Edward Bourne, among her other properties ½ acre in Childer Platt shot, abutting Butt's Close on the north part.

10A6. ½ acre of copyhold land and

10A7. 1 acre of freehold land, both in 1755 belonging to Robert Wrench, have not been identified with certainty in the holding of John Wrench in 1680.

10A8. Edward Stone (see 10A5) also held three half acres in the same shot adjoining to Bright's Meade on the west part.

10A9. William Richardson (see 3A1) in 1680 held amongst his properties ½ acre of land in Childer Plat shot, abutting on lands of Henry Eastland on the east part.

10A10. Among the 10 acres of land which Henry Eastland acquired from Daniel Woodman on 20 Jul. 1662 (see 9A18) was a piece of land, in 1680 described as ½ acre, adjoining Bright Meade on the north-west part.

10A11. Edward Stone (see 10A5) held one more ½ acre in the same shot, abutting on the demesne lands on the east part.

10A12. This ½ acre of land too has not so far been identified in the survey of 1680.

10A13.

10A13. Christopher Ramsay (see 5A6) sold to John Chalkley on 8 Apl. 1670 with the messuage in Church Street (9A5) and some other lands ½ acre of land lying in part of Harris Herne near the lower highway leading to Ewell near the walnut trees, which John Chalkley held in 1680.

10B1. With the other properties (2B5) which Thomas Browning held in the right of Jane his wife the ½ acre of land was acquired on 31 Oct. 1753 by William Rumsby, who held it in 1755: ½ acre inclosed, abutting on Ware Lane leading to Kingston on the west part, and on the common field on the east part.

10B2. Rebecca Lambert's ½ acre of land lying within Smith Hatch Gate had come with her other properties (4B4, q.v.) to Thomas Reynolds and Anne his wife. On 8 Sept. 1755 they sold to Ferdinando Charles Parkhurst of Epsom, farrier, the two moieties of and in all that messuage and smith's shop with the stable and garden or orchard and all other the appurtenances thereunto belonging, on the north side of the road leading from Epsom to Ewell, lately the inheritance of Rebecca Lambert, now or then in the occupation of Ferdinando Charles Parkhurst. In the 1755 survey the property is described as a messuage, smith's forge, stable, piece of ground and orchard, ½ acre, abutting on the road leading to Ewell on the south part, on land of William Rumsby on the north part, on a lane leading to Kingston called Ware Lane on the north-west part, and in part on Smith Hatch common field on the east part.

10B3. George Chittey's ½ acre of land descended with his other properties (see 4B15) to Thomas Spurlyn, carpenter, who on 22 Oct. 1725 sold to Jane Watts the wife of Edward Watts of Epsom, gardener, the ½ acre of land in Smith Hatch common field abutting on the inclosed land of Mary Lambert in the possession of Ferdinando Parkhurst on the west part, on land of Elizabeth Cupar on the east part, on the highroad leading from Epsom to Ewell on the south part, and on a meadow in the possession of Devereaux Watson on the north part. At the death of Jane Watts, the wife of Edward Watts, her eldest son William Watts was admitted to the property on 23 Oct. 1744 and sold it on the same day to John Roberts of Epsom, baker. At the death of John Roberts his 13 years old son Thomas Roberts was admitted on 22 May 1751, his mother Mary Roberts being his guardian. In 1755 Thomas Roberts of Epsom, an infant, held ½ acre of land in Childer Plat Shot, abutting on land of John Sanders and John Wakelin on the east part, and on land of Ferdinando Carlos Parkhurst and William Rumsby on the west part.

10B4. With all Nicholas Elliott's properties (2B3, 8B9) the ½ acre of land was in 1755 held by John Sanders and John Wakelin: ½ acre in Childer Platt Shot, abutting on land of Sarah Miriam Wood on the east part, and on land of Thomas Roberts on the west part.

10B5. The pieces of land 10A5, 10A8 and 10A11 held by Edward Stone in the right of Anne his wife came with her other lands (3B37 etc.) to Sarah Miriam Wood, ½ acre in Childer Plat shot, abutting on land of Robert Wrench on the east part, and on land of John Sanders and John Wakelin on the west part.

10B6. John Wrench's lands (6B1) had descended by 1755 to Robert Wrench, who held amongst his other lands ½ acre in Childer Plat shot abutting on freehold land of the said Robert Wrench on the east part, and on land of Sarah Miriam Wood on the west part.

10B7. Robert Wrench also held by free deed 1 acre in Childer Plat shot, abutting on land of Sarah Miriam Wood on the east part, and on the copyhold land of the said Robert Wrench on the west part.

10B8. See 10B5: Sarah Miriam Wood held in 1755 three half acres in Childer Plat shot, abutting on land of Henry St. John on the north-east part, and on land of Robert Wrench on the south-west part.

10B9. William Richardson's ½ acre of land had descended with most of his properties (3B1) to Henry St. John, and was in 1755 ½ acre in Childer Plat shot, abutting on land of George Eastland on the north-east part, and on land of Sarah Miriam Wood on the south-west part.

10B10. Henry Eastland's ½ acre adjoining Bright's Meade had in 1755 come to his grandson George Eastland (see 9B18), ½ acre in Childer Plat shot, abutting on land of Sarah Miriam Wood on the north-east part, and on land of Henry St. John on the south-west part.

10B11. The other ½ acre of land of Edward Stone was also (see 10B5) held by Sarah Miriam Wood, ½ acre more in the same shot, abutting on land of Edward Acton and James Tod on the east part, on land of Robert Wood on the north part, and on land of George Eastland on the west part.

10B12. With Robert Roffey's other properties (see 9B22) the ½ acre of land came at John Drew's bankruptcy on 21 Oct. 1745 to Edward Acton and James Tod, who held it in 1755 in moieties: ½ acre in Childer Plat shot, abutting on Lord Baltimore's land on the east part, and on land of Sarah Miriam Wood on the west part.

10B13. John Chalkley of Epsom, gen. and Martha Leneing of the parish of St.Helena infra Bishopsgate, the holder of the reversion, sold on 6 Jan. 1685 to John Drew of Epsom, maulster, the half acre (or half of one acre?, dimid. unius acre) of customary land with the appurtenances, lying in part of Harris Herne in Smith Hatch common field, near the lower highway leading to Ewell near the walnut trees. On 28 Jan. 1718 John Drew the elder sold to James Allright of Epsom, bricklayer, and Maria his wife all that piece of customary land, 1/4 acre, and lying on the north-west side of the highway leading from Epsom to Ewell, and abutting on the garden of the messuage called the Red Lyon on the north-east part, on lands of Cresmore on the north-west part, and on lands of Josiah Diston Esq. on the south-west part. On 26 May 1725 James Allwright and Maria his wife sold part of the property (10B14) to Priscilla Edwards. The remaining piece, part of a quarter acre lying on the north-west side of the road leading to Ewell, and the messuage or tenement, buildings and improvements thereon erected constructed and made upon the said part of the said 1/4 acre, James Allwright and Maria his wife sold to John Sturt

of Epsom, baker, on 1 Nov. 1728. On 24 Mar. 1728 John Sturt obtained a licence to let to James Allwright the messuage or tenement with the stable, yard and garden thereto belonging for 14 years. In 1755 John Sturt held a messuage in two tenements, washhouses and gardens, 20 perches, abutting on the road leading to Ewell on the south-east part, on Smith Hatch common field on the north and west parts, and on land of Priscilla Edwards on the east part.

10B14. The piece of the 1/4 acre of land which James Allwright and Maria his wife sold on 26 May 1725 to Priscilla Edwards, the wife of John Edwards of Epsom Esq. (see 10B13) is described as a piece of land, 100 feet in length and 38 feet in width, from the fence of the garden of Bartholomew Hill to the fence of the field of James Allwright called the Wellyard and lying on the north-west side of the highway leading from Epsom to Ewell. In 1755 Priscilla Edwards widow held a small parcel of inclosed land now a garden ground formerly part of Smith Hatch field, east to west 100 feet, north to south 38 feet, abutting on the road leading to Ewell on the south-east part, on the common field on the north-west part, on the estate of Thomas Drew on the north-east part, and on the copyhold of John Sturt on the south-west part.

10B15. On 17 May 1717 John Drew of Epsom, maltster and Margareta his wife (see 10B13) surrendered to their son Robert Drew of South Shobury, Essex, clerk, all that part of half an acre of customary land with the appurtenances, lying in part of Harris Herne in Smith Hatch common field next the lower way leading towards Ewell and next to the walnut trees, over which the messuage and buildings called the Red Lyon now stands, and the garden and yards thereto belonging. At the death of Robert Drew of Shobury, clerk, recorded on 26 Oct. 1746 his eldest son and next heir, Thomas Drew of Tokenhouse Yard, London, gen was admitted to all that half part of one acre of land lately lying in part of Harris Hearne in the common field called Smith Hatch field near the lower way leading towards Ewell and near the walnut trees in Epsom, upon which said half part the messuage called the Red Lyon and the buildings thereunto belonging are built and now stand and a garden and yard thereunto belonging. On 25 Oct. 1751 Thomas Drew, now of Fitzwalter, Essex Esq. obtained a licence to let for 31 years, and in 1755 held two messuages called the Red Lion, stables and garden, 1/4 acre, abutting on the road leading to Ewell on the south-east part, on Smithhatch common field on the north-east and north-west parts, and on a piece of garden ground of Priscilla Edwards on the south-west part.

10C1. William Rumsby of Eltham, Kent, yeoman on 6 Jul. 1769 (enrolled 23 Oct.1769) sold to Thomas Wiltshire of Epsom, farmer, his ½ acre of land abutting on Ware Lane leading to Kingston on the west part, in the occupation of John Yalden or his under-tenants. Thomas Wiltshire had two years earlier acquired the adjoining property 10C2, and the two properties became merged.

10C2. The death of Ferdinando Charles Parkhurst late of Epsom, farrier, was recorded on 8 Jun. 1767, and on 26 Oct. 1767 it was reported that his only child and heir, Patience Hinton of Epsom, widow, had also lately died without issue intestate, and that Elizabeth Chapman of Epsom, widow, the only child of Anna Maria Wright decd, Margaret Esther Staples of Epsom, widow, and John

Pochin of Clipson, Northants, yeoman, only son of Susanna Diana Pochin decd. (which said Anna Maria Wright, Margaret Esther Staples, and Susanna Diana Pochin were the three sisters of the said Ferdinando Charles Parkhurst and aunts of the said Patience Hinton) are the coheirs; Elizabeth Chapman, Margaret Esther Staples, and John Pochin were accordingly admitted in 3 third shares, and on 2 Nov. 1767 sold the property, late in the occupation of Ferdinando Charles Parkhurst, to Thomas Wiltshire of Epsom, farmer, who on 23 Oct. 1769 acquired the adjoining property 10C1 from William Rumsby, and mortgaged both properties on 26 May 1777 to Thomas Page of Epsom, bricklayer (6C13), William Wheatley of Epsom, carpenter (9C2), and William Carter of Epsom, taylor, for £100 at 4½% interest. At the death of Thomas Wilsher (sic) late of Horton in the parish of Epsom, yeoman and in accordance with his will dated 18 Oct. 1781 Mary Gray of Epsom, spinster "who now lives with me" was admitted for life on 19 Apl. 1791, remainder to her daughter Sarah Gray, and on the same day Mary Gray obtained a licence to let the properties to any fit person for 21 years. On 5 Jun. 1797 Thomas Page, William Wheatley, and William Carter acknowledged satisfaction to Mary Gray of Epsom, spinster, on their mortgage of 26 May 1777, and Mary Gray took up on the same day another mortgage for £100 at 5% from Thomas Page of Epsom, bricklayer, John Fox of Epsom, farmer, and John Collins of Epsom, shoemaker (2C23). The death of Mary Gray, late of Epsom, spinster, was recorded on 1 Jul. 1799, and on 9 Jun. 1800 her daughter Sarah, the wife of Benjamin Quaint of Horton near Epsom was admitted to the 3 third shares in the two properties, and on the same day Thomas Page, John Fox and John Collins acknowledged satisfaction of their mortgage and Benjamin Quaint and Sarah his wife sold the properties to John Bailey of Epsom, linen draper. On 11 Jun. 1800 (enrolled 20 Oct. 1800 John Bailey mortgaged the properties to William Dibble of Epsom, tallowchandler, for £120 at 5%, the messuage on the north side of the road leading to Ewell, and the ½ acre in Ware Lane, in the occupation of Stephen Brown. On 9 Oct. 1809 John Bailey sold the two properties for an unstated sum to Stephen Brown of Epsom, fellmonger, who mortgaged the said messuage, hereditaments and premises on the same day to Joseph Fuller of Ewell, gen. for £350 at 5% interest, and on 11 Jan. 1811 obtained a licence to let to Richard Wheatley of Epsom, stonemason. The death of Stephen Brown was recorded on 24 Oct. 1814, and as no heir claimed the inheritance in three proclamations the mortgagee Joseph Fuller was admitted on 11 Aug. 1815 to the messuage and smith's shop and the piece of land. On 1 Nov. 1831 Joseph Fuller of Kingston upon Thames gen. sold to Zacharia Vint of Ewell, painter and glazier for £300 all that piece of land formerly an orchard but now partly used as a timber yard together with the two cottages thereon erected and the stable thereto adjoining, and also all that piece of land at the backside or rear thereof and adjoining Water otherwise Ware Lane leading to Kingston, being part of that ½ acre piece of inclosed land abutting on the said orchard and premises on the south part, on Water Lane on the west part, and on Smith Hatch common field on the east part, in width on the south adjoining the turnpike road 138 feet, in length on the east side 314 feet and on the west side 376 feet. On 30 Oct. 1832 Joseph Fuller sold to Zacharia Vint for £50 a further slippiece of land whereon a stable formerly stood, abutting south on the turnpike road, west on the premises surrendered on 1 Nov. 1831, and east on premises in the occupation of Edmund Dugan, at the south end 12 feet 6 inches, at the north end 14 feet, and in length from

north to south 106 feet. Also on 30 Oct. 1832 Joseph Fuller sold to Hannah Mary Dugan, the wife of Edmund Dugan of Epsom, blacksmith, formerly Hannah Mary Wilkes, spinster, and Thomas Brown of Lambeth painter and glazier for £50 the easternmost part of the property (see 10C2d). On the same day Joseph Fuller acknowledged satisfaction of Stephen Brown's mortgage of 9 Oct. 1809. On 12 Apl. 1833 George Charman Haynes of Godalming, Surrey, surgeon and Henry Marshall of the same place, gen. the surviving executors and legal representatives of Richard Haydon, late of Godalming gen. decd., who was the surviving executor of William Dibble, confirmed that John Bailey had fully paid back to William Dibble the mortgage of 11 Jun. 1800 of £120 and interest. Also on 12 Apl. 1833 Edmund Dugan and Hannah Mary his wife, and Thomas Brown sold to Zacharias Vint for £150 all that messuage (10C2e) with the garden and premises thereto belonging, now or late in the occupation of George Porter, situate in East Street in the parish of Epsom, bounded at the south by the said turnpike road, on the west by a certain cottage, garden and premises in the occupation of the said Edmund Dugan, and on the east by a messuage and premises belonging to Benjamin Allen. On 19 Oct. 1836 Zacharia Vint obtained a licence to let to Charles Santer of Epsom, wheelwright, for 21 years all that yard with the coachmaker's shop, smith's shop and workshops thereon in East Street and all that cottage with the yard and garden thereto belonging in East Street, now in the occupation of the said Charles Santer, and also all those two wooden cottages with the yards thereto belonging and likewise situate in East Street, now in the respective occupations of Joseph Edwards and Edmund Quaite. The death of Zachariah Vint was recorded on 11 Apl. 1839, and on 14 Nov. 1839 his will dated 27 Sep. 1838, probate 26 Jan. 1839, was produced, in which he appointed his wife Alice Vint and William Butcher of Epsom, builder, executors; William Butcher disclaimed, and Alice Vint was admitted to all that piece of land formerly an orchard but now partly used as a timber yard, together with several cottages thereon erected, and the stable thereto adjoining, on the north side of the turnpike road, and also all that piece of land at the backside or rear thereof and adjoining Water otherwise Ware Lane, being part of ½ acre abutting on the said orchard and premises on the west part, and on Smith Hatch common field on the east part, and also all that piece of land whereon a stable formerly stood, on the north side of the turnpike road, and also all that messuage with the garden and premises thereto belonging late in the occupation of George Porter, in East Street, bounded south by the said turnpike road, west by a certain cottage in the occupation of Edmund Dugan, and east by a messuage and premises belonging to John Benjamin Allen. On 28 Oct. 1841 Alice Vint of Ewell widow sold to William Cooke of Epsom yeoman the messuage formerly in the occupation of George Porter (10C2e) for £175. On 6 Apl. 1843 Alice Vint obtained a licence to let the premises which were let to Charles Santer on 19 Oct. 1836 to William Hasted of Epsom, coachbuilder for 21 years, the yard and cottage now in the occupation of William Hasted, the two cottages still of Joseph Edwards and Edmund Quaite. On 4 Nov. 1858 Alice Vint mortgaged the same property for £400 at 5% to George White of Epsom gen, and on 28 Nov. 1895 sold to Alfred James Ede of Dorking, miller for £290 all that piece of customary land on the north side of the turnpike road leading to Ewell, bounded on the south by the said turnpike road, on the west by other premises of the said Alice Vint, and on the north and east by premises of one Charles Smart, together with the

messuage, bakehouse, outhouses and buildings thereon (102c). The remaining part of her properties Alice Vint sold also on 28 Nov. 1859 for £990 to George Spikesman of Epsom, grocer (sic!): All that piece of land partly in East Street and partly in Water otherwise Ware Lane Epsom, bounded in the east partly by hereditaments of Charles Smart, and partly by a messuage and bakehouse surrendered by the said Alice Vint to one Alfred James Ede, on the west partly by the hereditaments of Eleanor Parkhurst and partly by the said lane, and south by the turnpike road leading to Ewell called East Street, together with the eight messuages or cottages standing thereon, as the same are now in the respective tenures or occupations of the said George Spikesman, Sarah Morris, Ann Howarth, Henry Morris, John Clowser, the said Alice Vint, Henry Jukes and William Brooke. George White acknowledged satisfaction of his mortgage on 31 May 1860, and George Spikesman of Epsom, carpenter, mortgaged the properties on the same day to William Butcher of Epsom, auctioneer, for £500 at 5% interest. On 18 Nov. 1875 George Spikesman of Epsom, carpenter, on the strength of an indenture dated 18 Jun. 1863 between himself, William Butcher and John Steele of Epsom gen, against a payment of £50 paid by John Steele, and William Butcher as mortgagee, released to George White a piece of land near Water Lane, the north-east and north west sides 72 feet, on the south side 46 feet, the northern portion of the property. On 2 Nov. 1876 Elizabeth Butcher of Worthing, Sussex, widow, Edward Butcher of Epsom, estate agent, and Robert Henderson of Ewell, miller, the executors under the will of William Butcher, dated 20 Apl. 1866, probate 1 Jul. 1874, acknowledged satisfaction of the mortgage of 28 Nov. 1859, and George Spikesman took up a mortgage for £575 at 5% from George White; the occupiers are now given as George Spikesman, John Clowser, Robert Mansbridge, Henry Morris, Frederick Arnold, William Brooke, William Wakefield, James Easton, and Alfred Rhodes. On 26 Oct. 1876 George White, acting on behalf of the Epsom and Ewell Gas and Coke Company, had the piece of land to which he had been admitted on 18 Nov. 1875 from George Spikesman enfranchised, together with some other properties (see 10C2d and10C5). The remaining part of the piece of land partly in East Street and partly in Water Lane, bounded on the east partly by hereditaments now or late of Mathilda Smart and partly by a messuage and bakehouse belonging to Alfred James Ede, on the west by the said lane, and south by the turnpike road called East Street, together with the eight messuages or cottages standing thereon, was enfranchised by George Spikesman and George White (as the mortgagee) on 6 Jan. 1887.

10C2c. The piece of land, 12 feet 6 inches in width at the south end adjoining the turnpike road, with the messuage, bakehouse and buildings thereon, which Alfred James Ede had bought from Alice Vint on 28 Nov. 1859 was enfranchised by him, now of the Grange, Boscombe, Bournemouth, Hants, gen on 8 Jul. 1889.

10C2d. On 13 Oct. 1832 Joseph Fuller (see 10C2) sold to Hannah Mary Dugan, the wife of Edmund Dugan of Epsom, blacksmith, formerly Hannah Mary Wilkes spinster, and Thomas Brown of Lambeth, painter and glazier for £50 all those two messuages with the gardens and premises thereto belonging, now in the occupation of Edmund Dugan and George Porter, on the north side of the turnpike road leading from Epsom to Ewell, bounded on the south by the said

turnpike road, on the west by premises surrendered at this court by the said Joseph Fuller to Zachariah Vint, and on the east by land belonging to John Benjamin Allen. On 12 Apl. 1833 Edmund Dugan and Hannah Mary his wife, and Thomas Brown sold the messuage in the occupation of George Porter (10C2e) to Zacharias Vint. The other messuage with the garden and premises thereto belonging, now in their own occupation, bounded on the south by the said turnpike road, on the west by premises of Zacharias Vint, and on the east by a messuage, garden and premises now or late in the occupation of George Porter, to which Zacharias Vint has been this day admitted, Edmund Dugan and Hannah Mary his wife sold on the same day to William Everest of Epsom gen for a consideration of 10s (no conditions are recorded in the court roll, but see below on 6 Dec. 1849). On 3 Feb. 1847 William Everest confirmed to Charles Smart in a letter an undertaking to execute a mortgage of the copyhold premises occupied by Mrs Dugan and the freehold cottages and premises late Badcock's in the Parade for securing repayment of £250 and interest, and on 6 Dec. 1849 William Everest of Epsom gen sold to Mathilda Smart, the wife of Charles Smart of Epsom gen for the outstanding £250 the messuage with the garden and premises thereto belonging in the occupation of Hannah Mary Dugan widow or her assigns, upon trust to permit and suffer the said Hannah Mary Dugan to occupy, possess and enjoy the said messuage and premises during the term of her natural life, and chargeable to one annuity of £10.8s to Hannah Mary Dugan in weekly payments of 4s. Mathilda Smart was accordingly admitted and obtained a licence to pull down the said messuage, on her undertaking to rebuild the same in a substantial manner and of at least equal value with such messuage as it now stands or as it should be if it was in good order and sufficient repair. On 7 Nov. 1867 Charles Smart and Mathilda his wife sold to Alfred Smart of Epsom, farmer, for £20 a piece of garden ground 129 feet 6 inches in length, 29 feet 9 inches in width on the north and 37 feet 4 inches on the south end, bounded at the north by other land belonging to Mathilda Smart agreed to be sold to the Epsom and Ewell Gas Company, and on the south by other hereditaments of the said Alfred Smart (10C2e), and also the other piece of garden ground adjoining the last mentioned piece on the west side thereof, measuring in length 61 feet 6 inches, in width at the northern end 18 feet 6 inches, and at the southern end 23 feet with a right of way for Alfred Smart over Mathilda Smart's land. On 8 Mar. 1876 Mathilda Smart of East Street Epsom widow surrendered to George White in execution of two indentures and against two payments of £25 and £45 by John Steele all that piece of land in or near East Street in the rear of a garden and premises of Alfred Smart, abutting on the north and north east on land and buildings belonging to the Epsom and Ewell Gas Light and Coke Company 169 feet and forming at the northern end a curved line until it abuts on land of Henry Fleetwood Parkhurst Esq, on the west on the said land of Henry Fleetwood Parkhurst from which it is separated by a diagonal line 95 feet 6 inches in length until it reaches other land also belonging to the said Company upon which it abuts 6 feet, then abutting west on the last mentioned land until it reaches the garden ground of the said Alfred Smart 72 feet 8 inches, and abutting south on the last mentioned garden ground 60 feet, together with a portion of a gasholder and part of a building used as a coal store erected on part of the said piece of land. This piece of land was included in George White's enfranchisement of 26 Oct. 1876 (see 10C2).

At the death of Mathilda Smart and under her will dated 5 Jun. 1882 (probate 9 Apl. 1885) her daughter Emma Richardson, the wife of Thomas Foulds Richardson of East Street Epsom was admitted on 14 Mar. 1888 to the messuage in East Street formerly in the occupation of Hannah Mary Dugan (who had died on 3 Jan. 1850) and now of the said Emma Richardson. On 1 Nov. 1888 an action by George White, plaintiff, against the estate of Mathilda Smart is recorded, stating that her estate was insufficient to cover the mortgage: the messuage was therefore, together with some freehold hereditaments, put up for sale by public auction in 3 lots on 3 Aug. 1888, and was bought for £180 by Mary Ann Smart of Laburnum Lodge Epsom spinster, the auctioneer being William Butcher, and Mary Ann Smart was admitted accordingly. The death of Mary Ann Smart, late of 10 Shirley Road, Southsea, Hants, spinster, was recorded on 20 Oct. 1910; in her will dated 21 Mar. 1905 she devised to her sisters Eliza Smart of the same address and Sarah Ellen Cross, the wife of William Cross of the same address gen her copyhold hereditaments known as Hope Cottage, East Street in trust for sale; it was further stated that she had sold the property before her demise to Frank Harding Jones of Palace Chambers in the City of Westminster gen for £200. Frank Harding Jones was therefore admitted, and had the property enfranchised on 9 Nov. 1910.

10C2e. On 28 Oct. 1841 Alice Vint (see 10C2) sold to William Cooke of Epsom yeoman for £175 all that messuage with the garden and premises thereto belonging, lately in the occupation of George Porter, now of Philip Ockenden, bounded south by the turnpike road leading to Ewell, west by a cottage and premises in the occupation of Edmund Dugan, east by a messuage belonging to John Benjamin Allen. On 15 Apl. 1847 a deed of bargain and sale dated 20 Jan. 1847 was enrolled: In the prosecution of a fiat in bankruptcy issued against William Cooke late of the White Lion Inn, Egham, Surrey inkeeper, victualler, dealer and chapman, on 12 Nov. 1845 on a debt of £200 owed to Robertson Buchanan of Walbrook Buildings in the City of London gen, Edward Edwards of Frederick's Place in the City of London, the official assignee, and William Frederick Hodgson of St. Mary Axe in the said City, winemerchant, the creditors' assignee of the estate and effects of the said bankrupt, sold the property freed from the mortgage debt for £205 to Charles Smart of Epsom, yeoman, who on 28 Apl. 1847, had the messuage (only) enfranchised. On 7 Nov. 1867 Charles Smart and Mathilda his wife sold to Alfred Smart of Epsom, farmer, for £20 two pieces of land adjoining each other (see 10C2d), one of them bounded on the south by other hereditaments of Alfred Smart, who must by then have acquired the now freehold messuage from Charles Smart. The death of Alfred Smart was recorded on 16 May 1878; in his will dated 6 Nov. 1872, probate 4 Feb. 1878 (see 8C3) he had devised all that freehold messuage called Hope Cottage and another freehold cottage thereto adjoining with the copyhold gardens to the said cottages belonging to his daughter Mary Ann Smart, who was admitted on 21 Nov. 1878. At the demise of Mary Ann Smart, recorded on 20 Oct. 1910, Edwin Burberry Jay of Holmdale House Epsom Esq J.P. was admitted to the two pieces of land (and presumably to the freehold cottage) as the sole surviving trustee of the will of Alfred Smart, and had the two pieces of land enfranchised on 10 Nov. 1910.

10C3.

10C3. Thomas Roberts of Epsom yeoman sold the ½ acre of land in Childer Platt shot on 12 May 1760 to William Parker of Epsom yeoman, who obtaind its enfranchisement by lease and release on 14/15 Jul. 1760. In the tithe award of 1843 the owner is shown as John Francis Allen, the occupier as Sarah Price and another; in 1880 the adjoining property 10C4 abuts west on the Plough and Harrow Inn in the occupation of Messrs. Robert and Frederick Pagden, lessees. It is worth noting that in the tithe award the adjoining property 10C2e is shown as a beershop and yard, owned by William Cook, and in the occupation of John Rapley.

10C4. On 5 Jun. 1797 Sarah Morris was at the death of her brother William Morris admitted to the 29½ acres of land (see 8C9). On 8 Jan. 1798 she obtained a licence to let any or all her properties for 21 years. On 24 Oct. 1825 Sarah Morris, now of Kennington, spinster, sold to James Watson the younger for £70 all that piece of land in Childer Plat shot, abutting east on lands of Allen, west on land of John Winslow Mayd, south on the turnpike road leading to Ewell, now in the occupation of Williams widow; on the same day James Watson took up a mortgage from Sarah Morris for £50 at 5%. The death of James Watson was recorded on 12 Apl. 1833; as no claimant of the property had appeared by the third proclamation on 4 Apl. 1834 and the mortgage remained outstanding, Sarah Morris, now of Clifton Place, Camberwell, was admitted to the piece of land on which a messuage or dwellinghouse had been erected and built, nor or late in the occupation of Robert Holliday, broker. On 26 Oct. 1838 Henry Watson of Epsom yeoman requested Sarah Morris to surrender the property to him, as her admission on 4 Apl. 1834 was subject to such right and equity still subsisting under and by virtue of the conditional surrender of James Watson, and on payment of the outstanding amount of £30.5s for principal and interest Henry Watson was admitted. On 11 Apl. 1839 Henry Watson of Leather Lane, Holborn in the City of London yeoman sold the property now in the occupation of Robert Holliday and Thomas Roberts, for £225 to Thomas Roberts of Epsom confectioner (cf. 9C13), who was admitted on 14 Nov. 1839. On 23 Oct. 1856 Thomas Roberts transferred to John Steele of Epsom gen for a consideration of £5 a piece of customary land, part of the ½ acre in Childer Plat shot, together with part of 10C5 (q.v.). The death of Thomas Roberts was recorded on 7 May 1868, and on 6 May 1869 Ann Braithwaite, the wife of Benjamin Braithwaite of Epsom, County Court bailiff, and Caroline Cooke, the wife of Richard Cooke the elder of Carshalton, gardener, were admitted as coheiresses of Thomas Roberts to the ½ acre in Childer Plat shot together with the messuage, erections and buildings thereon erected, late in the occupation of Thomas Roberts, now of Mrs. Dodwell, save the piece of land surrendered to John Steele. The death of Ann Braithwaite was recorded on 1 May 1873, that of Caroline Cooke on 3 May 1877, and on 6 May 1880 Thomas Braithwaite of No 66 Holden Street, Shaftesbury Park, Battersea, commercial clerk, the eldest son and heir at law of Ann Braithwaite, who had died on 5 Jan. 1873 intestate, and Richard Cooke the younger of Rosedale, Lubbock Road, Chislehurst, Kent, gardener, the only son and heir at law of Caroline Cooke who had died on 17 Oct. 1875 intestate, were admitted in moieties, and on 25 Oct. 1880 obtained the enfranchisement of the property.

10C5. In common with Sarah Miriam Wood's 27½ acres of land (see 9C36) the ½ acre in Childer Plat shot was acquired by Thomas Jeudwine on 21 May 1804. On 22 Sep. 1806 Thomas Jeudwine of Epsom Esq sold to Benjamin Allen of Epsom yeoman all that piece or several pieces of land, together 2½ acres in Childer Plat, abutting on land of Mr. Wigsell on the north part and on land of Robert Morris on the west part, and Benjamin Allen mortgaged the property on the same day to James Stent of Cobham gen for £120 at 5%. The death of Benjamin Allen was recorded on 28 Apl. 1816, and his will dated 26 Jan. 1814, probate 21 Aug. 1816, was produced on 23 Oct. 1816: His son Zechariah Allen of Epsom, gardener, was to hold in trust to provide for his mother Elizabeth Allen; should he marry and not agree to live together with her then he was to pay her 8s per week for life, and Zechariah Allen was admitted accordingly. On 21 Oct. 1822 the executors of the will of James Stent dated 21 Aug. 1812, probate 12 Jan. 1813, Thomas Martin of Easebourne near Midhurst, Sussex, farmer, the natural son of the testator's brother Thomas Stent, and Aaron Veness of Farnhurst, Sussex, farmer, the testator's nephew, produced a deed poll of Benjamin Allen dated 12 Dec. 1806 increasing the mortgage to James Stent of 22 Sep. 1806 for £120 by a further £80, as Benjamin Allen had since the making of the said surrender erected and built a messuage and other buildings on the said piece of land and which are now standing thereon, and Thomas Martin and Aaron Veness were admitted conditionally. On 19 Apl. 1827 Aaron Veness of Henley Common in the parish of Farnhurst, Sussex, surrendered his share to Thomas Martin of Eastbourne. Sussex, subject to the right and equity of redemption still subsisting. On 4 April, 1834 an agreement between Thomas Martin of Eastbourne, Sussex, yeoman, and Aaron Veness, now of Portland Town, Middx, Samuel Allen of Epsom, gardener, and John Francis Allen of New Court, St. Swithun's Lane in the City of London gen was entered, stating that Zechariah Allen's mother had died on May 1831, and that John Benjamin Allen, one of Benjamin Allen's sons (in the will called John Allen) lately departed this life, leaving the said John Francis Allen his only child and heir at law him surviving (letters of administration 28 Aug. last past), and that there was due as principal and interest £211.7s, and that it had been agreed that Zechariah Allen should remain in possession, against a payment of £90 to Samuel Allen and £40 to John Francis Allen, and Thomas Martin and Aaron Veness acknowledged satisfaction of their claim. Also on on 4 Apl. 1834 a mortgage of Zechariah Allen dated 22 Nov. 1833 to Philip Puttock of Clapham gen for £350 at 5% was enrolled, one piece of land 1½ acres now lying inclosed, forming part of the garden of Zechariah Allen, abutting on land formerly of Alderman Parry, afterwards of Wigsell and now of Zechariah Allen on the north, and on land formerly of John Wrench and now of Edward Wilkins and his wife on the south part (10C8) and on which said piece of land is now and has been for several years past a messuage which was erected by Benjamin Allen the father of the said Zechariah Allen, and one other piece of land, ½ acre, now also inclosed and forming part of the said garden, abutting on land formerly of Robert Wood and now inclosed in Young's nursery garden on the north, and on land formerly of Eastland now of Henry Morris on the south (10C11), and also a piece of land, ½ acre inclosed by itself between the land formerly of John Wrench, now of the said Edward Wilkins and his wife on the north, and the land formerly of Captain Cuper and now or late of James Watson on the south (10C5), and also a piece of land, ½ acre now lying inclosed

10C5.
and forming part of the said garden of Zechariah Allen, abutting on land formerly of Eastland now of Henry Morris on the north, and on land formerly of James Bourne and now of the said Zechariah Allen (being the first mentioned ½ acre (10C8) on the south (10C9). On 14 Nov. 1839 Zechariah Allen sold to Thomas Roberts of Epsom, pastrycook for £100 all that piece of land, part of ½ acre lying inclosed by itself (10C5) (see 10C4), Philip Puttock, now of Bedford New Road, in the parish of Lambeth gen, in consideration of a payment of 5s and for divers other good causes releasing this piece of land from his mortgage. Also on 14 Nov. 1839 Thomas Roberts sold for £110 to John Steele of Epsom gen, John Bailey of Epsom, linendraper, William Butcher of Epsom, builder, William Chandler of Epsom, brewer and George Bishop of St. Bennett's Hall in the City of London, heraldpainter (the trustees of the Epsom and Ewell Gas and Coke Company (see 10C2) all that piece of customary land lying inclosed by itself, in length 494 feet from south-east to north-west, and in width at the end thereof next the turnpike road 18 feet for about half its length and then increasing and again decreasing in width unto the north-west end thereof, where it is 20 feet 6 inches in width, and is stumped or staked out from the remainder of the said ½ acre, and also all that piece of land, part of another ½ acre of land abutting north-east on the before mentioned ½ acre, south-west on land late of John Winslow Mayd, and south-east on the turnpike road leading to Ewell, which is the lower or south-western part of the last mentioned ½ acre (10C4), in length at the north-east side about 220 feet, and on the south-west side about 210 feet, and is staked or stumped out from the residue of the said ½ acre. On 23 Oct. 1856 Thomas Roberts, for a payment of £5 surrendered to John Steele part of the two pieces of land, together 5 roods 88 feet, part of his garden, bounded on the north, east, and west sides by the premises of the Epsom and Ewell Gas and Coke Company. The death of John Steele was recorded on 29 Apl. 1875. On 18 Nov. 1875 it was stated that John Bailey, William Butcher and George Bishop had all departed this life in the lifetime of John Steele. Charlotte Steele produced his will dated 5 Aug. 1839 with 3 codicils dated 4 Feb. 1875, 6 Feb. 1875 and 7 Mar. 1875 in which it was stated that the surrender of the several properties had been made to John Steele as a trustee for the Epsom and Ewell Gas Light and Coke Company for their sole and exclusive benefit, and that he never had any beneficial ownership therein. The codicil dated 11 Mar. 1875 devised the properties to George White, who was accordingly admitted to the properties which he had enfranchised on 26 Oct. 1876 : 1) the four items from John Steele (10C4, 10C5). 2)the properties acquired from George Spikesman (10C2 a and b), and 3) the properties acquired from Mathilda Smart (10C2d),

10C6. Robert Wrench mortgaged his lands on 19 May 1755 to Charles Burnett of Epsom gen. for £100 at 4%. On 31 Oct. 1757 Micajah Burnett of Epsom gen. and Sarah Wright, the wife of Thomas Wright of Epsom gen, (see 3C8), son and daughter of Charles Burnett and executors of his will acknowledged the repayment of this mortgage, and Robert Wrench on 19 Sept. 1757 (enrolled 31 Oct. 1757) mortgaged his lands, 24 acres and 1 rood, to Michael Constable of Dorking, yeoman, for £400 at 5% interest. On 18 Sept. 1760 John Constable of Dorking, malster and John Bothell of the same place, yeoman, the executors of the will of Michael Constable, acknowledged satisfaction on this mortgage; a new mortgage taken on by Robert Wrench on the same day from George Flint of

Charlwood, Surrey, shopkeeper, for £150 with lawful interest applied only to 22 acres and 1 rood and does not mention the ½ acre of land in Childer Plat which Robert Wrench sold on 23 Oct. 1761 to Samuel Smith of Epsom, merchant, ½ acre in Childer Platt shot, abutting on land of the said Samuel Smith on the east part (10C7), and on land of Sarah Miriam Wood on the west part, together with some other lands, 2 acres in all. Samuel Smith had these lands, together with 10½ acres bought of Mary Potter and 13 acres acquired from Sarah Miriam Wood, enfranchised by lease and release on 28/29 Dec.1761. In the list of freehold quit rents (Surrey Rec. Office Kingston, 31/5/5) properties held by Samuel Smith in 1794 were in 1819 held by Mrs. Frances Smith; in the tithe award of 1843 the owner is shown as Hannah Wilkins, the occupier as George Ratcliffe.

10C7. Robert Wrench's 1 acre of freehold land appears to have also been acquired by Samuel Smith, and have become combined with the adjoining enfranchised copyhold ½ acre 10C6. In 1843 it too was in the possession of Hannah Wilkins (see the abuttal of 10C8 in the mortgage of 22 Nov. 1833 in 10C5).

10C8. Sarah Miriam Wood's 1½ acres of land came together with 10C5 to Zechariah Allen on 23 Oct. 1816, and were included in the mortgage to Philip Puttock (see 10C5) on 4 Apl. 1834. The death of Zechariah Allen was recorded on 7 Apl. 1842. On 27 Oct. 1842 his will dated 30 Nov. 1836, probate 5 Feb. 1842 was produced, in which he devised his properties to his reputed son John Allen otherwise Knight, whose mother was Maria Knight who afterwards became the wife of Zechariah Allen, and John Allen was accordingly admitted. On 23 Jan. 1847 John Allen of Epsom, gardener, mortgaged to Eleanor Barnard of Wilford in the County of Nottingham spinster for £450 at 5% interest his 1½ acres (10C8), ½ acre (10C11), ½ acre (10C9), ½ acre (10C10), and also the messuage built on the first described land (10C8), which four pieces of land now form one piece of land on the north-west side of the turnpike road leading to Ewell, in the occupation of Timothy Barnard, Philip Puttock, now of No.5 Surrey Place, Clapham gen acknowledging satisfaction of the mortgage of 22 Nov. 1833 for £350. On 8 Dec. 1859 John Allen, with the consent of Eleanor Barnard, sold a small piece of land, 20 perches, for £30 to the Wimbledon and Dorking Railway Company. On 20 May 1862 John Allen sold to John Francis Allen of No.58 Coleshill Street, Eaton Square Middx. gen for £104 the four properties 10C8, 10C11, 10C9 and 10C10. On 24 Jun. 1862 John Francis Allen obtained a licence to let the properties to Timothy Barnard of Epsom, seedsman, for 21 years, and on 6 Nov. 1862 he took up another mortgage from Eleanor Barnard, now of Malvern, Worcs. for £100 at 5%. On 7 Aug. 1873 Eleanor Barnard, now of 11 Belvidere in the City of Bath, at the request of John Francis Allen, now of 15 Fitzwilliam Road, Clapham gen obtained the enfranchisement of all that piece or parcel of land, 2 acres 2 roods in Childer Platt, now forming the site of a messuage and a garden of the said John Francis Allen, abutting on the north and north-east partly on other land of the said John Allen in the occupation of William Barnard and partly on the nursery ground in the occupation of Joseph Rausley Tanton, on the north-west on the South-Western Railway, on the east partly on the highroad leading to Ewell and partly by the backyards of four messuages of the said John Francis Allen not included hereby to be enfranchised, and towards the south and south-west by

10C8.
lands now or late of Edward Wilkins and his wife demised to Thomas Humphrey. On 1 Nov. 1877 Eleanor Barnard, now of No.1 Montpelier in the City of Bath acknowledged to John Francis Allen satisfaction on the two mortgages of 23 Jan. 1847 and 22 May 1862.

10C9. With his other properties (see 3C1) Henry St. John's ½ acre of land descended to Susannah Wigsell and Ann Crowe, and on 3 Mar. 1807, after the death of Susannah Wigsell, was sold by the Revd. Richard Smith of Edinsor near Bakewell, Derbyshire and Robert Snow of the Strand Middx. banker, the executors of her will, and by Robert Crowe of Kipling, Yorks, Esq and Ann his wife to Benjamin Allen, who was admitted to the two moieties on 10 Oct. 1808. This ½ acre was merged with the adjoining 10C8, with which it descended to John Francis Allen, and with it formed the garden of John Francis Allen which was enfranchised by Eleanor Barnard on 7 Aug. 1873.

10C10. With his other lands (see 9C18) George Eastland's ½ acre in Childer Plat came to Henry Morris on 5 Jun. 1797. On 14 Nov. 1839 Henry Morris of Peckham gen sold to Zechariah Allen of Epsom, gardener, for £50 the ½ acre between the lands of the said Zechariah Allen on the north-east and south-west, and which said ½ acre now lies inclosed in the garden of the said Zechariah Allen, and Zechariah Allen added this piece of land to the mortgage of 22 Nov. 1833 to Philip Puttock (10C5). At the death of Zechariah Allen his reputed son John Allen was admitted under his father's will dated 30 Nov. 1836 to all his father's customary lands, but in fact Zechariah Allen had died intestate as to the aforesaid piece of land, which therefore should have passed to John Francis Allen, the only child of John Benjamin Allen, who was the eldest brother of the said Zechariah Allen, but it being the intention of the testator that the said piece of land should pass to the said John Allen, John Francis Allen released the piece of land for a consideration of 10s to John Allen. From then onward this piece of land remained part of John Allen's garden (see 10C8) and was included in the enfranchisement of 7 Aug. 1873.

10C11. Sarah Miriam Wood's remaining ½ acre of land in Childer Plat shot descended with 10C8, forming part of John Allen's garden, and was included in the enfranchisement of 7 Aug. 1873.

10C12. The ½ acre of land held in 1755 in moieties by Edward Acton and James Tod came with the other lands formerly the property of John Drew (see 9C22) on 14 Nov. 1839 to the Revd. William Mayd of Withersfield, Suffolk, Clerk, and was by him on 1 Nov. 1849 sold to John Bates of Epsom, yeoman, for £29, the piece of land forming part of Young's nursery ground, 2 roods, bounded east by lands belonging to Mr. Henry Wood, and west by land of Mr. John Allen, numbered on the map annexed to the apportionment of the tithes 288, now or late in the occupation of Charles Young. On 19 Feb. 1855 John Bates sold to Hannah Mary Wilkins of Queen's Road,Walworth, Surrey, spinster, for £80 all that piece of garden ground together with the stable erected and built by the said John Bates and now standing thereon. Hannah Mary Wilkins, now of Bath Terrace, Camberwell New Road had the piece of land with the stable enfranchised together with the near-by messuage 10C15 on 9 Jan.1861.

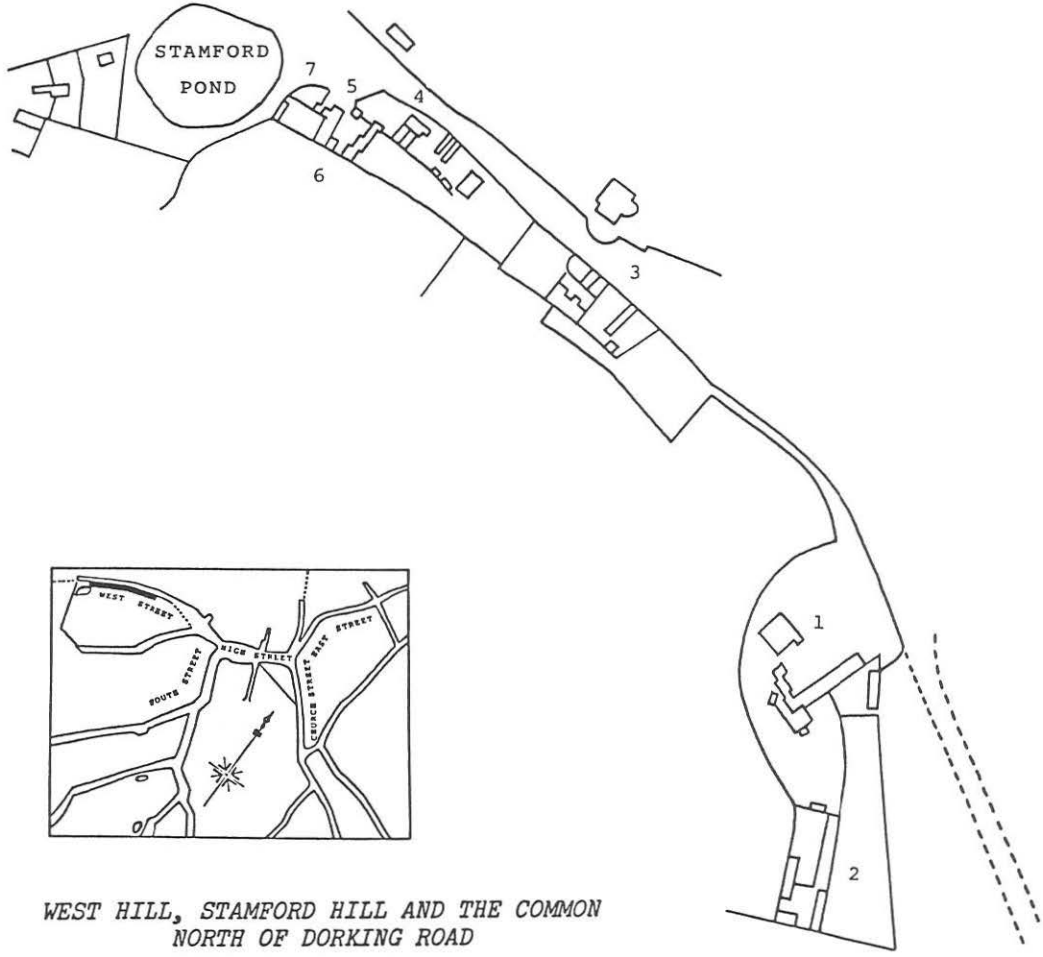
10C13. The messuage in two tenements, washhouse and garden, 20 rods, situate in the Red Lion fields and now in the occupation of Samuel Worsfold and Abraham Upfield came under the will of John Sturt of Epsom, cornchandler, dated 19 Aug. 1758 (see 2C28) on 31 Aug. 1761 to his nephew Joseph John Rawlinson, who sold it on the same day to John Warren of the parish of St. Mary le Strand, Middx gen. John Warren sold the property on 28 Oct. 1771 to John Morris of Epsom, coffeeman. At the death of John Morris (see 1C12) and under his will dated 28 Mar. 1796 the properties which he had devised to his son William came, as William Morris had died without issue, in equal third parts to Henry Morris of Dartford, Kent, tanner, Robert Morris of Epsom, cornchandler, and Sarah Morris of Epsom, spinster, the messuage now three cottages in the occupation of William Badcock, John Joles, and Ann Ware widow. Robert Morris mortgaged his one third share to his brother Henry Morris for £140 at 5%. At the death of Robert Morris, recorded on 1 Aug. 1808, his son Thomas Morris, then 14 years old, was admitted on 30 Jan. 1809 as heir at law to his father's third share, Henry Morris being appointed his guardian. On 11 Apl. 1820 Henry Morris of Epsom gen, Sarah Morris of Epsom, spinster, and Thomas Morris, late of Farnham, Surrey but now of Judd Street in the parish of St. Pancras, Middx, cabinetmaker and upholsterer, sold the messuage (now parted off and used as three tenements) with the gardens and appurtenances thereto belonging and now used as part thereof, together about 20 rods of land, now in the occupation of Thomas Jolliffe, Ann Cook, and Thomas Peters as tenants thereof, for £150 to John Francis Allen, the son of John Allen of Poole, Dorset. On 27 Apl. 1847 John Francis Allen, late of Park Lane, Middx, gen, now of Coleshill Street, Eaton Square, Middx, mortgaged all those four messuages with the gardens thereto belonging and now used as part thereof, now or late in the several occupations of John Howarth, John Cook, the widow Holliday, and Belcher, and were sometime since erected and built by the said John Francis Allen upon the site of a certain messuage which was parted off and used as three tenements which were occupied by Thomas Jolliffe and Cook and Thomas Peters, for £500 at 5% to Thomas Sheppard of South Ville, Wandsworth Road, Surrey gen, Frederick Sampson William Sheppard of Grosvenor Street, Grosvenor Square, Middx gen, and William Ginger of Vincent Square, Middx gen. The demise of John Francis Allen, late of Poole, Dorset and afterwards of the Beeches, St. Michael's Road, West Cliff, Bournemouth, Hants, gen, was recorded on 9 Nov. 1882, and on 26 Apl. 1883 his only son Francis Adeney Allen of Florence Villa, St. Paul's Road, Thornton Heath, Croydon, Clerk in Holy Orders, was under his father's will dated 7 Oct. 1880, probate 20 Oct. 1882, admitted to the property. On 5 Jun. 1883 (enrolled 1 May 1884) William Glyn, formerly William Ginger of Vincent Square, Westminster Middx gen, the only surviving mortgagee, acknowledged satisfaction of the mortgage of 27 Apl. 1847, and on 14 & 16 1893 the Revd. Francis Adeney Allen, now of No.31 Parson's Green, Fulham, Middx, sold the four messuages for £525 to James Worsfold of Fern Cottage, South Street, Epsom, carriage proprietor. On 25 Apl. 1927 Arthur Richard Cotton MBE of Waterloo Road, Epsom gen, Thomas James Worsfold of No.4 St. Helen's Road, Botley, Hants, retired seaman, and Arthur Worsfold of Quay End, Hedge End, Botley, retired seaman, the trustees under the will of James Worsfold, who had died on 29 Dec. 1919, had the property enfranchised.

10C14.

10C14. Priscilla Edward's small piece of land, 100 feet x 38 feet, descended with her other properties (5C5), and was amongst the properties which John Burgess of Epsom, wheelwright acquired on 24 Oct. 1814. On 27 Feb. 1818 John Burgess sold to Thomas Butcher of Epsom, auctioneer, for £25 the piece of land opposite the Old Queen's Head public house, now used as a garden ground, now in the occupation of James Clark. On 19 Apl. 1822 Thomas Butcher sold to James Clark of Epsom, victualler, for £20 the two moieties in all that piece of land opposite the Queen's Head public house now called the Red Lion Inn and late used as garden ground, late in the occupation of Edward Pinnal now of the said James Clark, which said piece of land forms part of the highroad on which a trough now stands, and the remaining part is now used as garden ground. James Clark's death was recorded on 24 May 1831, and on 27 Apl. 1832 his widow Elizabeth Clark produced his will dated 28 Aug. 1826, probate 14 Aug. 1831, in which he devised his properties to his wife Elizabeth and his good friends William Palmer of Peckham, tallowchandler and James Harrison of Leatherhead, blacksmith, who were accordingly admitted upon trusts and for several uses declared in the will. The death of Elizabeth Waghorn, the wife of James Waghorn of Ewell gen, formerly Elizabeth Clark, widow of James Clark, was recorded on 7 May 1854; on 12 Jul. 1854 William Palmer was admitted as the surviving trustee, and in consequence of a covenant between William Palmer, Mary Ann Clark of Church Street, Epsom, spinster, Thomas Pearless of Guildford, corndealer and Sarah his wife (formerly Sarah Clark), the said William Palmer and Benjamin Haynes of Ewell, builder, and James Waghorn of No.34 Soho Square, Middx gen, and the said Benjamin Haynes, William Palmer, Benjamin Haynes, and James Waghorn were admitted in trust for Mary Ann Clark. The deaths of William Palmer and James Waghorn were recorded on 30 Apl. 1874, and that of Benjamin Haynes on 30 Sep. 1884; under his will Theodore Bell of Epsom, solicitor, was admitted in trusts on 29 Oct. 1885, and had the piece of land opposite the Red Lion Inn, ... where a trough formerly stood, enfranchised on 19 Jan. 1887.

10C15. Thomas Drew of Dartmouth Street in the parish of St. Margaret's Westminster Middx Esq sold on 7 Nov. 1767 (enrolled on 30 May 1768) to James Brackstone of Epsom gen all that half part of an acre of land lately lying in Harris Herne ... and upon which ½ part the messuage then lately called the Red Lion and the buildings thereunto belonging are built and now stand, and a garden and yard thereunto belonging. At the death of James Brackstone his only child, his daughter Mary Leversuch, the wife of Richard Leversuch the younger of Blissimer Hall near Andover Hants Esq was admitted to the property on 27 May 1777. On 16 Jun. 1778 Richard Leversuch and Mary his wife sold the property in the occupation of Robert Groomridge to John Morris of Epsom coffeeman. John Morris, in his will dated 2 Mar. 1796, devised among some other properties (3C27 etc) the copyhold messuage lying on the roadside leading to Ewell with the stable and appurtenances thereunto belonging in the occupation of Deadman, purchased of Leversuch, to his son Robert Morris for life, remainder to such one or more child or children of the said son Robert Morris, and Robert Morris of Epsom cornchandler was accordingly admitted on 5 Jun. 1797. At the demise of Robert Morris, recorded on 1 Aug. 1808, his children Thomas Morris, 14 years old, and Hannah Morris, 15 years, were, following their grandfather's will, admitted in moieties to the property on

30 Jan. 1809, their uncle Henry Morris being their guardian, and they or their guardian were granted a licence to let all or any of their properties to any suitable person for 21 years. On 13 Jul. 1819 (enrolled 12 Oct. 1819) Thomas Morris sold to Charles Young the younger his moiety in the copyhold messuage at the east entrance of Epsom, abutting south on the highroad leading from Epsom to Ewell, now in the tenure and occupation of Mr. James Young, and Charles Young was admitted on 20 Oct. 1820. On 25 Sep 1841 (enrolled 28 Oct. 1841) Charles Young of Epsom nurseryman mortgaged to Sarah Collingwood of Reigate, spinster, for £1000 at 5% with his other properties (2C15 etc) the moiety in the messuage abutting south on the highroad leading to Ewell, now in his own occupation. On 25 Oct. 1856 Sarah Collingwood, now of No.46 Gibson Square, Middx, spinster, sold at the default of Charles Young on his mortgage the moiety of the messuage, now in her own occupation, for £145 to Charles John Langlands of Epsom, builder, who was admitted on 22 Oct. 1857. On the same day it was presented that the copyhold of Hannah Wilkins and Charles John Langlands was out of repair and in a dangerous and dilapidated state and condition and going to decay, whereby the same has become forfeited to the lord of the manor, and on 8 Apl. 1858 it was again reported that the messuage and premises were in a very bad state. The death of Hannah Wilkins, late of No.7 Addington Place Camberwell, late the widow of Edward Wilkins of Queen's Row, Walworth, Surrey, formerly Hannah Morris, was recorded on 5 May 1859; her will dated 3 Sep. 1855, probate 1 Jul. 1859, and the settlement dated 24 Jun. 1821 at her marriage to Edward Wilkins of Southampton, currier, were produced on 3 Nov. 1859; she had appointed William Morris late of Bath's Terrace, Camberwell New Road, now of Tudor Road, Upper Norwood Esq and her daughter Hannah Mary Wilkins as executors; William Morris disclaimed, and Hannah Mary Wilkins of Queen's Row, Walworth, spinster, was admitted on 2 Apl. 1860 to, among some other properties (3C27) to the moiety of and in the messuage abutting south on the highroad leading to Ewell. On 3 May 1860 Charles John Langlands sold his moiety in the property for £210 to Hannah Mary Wilkins, who had the property, together with the adjoining ½ acre of land (10C12), both now in the occupation of George Smith Dodds, nurseryman, enfranchised on 10 Jan. 1861, all that half part of an acre in Harris Hearne upon which half part the messuage called the Red Lion lately stood.



WEST HILL, STAMFORD HILL AND THE COMMON NORTH OF DORKING ROAD

Chapter 11

WEST HILL, STAMFORD HILL AND THE COMMON NORTH OF DORKING ROAD

11A1. In the survey of 1680 is described a messuage abutting on Stamford Hill, held by Symon Mason in the right of Sarah his wife, formerly Sarah Styles. From an abstract of title of 1726 and a number of relevant deeds attached to it (Surrey Record Office, Kingston 121/1 - 36) the descent of this freehold property can be traced back to 1535: On 1 Mar. 1563 William Woodwyn of Warlingham, Surrey, husbandman, sold for £18 to Richard Rede of Croydon, yeoman, a messuage, tenement or house in a certain place called Clayhill, which was devised to him by will dated 1 Feb. 1556 of his grandfather John Rykman, who had on 14 Jun. 1535 acquired 3 acres of land with their appurtenances, one of which called shortridge lying in the field of Ebbisham, and the other two acres called Hook's two acres as inclosed lying at Clayhill, from Richard Richbell late of Ebbisham, upon which two acres the said John Rykman did new build a tenement. On 11 Aug. 1564 Richard Rede sold the property to James Morley, citizen and ironmonger of London, who sold it by deed poll of feoffment on 18 Jul. 1573 to John Fisher of Ebsham, wheelwright. John Fisher sold the messuage and 3 acres of land on 13 Dec. 1575 to Bonaventure Taylor of Ewell, tailor. On 26 Jun. 1620 John Taylor of Martin in the County of Surrey, taylor and Margery Taylor widow his mother, late the wife of Richard Taylor, the son and heir of Bonaventure Taylor, sold the property for £56 to Thomas Boys of Ebbysham, Clerk, Anne his wife, and their son Thomas Boys (cf. 7A1); the property was then in the occupation of John Woodman on a lease at an annual rent of 40s expiring at Michelmas 1621. On 20 Jan. 1637 Anne Boys widow and her son Thomas Boys sold the property in the occupation of John Woodman and then of Thomas and Anne Boys, for £70 to Robert Styles, citizen and cloth-worker of London and Elizabeth his wife. On 3 Dec. 1655, by an indenture of feoffment Avery Richbell of Westminster, Middx., grocer, conveyed to Robert Styles of the parish of White Chappell, Middx, citizen and clothworker of London for £50 a close or parcell of inclosed land called Hooks Close, 3 acres, with its appurtenances, lying between the lord's land called Ovells on the west, the common called Somersgate Lane on the south, the land then or late of John Richbell on the east, and the land then of the said Robert Styles and before of Thomas Boys on the north, which said premises were then in the occupation of Ralph Parker. In a nuncupative will of 7 May 1659 Robert Styles appointed Elizabeth his wife and his only daughter Sarah executors, but probate was granted to Sarah Styles on 3 Jun. 1659, her mother being dead. Sarah Styles intermarried with Simon Mason and died in 1663, leaving no issue living. In 1680 Symon Mason in the right of Sarah his wife formerly Sarah Styles held by free deed one messuage one stable one garden one orchard and 3 acres of meadow land, abutting on the demesne lands on the west part, on Stamford Hill on the north part, and on the tenement and orchard of George Richbell on the east part, and also 3 acres of meadow land adjoining to the said messuage and premises, abutting on the demesne lands on the west part, on Summersgate Lane on the south part, and on the lands of the said George Richbell on the east part.

11A2. George Richbell held in 1680 by copy of the court roll two messuages one outhouse one stable one garden one orchard and one close of meadow or pasture land now a bowling green, 2 acres, abutting on Clayhill on the north-east part and on Summersgate Lane on the south-east part.

11A4. On 2 Apl. 1674 John Parish the elder of Ebbisham, husbandman, sold to John Spurlin of Malden, husbandman, all that tenement or cottage with the garden and orchard and buildings thereto belonging at or near Clayhill and late in the occupation of Ralph Parish the son of the said John Parish. In 1680 this property, held by John Parish, is described as one cottage, one outhouse, one garden and one orchard near Stamford Hill, abutting on a wood called Ovells on the south part and on the orchards of Robert Sanders and George Lane on the north part.

11A5. At the death of Robert Sanders his grandson Robert Sanders, the son of the late Francis Sanders, who was the eldest son of Robert Sanders the elder, was admitted on 8 Apl. 1670 to a messuage, barn, stable, garden and orchard late in the occupation of Robert Sanders the elder. As he was an infant John Chalkley was appointed his guardian. On 24 Apl. 1674 John Chalkley as Robert Sanders guardian obtained a licence to let the property for 18 years. On 30 Apl. 1677 the guardianship was transferred to Anthony Boys of Nutfield, Surrey gen, and on 16 Apl. 1678 to Robert Rogers of Ashtead yeoman. In 1680 Robert Sanders held one messuage, one washhouse, two stables, a coachhouse one garden and one orchard, abutting on the orchard of John Spurlyn on the south part, on the common called Stamford Hill on the north and east parts, and on the orchard of George Lane on the west part.

11A6. On 18 Oct. 1675 (enrolled 30 Apl. 1677) Thomas Grove of Epsom, husbandman, mortgaged his customary messuage called Chappell Hall with the barn and garden thereto belonging, near Stamford Hill, in his own occupation, to George Lane of Epsom husbandman for £102.18s to be paid on 18 Oct. 1676 (i.e. £98 at 5%), and George Lane was admitted upon this condition. In 1680 George Lane held one messuage called Chappell Hall, one outhouse, one garden and one orchard, lying at Stamford Hill, abutting on the orchard of John Spurlyn on the south part, on the orchard of Robert Sanders on the east part, and on the common on the west part.
In the Chertsey Cartullary XII, 326 it is stated that in 1495 Alice Hyde held a cottage newly built upon the waste land of the lord at Stamford Chappell and renders by year 4d.

11A7. On 11 Apl. 1673 Ralph Parish of Ebbisham yeoman and Anna his wife were admitted to one cottage and 9 perticals of land near the pond at Clayhill. As no previous owner is given this may have been a new creaton. In 1680 Ralph Parish held one cottage and one garden or orchard, 9 perches, lying near Stamford pond at Stamford Hill, abutting on the wood called Ovells Wood

11A7.

on the south part, on the common on the west and north parts, and on the orchard of John Spurlyn on the east part.

11A8. On 14 Oct. 1663 the lord of the manor by the steward with the consent of the tenants of the manor did grant licence to George Parsons to dig and make bricks and tyles in the common or waste of this manor near the place called Somersgates for the term of five years, John Parsons to pay 5s per annum to the churchwardens of Ebesham for the tyme being to the use of the poore of the parish of Ebesham and provided also so as the said George Parsons or any other do not make bricke and tyle or digge above the quantity of ten rods of ground in any one yeare of the said terme, and so as he fill up all such pitts as he shall digge for the earth, when and by use cattell shall receive wrong by reason thereof, and it is further provided and agreed that the lord of the manor aforesaid shall at any time during the said terme have for his own proper use as many tyles and bricks made of the said earth as he pleaseth at the rate of 10s per 1000 for bricke and 12s per 1000 for tyles well burnt and merchantable. In 1680 Samuel Dendy in the right of Alice his wife formerly Alice Rogers held one cottage, one stable, one garden, one orchard and one close of land, 1½ acres in Ebbisham common near Ovells Wood.

11B1. On 25 Mar. 1680 Simon Mason the elder of Great Gransden in the County of Huntington gen sold the property to John Pinke citizen and barber chirurgeon of London for £410. On 17 May 1681 it was stated that Simon Mason held the property by the courtisye of England (i.e. for life, the inheritance of his deceased wife), he having had a living child begotten on the body of Sarah his wife who had died in 1663. On 22 Nov. 1681 Simon Mason and the heirs of Sarah his wife, the daughter of Robert Styles, sold the two messuages wherein one Robert Box then dwelled with the barn, stables, out- houses, orchards and gardens, and two closes of pasture ground thereto adjoining, 8 acres, and also a messuage and two acres of land called Cherryes ground in the parish of Stepney, Middx, to John Pinke. The descent of the heirs is given: Robert Stiles had three sisters, Margaret, Elizabeth, and Susanna. Margaret married Edward Barron and had issue four daughters: Frances, married John Tooth, Joane, married William Clarke, Mary, married Richard Bush, and Elianor, married Richard Brigman, by whom she had two daughters: Katherine, married Ralph Clarke, and Susanna, married Joseph Borrett. Elizabeth Styles married John Styles, by whom she had issue John Styles. Susanna Styles married Elias Myn and had issue four daughters: Susanna, married Robert Arrowe, Joane, married John Start, Katherine married Matthew Penn, and Mary, married Thomas Crispe.
Parties to the sale on 22 Nov. 1681 were Simon Mason and Rebecca his wife, Matthew Penn of the parish of St. Mary Matfellow alias White Chappell, Middx, gardener, and Katherine his wife, Thomas Crispe of the parish of Stepney alias Stebunheath, Middx, gardener, and Mary his wife, John Start of the parish of Mitcham, Surrey, labourer, and Joanne his wife, John Tooth of the parish of St. Giles in the field, Middx, cooper, and Frances his wife, Richard Bush of the parish of St. Mary White Chappell, Middx, mariner, and Mary his wife, William Clarke of the parish of St. Margaret Westminster, Middx, soldier, and Joan his wife, John Styles the elder of Abington, Berks, taylor, and Mary his wife, and Susanna Arrowe of the parish of St. Mary White Chappel, Middx, widow. The remaining shares were transferred by Richard Bridgman of Westminster, gardener and Katherine his daughter, and by Richard Bridgman and Joseph Barrett, coffeeman, and Susanna his wife to John Pink on 4 Sep. 1685, and finally by Ralph Clarke and Katherine his wife (formerly Katherine Bridgman) on 27 Nov. 1689. On 8 Feb. 1691 John Pinke mortgaged the property to Edward Barton of Hackney, merchant, for £615 due on 9 Aug. then next ensuing (£600 at 5%). On 24 May 1700 Edward Barton acknowledged the receipt of £600 from John Ward of London, merchant, in satisfaction of this mortgage, and John Pinke and Elianor his wife sold the property for these £600 to John Ward and William Bucknall, a trustee named by John Ward. Sir John Ward, Alderman of London, (knighted 25 Sep. 1714) did, at his own cost, take down the said messuage or tenement, stables, coachhouses and outhouses thereunto belonging or most part thereof, and on the toft and soil whereon the same stood and on the two closes of pasture ground and premises or on some part thereof did at his like costs erect one substantial capital brick messuage tenement or mansion house with coachhouses, rooms, greenhouse and other buildings and converted those two closes of pasture ground most into garden ground or orcharding and some part thereof into a wilderness, and made several canals or fishponds on the said garden ground and orcharding, and planted the said ground with good trees, and built several brick walls and

fences about the premises and made other considerable improvements thereupon. A plan of these improvements dated 1719 exists (Guildford Muniment Room, 51/5/86). On 16 Dec. 1720 Sir John Ward leased to William Newman of Epsom, bricklayer, for 51 years at an annual rent of £7 to be paid in half-yearly instalments, and in consideration of two new brick messuages to be erected and built by the said William Newman upon it, a piece or parcell of ground containing on the west side thereof lying next to the garden of the said Sir John Ward 77 feet 2 inches of assize, and on the north side thereof 73 feet, in front towards the street on the east side thereof 66½ feet, to a brake of 23 feet and containing from the said brake or bavell next towards the lane called Wheeler's Lane on the south side thereof 65 feet, and lying north upon a new stable and cowyard of the said Sir John Ward, together with all such old building brick wood stone or other materials now lying and being thereon, which said piece or parcell of land is particularly described in a scheme or plate forme made and hereto annexed, now in the occupation of Anne Lake widow (this plate, which is not attached to the deed, is probably the above mentioned plan). Sir John Ward died in 1726, leaving in his will dated 26 Mar. 1725, probate 29 Mar. 1726, the property to his wife, then to his son John Ward, who, together with William Bucknall sold it by lease and release dated 5 & 6 Apl. 1727 to Sir Randolph Knipe of London, merchant for £2500 (£2000 for the freehold 11B1, and £500 for the copyholds 11B2 and 11B3).

Sir Randolph Knipe Knight, an eminent Turkey Merchant and Alderman of the City of London, died under tragic circumstances on 5 Jun. 1728: The Daily Journal of 5 Jun. 1728 (Burney Collection, British Museum Library) reported that Sir John Knipe was accidentally drowned in his own fishpond where he was induced to bathe himself and is supposed by his being found sticking in the clay, to have slipt as he went into the water; his gown, shirt, and a couple of napkins were found by the side of the pond. The London Evening Post of 4 Jun. 1728 followed the same report with another, that Joseph Shackle, a prisoner in Newgate, who had lately been a warehouse porter and had been at the Old Bailey convicted for stealing goods from Sir Randolph Knipe and been ordered for transportation, had accused Sir Randolph Knipe of having defrauded the Government of about 40000 l by entering goods in a wrong name, which matter was now under examination. On 7 Jun. 1728 The Daily Journal reported that Mr. Nutt, a printer, was in the Old Bailey committed to Newgate for printing a very scandalous reflection on the late Sir Randolph Knipe; on 8 Jun. 1728 the Daily Post corrected this report: Mr. Nutt, the printer of the London Evening Post, was ordered by the court into custody while he got bail, and was immediately bailed, and not committed to Newgate as the Daily Journal had falsely and maliciously affirmed. On 12 Jun. 1728 the corpse of the late Sir Randolph Knipe was interred in the new church of St. Botolph Bishopsgate, the pall being supported by six aldermen. This report was also carried by the London Evening Post.

The property was inherited by Sir Randolph's son Edward Knipe, who in 1755 held by free deed a messuage, washhouse, stables and other outhouses and gardens, 7 acres, abutting on Clayhill on the north part, on Summersgate alias Wheeler's Lane on the south part, on land of the Revd. Mr. Parkhurst on the west part, and on the copyhold estate of Randolph Knipe and Isaac Whittington on the east part.

11B2. The death of George Richbell of Epsom, bricklayer, was recorded on 31 Oct. 1681, and Anne Richbell of Epsom, his widow, entailed the northern part of the property (11B3) now in her own occupation, to herself for life, then to Elizabeth Kitchen the wife of Henry Kitchen of Walton on the Hill, blacksmith, for life, and after her decease to Elizabeth Kitchen and Maria Kitchen, the daughters of Henry and Elizabeth Kitchen and their heirs. The southern part of the property came at the death of Ann Fox, the wife of Thomas Fox, before the wife of George Richbell, on 30 Oct. 1684 to William Richbell citizen and merchant taylor of London, a cousin and the next heir of George Richbell: All the messuages, stable, buildings and bowling green and a piece of land adjoining, at Clayhill, in the several occupations of James Palmer and John Panton. On 20 Nov. 1688 William Richbell sold all that bowling green with the tenement, stables, outbuildings and erections for £80.16s (paid by William Fox of Ewell, cordwayner) to Randolph Ashenhurst of Epsom gen. At the death of Randolph Ashenhurst of London Esq, recorded on 23 Oct. 1689 and under his will dated 3 Feb. 1688 his brother Thomas Ashenhurst was admitted. On 5 Oct. 1691 the quit rent formerly due from George Richbell, was apportioned, Thomas Ashenhurst to pay 1s 10d for the tenement and bowling green, and Elizabeth Kitchen the balance for her land and customary tenement. Thomas Ashenhurst of Southwark gen sold the messuage, barns, stables, buildings, tenements, gardens, orchards and pieces of ground, spheristicum anglice bowling green, to Tabitha Bucknall, spinster, on 30 Mar. 1714. On 27 Jun. 1727 Tabitha Bucknall of Epsom, spinster, transferred to Alderman Sir Randolph Knipe of London (cf. 11B1) All the customary messuage, barns, stables, buildings, gardens, orchards, yards and a piece of land formerly a bowling green, which were erected on the land surrendered by Thomas Ashenhurst on 20 Nov. 1713. On the same day Sir Randolph Knipe obtained a licence to let for 44 years the piece of land which Sir John Ward had let to William Newman for 51 years on 16 Dec. 1720 (see 11B1). After the tragic death of Sir Randolph Knipe his eldest son Edward Knipe of London, merchant, was admitted on 21 Oct. 1729, and on the same day surrendered the property in accordance with his father's will dated 23 Dec. 1727 to his mother Sarah Knipe, Blackwell North of Epsom, vintner (see 5B1) acting as her attorney. On 26 Oct. 1736 Dame Sarah Knipe surrendered the property in trust to Isaac Whittington Esq, one of the six clerks of the High Court of Chancery and Randolph Knipe of London, merchant. In 1755 Isaac Whittington and Randolph Knipe held two messuages, stables, yards, garden and a piece of ground (inclosed into the garden of Edward Knipe and part of the rookery therein), abutting on Clayhill on the east part, on land of Edward Knipe on the west part, on another copyhold of the said Randolph Knipe and Isaac Whittington on the north part, and on Summersgate alias Wheeler's Lane on the south part.

11B3. On 30 Oct. 1684, after the demise of Anne Fox, before the widow of George Richbell, Henry Kitchen and Elizabeth his wife obtained a licence to let for 7 years the part of the property 11B2 which Anne Richbell had entailed to herself for life, then to Elizabeth Kitchen the wife of Henry Kitchen of Walton on the Hill, blacksmith for life, then to their daughters Elizabeth Kitchen and Maria Kitchen. On 5 Oct. 1691 Elizabeth Kitchen of Walton on the Hill, widow, and Thomas Hatcher of the said Walton on the Hill, bricklayer and Maria his wife, the daughter of the said Elizabeth obtained another licence to let for 40

11B3.

years, and on the same day the apportionment of the separate quit rent for this property (see 11B2) was recorded. On 1 Feb. 1694 Thomas Hatcher of Walton on the Hill, bricklayer, and Maria his wife, formerly Maria Kitchen mortgaged the messuage and 1 acre of land, now in the occupation of Robert Fox, to John Morris of Banstead, bricklayer, for £81.12s due on 22 Aug. next ensuing (£80 at 4%?) On 11 Jun. 1697 Thomas Hatcher and Mary his wife and John Morris surrendered and released the property to George Gillett of Hedley, yeoman, who surendered it to uses: himself and Elizabeth his wife and their heirs. On 28 Oct. 1698 George Gillett surrendered the expectancy upon the death of Elizabeth for the use of his will, and on 1 Apl. 1707 he surrendered the property to the use of his will and mortgaged it to John Shove of Reigate, maulster for £51.5s due on 2 Oct. next (£50 at 5%). On 6 Jan. 1707 George Gillett paid back this mortgage and remortgaged the property, late in the occupation of Robert Fox, to Stephen Carter of Reigate, collermaker, for £102.10s due on 7 Jul. next ensuing (£100 at 5%). He paid back this mortgage and took up another for £102.10s on 6 Jan. 1710 from Nicholas Browne of Reigate, yeoman. The death of George Gillett was recorded on 26 Jul. 1714, and on 27 Oct. 1714 John Nason, Rector of Headley, Henry Heyte of Betchworth, and John Burton of Leatherhead, surgeon, trustees under the will of George Gillett, and William Gillett, John Gillett, and Thomas Gillett, the sons of George Gillett, executors of the will dated 9 Dec. 1712 were admitted, and sold the property to Tabitha Bucknall of Epsom, spinster. The property was thus reunited with 11B2, with which it descended to Isaac Whittington and Randolph Knipe, who, in 1755 also held one messuage, washhouse, stables and other buildings and a garden, 1 acre, abutting on Clayhill on the north-east part, on land of Edward Knipe on the south-west part, and on another copyhold property of the said Isaac Whittington and Randolph Knipe on the south and south-east parts.

11B4. John Spurlyn of Long Ditton, Surrey, husbandman, mortgaged his cottage, buildings, garden and orchard at Clayhill, in the occupation of John Parish, taylor, on 24 Aug. 1682 to Elinor Boys of Epsom widow for £31.16s due on 24 Aug. 1683 (£30 at 6%). On 28 Oct. 1695 the acknowledgement of satisfaction of this mortgage by the executors of Elinor Boy's will was recorded, and another mortgage taken on on 12 Nov. 1694 by John Spurlyn of Epsom, husbandman for £31.16s from Anne Stone of Epsom, widow. Anne Stone acknowledged satisfaction on this mortgage on 3 Nov. 1704. At the death of John Spurlyn late of Epsom his eldest son Robert Spurlyn was admitted on 7 Nov. 1707 to the messuage and orchard commonly called Chappell Hall, and at the demise of Robert Spurlyn late of Epsom, yeoman, the messuage, being now two tenements with the barn, stable and orchard thereunto belonging called Chappell Hall at Clayhill came on 7 Feb. 1736 to Elizabeth, Mary, and Ann Spurlyn, the daughters of Robert Spurlyn's only brother John Spurlyn deceased, in third parts. Elizabeth Spurlyn had attained the age of 21 years, but Mary and Ann Spurlyn were under that age, and were represented by their mother Elizabeth Spurlyn; heriot (that is to say) one mare happened and was seized for the use of the lord of the manor. On the margin of this entry is a note signed P.P. (i.e. Peter Provost, steward of the manor after 1753): This should not have said called Chappell Hall but near Chappell Hall. In the survey of 1755 Mary Spurlyn, now the wife of Benjamin Johnson, held a one

third share of and in two cottages, stables, and an orchard, 1/4 acre, abutting on the road leading to Stamford Hill on the north part, on the copyhold estate of Jonathan Bond on the south part, on Stamford Pond on the west part, and on the estate of Thomas Breaks on the east part. Elizabeth the wife of Hugh Newman, blacksmith, and Ann the wife of John Coles of Staines, barber, claiming the other two third parts.

11B5. Robert Sanders of Epsom, barber surgeon, mortgaged his property on 10 Sep. 1684 (enrolled 15 Oct. 1685) to Robert Maynard of Epsom gen for £286.4s: £8.2s on 11 Mar. next ensuing, and £278.2s residue thereof on 1 Dec. 1685. (If the dates are correct this would be £270 at 4.8% per annum). On 21 Oct. 1686 Robert Maynard acknowledged satisfaction on this mortgage, and on 13 Jun. 1687 (enrolled 20 Oct. 1687) Robert Sanders took up another mortgage from John Elmer of Epsom gen for £286.4s (£8.2s on 14 Dec. next), £278.2s on 14 Jun. 1688 (i.e. £270 at 6%. Satisfaction of this mortgage was acknowledged by John Elmer on 29 Oct. 1688, and on the same day Robert Sanders sold the messuage washhouse, coachhouse, stables, buildings, garden and orchard to Maria Woodman of Betchworth, widow for life, and after her decease to Richard Lea, her only son of her former husband, but if the said Richard Lea should die without heirs of his body then to Mary Lambert the wife of Francis Lambert, citizen and haberdasher of London and her heirs in perpetuity. Also at the same day Maria Woodman and her only son Richard Lea obtained a licence to let the property for 21 years. Robert Sanders appears as the tenant of one of John Elmer's houses (1B11) on 26 May 1713. The death of Maria Woodman was recorded on 11 May 1694, leaving Richard Lea in possession. At his demise his only son Richard Lea gen was admitted on 19 Oct. 1715, and surrendered it on the same day to Henry Rogers of Epsom, yeoman, who was admitted after an action of recovery, and sold it to William Newman of Epsom, bricklayer, conditional on William Newman paying to Henry Rogers during his natural life, and after his decease to Elizabeth Rogers his now wife and her assignees during her natural life one annuity or yearly rent charge of 14 pounds of British money free and clear of all taxes, charges and deductions whatsoever, in four quarterly payments, William Newman to keep the premises in repair. William Newman was accordingly admitted on 17 Oct. 1716. On 26 Apl. 1720 it was presented that William Newman had recently built on Clayhill, part of the waste of this manor, coachhouses and stables, and had inclosed another part of the waste near the stables without the consent of the lord of the manor. On 17 Oct. 1720 William Newman mortgaged the property in his own occupation which he had lately acquired from Henry Rogers to Elizabeth Roads of Reigate, widow, for £120 with lawful interest at 5 pounds per centum, and on 27 Apl. 1724 he took up another mortgage from Elizabeth Norwood of Stepney in Spitalfields (sic) London, widow, for £205 due on 28 Oct. next. (No record of any repayments was found). On 22 Oct. 1734 William Willmott of Epsom, butcher, produced an indenture tripartite of bargain and sale inrolled in the Court of Chancery on 16 Dec. 1732 following an Order of Bankruptcy date 29 Nov. 1725, appointing Edward Green, William Mitfold, and Thomas Bedford together with Bartholomew Shower Esq and John Severn gen, both since deceased, commissioners, and Nicholas Yearly of Ockham, Surrey, yeoman, Adam Willmott of Epsom butcher, and John Newman of Epsom, blacksmith, representing the creditors as assignees of the estate of William Newman,

11B5.

who did trade and use the imployment of a bricklayer by building and by buying and selling of bricks, lime, sand, and other materials in the way of a bricklayer and brickmaker, endeavouring to get a living thereby, as other persons of the same trade or imployment used to do, and became justly indepted (owing amongst other debts £186 to Nicholas Yearly). William Willmott bought the property now in his occupation for £235, which the said assignees judge to be the full value thereof, and was admitted on 22 Oct. 1734, and entailed it to himself, his wife Elizabeth, and his heirs. On 8 May 1736 William Willmott and Elizabeth his wife mortgaged the property for £205 (£200 at 5%) to William Matthews of Epsom, coachman. On 26 Oct. 1749 William Matthews reported default on this mortgage and was admitted to the property, William Willmott and Elizabeth his wife surrendering the equity of redemptiom. On 22 Jun. 1752 William Matthews of Epsom, lodginghouse keeper, surrendered his properties to the use of his will, and on 24 Oct. 1752 a mortgage of 25 Mar. 1748 for £50 with lawful interest to Robert Wood of Epsom gen was recorded together with Robert Wood's acknowledgement of satisfaction, and on the same day William Matthews of Epsom, coachman, sold the property, now in his own occupation, to John Welles of Epsom Esq. The death of John Welles was recorded on 6 Jun. 1753, and on 6 May 1754 and under his will dated 28 Dec. 1752 his cousin Jonathan Bond of Bare Lane in the parish of Christchurch, Surrey, buttonmaker, was admitted, and surrendered this property back to William Matthews, who mortgaged it to Jonathan Bond for £110 with lawful interest. On 8 Oct. 1755 Jonathan Bond acknowledged satisfaction on this mortgage, and on 10 Oct. 1755 William Matthews sold the property to Thomas Breaks of Epsom Esq. In 1755 Thomas Breaks of Londson Esq held a messuage, coachhouse, stables and other outhouses and garden, ½ acre, abutting on Stamford Hill on the north part, on land belonging severally to the Revd. Mr. John Parkhurst, Mr. Bond, and the Spurlyns on the south part, on the estate of Thomas Masslin on the east part, and on the said Spurlyn's estate on the west part.

11B5a. In the 1755 survey Thomas Masslin of London, victualler, claimed to hold a cottage, a barn and a garden, built upon and taken out of the waste grounds of this manor on Stamford Hill by William Newman about 20 years since, but by what rent or service we know not.

11B6. George Lane sold on 6 Nov. 1685 the tenement called Chappell Hall in the occupation of Andreas Purdy, and also another tenement which formerly was a barn on the south side of the said Chappell Hall, with its yard and appurtenances to Jane Rogers of Epsom, widow, for an annual rent of 30s for the duration of his natural life, and on 8 Feb. 1685 Jane Rogers took up a mortgage from Hannah Tully of Epsom, spinster, for £41.4s due on 9 Aug. next ensuing £40 at 6%). On 21 Oct. 1686 Thomas Grove of Epsom, husbandman, surrendered to Jane Rogers the equity of redemption on the mortgage of 18 Oct. 1675, and on 20 Oct. 1687 Jane Rogers sold the two messuages, Chappell Hall in the occupation of Andrew Purdy, and the adjoining messuage in the occupation of Thomas Grove, to Amicia Woodman, daughter of William Woodman of Epsom, husbandman. On 17 Oct. 1716 John Wrench of Epsom, maltster (see 6B1) and Amicia his wife, formerly Amicia Woodman, sold to John Spurlyn of Epsom, husbandman, the messuage called Chappell Hall, now in the occupation of Samuel Nelmes, and the adjoining messuage in the occupation of Thomas

Puplett, and John Spurlyn took on a mortgage from John Wrench for £40 with lawful interest. John Wrench acknowledged satisfaction of this mortgage on 27 Oct. 1718. At the demise of John Spurlyn his three infant daughters Elizabeth, Mary, and Ann Spurlyn were admitted in equal third shares on 21 Oct. 1730, their mother Elizabeth Spurlyn being their guardian. On 24 Oct. 1752 Elizabeth late Spurlyn, now the wife of Hugh Newman, Mary Spurlyn, spinster, and Ann, late Spurlyn, now the wife of John Cole, sold their three third shares in the two messuages to John Welles of Epsom Esq. The death of John Welles was recorded on 6 Jun. 1753, and on 6 May 1754 his will dated 28 Dec. 1752 was produced (see 11B5) in which he devised his properties to his cousin Jonathan Bond of Bare Lane in the parish of Christchurch, Surrey, buttonmaker. In 1755 Jonathan Bond held one messuage in two tenements, one barn, one orchard, called Chappell Hall, 1/4 acre, abutting on the copyhold estate of Thomas Breaks and on Stamford Hill and on two cottages belonging to the Spurlyns on the north and east parts, and on land belonging to the Revd. Mr. John Parkhurst on the south-east part, and on the estate of William and Anne Deacon on the west part.

11B7. Ralph Parish of Epsom, gardiner, sold his cottage near Stamford Pond on 21 Mar. 1680 to Robert Rogers of Epsom, bricklayer, who mortgaged it on 20 Jan. 1684 for £82 due on 21 Jul. next ensuing (£80 at 5%) to Maria Clayton of Epsom, widow. The death of Robert Rogers was recorded on 22 Oct. 1686, and on 20 Oct. 1687 Maria Clayton was admitted to the cottage and 9 perches of land near the pond at Clayhill. On 29 Jun. 1723 Maria Ludgater (formerly Maria Clayton, see also 12B9) surrendered the two cottages near Stamford Pond abutting on a late wood called Ovals on the south part, to the use of her will. At the death of Mary Ludgater of Epsom, widow, recorded on 26 Oct. 1741, no claimant of the property appeared, and after three proclamations the property was seized for the lord of the manor on 26 Oct. 1742. On 14 May 1754 Eleanor Deacon of Epsom, widow and relict of Wiliam Deacon late of Epsom, produced the will of Mary Ludgater dated 7 Oct. 1740 in which she devised the two cottages near Stamford Pond on Stamford Hill to her nephew William Deacon for life, then to his two daughters Ann and Martha and his son William Deacon. William Deacon the father and Martha Deacon had both died; William Deacon, an infant, and Ann Deacon were admitted, and Eleanor Deacon was appointed guardian to her son William Deacon. In 1755 William Deacon and Ann Deacon, spinster, held a cottage in two tenements and yards, 1/4 acre, abutting on Stamford Hill on the north part, on land of the Revd. Mr. John Parkhurst on the south part, on the copyhold estates of Jonathan Bond and the Spurlyns on the east part, and on Stamford Pond on the west part.

11B8. Samuel Dendy of Dorking, butcher, obtained on 31 Oct. 1681 a licence to let his cottage, stable, garden, orchard and close of land, 1½ acres, near the wood called Ovells Woods, for 21 years. On 23 Oct. 1689 the death of Samuel Dendy was recorded. On 27 Oct. 1690 his widow Alicia Dendy of Dorking obtained a licence to let the property for 40 years. On 5 Oct. 1691 Alicia Dendy of Dorking, widow, formerly Alicia Rogers, the widow of Thomas Rogers of Epsom, carpenter, together with Robert Saker of Dorking, tallow chandler, and Alicia his wife, a daughter of Alicia Dendy, surrendered the fifth share in the property which had come to Alicia Saker under the will of Thomas

Rogers, to Alicia Dendy for life, remainder to Thomas Michell of Epsom, bricklayer. On 8 Sep. 1692 Alicia Dendy surrendered the other four fifth shares in the property to her son Samuel Dendy of Dorking, butcher, James Lisney of Dorking, tallow chandler, and Martha his wife, Edward Stone of Wootton, yeoman and Jane his wife, and John Meades of Leatherhead, yeoman and Mary his wife, the daughters of Alicia Dendy and their husbands, who on 10 Sep. 1692 sold these four shares in the cottage, stable, buildings and 1½ acre close of land, to Thomas Michell of Epsom, bricklayer, who entailed the property to himself and elizabeth his wife and his heirs. On 28 Oct. 1695 it was recorded that on 20 Mar. 1694 Thomas Michell had surrendered to his will the messuage, garden, brickkiln, and a parcell of land, about 2 acres, called and known by the name of the brickkiln, that Thomas Michell had since died, that Elizabeth Michell now held the property, and had obtained a licence to let it for 21 years. On 25 Oct. 1743 William Harrison produced an indenture tripartite dated 24 Jun. 1725 in contemplation of his marriage with Elizabeth Michell spinster, the daughter of Elizabeth Michell widow, which assigned the property to Elizabeth Michell widow for life, then to William Harrison and Elizabeth the daughter for life, and after their deaths to two trustees and their heirs upon trust to preserve contingent uses, for the children of William Harrison and Elizabeth the daughter and their issue, and in default of such issue to the heirs of Elizabeth the intended wife. This agreement had not been enrolled at the time, but on William Harrison's petition he was admitted to the property. On 22 May 1744 William Harrison of Lambeth Deane, Surrey gen surrendered the property to the use of his will, and on 13 Oct. 1752 he obtained a licence to let the property for 21 years. In 1755 William Harrison of Colchester, Essex, victualler, held for life a cottage, sheds, outhouses, brickkilns, a garden, an orchard, and a close of land, 2 acres, upon Ebbisham common and near the lands of the Revd. Mr. Parkhurst called Ovalls.

11C1. Edward Knipe died on 16 Apl. 1786, when the property was inherited by his son Edward Knipe of Hookfield Grove near Epsom, who was in possession of the property in 1794 and still in 1819. In the landtax returns for 1831 Edward Knipe's widow Caroline Knipe, a daughter of Thomas Weston of Abingdon Hall, Cambridgeshire, whom he had married in 1794 (Gent. Mag. 64 II, 767) was in possession. In the tithe award of 1843 Randolph Knipe (in the electors register the Revd. Randolph Richard Knipe of Water Newton, Hunts.) is given as the owner, with John Winstanley as the occupier.

11C2 and 11C3. On 10 Mar. 1766 Isaac Whittington, who had survived Randolph Knipe, surrendered the two copyhold properties to Edward Knipe the younger of Epsom Esq, who had them enfranchised by lease and release on 25/26 Feb. 1789. From then onward the properties formed part of the Hookfield Grove estate (11C1).

11C4. The two cottages abutting on the road leading to Stamford Hill were held in three undivided third shares by the three daughters of John Spurlyn. On 17 Mar. 1755 John Cole of Staines, Middx, perukemaker and Ann his wife, formerly Ann Spurlyn, mortgaged their third part of and in the messuage called Chappell Hall, and of and in another messuage formerly in the occupation of Samuel Nelmes and Thomas Puplett, now of Benjamin Johnson and Turner, to William Titchenear of Epsom, coachman, for £10 with lawful interest; on 20 Oct. 1761 William Titchenear acknowledged satisfaction of this mortgage (Note here and in the following entry the error concerning Chappell Hall, see above 11B4.) The death of Ann Thorpe formerly Ann Spurlyn, late the wife of William Thorpe, who held one undivided third part of and in all that customary messuage called Chappell Hall, and of and in one other messuage adjoining to the same was recorded on 20 May 1865. On 27 Oct. 1766, on the third proclamation for the heirs of Ann Thorpe (formerly Coles) late wife of William Thorpe of her third share of and in all those two cottages, together with the stables and orchard thereto belonging, 1/4 acre, abutting on the road leading to Stamford Hill on the north part, Mary Johnson widow (by her next friend John Johnson) and John Newman of Leatherhead, yeoman, the eldest son of Elizabeth Newman decd., were admitted in moieties to the one third share. At the death of Mary Spurlyn, who had been married to Benjamin Johnson, her only son Benjamin Johnson was admitted on 26 Oct. 1772 to her third share and the half in one third share in the two cottages and 1/4 acre abutting on the road leading to Stamford Hill. On 17 Jun. 1778 Benjamin Johnson of Epsom, labourer, surrendered these shares to John Newman of Epsom, yeoman.
The third sister, Elizabeth Spurlyn, married Hugh Newman of Epsom, blacksmith (not to be confused with Hugh Newman, bricklayer of 2B29 etc.), and her death was recorded on 31 Oct. 1757. On 23 Oct. 1758, at the third proclamation for her heir, her eldest son John Newman, an infant, 13 years of age, was admitted to her one third share in the two cottages, his aunt Ann Cole acting on his behalf, and being appointed his guardian. At the death of Ann Thorpe, formerly Ann Cole, John Newman acquired a moiety of her one third share in the property on 27 Oct. 1766, and on 16 Jun. 1778 he obtained from Benjamin Johnson the remaining third and half third shares of the property, and mortgaged the property on the same day to John Collins of Epsom, cordwayner, for £150 with lawful interest. On 21 Jun. 1784 John

11C4.

Collins claimed that the principal sum of £150 together with a large arrear of interest for the same still remained due and owing to him, and was admitted to the property. On 20 Oct. 1815 John Newman of the Bank of England in the City of London gen, the eldest son and heir of John Newman late of , for a consideration of £10 released the equity of redemption of the property to John Collins of Epsom, shoemaker. The death of John Collins (cf. 2C23) was recorded on 16 Oct. 1826. In his will dated 19 Jun. 1820, probate 2 Jun. 1827, he had appointed James Brown of Epsom gen and Thomas Butcher of Epsom, builder, as trustees to sell with all convenient speed for the best price that could reasonably be obtained, either by public auction or private contract, the two cottages at or near Clayhill in the several occupations of Francis Saker and Hitchcock, abutting on the road leading to Stamford Hill on the north part, on the estate late of Jonathan Bond late of the said John Collins decd. on the south part, on Stamford Pond on the west part, and on the estate heretofore of Thomas Breaks Esq, since of Matthew Gibson on the east part. John Collins's son John Collins of Epsom, shoemaker, bought the property from the trustees on 4 Jun. 1827, and was accordingly admitted. At the demise of John Collins William Collins of Walton on the Thames gen, his only brother, was admitted on 7 Apl. 1842, and on 4 Apl. 1848 he obtained a licence to let the property for 21 years to Charles Moore, painter and glazier, at a rent of £32 per annum. The death of William Collins was recorded on 27 Oct. 1855, and on 23 Oct. 1856 his will dated 3 Sep. 1855, probate 8 Nov. 1855, was produced, in which he had appointed Benjamin William May of Walton on Thames, surveyor, and Richard Reece of the same place, surgeon, executors in trust for sale, one half of the proceeds to go to his eldest son William Collins, and the remainder equally to be divided between his daughters Elizabeth Baker, Serena Rebecca Parker, and Mathilda Hatch, and his son John Collins. Benjamin William May and Richard Reece were admitted. William Collins bought the shares of his brother and sisters for £200 and by transferring the property to Abel Jenkins of No. 8 New Inn, Middx, gen, freed it, in pursuance of the statute for the abolition of fines and recoveries and for the substitution of more simple modes of assurance from tail, Abel Jenkins retransferring the property back to William Collins. On 15 May 1857 Benjamin William May and Richard Reece obtained the enfranchisement of the two cottages, barn, stable and orchard, 1 acre, abutting on the road leading to Stamford Hill on the north part, on the estate sometime since of Jonathan Bond, now partly on premises in the occupation of Jacob George Cope and partly on freehold hereditaments of William Collins decd. but contracted to be sold by his devisees to James Levick on the south part, on or towards Stamford Pond on the west part, and on the estate sometime since of Thomas Breaks now in the occupation of Jacob George Cope on the east part.

11C5. At the death of Thomas Breaks late of Epsom and also of Goodman's Fields in the parish of St. Mary Whitechapel, Middx. Esq, the messuage with the outhouses, garden and appurtenances lying upon Clayhill, late in his own occupation, was inherited by his brother John Breaks of Whorlton in the County of Durham gen on 29 Mar. 1762, and sold by him on the same day to Charles Allen of Greenwich, Kent, Esq, Joseph How of Chancery Lane, London, stationer acting on behalf of John Breaks. Charles Allen had the property, late in the occupation of Thomas Breaks, enfranchised by lease and release on 26/27 Nov. 1762 (enrolled 23 Mar. 1763).

11C6. Jonathan Bond of Bare Lane in the parish of Christchurch, Surrey, gen, sold on 10 Jul. 1762 (enrolled 19 Jul. 1762) to Charles Allen of Greenwich Esq the three undivided third parts of and in all that messuage late in the occupation of Samuel Nelmes and then of William Hopkins called Chappel Hall, and one other messuage late in the occupation of Thomas Puplett and then of Thomas Scott. On 23 Mar. 1763 the property was, together with the adjoining property 11B5 enfranchised to Charles Allen.

11C7. Ann Deacon mortgaged her moiety in the two cottages now in the occupation of Eleanor Deacon widow and John Love, to Samuel Wilkinson of Epsom, brewer, on 17 Mar. 1755 for £20 with lawful interest. Samuel Wilkinson acknowledged to Ann Deacon satisfaction of this mortgage on 5 Jan. 1761. Also on 5 Jan. 1761 William Deacon of Epsom, yeoman and Ann Deacon of Epsom, spinster, sold to Joseph Paver of Epsom, yeoman, the messuage late in the occupation of Eleanor Deacon widow and lately known by the sign of the Batts and Balls. The cottage near Stamford Pond (11B7a) adjoining to the messuage lately known by the sign of the Batts and Balls William and Ann Deacon sold to James Griffin of Epsom, bricklayer, on 26 Oct. 1761. Joseph Paver mortgaged the messuage near Stamford Pond in his own occupation on 31 Jul. 1770 to Hewas Pellett of Epsom, coachman, for £15 with lawful interest. On 11 Jun. 1773 Joseph Paver paid back this mortgage and sold the messuage to Benjamin Furniss of Epsom, taylor, who was admitted on 17 Aug. 1773. On 25 Oct. 1779 Benjamin Furniss sold to William Bellchambers of Kensington, Middx, shop-keeper, for life, Mary his wife for life, and the heirs of William Bellchambers the new erected messuage, shop and two sheds, and two pieces of garden ground thereto adjoining near Stamford Pond, 6 rods and 10 feet, now in the occupation of Sarah Furniss spinster, part of the premises purchased of Joseph Paver, and on 23 Jun. 1783 the 6d quit rent due on the property was apportioned, Benjamin Furniss to pay 4d, and William Bellchambers 2d. On 27 Oct. 1792 Benjamin Furniss sold the remaining part of the premises, the messuage formerly in one but now in two tenements near Stamford Pond, now or late in the occupation of John Brown and John Smith, with all the ground and appurtenances thereto belonging, also to William Bellchambers of Epsom, shopkeeper. The death of William Bellchambers was recorded on 26 Oct. 1829. On 22 Oct. 1830 his widow Ann Bellchambers was admitted under his will dated 20 May 1828, probate 15 Jul. 1829, in which he devised the messuage, shop, two sheds, and two pieces of garden ground, formerly in the occupation of Sarah Furniss, afterwards of William Bellchambers, now of his widow Ann Bellchambers, and the messuage formerly in the occupation of John Brown and John Smith, now of John Wallis and John Smith, to his wife Ann Bellchambers for life, then to his nephew James Bellchambers. At the death of Ann Bellchambers late of Epsom, widow, James Bellchambers of No.113 Fetter Lane, Holborn, Middx, carpenter, was on 30 Mar. 1837 admitted in accordance with William Bellchambers's will. On 26 Sep. 1850 (enrolled 24 Oct. 1850) James Bellchambers of Clayhill, Epsom, painter, sold the messuage near Stamford Pond, now in his own occupation, and the messuage in two tenements, now in the occupation of Frederick Waters and John Chapman, to Henry Harman of Ashtead, baker, for £318. Henry Harman had not applied for admission by 31 Oct. 1851, and the property was seized for the lord of the manor. On 22 Apl. 1852 Henry Harman was admitted; his death was recorded on 29 Oct. 1863,

11C7.

when two heriots became due, and one (that is to say a horse) was seized to the use of the lord of this manor, but the said Henry Harman had not at the time of his death any other animal as it is said. No claimant of the properties appeared at three proclamations, and on 3 Nov. 1864 the premises were again seized for the lord of the manor. On 26 Feb. 1867 the will of Henry Harman dated 28 May 1862, probate 2 Oct. 1863, was produced, in which he devised the properties to his housekeeper Ann Friday and her daughter Ann, otherwise Annie Friday to hold in common and the survivor absolutely. Accordingly Ann Friday of Ashtead, spinster and Annie Friday of Ashtead, spinster, were admitted to the messuage and shop and the messuage in two tenements, all now in the occupation of Thomas Gales. On 19 Dec. 1869, as directed by an Order dated 11 Dec. 1865 made in the High Court of Chancery, wherein John Atlee and William Atlee were plaintiffs and Ann Friday and Annie Friday were defendants, Grant Heatly Tod Heatly of 11 John Street, Adelphi, Middx, wine merchants paid £340 belonging to Thomas George Cree of St. David's Lower Tulse Hill, Brixton, Surrey, and of University College, Oxford, and Thomas George Cree was admitted on 6 May 1869. On 4 Apl. 1881 the Revd. Thomas George Cree of Casheston, Pembroke, Clerk in Holy Orders, had the properties enfranchised. No names of occupiers are stated in the enfranchisement.

11C7a. On 25 Aug. 1761 William Deacon of Epsom, yeoman, and Ann Deacon of the same place, spinster, sold to James Griffin of Epsom, bricklayer, all that messuage, cottage or tenement situate near Stamford Pond, adjoining to the messuage lately known by the sign of the Batts and Balls. On 29 Aug. 1764 James Griffin mortgaged the messuage in the occupation of William Adams to Richard Burgiss of Ewell, mercer, for £30 with lawful interest, and increased this mortgage on 22 Oct. 1764 by another £15, and by another £15 on 17 May 1771 (enrolled 28 May 1771). On 30 Nov. 1775 James Griffin obtained a licence to let the property for 21 years. The death of James Griffin was recorded on 1 Jul. 1799, and, as no claimant of the property had appeared by the third proclamation, the property was seized for the lord of the manor on 9 Jun. 1800, and does not further appear in the records.

11C8. On 16 Jan. 1760 Thomas Michell of Epsom, bricklayer, mortgaged the reversio expectant upon the death of William Harrison of the messuage and the 1½ acre close of land, now in the occupation of Robert Browne, brickmaker, to John Winchester of Epsom, cornchandler, for £15 and lawful interest. At the death of William Harrison of Colchester, victualler, Thomas Michell, a cousin and the heir at law of Elizabeth Michell, was on 4 May 1761 admitted under the marriage settlement of 24 Jun. 1724 (see 11B8), and mortgaged the property to John Winchester for another £20 with lawful interest. On 30 Nov. 1761 Thomas Michell increased the mortgage by another £15. On 21 Mar. 1763 John Winchester acknowledged the repayment of the three mortgages, and on 22 Aug. 1763 (enrolled 6 Feb. 1764) Thomas Michell took up from James Willett of Epsom, tallowchandler, a mortgage for £40 with lawful interest; on 2 Jan. 1764 he increased this mortgage by a further £20, and on 11 Jun. 1764 he surrendered the property to James Willett. On 5 Jan. 1768 (enrolled 30 May 1768) James Willett mortgaged the messuage, cottage or tenement, stable, edifices, garden, orchard, and close of land near Ovals, formerly Ovals Wood, to Richard Burgiss of Ewell gen for £60 with interest at £5 by the £100. On 28 Oct. 1771 Richard

Burgiss acknowledged satisfaction of this mortgage, and James Willett surrendered the property to Lashford Willett of Bromley, Kent, draper. On 2 Aug. 1773 Lashford Willett, now of Camberwell, gen, obtained a licence to let the property for 21 years. The death of Lashford Willett was recorded on 14 Jun. 1794, and, as no claimant had appeared by the third proclamation, the property was seized for the lord of the manor on 1 Jun. 1795. On 24 Oct. 1796 James Charles Mitchell of Brighton, Sussex, gen, acting as attorney for James Ingram of Rottendean, Sussex, gen, acting trustee, produced the will of Lashford Willett of 3 Mar. 1791, in which Lashford Willett devised his freehold and copyhold messuages at Epsom, Capel, and Brighthelmstone (in particular a copyhold messuage in two tenements with brick and tile yards and sheds thereunto belonging situate in Epsom common) to his son James Willett, and after the death of James Willett to John Ingram of Cheyney Esq, James Ingram of Rottendean gen, and Warden Sergeson of Cuckfield Place, Sussex Esq upon trusts for the sons and daughters of James Willett. James Willett had died without having been admitted, and James Ingram, by his attorney, was admitted upon trusts. The death of James Ingram was recorded on 5 Apl. 1815, and on 11 Aug. 1815 an order of the High Court of Chancery of 15 Jun. 1815 on a petition of Harriett Ann Willett was produced, asking for a decision in what manner the copyhold estate was then vested in Eliza Ann Sergison, and whether she was an infant trustee or mortgagee to the said hereditaments within the meaning of the Statute 7 Anne. Lashford Willett died 3 Mar. 1794, and his son James Willett in Dec. 1795, having had 4 children: James Heasman Willett, Caroline Elkine Willett, Louisa Elizabeth Willett and Harriett Ann Willett (the petitioner), all of whom except the petitioner had died under the age of 21 years, and as to the females unmarried. The trustees John Ingram, James Ingram, and Warden Sergison were all dead, Warden Sergison was the survivor and died intestate as to any trust estates, leaving his brother and heir Francis Sergison him surviving, but Francis Sergison had also since died intestate, leaving one daughter and only child Eliza Ann Harriett Sergison, an infant under the age of 8 years, in whom the estates at Capel and Epsom are now vested. The Commissioner found that Eliza Ann Harriett Sergison was not a trustee and might be ordered to surrender, but she was in fact admitted on 11 Aug. 1815 as trustee under the will of Lashford Willett. The death of Eliza Ann Harriett Sergison was reported on 2 Nov. 1848, perhaps erroneously, as no further action was taken until 23 Oct. 1856, when it was stated that she had lately died. No claimant appeared, and on 22 Oct. 1857 the property was again seized for the lord of the manor. The matter was taken up on 11 Aug. 1875, when it was confirmed that Eliza Ann Harriett Sergison was not the heiress and had no interest whatsoever in the hereditaments; Juliana Willett Chilcote, the wife of Paul Chilcote of Babbicombe Devon, surgeon, and Georgina Ashton Hardy, the wife of John Theodore Vesey Hardy, of St. Peter's Square, Hammersmith, Middx, gen, represented by Edwin Tyrrell Hurlstone of the Inner Temple in the City of London Esq, declared that Harriett Ann Willett reached the age of 21 years and died on 24 Dec. 1819, leaving a will dated 24 Jul. 1819, probate 9 May 1820, in which she devised the property to Edward Norton Thornton and Robert Ashton upon trusts, the dividends to go to her mother Elizabeth Hurlstone for life, and then to her goddaughters Juliana Willett Hurlstone and Georgina Ashton Hurlstone in equal shares; the trustees were both dead, and Juliana Willett Chilcote and Georgina Ashton Hardy, who had

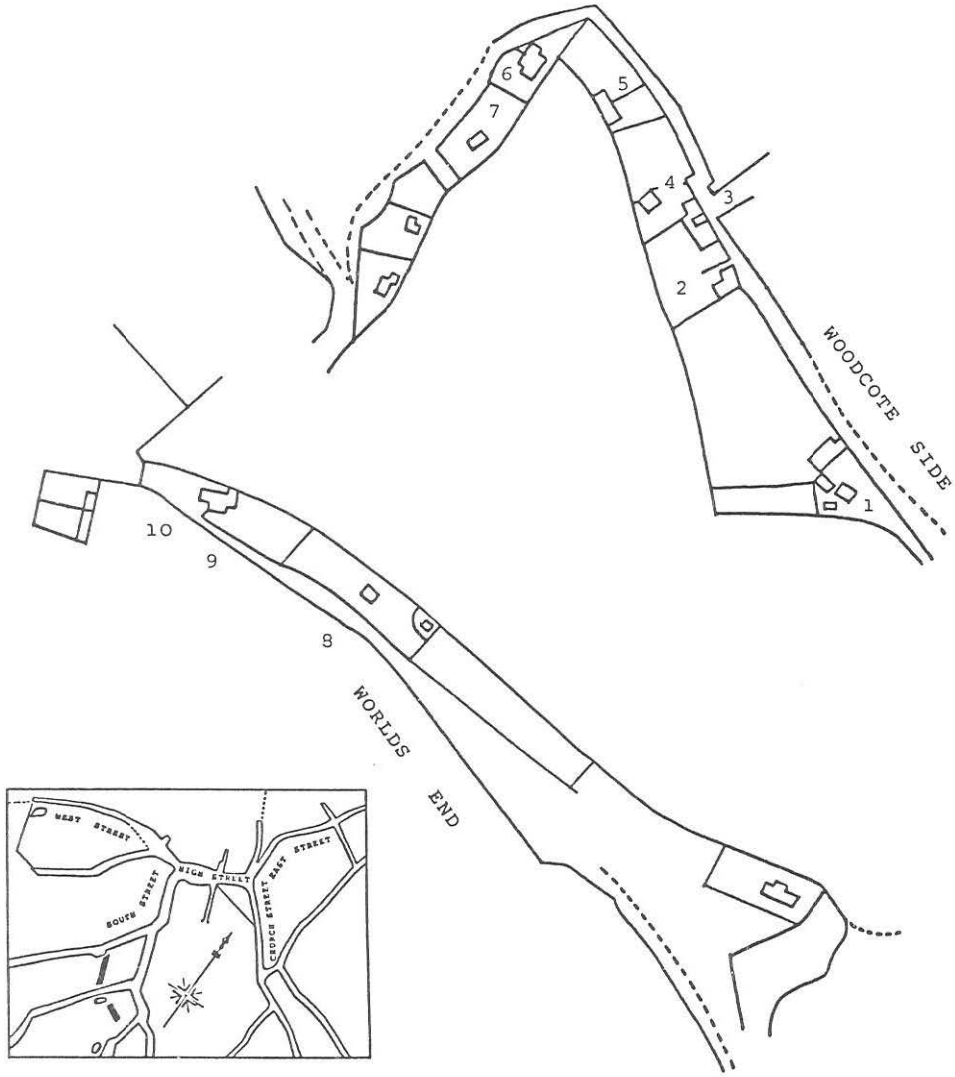
been in the uninterrupted possession and in receipt of the rents and profits of the property, were severally admitted in moieties. At the demise of Georgina Ashton Hardy, reported on 1 Nov. 1877, her eldest son Vesey Malden Hardy of Los Angeles, County St. Francisco in the United States of America, farmer, represented by George Hurlston Hardy of the Patent Office, No.25 Southampton Buildings, Chancery Lane, Middx, gen, his attorney, was admitted on 28 Jun. 1878 to her moiety. On 27 Apl. 1882 it was reported that the messuage near Epsom Common holden by Juliana Willett Chilcote and Vesey Malden Hardy were out of repair, whereby the same have become forfeited to the lord of the manor, Samual Grimshaw, the bailiff, to seize the same. At the death of Juliana Willett Chilcote and under her will dated 16 Dec. 1886 and 3 codicils, probate 27 Jun. 1895, her daughters Henrietta Emma Chilcote of Hill House, Brixham, Devon, spinster and Elizabeth Alice Chilcote of Lancaster House, Worple Road, Epsom, spinster, represented by John Herbert Bell of 3 Salters Hall Court, Cannon Street, London, gen, were admitted on 6 Apl. 1897, in moieties of her moiety. On 28 Oct. 1897, in an exchange of moieties, Henrietta Emma Chilcote surrendered her share to Elizabeth Alice Chilcote, Theodore Bell acting on their behalf, and on 7 Oct. 1902 Vesey Malden Hardy of Downey, Los Angeles, County St. Francisco, by George Hurlstone Hardy sold his moiety for £120 to Elizabeth Alice Chilcote. At the death of Elizabeth Alice Chilcote of Lancaster House, Worple Road, Epsom, but late of Charlwood, No.14 Babbicombe Road, Torquay, Devon, and under her will dated 8 Feb. 1912 with 2 codicils, probate 11 Apl. 1918, George Hurlstone Hardy of the Old House, Park Road, Twickenham, Middx, Esq was admitted on 7 Nov. 1918, and on 25 Jan. 1919 had the property enfranchised.

Note: In the petition to the High Court of Chancery of Harriett Ann Willett on 15 Jun. 1815 the following details are given:

Louisa Elizabeth Willett, buried at Cuckfield 12 Feb. 1795
James Willett gen, ibid. 12 Dec. 1795
Warden Sergison, ibid. 16 Jul. 1811
Francis Sergison, ibid. 6 Apl. 1812
James Ingram, Rottingdean, 11 Sep. 1806
John Ingram gen, Chailey, Sussex, 24 Dec. 1803
Caroline Elkin Willett (of London), buried at Epsom, 15 Feb. 1805
James Heasman Willett, baptised in the parish of Brighton 17 Aug.1788
Caroline Elkin Willett ibid. 16 Sep. 1788
Louisa Elizabeth Willett, ibid. 29 Sep. 1790
Harriett Ann Willett, ibid. 11 Dec. 1792
James Heasman Willett was drowned at Gibraltar in Jun. 1806, intestate unmarried.
James Willett and Elizabeth Yates were married at St. Martin in the Field, Middx, on 23 Sep. 1787.
Francis Sergison, brother of Warden Sergison, intermarried with Elizabeth Ann Cronan in Dublin, Ireland, on 30 Apl. 1806, and died 30 Mar. 1812.
Eliza Ann Harriett Sergison, born at Kingdown, Ireland, 30 Jan. 1807, baptised at the parish of St. Anne, Westminster, Middx, 19 Jan. 1808.

11C9. On 14 Oct.1799 William Porter of Epsom, labourer, sold to John Cole the elder of Epsom, watchmaker, all that piece or parcel of ground with the messuage, cottage or tenement by him erected and now standing and being thereon, inclosed and taken out of the lords waste of this manor. At the death of John Cole and under his will (probate 11 Mar. 1803) his daughter Nancy Cole of Epsom, spinster, was admitted on 18 Jul. 1803 to the property, and sold the cottage on the top of Wheeler's Lane in the occupation of Harris, on the same day to John Bailey of Epsom, linen draper. John Bailey sold the cottage on 9 Oct. 1809 for £50 to Barnabas Gardom of Epsom, broker. The death of Barnabas Gardom was recorded on 6 May 1811, and on 6 Jul. 1812 his widow Martha Gardom was under his will (probate 14 Sep. 1810) admitted in trust for sale, and sold the property on 3 May 1813 to William Evans.

On 29 Oct. 1840 William Evans formerly of Montague Square, Middx, but now of Church Street, Paddington, Middx, yeoman, in consideration of the natural love and affection the said William Evans has and bears towards his brother Robert Evans of Epsom, private in the 18th Regiment of Her Majesty's foot soldiers, and of the sum of 10s, surrendered the piece of land with the cottage, now in the occupation of Edward Evans, to Robert Evans, who was represented by Sarah, the wife of Evans of Epsom, yeoman. The death of Robert Evans, late of Epsom, a private in Her Majesty's 80th Regiment of foot soldiers, was recorded on 29 Apl. 1875, and, no claimant having appeared, the property was declared forfeit to the lord of the manor on 11 May 1876. On 2 Nov. 1876 Edward Evans, a lunatic, of Wandsworth, was admitted to the property, his sister Rosa Hurdle, the wife of Walter Hurdle of Clothworkers' Hall, Mincing Lane in the City of London acting on his behalf. The death of Edward Evans, late of the Surrey County Asylum at Wandsworth, a person of unsound mind, was recorded on 4 May 1893, and on 7 Jul. 1893 his sisters Rosa Hurdle, now of 33 Charles Street, Berkeley Square, Middx, widow, and Elizabeth Hurdle, the wife of George Hurdle of No.146 Albion Road, Stoke Newington, Middx, bailiff, were admitted as coheiresses of Robert and Edward Evans to the cottage and piece of land at the top of Wheeler's Lane, late in the occupation of Edward Evans (the father of Robert and Edward Evans) now of Pratt. Rosa Hurdle and Elizabeth Hurdle had the cottage enfranchised on 18 Jul. 1893.



WOODCOTE SIDE, THE COMMON SOUTH OF DORKING ROAD, WORLD'S END

Chapter 12

WOODCOTE SIDE, THE COMMON SOUTH OF DORKING ROAD, WORLD'S END

12A1. In 1680 William Rogers held in the right of Alice his wife besides another property (13A9, q.v.) one tenement, one barn, one stable, and one parcell of land, 1 acre, called Brazills, abutting on Ebbisham common on the west part and on the demesne lands called Blakes on the east part. On 11 Mar. 1679 William Rogers of Epsom, carpenter, and Alice his wife had mortgaged the two properties to John Lewis of Epsom gen for £210 to be paid on 12 Mar. 1680.
The land later occupied by 12B3 to 12B7 appears to have been common land in 1680.

12A3. In the survey it is recorded that Joseph Peirce about Michaelmas last erected a cottage on the waste grounds adjoining to the demesne lands called Upper Blakes on the east part.

12A7. Also in the survey is an entry that William Rogers about 28 years since erected a cottage on Upper Woodcott Greene adjoining to the demesne lands called Frenches on the west part.

12A8. On 8 Apl. 1670 the death of William Hayward was recorded and the admission of his infant daughters Alice, Mary, Anne, and Dorothea, Robert Pike of Epsom gen being appointed their guardian. On 6 Nov. 1679 William Parkhurst of Epsom, coachman, took over the guardianship of Alice, Mary, Anne, and Dorothea Hayward; the property was then in the occupation of John Letts. In the survey of 1680 Alice, the wife of Francis Rofe, Mary Hayward, spinster, and Dorothy Hayward, spinster, daughters of William Hayward held one messuage, an outhouse and one garden or orchard called Collyers, situate in Woodcott Greene, abutting on the demesne lands called Frenches on the south and west parts. There is no mention of Anne Hayward in this entry, and no mention whether the property was held in third or fourth shares.

12B1. On 29 Oct. 1697 William Rogers, now of Worcester Parke, Surrey, carpenter, sold the two properties 12B1 and 13B9 to Edward Wood of Epsom, butcher. Edward Wood mortgaged the properties on 21 Dec. 1697 to John Grant of Epsom, joiner, for £103 to be paid on 20 Jun. next, and together with John Grant sold them on 7 Nov. 1701 to John Matthew of Epsom, carpenter, John Matthew taking over the mortgage for £103 payable on 8 May next ensuing. John Grant acknowledged satisfaction of this mortgage on 28 Jul. 1709. On 26 Mar. 1708 John Matthew took on a mortgage on both properties from Ralph Michell the elder of Epsom, bricklayer, for £309 to be paid on 27 Sep. next, and on 27 Mar. 1712 John Matthew of Epsom, coachman, together with Ralph Michell, mortgaged both properties to William Betts of Epsom Esq for £53 to be paid on 29 Mar. 1713. John Matthew contracted to sell the messuage called Brazills, abutting on Ebbisham common on the north-west part and on the lands of Lord Baltimore and William Stewart on the south-east part to Ralph Michell the younger of Epsom, brickmaker, but died before the completion; his death and the admission of Ralph Michell the younger were recorded on 26 May 1713, and on 30 Mar. 1714 William Betts acknowledged satisfaction of his mortgage of 27 Mar. 1712. On 13 Dec. 1715 Ralph Michell mortgaged the property in the occupation of Thomas Howell to Anthony Anscombe of Nutfield, yeoman for £51.5s payable on 14 Jun. next, and on 25 Mar. 1724 to Richard Aynscombe of Merstham and John Russell of Nuttfield for £51.5s payable on 25 Sep. next. (No acknowledgement of the repayment of this mortgage has been found). On 1 Sep. 1726 Ralph Michell mortgaged the property, now in the occupation of Robert Parker, to Robert Prickler of Dorking, timberdealer, for £102.10s due on 2 Mar. next ensuing. On 26 Oct. 1736 Robert Prickler acknowledged satisfaction of this mortgage, and on the same day Ralph Michell sold a 10 rods piece of the land (12B2) to William Speed of Epsom, sawyer, and mortgaged the remainder of the property to Nicholas Ware of Reigate, currier, for £102.10s payable on 26 Apl. next. On 13 May 1740 it was enrolled that Nicholas Ware had acknowledged satisfaction of this mortgage, and that Ralph Michell had taken on on 25 Oct. 1739 a mortgage from Sarah Franks of Ewell, widow, for £123 due on 26 Apl. 1740. Sarah Franks acknowledged satisfaction on 22 May 1744. On 21 Oct. 1745 Ralph Michell of Epsom, yeoman, sold the property to John Holford of Leatherhead, labourer. John Holford, now of Epsom, coachman, mortgaged it, now in his own occupation, on 16 Jun. 1748 to William Birchett of Headley, husbandman for £51.5s due on 16 Dec. next, and again on 2 Feb. 1753 to Elizabeth Hubbard of Great Bookham, widow, for £75 with lawful interest, due on 2 Aug. next ensuing. In 1755 John Holford held a cottage, barn, stable, garden, and a close of meadow, 1 acre, abutting on Epsom common on the west part, on land of Lord Baltimore and of Henry St. John Esq on the east part, on the copyhold estate of George Sanders on the south part, and on the lands of the said Henry St. John on the north part.

12B2. On 26 Oct. 1736 Ralph Michell of Epsom, brickmaker (see 12B1) sold to William Speed of Epsom, sawyer, a piece of land, in front 1½ rod, containing 10 rods in the whole, now sett out, lying in a little meadow then belonging to the said Ralph Michell, adjoining to the lands and tenements of John Johnson, then in the occupation of the said Ralph Michell and then lately taken from a messuage known by the name of Brazells. On 8 Nov. 1737 William Speed mortgaged all that copyhold messuage, yard, garden, and backside then in his

12B2.

own occupation, to John Pitt of Ashtead, yeoman, for £20 at 5% interest. On 1 May 1741 John Pitt, now of Leatherhead, yeoman, acknowledged satisfaction, and William Speed took on another mortgage on the messuage, now in the occupation of John Chandler, from William Dendy of Epsom, bricklayer, for £30 at £5 by the hundred at the end of 12 months. The death of William Speed was recorded on 24 May 1742, and, as no claimant had appeared by 30 May 1743 the messuage lately erected and built upon a piece of land in front 1½ rod, containing 10 rod in the whole, was seized for the lord of the manor. On 25 Oct. 1743 William Dendy was admitted to the property subject to the equity of redemption. William Dendy's death was recorded on 24 Oct. 1748, and on 9 May 1749 George Sanders, 19 years old, the only child of William Dendy's only child Martha, the wife of George Sanders, was admitted, his father being his guardian. In 1755 George Sanders of Epsom, waggoner, held a messuage, shed, and orchard, about 20 (sic) rods or perches, abutting on John Johnson's copyhold estate on the south part, on Lord Baltimore's land called Blakes on the south-east part, on John Holford's copyhold estate on the north part, and on the common on the west part.

12B3. On 27 Oct. 1699 the lord of the manor, with the consent of the tenants, granted to Joseph Peirey of Epsom, husbandman, All that cottage or tenement adjoining Epsom common and abutting on a piece of land called Blakes on the east part, in the occupation of the said Joseph Peirey. On 29 Sep. 1718 (recorded 27 Oct. 1718) Joseph Perey (sic) sold one messuage with a garden, backyard and orchard, in the occupation of the said Joseph Perey and Allen Buckland or one of them, abutting on Epsom common on the north and west parts, on the orchard of the said Joseph Perey (of which this is a part) on the south part, and on the lands of Ralph Michell the younger called Brazills on the north and west parts, to William Gardiner, husbandman and Maria Morsfield of Epsom, spinster, retaining part of the property (12B4) for himself. On 15 Apl. 1754 the death of Mary Johnson was recorded, and that on 12 Sep. 1730 Mary Gardiner of Epsom, widow, had surrendered the property to the use of her will, and had afterwards intermarried with John Johnson of Leatherhead, husbandman, to whom she had devised the property in her will dated 14 Sep. 1730, and who was accordingly admitted to two copyhold messuages (formerly one messuage), and in the survey of 1755 held for life a messuage in two tenements, shed and orchard, near 1/4 acre, abutting on Ebbisham common on the west part, on the estate of George Sanders on the east and north parts, and on the copyhold estate late of Joseph Piercey on the south part.

12B4. After having sold one of his messuages (12B3, q.v.) on 29 Sep. 1718 Joseph Pierey (sic) mortgaged his remaining copyhold messuage with all its appurtenances in which he then lived, abutting on the west part on the common, on the north part on the property which William Gardiner recently bought from the said Joseph Peirey, on the east part on demesne lands, and on the south part on the lands of Edward Smith, on the same day to Thomas Willoby of Ashtead, yeoman for £15.7s.7d payable on 25 Mar. next ensuing, and increased this mortgage on 5 Nov. 1719 by a further £10 with lawful interest, payable on 5 May next ensuing. The death of Joseph Peirey was recorded on 26 Oct. 1723, and Joseph Peirey, his eldest son and heir was admitted to the messuage, garden, backyard and orchard, abutting a close called Blakes on the

east part. On 22 Oct. 1724 it was enrolled that Thomas Willoby the elder of Ashtead, yeoman, had acknowledged satisfaction of his mortgages previous to 26 Dec. 1723, and that on 26 Oct. 1723 Joseph Pierey had mortgaged all his messuages to Thomas Willoby the elder for £30.15s due on 26 Jun. next. On 13 May 1740 it was recorded that Thomas Willowbee (sic) son of Thomas Willowbee decd. had acknowledged satisfaction to Joseph Pierey on the mortgage of 5 Nov. 1719 (sic), and that on 5 Dec. last (i.e. 1739) Joseph Peircy (sic) of Epsom, yeoman, had taken on a mortage from William Dendy of Epsom, bricklayer, for £33 with lawful interest, payable on 5 Dec. next. The death of Joseph Pieray (sic) late of Epsom, yeoman, was recorded on 8 Sep. 1755; the entry in the survey states that Joseph Piercey deceased claimed to hold for ever a cottage, sheds, yard and orchard, near ½ acre, abutting on Ebbisham common on the west part, on Lord Baltimore's land on the east part, on John Johnson's copyhold on the north part, and on Thomas Shelmurdine's estate on the west part.

12B5. On 8 Nov. 1726 William Parker of the parish of St. Botolph Aldersgate, London, yeoman, applied to be admitted to all that messuage and land or garden thereto adjoining and enclosed, 13½ rods in length and 3½ rods in width, which messuage and land or garden are situate near the northern part of the path leading across the waste called Ebbisham common to the house called Woodcott, and on the north side of the way leading from the waste called Woodcott Lower Green to the way leading between the woods called Highfields and Furze Wood, and which messuage was recently erected by Nicholas Parker and was in his possession, and the lord of the manor by his steward granted the messuage to William Parker. On 4 Aug. 1739 William Parker, then of Epsom, yeoman, mortgaged his three messuages near Woodcote Lower Green, two of them lately erected by the said William Parker, to Thomas Shelmurdine of East Smithfield, London, baker, for £150 at 5% per annum, due on 4 Feb. next. The death of William Parker was recorded on 26 Oct. 1741, and on 26 Oct. 1742, at the third proclamation for his heir, Thomas Shelmurdine was admitted to the three messuages being near the east part of the avenue leading across Ebbisham common towards Woodcott House and on the north part of the way leading from Woodcott Lower Green to the way leading between Highfields and Furze Wood, Elizabeth, relict of Hugh Hughes decd., Mary Kingscott and William Kingscott her husband, Amey Shelmurdine and the said Thomas Shelmurdine her husband, and Sarah, the daughter of Jane, late wife of Joseph Andrews, the said Elizabeth, Mary, Amey, and Jane, being the sisters and coheirs of William Parker, releasing the equity of redemption to Thomas Shelmurdine. In 1755 Thomas Shelmurdine held two messuages in five tenements, a stable, shed, a slip of ground and orchards, ½ acre, abutting on the common on the south and west parts and on Lord Baltimore's land called Blakes on the north and east parts, and also a cottage and a small piece of ground, about 8 rods, by Ebbisham lower common, taken out by Nicholas Parker about 40 years since.

12B7. On 28 Oct. 1698 the lord of the manor with the consent of the tenants of the manor granted admission to Richard Stoakes of Epsom, carpenter, to a cottage and garden in his occupation with its appurtenances, situate in Woodcott Upper Greene. On 27 Oct. 1740 Richard Stoakes surrendered his properties to the use of his will, and at his demise, enrolled on 25 Oct. 1743 and under his

12B7.

will dated 6 May 1742 his daughter Grace Peters was admitted to the cottage and garden in Woodcote Upper Green, late in his own occupation, adjoining to the Lord Baltimore's park, now or late in the tenure of His Royal Highness the Prince of Wales, and entaileed it to her husband Edward Peters and herself for life, then to their son Edward Peters. In 1755 Grace Peters the wife of Edward Peters of Epsom, parkkeeper, held for life a messuage in two tenements called Crockingham, a washhouse, stables and orchard, about 1 acre, abutting on Upper Woodcote Green on the east, north, and south parts, and on Lord Baltimore's park on the west part.

12B8. The death of Anne Hayward was recorded on 15 Oct. 1685, when her sisters Alicia Rofe of London, Dorothea Francis, the wife of John Francis of Ewell, bricklayer, and Maria Hayward spinster, inherited her quarter share in the messuage, garden and orchard, together ½ acre, and Alicia Rofe and Maria Hayward ceded their shares to John Francis and Dorothea his wife, who on the same day (recorded 29 Oct. 1688) mortgaged it to Hanna Tully of Epsom, spinster, for £30.18s payable on 16 Apl. next at the dwelling house of Elizabeth Evelyn widow and relict of Richard Evelyn decd. On 13 Dec. 1690 Hanna Tully and Dorothea Francis, widow of John Francis of Ewell, bricklayer, mortgaged the property to John Hillman of Epsom gen for £42.2s 6d payable on 15 Jun. next (£41 at 5% p.a.), and on 15 Oct. 1691 Hanna Tully was admitted to the property on the mortgage of 15 Oct. 1685 (No further reference to this admission or to the mortgage has been found). On 30 Sep. 1692 Dorothea Francis mortgaged the property to Maria Clayton of Epsom, widow, for £53.6s due on 31 Mar. next ensuing, and on 28 Oct. 1698 Maria Clayton was admitted on this mortgage, subject to an equity of redemption. On 29 Jun. 1723 Maria Ludgater of Epsom, widow, formerly Maria Clayton, surrendered the property to William Francis of Horley, yeoman. The death of William Francis was recorded on 8 Sep. 1755 together with the admission of his cousin and heir John Francis of Horley, yeoman, who is shown in the survey of 1755 as holding a cottage in two tenements and an orchard, about ½ acre, abutting on Upper Woodcote Green on the east and north part and on Lord Baltimore's park on the south and west parts.

12C1. On 2 Jan. 1761 William Birchett was admitted to John Holford's property under the mortgage of 16 Jun. 1748 subject to a right of redemption by John Holford. On 13 Apl. 1772 John Holford sold this equity of redemption to William Birchett for £7, John Sharpe of Epsom, victualler, acting for William Birchett. On 22 Sep. 1775 (enrolled 16 Oct. 1775) William Birchett of Hedley, husbandman, sold the property called Brazells, then or late in the occupation of Benjamin Allen, to John Fox of Epsom, farmer. The death of John Fox was recorded on 22 Oct. 1810, and on 28 Oct. 1811 his widow Mary Fox of Epsom, represented by her daughter Elizabeth Fox, produced John Fox's will dated 2 Mar. 1810, leaving his copyhold estate in Epsom to his wife Mary Fox for life, remainder to his son George Fox for life, remainder to his daughters Mary Fox and Elizabeth Fox. Mary Fox the mother was accordingly admitted to the messuage and premises with the appurtenances, save and always reserved to the Lord of the Manor the cart or waggonshed near the aforesaid premises built on the Lord's waste of this Manor. Mary Fox's death was recorded on 23 Oct. 1816, and on 27 May 1817 George Fox was admitted according to John Fox's will. On 19 Apl. 1822 Homage presented that George Fox had inclosed a piece of land, about ½ acre, part of Epsom common, and on 11 Apl. 1828 that he and others had been digging in the waste. At the death of George Fox of Epsom, yeoman, recorded on 12 Apl. 1833, and still under the will of John Fox, and Mary Fox, the daughter of John Fox having died, Elizabeth Fox, now the wife of William Lucas of Epsom, yeoman, was admitted to the property late in the occupation of George Fox (save the cartshed). On 17 May 1838 (enrolled 26 Oct. 1838) Elizabeth Lucas of East Horsley, Surrey, the wife of William Lucas of the same place, yeoman, in consideration of the natural love and of 5s transferred the property to her husband William Lucas, who, now of Effingham, yeoman, sold the messuage, barn, stable and outhouses with one close of land, 1 acre, formerly known by the name of Brazells in the parish of Epsom, at the western end and adjoining to Epsom common, and now known as the White Horse and used as a house for the sale of beer by retail, now in the occupation of William Bennett, on 12 Apl. 1849 for £250 to John Bailey of Epsom, draper. The death of John Bailey on 6 Dec. 1861 (see 3C22) was recorded on 29 Apl. 1862, and as admission to this property had not been claimed by 23 Apl. 1863 it was seized into the hands of the Lord of the Manor until on 14 Oct. 1880 it was claimed (with a freehold cottage on Epsom Common in the occupation of Mr. Parry, a piece of copyhold land on Epsom Common in the occupation of Kitherside, some freehold land and 4 cottages at Charlwood, Surrey let to Mr. Wilkins, and four freehold pieces of land, 14 3/4 acres, in the common field of Epsom) under the will of John Bailey dated 31 May 1854, probate (Principal Registry) 17 Feb. 1862 by his son John Dickson Bailey, to be held by him for life, and after his decease by his child or children who shall live to the age of 21 years in common, and John Dickson Bailey was accordingly admitted to the property now in his occupation. At the death of John Dickson Bailey of Epsom gen, recorded on 2 May 1895 his five children Leopold James Bailey of White Horse Cottage, Epsom Common, carpenter, Edwin Saunders Bailey of the same place, carpenter, Peter Gerault Bailey of Epsom Common aforesaid, Louisa Magdalene Bailey of No.2 Carlton Villa, Park Road, Middx, spinster, and Sarah Marion Bailey of White Horse Cottage aforesaid spinster, were admitted in fifth parts. At the death on 21 Oct. 1895 of Peter Gerault Bailey intestate a bachelor, recorded on 24 Oct. 1895, his eldest brother Edwin Saunders Bailey

12C1.
was admitted to the fifth share in the property, the payment of heriot being remitted in this case. Sarah Marion Bailey of White Horse Cottage died on 27 Oct. 1909 intestate a spinster, leaving her eldest brother Edwin Saunders Bailey of No.8 Gerault Cottages, Epsom, gardener, her heir at law; Edwin Saunders Bailey was on 20 Jun. 1911 admitted to her one fifth share in the property, formerly called White Horse Cottage but now White Cottage, and on the same day transferred to Leopold James Bailey and Louisa Magdalene Bailey each one third of the two fifth parts of Peter Gerault Bailey and Sarah Marion Bailey against a payment from each of £9.19.1d, being 1/3 of £29.17.3d the expenses by him incurred. On 12 Sep. 1934 Edwin Saunders Bailey of White Cottage, Woodcote Side, Epsom and Louisa Magdalene Bailey of the same place, spinster, (Leopold James Bailey having died on 13 Feb. 1933) had the property which had become vested in them on 1 Jan. 1926 by virtue of the Law of Property Act 1922, 12th schedule, and Law of Property Act 1925, 1st sch. part IV, enfranchised.

12C2. George Sanders, now of the Stamp Office, Lincoln's Inn, Middx gen. sold on 29 Apl. 1768 (enrolled 3 May 1768), together with his other property 12C4, the messuage, yard, garden and backside, formerly the inheritance of William Speed, now in the occupation of Henry Coombs, to John Gouldsmith of Epsom, coachman. The death of John Gouldsmith was recorded on 1 Jul. 1799, and on 14 Oct. 1799 John Page of Epsom, yeoman, was admitted under John Gouldsmith's will to the two properties 12C2 and 12C4. The death of John Page was recorded on 29 Jun. 1801; no claimant had appeared, and on 29 Mar. 1802 at the third proclamation for an heir the properties were declared forfeited to the Lord of the Manor. On 26 Jul. 1802 John Page's only daughter Sarah Atkins, the wife of Henry Atkins of Lewisham, Kent, farmer, was admitted to the two properties. After the death of Sarah Atkins, recorded on 30 Jun. 1806, and at the third proclamation for her heir, her son Edward Atkins, an infant of 14 years of age, was, represented by his father Henry Atkins, admitted on 10 Aug. 1807. At the death of Edward Atkins, who died intestate, his elder brother George Atkins of Cartwright Street, Westminster, yeoman, was admitted on 19 Apl. 1822 to the two properties, and on the same day it was reported that the messuage in the occupation of Wager was out of repair and had become forfeited to the Lord of the Manor. No further reference to this property was found in the court rolls.

12C3. On 28 May 1759 the death of John Johnson of Leatherhead, yeoman was recorded. On 12 May 1760 no claimant had appeared by the third proclamation for his heir, and the property was seized for the Lord of the Manor. On 9 Feb. 1761 the Lord of the Manor, of his special grace and favour, granted unto Joseph Gregory of Epsom, yeoman, the messuage, shed and orchard, near 1/4 acre, (which premises were of the tenure of ancient copyhold and held by John Johnson deceased by copy of court roll of this Manor, and were lately seized into the hands of the said Lord). After the demise of Joseph Gregory, recorded on 14 Jun. 1794, his son William Gregory of Epsom, yeoman was on 1 Jun. 1795 under the will of Joseph Gregory dated 28 Feb. 1794 admitted for life, to the messuage in two tenements, shed and orchard, remainder to his two daughters. According to this will Mary Chandler, the wife of James Chandler of Epsom, wheeler, and Elizabeth Joles, the wife of John Joles of Epsom,

victualler, the two daughters of Joseph Gregory, were at the death of William Gregory admitted in moieties to the property on 23 May 1796. The death of Mary Chandler late the wife of James Chandler, was recorded on 21 Dec. 1820, and on 30 Oct. 1821 at the third proclamation for her heir her moiety was declared forfeited to the Lord of the Manor for want of a claimant; the forfeiture was remitted on 19 Apl. 1822, when her two daughters Harriett Goymer, the wife of William Goymer of Epsom, plumber, and Elizabeth Chandler of Colchester, spinster, were admitted in moieties of the moiety, their mother Mary Chandler having died intestate. Elizabeth Joles, late the wife of John Joles, too died intestate; her death was recorded on 26 Oct. 1829, and on 22 Oct. 1830 her nieces Harriett Goymer and Elizabeth, now the wife of Isaac Ashley of Francis Street, White Conduit Fields, Middx, taylor, were admitted as co-heiresses to Elizabeth Joles's moiety. The death of Elizabeth Ashley, late the wife of Isaac Ashley, now of No.17 Leigh Street, Burton Crescent, and also of 18 Bridge Terrace, Harrow Road, Middx, taylor, was recorded on 4 Nov. 1858, and on 19 Apl. 1859 her eldest son Frederick Ashley of No.77 Westbourne Park Villas, Bayswater, Middx, taylor, was admitted to his mother's moieties of the two moieties, and surrendered them on the same day to his father Isaac Ashley for £42. On 18 Nov. 1875 Homage presented that the copyhold messuage in two tenements and sheds holden in moieties by Isaac Ashley of Egremont Villa, Pier Road, Rocherville, Kent, and James Goymer of 279 Chapel Street, Salford near Manchester, Lancs, draper, were in an absolute state of ruin whereby they have become forfeited to the Lord of the Manor. No action seems to have been taken to seize the moiety, as at the death of Isaac Ashley, recorded on 28 Apl. 1887 he is still shown as the tenant, but when no claimant had appeared by the third proclamation on 10 May 1888 a warrant was issued on 25 Mar. 1889 (enrolled 9 May 1889) instructing Michael McDonnell, the bailiff of the Manor, to take with him two customary tenants and in their presence to seize the moiety of the messuage in two tenements in the respective occupations of Oswald Parker, Harriett Lacey, and Michael Callaghan, and on 27 Mar. 1889 the bailiff reported the execution of this warrant in the presence of Robert Dearle and Thomas Miles. - The other moiety of two moieties, held by Harriett Goymer came at her death, recorded on 4 May 1865, to her only son and heir William Henry Goymer of High Street, Epsom, plumber, who was admitted on 2 Nov. 1865. William Henry Goymer died on 4 Apl. 1869 intestate (enrolled on 6 May 1869); on 5 May 1870, no claimant having come forward by the third proclamation, the moiety was declared forfeited to the Lord of the Manor. On 7 Jun. 1870 William Henry Goymer's brother James Goymer had the forfeiture remitted and was admitted to the two moieties of one moiety of the property. On 18 Nov. 1875 the property was reported to be in a ruinous state (see above), and on 19 Apl. 1887 James Goymer sold the two moieties of a moiety for £60 to George Richard Lloyd of the City of Manchester gen, William Davies of Painters' Hall, Little Trinity Lane in the City of London, solicitor's clerk, acting as his attorney. On 23 Mar. 1893 George Richard Lloyd of 26 Cooper Street, Manchester, gen, sold the two moieties of one moiety of All that messuage now in three (formerly two) tenements, shed and orchards, 1/4 acre, in the respective occupations of Bailey, widow Lacey, and Callagan, for £60 to James Stuart Strange of The Wells, Epsom, Esq, the Lord of the Manor. The deeds of the sale were witnessed by George H.G. Doherty, clerk with G.R. Lloyd and Davies, solicitors, Manchester.

12C4. On 14 Jun. 1756 George Sanders of Epsom, waggoner, the grandson and heir at law of William Dendy (see 12B2) was admitted on Joseph Piercy's conditional surrender of 5 May 1739 to the two messuages, subject to the equity of redemption, his father George Sanders acting on his behalf. From then onward the property descended with 12C2 (q.v.) to George Atkins; at the sale to John Gouldsmith on 3 May 1768 the tenants are given as William Coombe and John Matthews, and on 29 Jun. 1801, at the death of John Page, as Peter Hoar, Daniel Harding, and Sarah Coombs. George Atkins was admitted on 19 Apl. 1822, and on 1 Feb. 1825 (enrolled 7 Apl. 1825), now of Mason Street, Westminster Road, Lambeth, sold to James Lenton of Epsom, victualler, for £40 All that customary messuage late in the occupation of Sarah Coombe and now of Joseph Wager, bounded on the north side by land belonging to George Fox, on the south side by a cottage and garden belonging to the widow Joles, on the west side by a cottage and garden belonging to the said James Lenton (12C6), being part of certain premises heretofore described as in the occupation of Peter Hoar, Daniel Harding, and Sarah Coombe. The death of James Lenton was recorded on 24 Apl. 1845, and on 30 Oct 1845 his wife Sarah Lenton of Epsom, widow, produced probate dated 29 Jul. 1845 of his will dated 27 Feb. 1841, in which he devised all his personal property and also all his freehold and copyhold estate to his wife Sarah for life, and after her demise to Sarah Ball his (freehold) estate in East Street, and his copyhold estate Mann and Fuller tenants; to Susannah Ball his estate at Ewell and the copyhold estate Osborn and Hooper tenants on Epsom Common, not to be mortgaged or otherwise alienated until they attain the age of 60 years. Sarah Lenton was accordingly admitted for life on 30 Oct. 1845. On 7 Nov. 1861, after the demise of Sarah Lenton, Sarah Broughton the wife of William Broughton of No.9 Portman Place, Maidstone, Kent, commercial traveller, formerly Sarah Ball spinster, was admitted under James Lenton's will to the messuage late in the occupation of Sarah Coombe, afterwards of Joseph Wager, now of Mann and Otway. On 30 Apl. 1874 Homage presented that the messuages or cottages, garden and yard holden by Sarah Broughton wife of William Broughton now of No.9 College Road, Maidstone, Kent, were in an absolute state of ruin, whereby the estate had been forfeited to the Lord of the Manor. On 29 Apl. 1875 it was recorded that a warrant had been issued on 1 Jan. 1875 to Rees George, the bailiff, who reported on 22 Jan. 1875 that he had seized the property in the presence of Charles John Langlands and William Barnard.

12C5. George Atkins of Marsh Place, Lambeth, yeoman, (see 12C) sold on 10 Apl. 1826 (enrolled 16 Oct. 1826) to Charles Brown of Ashtead, gamekeeper, for £150 all those customary messuages, orchards, gardens and yards, now in the several occupations of Elizabeth Harding widow and Trant widow, abutting west on Epsom Common, east on the land of George Barclay Esq, north in part on a customary tenement of William Goymer, and in other part on customary ground of James Lenton, and south on customary hereditaments of Shelmerdine, and on the same day the quit rent of 1s for the now separate holdings was apportioned to James Lenton (for 12C4) 4d and Charles Brown (for 12C5) 8d. On 15 Mar. 1830 (enrolled 8 Jun. 1830) Charles Brown mortgaged the property to Mary Strudwick of Kingston upon Thames, widow, for £170 with 5% interest due on 15 Mar. next. On 28 Oct. 1841 it was recorded that on 1 Jun. 1840 Edward Phillips of South Hayling, Hants, the sole

executor of the will of Mary Strudwick decd., had acknowledged receipt of £125 in full satisfaction of principal and interest of the mortgage, as agreed with Mary Strudwick in her lifetime, and that also on 1 Jun. 1840 Charles Brown, now of Goudhurst, Kent, yeoman, had sold the two messuages, now in the occupation of William Bird and William Truin, for £125 to William Chase Morrish Andrews of Epsom, bricklayer; the abuttal on the south part is given as heretofore of Shelmerdine, now of Rose. On 15 Apl. 1847 Homage presented William Chase Morrish Andrews and John Craddock Andrews for digging and carying away clay from the waste and leaving the waste in a dangerous condition, and it was ordered that the same be sloped down within 14 days. The death of William Chase Morrish Andrews, postmaster and bricklayer, was recorded on 23 Apl. 1857, and on 8 Apl. 1858 his will, dated 3 Mar. 1857, probate 24 Jun. 1857, was produced, in which he devised the two messuages upon or near Epsom Common,together with his High Street property 2C32 to his wife Lucy Welby Andrews, who was accordingly admitted. On 31 Oct.1889 Lucy Welby Andrews of Epsom, postmistress, obtained enfranchisement of the two messuages now in the occupation of William Wiltshire, abutting west on the common, east on land formerly of George Barklay Esq, now of Thomas Townsend Bucknill Esq, north in part on a customary tenement late of William Goymer and in other part on customary ground formerly of James Lenton, now of Henry Bone, and south on customary hereditaments late of Rose and now or late of Henry Fensham.

12C6. On 23 Mar. 1757 Thomas Shelmerdine of Epsom gen surrendered his properties to the use of his will. His death was recorded on 20 May 1765; in his will he had devised the property to his wife Amey Shelmerdine and her heirs. Amey Shelmerdine was accordingly admitted, and after her demise, recorded on 24 Oct. 1768, and under her will dated 4 Dec. 1865 her daughter Ann Hollowley, the wife of James Hollowley of Hampton Wick, Middx, gen, and her daughter in law Martha Shelmerdine of Parsons Street in the parish of Wapping, Middx, widow, were admitted upon trusts, the rents and profits of the premises to go to the testatrix's sister Mary Kingscott for life, then to her son William Kingscott, and after his decease to sell the premises, the purchase money to go to her kinsman Thomas Kingscott and her kinsman Joseph Briscoe and Sarah his sister or their proper representatives share and share alike. On 30 Oct. 1797 the deaths of Ann Hollowley and Martha Shelmerdine were reported, and at the third proclamation on 1 Nov. 1798 James Hollowley of gen, son and heir and also executor of the last will of Ann Hollowley refused to be admitted, the premises thereby becoming forfeited to the Lord of the Manor. On 21 Jun. 1799 a warrant to seize the premises was issued to John Cole, the bailiff of the Manor, who reported on 1 Jul. 1799 that he had seized the said lands and tenements as he was commanded. On 23 Dec. 1816 James Daniell of Dorset Place, Clapham Road, submitted that James Hollowley had departed this life about 1804 without issue intestate, and that he, the said James Daniell was the nephew and customary heir of the said James Hollowley, being the only son of Amey Ann Daniell formerly Amey Ann Hollowley, the only sister of James Hollowley. James Daniell was accordingly admitted to the three several messuages, now in the occupation of James Hill, Henry Selsby, and William Druett. On 12 Oct. 1819 James Daniell, now of Well Street, Cripplegate in the City of London, woollendraper, mortgaged the property to Samuel Woods and Gabriel Gregory Webb of Lombard Street in the City of London, merchants,

as security for all such sum or sums of money not exceeding in the whole the sum of £500, with interest of 5% per annum. On 31 Mar. 1826 Henry Hollowley of Pleasant Retreat, Brixton Hill, represented that James Hollowley, who had refused admission on 1 Nov. 1798, had died in Dec. 1811, leaving him his only son and heir; James Daniell was therefore not the heir of James Hollowley, and Henry Hollowley was admitted as heir of the surviving trustee to the three messuages, now in the occupation of Henry Cleere, Henry Selsby, and William Druett. On 19 Apl. 1827 Homage presented the messuages as out of repair and forfeited to the Lord and Lady of the Manor; on 4 Jun. 1827 George James Rose of Howland Street, Fitzroy Square, Middx, gen, represented that he was entitled to some interest in the messuages which had been presented as out of repair, but had not yet been able to procure a surrender of the said messuages from Henry Hollowley, and therefore requested that the warrant of seizure may be suspended until the next court, which request was granted. On 11 Apl. 1828 the premises were reported as being still out of repair and forfeited to the Lord and Lady of the Manor. On 26 Oct. 1829 the death of Henry Hollowley late of Hampton Wick, Middx. yeoman, was recorded. The proclamation for his heir was repeated on 8 Jun. 1830, and again on 27 Sep. 1833, 4 Apl. 1834 and 21 Oct. 1834, when the property was again declared forfeited to the Lord of the Manor. Another attempt to find a claimant for the trust was made on 6 Apl. 1843, 2 Nov. 1843, and 18 Apl. 1844, and on 24 Oct. 1844 it was recorded that the property had been seized by Edward Scott, the bailiff, on 14 May 1844. On 3 Feb. 1845 Henry Fensham of No.6 Mount Pleasant in the parish of St. Andrew Holborn, Middx, greengrocer, deposited that Henry Hollowley had died intestate and unmarried, leaving him the said Henry Fensham his nephew and heir at law him surviving; the forfeiture was rescinded and Henry Fensham was admitted in trust to the three messuages now in the occupation of James Hill, William Hall, and Edward Walker. On the same day (enrolled 24 Apl. 1845) he took up a mortgage for £80 at 5%, due on 3 Feb. 1846, from Thomas Wormald of No.4 Gray's Inn Square, Middx, gen. On 4 Nov. 1858 the three messuages were reported to be out of repair and to have become forfeited to the Lord of the Manor. It seems that this forfeiture was final, as no further reference to the property was found in the court rolls.

12C7. On 23 Apl. 1816 the Lord of the Manor by his steward and by the rod did grant unto Edward Stone of Ewell, yeoman, all that piece or parcel of waste land or ground now used as a garden, situate on Epsom Common and near to the road leading to Dorking and near to the copyhold estate of Elizabeth Joles, which said piece of land contains in the whole 9 perches or thereabout, and the same has been for 19 years now last past in the occupation of the said Edward Stone as tenant to Sir Joseph Mawby Bnt, Lord of this Manor, under the yearly rent of 2s 6d. On 10 Oct. 1821 (enrolled 30 Oct. 1821) Edward Stone, now of Brightelmstone, Sussex, yeoman, sold to James Lenton of Epsom, victualler, for £10 the piece of land lately waste land now used as a garden, near the road leading from Woodcote Green to the turnpike road leading to Dorking. At the death of James Lenton (see 12C3) his widow Sarah Lenton was under his will admitted for life on 30 Oct. 1845. At her demise and under James Lenton's will Susannah Ball of Larkfield House, Wavertree, Liverpool, Lancs, spinster, was admitted to the piece of ground, 9 perches, together with the two cottages erected and built thereon, formerly in the occupation of Osborn and Hooper and

now of Osborn and Grimstead. The death of Susannah Ball, intestate and without having married, was recorded on 6 Nov. 1862, leaving her father and heir at law Thomas Ball of Ricardo Street, Dresden, Stoke upon Trent, chinapainter, her surviving. Thomas Ball was therefore admitted; at his death, late of Epsom gen, his wife Mary Sarah Edith Ball of No.211 Adelaide Square, Windsor, Berks. produced his will dated 11 Apl. 1864, probate 15 Jul. 1865, in which he devised the property to his wife Mary Sarah Edith Ball for life, remainder to his daughter Martha for life, and after the death of the survivor of them to his son James Ball. Mary Sarah Edith Ball was accordingly admitted for life on 2 Nov. 1865. After her demise, recorded on 29 Sept. 1887, her daughter Martha Ball of Longfellow Road, Worcester Park, Surrey, spinster was under Thomas Ball's will admitted for life. Martha Ball, of No.1 Ivy Cottages, Longfellow Road, Worcester Park, died on 10 Feb. 1909. On 21 Oct. 1909 Caroline Mary Bridgland, the wife of Thomas James Bridgland of Rose Bank, Acton, Middx. and Thomas Elmore of Maidstone, Kent, retired builder, claimed admission under Thomas Ball's will of 11 Apl. 1864: James Ball had died on 23 Dec. 1891 a batchelor without a parent and intestate, leaving his sisters the said Martha Ball and Sarah Goodwin widow his co-heiresses; Martha Ball, in her will dated 26 Jan. 1909, proved 6 Mar. 1909, appointed Edwin Longhurst of 76 East Street, Epsom, timbermerchant, executor; Edwin Longhurst disclaimed in favour of the customary heir to the moiety of the remainder which Martha Ball had inherited on the death of James Ball, and Caroline Mary Bridgland was as the sole heiress of Martha Ball admitted to the one moiety of the two cottages formerly in the occupation of Osborn and Hooper, then Osborn and Greenstead (sic) since Oswell and , but now thrown together and occupied as one tenement by Richard Butcher and are known as "Woodcote Side". Sarah Goodwin, then of Lenton, Salisbury Road, Maidstone, Kent had died on 16 Feb. 1907 and had by her will dated 22 Jan. 1904, probate 11 Apl. 1907 appointed Thomas Elmore and George Frederick Barber trustees; George Frederick Barber had died on 28 Mar. 1908, and Thomas Elmore was admitted to the other moiety as the surviving trustee. Thomas Elmore's moiety was enfranchised on 12 Nov. 1910, and Caroline Mary Bridgland's moiety on 14 Nov. 1910.

12C8. On 6 Sept. 1756 Edward Peters, park keeper and Grace Peters, spinster, his daughter, sister and heir at law of Edward Peters, her brother decd., sold the messuage called Crockingham, washhouse, stables and orchard, 1 acre, to the Right Honorable Frederick Calvert Baron of Baltimore in the Kingdom of Ireland. Lord Baltimore returned the property on 26 Jan. 1758 to Edward Peters for life, remainder in fee to Grace his daughter, the wife of Jonathan Coles. On 1 Feb. 1758 Edward Peters and Jonathan Coles of Wapping, Middx, tinplate worker, and Grace his wife mortgaged the property to George Sanders of Epsom gen for £80, due on 1 Aug. next ensuing with lawful interest. George Sanders acknowledged satisfaction of this mortgage on 17 Jun. 1771, and Edward Peters together with Jonathan Coles, now of Bishopsgate Street, London, tinplate worker and Grace his wife sold the messuage in two tenements to John Dunbar of Epsom, sadler, who mortgaged it on the same day for £100 with lawful interest, due on 17 Dec. next, to George Sanders of the Stamp Office, Lincoln's Inn, Middx. gen. On 3 Jun. 1776 it was recorded that George Sanders had acknowledged satisfaction of this mortgage on 16 Jan. 1776, and that on 17 Jan. 1776 John Dunbar had taken on another mortgage on the

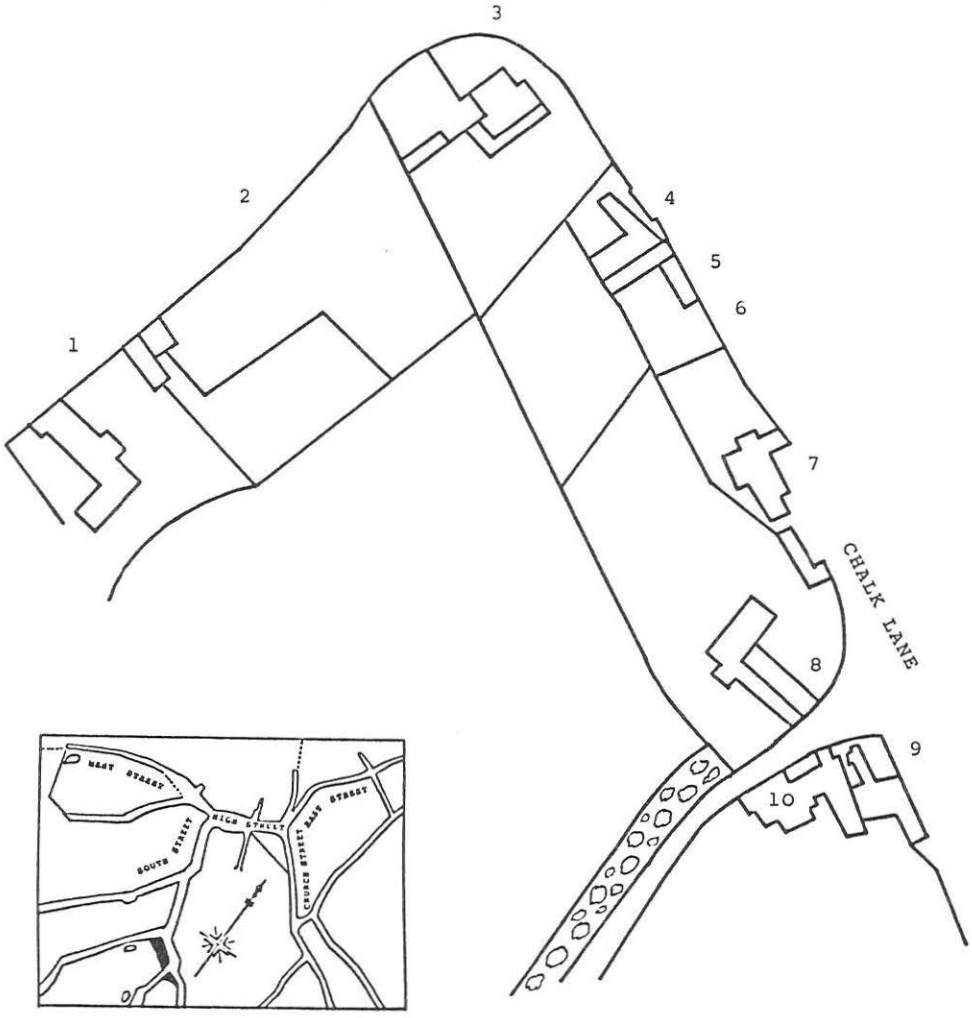
12C8.

messuage .. abutting .. west on Mr. Nelson's (late Lord Baltimore's) park from John Gouldsmith of Epsom, coachman, for £100 at 5% payable on 17 Jul. then and now next ensuing. On 21 Jun. 1784 John Dunbar sold the messuage in two tenements called Crockingham, abutting on Mr. Cuthbert's (late Lord Baltimore's) park on the west part, to John Gouldsmith. John Gouldsmith's death was recorded on 1 Jul. 1799; his will dated 23 Jun. 1794 was produced on 9 Jun. 1800, in which he left the rest or residue of his estate to Ann Wood, single woman, who then lived with him, and Ann Wood was admitted to the property now in the occupation of Thomas Tugwell, John Shepherd and Nathaniel Herne. On 29 June 1801 Ann Wood sold the property to George Blackman of Epsom Esq. Sir George Harnage Bnt, late George Blackman, sold the property together with 12C9 to Sir Gilbert Heathcote of Normanton in the County of Rutland and of Durdans, Epsom Bnt. for £300, but died before completion of the sale; therefore on 30 Mar. 1837 Sir George Harnage of Marks Tey, Essex, Bnt, the eldest son of Sir George Harnage late of Durdans, Epsom, was admitted, and surrendered the two properties to Sir Gilbert Heathcote. The death of Sir Gilbert Heathcote was recorded on 10 Apl. 1851; no claimant had appeared by the third proclamation on 22 Apl. 1852, and the properties were to be seized for the Lord of the Manor. On 13 Sept. 1852 Arthur Heathcote of Durdans in Epsom Esq. produced the will of Sir Gilbert Heathcote dated 1 May 1834 in which he devised the Durdans estate to his wife Dame Charlotte Heathcote for life, then to Arthur Heathcote, his only son by his then wife, who was accordingly admitted to the two properties 12C8 and 12C9, and also to 12C10. The death of Arthur Heathcote late of Durdans in the County of Surrey (sic) Esq. was recorded on 6 May 1869 and on 5 May 1870, under his will dated 11 Mar. 1869 probate 5 Apl. 1869, his two cousins, the Revd. Thomas Heathcote and Francis Heathcote, represented by Harry Alexander Badman of No. 27 College Street, College Hill in the City of London gen. were admitted to the three properties, two thirds to Thomas Heathcote and one third to Francis Heathcote. On 12 Jun. 1875 the Revd. Thomas Heathcote of Lenton Rectory near Grantham, Lincs, Clerk in Holy Orders, sold his 2/3 share in the three properties for £266.13.4d to the Right Honourable Archibald Philip Earl of Rosebery, and Francis Heathcote of No 19 Montague Place, Bryanston Square, Middx. similarly his 1/3 share for £133.6.8d. Lord Rosebery had the three properties enfranchised on 18 Nov. 1875.

12C9. John Francis of Horley, yeoman, sold his customary cottage in two tenements on 6 Sept. 1756 to Lord Baltimore (cf.12C8). On 24 Oct. 1768 Frederick Lord Baltimore sold the cottage in two tenements in the occupation of Francis Cobham and Daniel Sims to Cheney Rogers and the said Daniel Sims, both of Epsom, labourers, who were admitted and on the same day divided the property between themselves, the tenement and premises in the occupation of Francis Cobham to Cheney Rogers, and the other tenement (12C10) to Daniel Sims. On 23 Oct. 1769 the quit rent of 2s for the whole property was apportioned to 1s from Cheney Rogers and 1s from Daniel Sims. Cheney Rogers mortgaged the messuage in his own occupation on 26 Jan. 1778 (enrolled on 26 Jun. 1778) to John Sturt of Epsom, baker, for £25 with lawful interest, due on 26 Jul. then next ensuing. The death of Cheney Rogers was recorded on 23 May 1796; no claimant having come forward by the third proclamation on 5 Jun. 1797 the premises were declared forfeited to the Lord of the Manor. On 1 Nov. 1798

Thomas Rogers of Epsom, gardener, Cheney Rogers's son and heir was admitted, and on 14 Oct. 1799 paid back the mortgage to John Sturt and sold the property to John Hayton of Epsom. On 12 Dec. 1804 (enrolled 12 Jan. 1805) John Hayton sold the property to George Blackman of Chatham place, London Esq. From then onward the property descended with Goerge Blackman's other property 12C8 (q.v.).

12C10. Daniel Sims's (see 12C9) death was recorded on 22 Jun. 1772, and on 26 Oct. 1772 his only son Benjamin Sims of Epsom, labourer, was admitted. On 7 June 1773 Benjamin Sims, now of Albemarle Street, Middx. servantman, sold the customary cottage late in the occupation of his late father Daniel Sims, to Hewes Pellett of Epsom, coachman. The death of Hewes Pellett was recorded on 2 Nov. 1790, and on 6 Jun. 1791 his brother James Pellett of the parish of Wooton, Surrey, yeoman, was admitted. James Pellett sold the cottage on 4 Jun. 1792 to Mark Heydon of Epsom, labourer. The death of Mark Haydon was recorded on 20 Oct. 1800; on 29 Jun.1801 his widow Elizabeth Haydon produced his will dated 27 Jan. 1800, in which he devised the cottage formerly in the occupation of William Goodwin unto William Woollard of Epsom, carpenter, in trust to permit his wife to hold and enjoy the same and to receive the rents, issues, and profits for the term of her natural life. Elizabeth Heydon was admitted to the property. On 19 Oct. 1801 it was further presented that after the decease of Elizabeth Heydon William Woollard was to hold the property upon trust to surrender and convey the same unto Mark Haydon's son William Haydon upon payment by him of £30 unto Mark Haydon's daughter ...etc. and William Woollard was admitted upon these trusts. On 12 Jan. 1805 (enrolled 26 Apl. 1805) William Woollard sold the cottage, orchard, yard and appurtenances to Thomas Butcher of Epsom, carpenter, who sold it on the same day to Mary Dyranda Teissier of Woodcot (sic) Park, Epsom, spinster, who was admitted, Robert Greenwood of Epsom, cabinetmaker, acting as her true and lawful attorney. On 21 Mar. 1814 Mary Dyranda Teissier sold the cottage formerly in the occupation of William Goodwin for £100 paid by George Blackman of Durdans Esq. to George Blackman's son Edward Blackman. At the death of Sir George Harnage late Blackman (see 12C8) Edward Harnage of Old Broad Street in the City of London Esq. sold the cottage on 30 Mar. 1837 for £100 to Sir Gilbert Heathcote. From then onward the cottage descended with 12C8 (q.v.) and 12C9 until it was enfranchised for Lord Rosebery on 18 Nov. 1875.



SOUTH SIDE OF WOODCOTE GREEN, WEST SIDE OF CHALK LANE

Chapter 13

SOUTH SIDE OF WOODCOTE GREEN, WEST SIDE OF CHALK LANE

The properties on the south side of Woodcote Green and the west side of Chalk Lane except 13A7 were freehold and do not appear in the court rolls. For this reason it is not possible to correlate them with certainty between the surveys of 1680 and 1755. The following attribution can therefore only be tentative.

Among the freehold properties held by the Earl of Berkeley (see below, 13A12) was a messuage called Doghouse, one barn or stable, one orchard and one close of pasture thereunto adjoining, 3 acres, abutting on Gills Lane on the south-west part and on the lands of John Maunt gen on the north-east part.

13A1* In 1680 Samuel Dendy in the right of Alice his wife held by free deed one messuage, one barn, one garden and orchard and orchard, abutting on the lands of the Earl of Berkeley on the south and east parts and on Woodcote Green on the north part.

13A2* Thomas Clayton held by free deed two messuages, one outhouse, one garden and one orchard, abutting on the lands of the Earl of Berkeley on the south and east parts and on the highway on the north and west parts.

13A3* Thomas Ockley and Thomas Stent held by free deed one tenement and one garden or orchard, abutting on the lands of Samuel Dendy on the south part, and on the lands of Thomas Clayton on the north part.

13A4* Samuel Dendy in the right of Alice his wife (see 13A1*) by free deed also held one tenement, one stable and one orchard, abutting on the orchard of John Maund gen on the west part and on the highway on the east part.

13A5* John Maund (see 14A4) held by free deed one messuage, one barn, one stable, one garden and one orchard in the occupation of John Fenn, and also one messuage, one stable, a washhouse and one garden in the occupation of Milton widow.

13A7. William Rogers (see 12A1) held by copy of court roll two tenements, one barn, one stable and one garden, abutting on the highway at Woodcote End on the east part, on the lands of John Maund on the north-west part, and on the lands of the right honourable George Earl of Berkeley on the south part.

13A8* George Lord Berkeley and Elizabeth his wife acquired on 11 Apl. 1673 from John Hewitt the elder of Mitcham, yeoman and William Thomas of the parish of St. Olav in Southwark a copyhold messuage, a barn, a stable, a garden, an orchard, a yard, buildings and erections thereto belonging, and also separate pieces of arable land, meadow and pasture containing 80 acres. In the survey of 1680 the messuage is described as abutting the lands of Thomas Addison on the north part.

13A11* Lord Berkeley also held by copy of court roll one messuage, one barn, one stable, one garden and one orchard, abutting on the highway leading to Upper Woodcote Green on the south part.

13A12. The right honourable George Berkeley Lord Berkeley, Mowbray, Segrave and Bruce, Baron of Berkeley Castle, Viscount Duresley and Earl of Berkeley held by free deed one Capitall Messuage called Durdans, one barn, two stables, a dovehouse, a washhouse, a coachhouse, one court or gateroom, one yard, two gardens, one orchard, one parcel of woodland, 3 acres, a bowling green, two closes of pasture, 8 acres, and one close of meadow, 3 acres, abutting on demesne lands on the south part, on Upper Woodcote Green on the west part, on the highway leading from Epsom towards Walton on the north, east, and south parts.

13A12a. Among the 80 acres of copyhold lands which Lord Berkeley purchased from John Hewitt on 11 Apl. 1673 was a close called Hixbridge Wood containing 5 acres, lying near the mansion of the Lord Berkeley called Durdans, and two pieces of land, one containing 5 acres of land lying near the Downes, and the other containing 2 acres adjoining to a certain place called Lands End, lying inclosed in the common field and adjoining to lands of the said Lord Berkeley called Digdens. These were held by Lord Berkeley in 1680.

On 1 Jun. 1696 George Earl of Berkeley sold some of his copyhold properties (see 13B8) to Richard Ryves, the son of Richard Ryves of London, merchant, as trustee for Edward Northey of the Middle Temple, London Esq. The death of Sir Edward Northey was recorded on 26 Oct. 1723. In 1755 Edward Northey of Epsom Esq held by free deed a messuage, coachhouses, stables, dogkennell and many other outhouses, gardens and orchards and lands containing together about 12 acres, abutting on lower Woodcote Green on the north part, on Upper Woodcote Green on the south part, on other estates of the said Edward Northey on the east part, and on the lane leading from Upper to Lower Woodcote Green called Gills Lane on the west part.

13B1. Among the Northey papers (SRO Kingston 2238/10/79) is a copy of the will of Daniel Ellicar of Epsom, bricklayer, dated 15 Mar. 1710, copied by William Crankton on 3 Jun. 1731, presumably at the acquisition of the property by Edward Northey, possibly from Josiah Diston, to whom Sarah Elliker, the widow of Daniel Elliker had sold her life interest in 6 acres of copyhold land on 27 Oct. 1718, her daughters Elizabeth, the wife of John Veazey of the parish of St. Mary Woolnoth London, scrivener, Mary Elliker and Ann Elliker releasing their remainders on 26 May 1725. In this will Daniel Elliker appointed his good friends James Wilmot of Epsom, butcher, and John Maynard of the same place, yeoman, executors, devising his house in Epsom wherein Daniel Lashford now lives to be sold to pay his debts, particularly what mortgage or encumbrance there is upon his freehold estate lying on Woodcote Green. In 1755 Edward Northey also held by free deed a messuage and garden or orchard, about ½ acre, abutting on Lower Woodcote Green on the north part, on land of the said Edward Northey on the south and west parts, and on a tenement and land of William Daniel on the east part.

13B2.

13B2. In 1755 William Daniel of Epsom, shopkeeper, held by free deed one messuage, a coachhouse, stables and a garden, about ½ acre, abutting on Woodcote Green and on the coachhouse and stables of the late Mary Stephens on the north and west parts, on the estate of Edward Northey on the south and west parts, and on the estate of the widow Sparks on the east part.

13B3. Among the Northey papers (2238/10/88) is a lease for 100 years dated 1 Sep. 1721 (expiring 1822) by Henry Clayton of the parish of St. Stephen Coleman Street, London, taylor, to Josiah Diston of Epsom Esq, of a messuage and barn situate and being in a certain lane leading to the Lord Guildford's Durden House, and also all that orchard or garden adjoining to and lying near the garden wall of the said Lord Guildford and all other the lands and premises of the said Henry Clayton, now or late in the occupation of William Kingscott, for a yearly rent of £10. In 1755 the widow Sparks of the Borough of Southwark held by free deed a messuage, coachhouse and other outhouses and an orchard, about ½ acre, abutting on Woodcote Green on the north part, on land of Edward Northey on the south part, on land of the late Mary Stephens widow on the east part, and on the estate of William Daniel on the west part.

13B5. John Maund sold some of his copyhold properties (14B4) to Anthony Stephens of London and Margareta his wife on 23 Oct. 1682. In the survey of 1755 Mary Stephens (now deceased), the widow of Anthony Stephens, held for life by free deed a coachhouse and stables abutting on Woodcote Green on the north part and on the estate of William Daniel on the south, east, and west parts, and also ½ acre of inclosed land, abutting in a point on Woodcote Green on the north part, on land of Edward Northey on the south part, on the estate of the widow Sparks on the west part, and on the road leading to Walton and the estate of Joseph Shaw and some cottages on the east part.

A lease dated 26 Jun. 1687 (2238/10/93) by Sarah Holland of Epsom, widow, to Daniel Elicar of Epsom, bricklayer for an annual rent of 40s of a piece of her close as the same is now staked out and is to be divided with a good oaken five foot pale near Woodcote Green, bounded by the tenement and ground in the tenure of John Venn or his assigns on the south-east, and on the orchard of the widow Elliott alias Lancashire in the north-east, on the tenement and ground belonging to the said Sarah Holland on the north-west parts seems to refer to some property in this area.

13B6. Thomas Tinsley of Kingston in Surrey, mealman, was in 1755 in the possession of two cottages and a shed, built upon the waste grounds of this manor near Woodcote Green by about years since but by what rent or service we know not.

13B7. William Roger's property descended together with 12B1; in the conditional surrender to John Lewis on 11 Mar. 1679 it is described as a messuage on the south side of the lane leading from Durdans to Woodcote Green, now in the occupation of William Ferrah or his assigns, and one cottage on the south side of the said messuage in the occupation of George Pollard. On 29 Oct. 1697 it was sold to Edward Wood and mortgaged by him on 21 Dec. 1697 to John Grant, and on 7 Nov. 1701 sold to John Matthews of Epsom,

carpenter. On 22 Mar. 1702, as a result of an inspection, it was reported that the stables of John Mathews is no further builded than his own land against the lands of Sir Edward Northey Knt. In John Mathews's mortgage to Ralph Michell of 26 Mar. 1708 the property is described as abutting the tenement of Waterman widow on the north part, on the lands of Sir Edward Northey on the south part, on the lands of the said Edward Northey and Daniel Hilman on the west side, and on the King's highway on the east side, and it was also included in the mortgage of 27 Mar. 1712 to William Betts. At John Mathews's death the two properties 12B1 and 13B7 became separated, Ralph Michell the elder being admitted on 16 May 1713 to the messuage abutting on the lane leading from Dorking towards Epsom on the south-west part and on the lands of Edward Northey and Daniel Hilman on the north-east part. On 30 Mar. 1714 William Betts acknowledged satisfaction of his mortgage of 27 Mar. 1712. On 4 Apl. 1716 Ralph Michell surrendered the property abutting the King's highway leading from Dorking unto Epsom on the east part and on the lands of Edward Northey and Daniel Hilman on the west part, to his will, and on 15 Oct. 1719 he entailed all the messuages, outhouses, stables, yards, gardens and all their appurtenances, formerly one messuage, but now in separate occupations of himself, John Blake, Stocks, Wiggons, Richard Gubbins and George Chapman, abutting on the north part on the lands of Thomas Waterman, on the south part on the lands of Sir Edward Northey, on the west part on the lands of the said Edward Northey and Hilman, and on the east part on the King's highway leading from the town of Epsom towards the downs, to himself and Elizabeth his wife and a third life to be nominated in his will. The death of Ralph Michell the elder late of Epsom gen was recorded on 31 May 1734. In his will (date not stated) he had devised this property, subject to certain trusts, to his younger son Ralph Michell, who was accordingly admitted on 22 Oct. 1734 to the property, now in the occupation of Thomas Matthews, Francis Windbow, and William Langton. On 15 Mar. 1734 (/5) Ralph Michell's elder son John Michell released the property, known by the sign of the Rummer, from the trusts against a payment of £87.19s, and Ralph Michell paid back to Amey Glover, the widow of Roger Glover of Cowdham, Kent, yeoman, a mortgage on the property taken on by his father on 29 Apl. 1717 for £51.17.6d (£50 at 7½%), entailed the property to himself and Sarah his wife and his right heirs, and with his wife mortgaged the property to Joseph Shaw of Epsom Esq for £150 due on 15 Sep. then next insuing, with interest for the same at the rate of £5 by the hundred by the year. On 11 Apl. 1741 Ralph Michell of Epsom brickmaker, Sarah his wife having since died, took on a mortgage of a further £50 at 5% from Joseph Shaw on the messuage known as the Rummer, in the occupation of the widow Mathews, Francis Windbow, and William Langton, and now of John Bibble and Francis Windbow. On 6 May 1754 Joseph Shaw the younger was admitted on the mortgage of 15 Mar. 1734 to the copyhold messuage known by the sign of the Rummer in the occupation of Morris and Windbow, subject nevertheless to an equity of redemption contained in the above mentioned surrender. In 1755 Joseph Shaw the younger held a messuage in two tenements, coachhouse, stables and other outhouses and a garden, called the Rummer, ½ acre, abutting on the road leading to the downs on the east part, on the estates of Edward Northey Esq on the west and south parts, and on a cottage of Thomas Tinsley on the north part.

13B8.

13B8. George Lord Berkeley and Elizabeth his wife, sold on 20 Nov. 1695 to Richard Ryves the son of Richard Ryves of London, merchant, who was acting on behalf of Edward Northey of the Middle Temple, London Esq the messuage and the larger part of the lands which they had acquired from John Hewitt and William Thomas. These properties must have been enfranchised (cf. 3B10), as in 1755 Edward Northey held by free deed a messuage, coachhouse, stables and other outhouses and garden about 3/4 acre, abutting on the road leading to Durdans on the east part, on land of the said Edward Northey on the west and south parts, and on a copyhold estate of Joseph Shaw the younger on the north part.

Some of John Hewitt's lands Richard Ryves sold on 27 Oct. 1699 to Abel Hudson of Epsom, the son of John Hudson, and the remaining lands to Elizabeth Drew in trust for her father John Drew (see 9B20). The lands which Lord Berkeley had retained at the sale on 20 Nov. 1795 his widow Elizabeth Countess of Berkeley sold by William Smyth of London her attorney to John Ward of London, merchant (see 11B1): All that close called Hixbridge Wood, 5 acres, near Durdans, two parcels of land, one 5 acres arable, near the downs, and the other 2 acres adjoining a certain place called Lands End, being inclosed from the common field and adjoining the lands called Digdens, and two parcels of land similarly inclosed from the common field, now or late in the occupation of the vicar of Epsom, near Epsom church (7A8). On 14 Oct. 1712 the quit rent for some now separated properties described as formerly belonging to Daniel Hilman was apportioned at Edward Northey 10d, Elliker 6d, John Wrench 4d, Heater 1s, Daniel Hilman and John Drew 3s. No properties owned by Daniel Hilman or Heater (John Heather of Epsom, carpenter, Northey Papers 2238/10/45) has been found in the survey of the court rolls, but note the abuttal of 13B7 on 16 May 1713).

13B9. Nightingale of Cheapside, London, linendraper held by free deed a messuage, stable and garden, about ½ acre, abutting on the chalk lane leading to Walton on the east part, on the estate of William Bury on the west part, on land of William Belchier on the south part, and on the road leading to Upper Woodcote Green on the north part.

13B10. William Bury of Epsom, Esq held in 1755 by free deed a messuage, coachhouse, stables and other outhouses, and also two other small tenements and a slaughterhouse, yard and garden, about ½ acre, abutting on the road leading to Upper Woodcote Green on the north-west part, on land of William Belchier on the south part, on the estate of Nightingale on the east part, and on the estate of Mr. Northey on the west part.

13B11. Edward Northey also held three cottages and small pieces of ground to the same belonging and a piece of garden ground, 1½ acres, abutting on the road leading to Durdans on the west part, on land of William Belchier on the east and south parts, and on the estate of William Bury on the north part.

13B12. William Belchier of Epsom Esq held in 1755 by free deed part of a Capitall Messuage called Durdans (the rest lately burnt down), coachhouses, stables and other outhouses, a grove, gardens, orchards and several parcels of

inclosed meadow or pasture ground, about 30 acres, abutting on the chalk lane leading from the town of Epsom to Walton on the east part, on Upper Woodcote Green on the west part, on the several estates of Edward Northey, William Bury, and Nightingale on the north part, and on Lord Baltimore's park on the south part.

13B12a. Hixbridge Wood and the other two pieces of land, together with the two pieces of land near Epsom Church (see 7B8) were excepted from the sale of Lord and Lady Berkeley's lands to Richard Ryves on 20 Nov. 1695 (see 13B8), and were, after the demise of George Lord Berkeley (recorded on 28 Oct. 1698), sold by his widow Elizabeth Countess Dowager of Berkeley on 30 Oct. 1702 to John Ward of London, merchant. On 4 May 1722 John Ward, now of Hackney, Middx, Esq (cf. 12B1) sold all that close called Hixbridge Wood, lying near Durdens and the two pieces of land, and the 1 acre 1 rood piece of land near the church (but not the ½ acre 7B8) to Robert Cheney gen upon trust to and for the use of the right honourable Francis Lord Guilford and his heirs. On 6 Nov. 1739 Robert Cheney obtained a licence to let Hixbridge Wood and the two pieces of land and the piece of land near the church for 21 years. The death of Robert Cheney was recorded on 9 May 1749, and on 20 Jul. 1751 the right honourable Francis Lord North and Guilford, son and heir of the right honourable Francis, late Lord Guilford decd. and Robert Cheyne of the parish of St. George Hanover Square Middx. gen surrendered the properties to William Belchier of Lombard Street of the City of London Esq. In 1755 William Belchier of Epsom Esq held by free deed two acres and an half (now inclosed and part of a 5 acre piece formerly called Hicksby's Wood), abutting on land of the said William Belchier on the east part and on the said chalk lane on the west part.

The identification of the freehold properties on the south west side of Chalk Lane is not possible from the court rolls. Woodcote House was still in 1843 in the possession of the Northey family and remained so for a considerable time afterwards. Some of the properties seem to have merged and lost their identities. In the tithe map of 1843 the owner of the house, garden, 2 roods 24 perches at the corner of Woodcote Green and Chalk Lane is given as George Smith, the occupier as Mr. Guerin, but it cannot justifiably be assumed that this George Smith is the eldest son George Anthony Smith mentioned in the will of George Smith (see 14C6), who on 29 Mar. 1802 had acquired the properties which Thomas Smith had inherited from his father Samuel Smith on 2 Nov. 1795, and which Samuel Smith had purchased after 1756, after the demise of Mary Stephens, from John Howe and others, the devisees under the will of Anthony Stephens.

13C4. In the tithe award of 1843 John Tupman is shown as holding three houses and gardens in the occupation of Mrs. Tant and others. In the electors register for 1843 the name of the owner is given as James Jeremiah Tupman of 31 Great Russell Street, Bloomsbury, London, and in the electors register for 1832 the property is described as seven freehold cottages at Woodcote Green and Woodcote End, in the occupation of Nathaniel Hearne, William Brooks, widow Rogers, Henry Post, John Collins, and Sarah Cook. The name of Mr. Tupman also appears in the landtax returns for 1830.

13C5.

13C5. The following four houses and gardens of 4 perches each are in 1843 listed as being owned by Thomas Butcher and in the occupation of James Puttock and others.

13C6. There is no reference to Thomas Tinsley's cottage in the 1843 tithe award.

13C7. Joseph Shaw the younger obtained on 2 Aug. 1754 a licence to let the premises for 13 years. The property was not included in any of his mortgages (see 7C3). On 23 Oct. 1801 Joseph Shaw sold All that messuage tenement or public house formerly called the Rummer but now commonly known by the name or sign of the Hare and Hounds, now in the occupation of James Simmonds, and also all that other messuage yard and backside thereto belonging and adjoining to the garden of the last mentioned premises, now in the occupation of Otty, to Mary Cooper of Leatherhead widow. On 27 Jun. 1811 Thomas Wigzell of the City of Canterbury, clerk, and Mary his wife, formerly Mary Cooper widow, sold the Hare and Hounds public house, now in the tenure or occupation of James Gorard, and the messuage late in the occupation of Ottley and now of William Maskall, to William Cobbold of Epsom, brewer, for £450. On 23 Apl. 1824 William Cobbold, now of Colchester, Essex, brewer, sold his properties at Epsom (9C1, 2C17, 2C16) to Trayton Peter Pagden and Stephen Pagden of Epsom, brewers; the Hare and Hounds public house and the adjoining messuage were acquired by Stephen Pagden for £650. At the death of Stephen Pagden, recorded on 3 May 1877, his nephews George Ade of 9 Bloomsbury Place, Bloomsbury Square, Middx, gen, Frederick Pagden of Church Street, Epsom, brewer, and Frederick John Pagden of Lincolns Inn, Middx, gen, were under Stephen Pagden's will dated 11 Oct. 1867 (with 3 codicils) admitted to All that messuage or public house formerly called the Rummer, afterwards the Hare and Hounds, but now and for some years past known by the name and sign "The Amato" [Amato won the Derby in 1838], now in the occupation of James Gorard, and the adjoining messuage now in the occupation of Drake. George Ade, Frederick Pagden, and Frederick John Pagden obtained the enfranchisement of the property on 17 Sep. 1877.

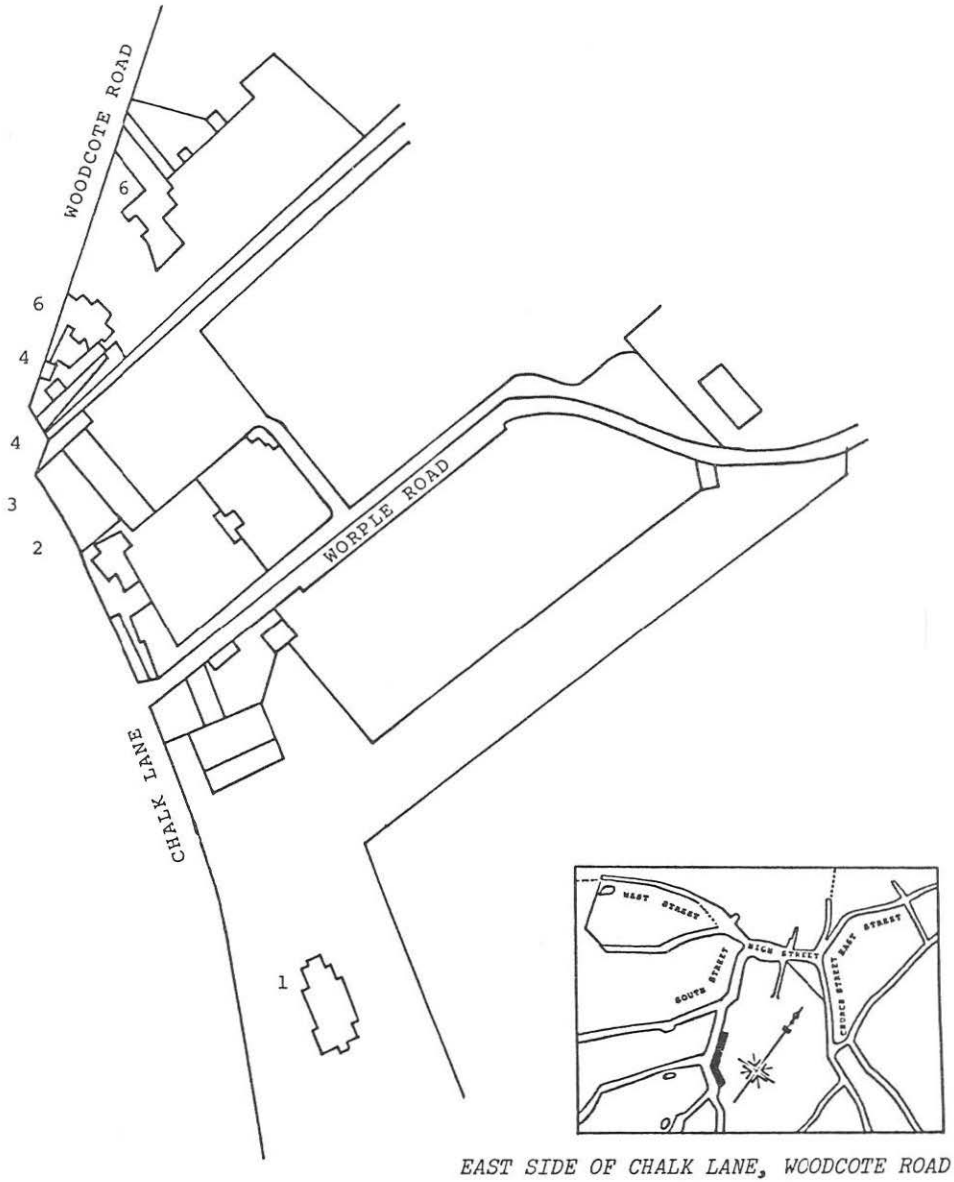
13C8. This property of Edward Northey appears on the tithe map of 1843 as a house and garden, 3 roods 23 perches, of Edward Richard Northey, in the occupation of Edward Wright, and another house and garden, 1 rood, standing empty.

13C9. Nightingale's property was in the landtax returns for 1780 shown as belonging to Dr. Clerke and in his own occupation, in 1793 in the possession and occupation of Sanxey Esq, in 1801 of William Sanxey, and in 1831 of the late William Sanxey and in the occupation of Richard Harvey, and in the electors register for 1832 as belonging to Richard Harvey of Woodcote, Epsom, but the tithe map in 1843 gives the owner and occupier as Miss Sanxey.

13C10. William Bury's property is shown in 1843 as being in the possession of Sir Gilbert Heathcote.

13C11. was still in the possession of the Northey family in 1843.

13C12. In the list of freehold quit rents (SRO Kingston 31/5/5) the owner and occupier of the Durdens Manor and messuage, land and buildings called the Doghouse at or before 1794 is given as Wm. J. Kenworthy. In the landtax returns for 1780 Mrs. Kentworthy is shown as holding property rated at a value of £100 p.a. amd land (late Nelson's) to the value of £30 p.a., both in her own occupation, and Mrs. Kentworthy still held the property in 1794. In the returns for 1801 George Blackman appears as the owner and occupier. From then onwards the descent of the Durdans to Sir Gilbert Heathcote and to Lord Rosebery can be followed with that of 12C8.



EAST SIDE OF CHALK LANE, WOODCOTE ROAD

Chapter 14

EAST SIDE OF CHALK LANE, WOODCOTE ROAD

14A1. At the survey of 1680 Mr. Clinch held by lease a demesne property described as one messuage, one barn or stable, one outhouse, one garden or orchard and one close of pasture thereunto adjoining, 2 acres, abutting on the lands of the Earl of Berkeley on the south part, on Crinkle Lane on the west part, and on Woodcott common field on the east part.

14A1a. In 1680 Thomas Tegge (see 6A6) held for life ½ acre of land at Woodcott Corner adjoining to Woodmans Hill on the south part.

14A1b. Rebecca Lambert widow held among her properties (4A4 etc.) one swarth of land lying in Woodcott Corner adjoining to Woodcott style on the west part, ½ acre more in Woodcote Corner abutting on the lands of the Earl of Berkeley on the south part, ½ acre more in the same Corner abutting on the Church Way on the north part, 1 acre more in the same Corner abutting on the lands of Christopher Hatton gen on the north part, ½ acre more in the same Corner abutting on the lands of Thomas Tegge on the south part.

14A1c. Edward Lambert held in 1680 among his other properties (9A1 etc,) ½ acre in Woodcott Corner abutting on the lands of Jacob Hawkins on the north part, and ½ acre more in the same shott abutting on the highway on the south-west part.

14A2. On 29 Mar. 1665 Robert Rogers obtained a licence to let a tenement and 1 acre of land thereto belonging situate near Woodcote End for 21 years to Thomas Fox. On 17 Sep. 1677 Robert Rogers of Worcester Park, Surrey, yeoman, sold to the right honourable George Lord Berkeley all that his messuage, barn, garden, orchard, yard, and a piece of inclosed meadow thereto belonging, 3 rods, adjoining to the common field on the east part and on lands of Thomas Addison on the north part, now in the occupation of Thomas Fox. In 1680 this property of Lord Berkeley is described as one messuage, one barn, one stable, one garden, one orchard, one backside and one parcell of meadow inclosed now an orchard, 3 roods, adjoining to Ebbisham common field on the east part and on the lands of Thomas Addison on the north part.

14A3. On 20 Apl. 1680 Thomas Addison of Epsom, husbandman, sold to John Maund of Epsom gen a tenement or cottage situate at the eastern part of the common called Woodcott Greene and 1 acre 1 virgate of land thereto belonging, viz. 3 virgates adjoining to the tenement, and ½ acre in Dulls Shot in the common field (6A17). In the survey of 1680 John Maund held one messuage and one garden or orchard abutting on the highway leading from Epsom towards the downs on the west part and on Woodcott commonfield on the east part, and also ½ acre of land adjoining to the said orchard.

14A4. In 1680 Thomas Day held one cottage containing roomes and 10 rodds of ground thereunto belonging situate next Woodcott Style and Greene on the

south and west parts.

14A6. On 27 Sep. 1667 Thomas Belcher of Epsom, carrier, entailed his messuage, stable, garden, orchard and a piece of land situate in a place called Woodcott End and now in the occupation of the said Thomas Belcher, to himself and his wife Katherina for life and the heirs of the said Thomas Belcher. On the same day Thomas Belcher and Katharina his wife mortgaged the property to Abraham Wood of Epsom, gardener, for £106, £3 to be paid on 28 Mar. 1668, and £103 on 28 Sept. 1668. Also on the same day Thomas Belcher acquired from Edmund Bourne a piece of land of about ½ acre abutting east on the lands of Richard Evelyn and west on land of Katherine Hatton widow. Thomas Belcher's death was recorded on 19 Apl. 1672, and on 6 Dec. 1677 John Edwards of Dorking, potter and Katherina his wife, formerly the wife of Thomas Belcher decd, together with Abraham Wood and his wife Dorothea and Thomas Belcher, citizen and cook of London, son and heir of the said Thomas Belcher, sold to John Bayly and Joseph Bayly, sons of Thomas Bayly, citizen and barber surgeon of London all that messuage, barn, stables, gardens, orchards and one piece of land thereunto belonging in a place called Woodcott End. In 1680 John Bayly and Joseph Bayly held one messuage or tenement and one other tenement, one stable, one garden, one orchard lying at Woodcott End, abutting on the lands of Christopher Hatton on the north and west parts and on the demesne lands on the south part.

14A6b. Christopher Hatton (see 3A6) held in 1680 amongst his lands one pightle of land abutting on the highway leading to Woodcott Greene on the west part and on the common field on the east part.

14A6c. Among the lands held in 1680 in moieties by Katherine Glanvill and John Ockley (3A14 etc.) were 3 yards abutting on a pightle of land of Christopher Hatton on the north part and on the demesne lands on the south part.

14B1. The demesne on lease to William Clinch in 1680 was in 1755 held by free deed by Nathaniel Garland the younger of Epsom Esq: One messuage, coachhouses, stables and other outhouses, gardens and pieces of land, 6 acres, abutting on the road leading from the town of Epsom to Walton on the west part, on several pieces of commonfield land (now inclosed) on the east part, on the Worple Way on the north part, and on land of William Belchier on the south part. The descent of this property can be deduced from that of the adjoining ½ acre of copyhold land 14B1a, the house itself having been built by Josiah Diston about 1720.

14B1a. The expectancy of the reversion of Thomas Tegge's properties (see 6B6) was sold on 31 Oct. 1681 to Henry Cook who sold the reversion in the ½ acre of arable land lately in the occupation of John Lamton and now of William Clinch, abutting on the lands of Rebecca Lambert widow (14B1b) on the west part and on the demesne lands in the occupation of the said William Clinch (14B1) on the south part, to William Clinch, citizen and vintner of London. On 22 Mar. 1702 it was reported that some difference had arisen between Mary Stephens widow and William Clinch regarding some copyhold land lately inclosed in Woodcote common field by William Clinch, which has stopped up a way belonging to the said Mary Stephens and her tenants into the said common field, and it was found that Mary Stephens has right to have 3½ foot of land adjoining to the orchard of her tenant Thomas Palmer for a ditch from the standard, and that the said William Clinch must set out and allow 3 foot of land out of the said close by him lately inclosed next towards the said orchard from the said Mary Stephens to the 3 roods of land belonging to Sir Edward Northey Knt. The death of William Clinch of Epsom, vintner, was recorded on 15 Sept. 1708 and on 20 July 1713 his son William Clinch was admitted to the ½ acre of land in Woodcote field. On 26 July 1714 it was noted that William Clinch had sold some copyhold land without surrendering it to the Lord of the Manor; this omission was rectified on 27 Oct. 1718 when William Clinch of the City of Canterbury, Doctor of Physics, surrendered the ½ acre commonly called Cooke's, to the use of Josiah Diston of Epsom Esq. John Wrench of Epsom acting as his attorney. With Josiah Diston's other properties (6B10 etc.) this ½ acre of land was included in his surrender of 5 Jan. 1726 to John Williams, Richard Aldworth, and Robert Tothill.

14B1b. Rebecca Lambert's properties (see 4B4) descended to Maria Lambert, and with the exception of 4B4 were let for 32 years to Josiah Diston of Epsom on 15 Nov. 1725. On 28 May 1750 they came to Thomas Reynolds of Croydon, surgeon, and Anne his wife, who on 8 Sept. 1755 sold them, with the exception of 10B2 and 17B1e, to Mary Potter, who held them in 1755.

14B1c. Edward Lambert's properties (4B16) descended to John Lambert on 21 May 1680; on the same day John Lambert sold to Anthony Stephens of London gen and Margareta his wife ½ acre of land lying in Woodcott field abutting on the lands of John Maud gen and the King's highway on the east, west, north, and south parts and also on the same day to Thomas Fox of Epsom, glazier, ½ acre of arable land in the common field of Epsom abutting on the large tree at the corner of the common called Woodcott Greene on the south-west part. Thomas Fox passed on this ½ acre of land on the same day to John and Joseph Bayly (see 14A5).

14B1d. In 1755 Peter Batts of Moredon, yeoman, held amongst his lands 3 yards in Pearle Hill shot abutting on land of Nathaniel Garland Esq on the east part, and on land of George Eastland on the west part.

14B1e. Lewes Peak Garland of Clare Hall or College, Cambridge, acquired on 8 Sept. 1755 from Thomas Reynolds and Anne his wife (see 14B1b) the two moieties of and in 2 tenements or cottages and ½ acre of land lying eastward of the same, now in the tenure or occupation of Henry Cane and William Francis, and 1 acre and 3 roof of land abutting on the Worple Way on the north-west part, and on Mr. Garland's hedge on the south-east part, and several other pieces of land, together 9 acres 3 roods, which he held in 1755.

14B2. George Lord Berkeley sold the messuage with its outbuildings, orchard and appurtenances thereto belonging, situate near Woodcott Greene and in the occupation of Thomas Fox, glazier, on 26 June 1683 to Anthony Stephens of Epsom gen and Margareta his wife. On 2 Nov. 1693, presumably after the death of Margareta Stephens, Anthony Stephens Esq. surrendered his two messuages, buildings, gardens, orchards and separate pieces of land in Woodcote common field adjoining to these messuages on the east side of Woodcott Greene, to himself and Christopher Coles of Pulborough, Sussex, gen and his heirs. The death of Anthony Stephens was recorded on 28 Oct. 1695, when it was stated that Christopher Coles had already been admitted, and a deed by Christopher Coles dated 26 Apl. 1695 was produced declaring that his admission on 2 Nov. 1693 had been upon trusts on his promise to surrender the two copyholds when called to do so to the use of Mary Stephens the now wife of Anthony Stephens for life, and then to the use of the last will of the said Anthony Stephens. Accordingly Christopher Coles on 11 Jun. 1697 surrendered the properties as devised in Anthony Stephens's will to the use of Maria Stephens widow for the duration of her natural life, and after her demise in equal third parts to Margareta Saunders, widow and relict of Samuel Saunders deft., John Mortimer the son of John Mortimer, and to Elizabeth Coles the daughter of Christopher Coles. On 22 Mar. 1702 a boundary dispute between Mary Stephens and William Clinch (see 14B1a) was settled. On 31 Dec. 1731 it was presented by the homage that they had viewed the part of Woodcott Corner shott which lies between the way called Barr Gate Way and the meadow called the Pickle now belonging to William Proctor Esq. and formerly to Hatton and Snelling, and having examined living evidence and ancient court rolls of this manor do find and present that such part of the said shott as lies in the corner next Woodcote stile and between the north-west end of the dwelling house of Mrs. Stephens and the ancient fence of the yard of the house of Sampson Sumner and formerly of Thomas Day does contain in bredth 65 feet and 7 inches, and doth consist of the several parcels of land hereinafter mentioned and described. That is to say of ½ acre of land lately belonging to the Lord Baltimore and now the said William Proctor and adjoining to the said house on the south-east part and containing in bredth 18' 8", part of the said 65' 7"; of one swarth of the vicarage land lying next to and south-eastward of the said ½ acre and containing in bredth 4' 8", other part of the said 65' 7"; of another swarth belonging to Mary Lambert and lying next to and to the south-east of the said other sward, 4' 8" in bredth, other part of the said 65' 7"; of ½ acre of land, south-east of the said swarth, 18' 8" in bredth, part of the said 65' 7", formerly belonging to Edward Lambert, afterwards to John Lambert, and was sold by him to Thomas Fox and

14B2.

from him purchased by John and Joseph Bayly and by them sold to the father of the said William Proctor; And that the present footway and the pales of and the elms in the garden in the possession of the said Mrs. Stephens do stand upon the said ½ acre heretofore mentioned to have formerly belonged to Edward Lambert; And we further find and present that the remaining south-east part of the said 65' 7" is ½ acre belonging to Hatton and Snelling and does contain 18'8"; And also that the bounds of the said shott by us surveyed and which lies next to Pickle Hedge and Farmy Furlong shott is from the fence of the hereinbefore mentioned Pickle in direct line struck to the said Barrgate Way at the distance of 10 feet from the garden wall of the said William Proctor and of the outfence of the garden of the said Mrs. Stephens; And that the said part of the said shott by us surveyed as aforesaid doth contain in the whole 10 3/4 acres including the acre of the said William Proctor formerly belonging to the said John and Joseph Bayly and lying in the garden of the said William Proctor; And that every one of the said parcels of land in the said part of the said shott next to Pickle Hedge and Farmy Furlong shotts aforesaid doth contain in bredth as follows, that is to say every one of the said acres 61' 8", every ½ acre 30' 10" and so in proportion, and each of the said swarths 7' 8½".
The death of Mary Stephens late of Epsom widow was recorded on 8 Sept. 1755; in the survey Mary Stephens (now deceased) claimed for her natural life a messuage and a piece of ground, part of a garden, and also ½ acre of ground (formerly commonfield land but now laid into the said garden) abutting on the road leading to Walton on the Hill on the south-west part, on Woodcote common field on the north-east part, on other estates of the said Mary Stephens on the south-east part, and on land of Edward Northey on the north-west part, Also a messuage called the White House and a piece of meadow ground now an orchard, about 1 acre, abutting on the road leading to Walton on the Hill on the south-west part, and on several parcels of land (formerly commonfield land now inclosed) on the north-east part, also ½ acre of land in Woodcote Corner (formerly commonfield land now inclosed) abutting on the copyhold estate of the said Mary Stephens on the north-west part, also ½ acre of land (formerly commonfield land now inclosed) abutting on a freehold ½ acre of the said Mary Stephens on the north-west part and on land of Nathaniel Garland on the south-east part, also by free deed ½ acre in Woodcote Corner (formerly commonfield land now inclosed) abutting on copyhold land of the said Mary Stephens on the south-east and north-west parts.

14B3. On 23 Oct. 1682 John Maund of Epsom gen sold his messuage on the eastern part of Woodcott Greene to Anthony Stephens of London gen and Margareta his wife. The property was combined with the adjoining property 14B2 with which it descended to Mary Stephens, and with which it is described above.

14B4. On 3 Jun. 1687 John Day of Epsom, coachman, mortgaged the reversio expectant on the death of his mother in the messuage abutting on the lands of Baley on the north and east and on the King's highway on the south and west parts to Ralph Michell for £12.14s.7d. due on 2 Jun. next. On 18 July. 1709 the death of Ann Day late of Epsom widow was recorded, and her son John Day was admitted to the cottage and 10 perches of land, now in the occupation of John Sumner. John Day paid back the mortgage to Ralph Michell and sold the property on the same day to John Sumner and Ann his wife. John Sumner of

Epsom yeoman and Ann his wife mortgaged on 7 Apl. 1714 the two messauges, buildings, garden and orchard, by estimation 12 perches, in separate occupations of the said John Sumner and Daniel Chandler, to John Day of Epsom, coachman, for £20.12s payable on 8 Oct. ensuing the date thereof. On 9 Apl. 1717 (enrolled 1 Nov. 1717) John Sumner sold a small part of the property (14B5) to William Young, and on 27 Oct. 1718 entailed the messuage in his own occupation to himself for life and Sarah his wife for life, and the rightful heirs of himself, and on the same day John Day acknowledged satisfaction on his mortgage. At the demise of John Sumner, which was recorded on 24 Mar. 1729, it was stated that he had held for life and also that he was entitled to the reversion at the death of Sarah his wife, and that his only brother George was his heir. George Sumner was therefore admitted to the reversio expectant and surrendered this reversio upon the death of Sarah Sumner to his son Sampson Sumner, who was accordingly admitted, and on the same day, together with Sarah Sumner, mortgaged the property to William Hayward of London gen for £100 with interest at the rate of 5 per cent per annum due on 25 Sep. next ensuing. On 17 Mar.1755 Benjamin Howard of Yarm in the County of York, butterfactor, brother of William Howard (otherwise Hayward) late of Epsom gen, by Robert Palmer of the parish of St. Andrew Holborn Middx gen his attorney, was admitted to the property subject to an equity of redemption contained in the conditional surrender of 24 Mar. 1729, and on 4 Jun. 1755 sold the messuage, garden and ground formerly in the occupation of John Sumner and afterwards of Sampson Sumner and now of Joseph Sell and Sarah Langton to John Hopkins of Epsom, gardener, subject to the condition for redemption by the said Sampson Sumner his heirs and assigns. John Hopkins was accordingly admitted on 8 Sep. 1755, and in the survey is shown as holding two cottages,one room,stable and garden,20 rods or perches, abutting on the road leading to Woodcote Green on the west part, on the said John Hopkins's estate on the east and north parts, and on a copyhold room of Joan Young and other lands of the said John Hopkins on the south part.

14B5. On 9 Apl. 1717 John Sumner (see 14B4) sold a piece of land 11 foot in width and 28 foot in length, on which William Young had recently built a small room, adjoining on the west side of the house of the said John Sumner, together with a way or passage to the said room and yard thereto adjoining, in common with the said John Sumner, and also a way or passage to the pit and necessary house now standing in the garden or orchard of the said John Sumner, to William Young and Johanna his wife, and after their deaths to William Langton the son of the said Joanna and his heirs. In 1755 Joan Young widow held for life the described property near Woodcote Stile, abutting on the estate of John Hopkins on the south, north, and east parts.

14B6. John and Joseph Bayly acquired on 22 Mar. 1680 a ½ acre piece of Edward Lambert's land (14B1c) from Thomas Fox, and on 31 Mar. 1699 obtained a licence to let their properties for 7 years to any suitable person. On 28 May 1702 John Bayly, citizen and dyer of London and Joseph Bayly of London, merchant, sold to William Proctor, citizen and fishmonger of London and Samuel Proctor his son all those two messuages (formerly one messuage), stables, garden, orchard, and all that piece of land thereunto belonging, lying in a place called Woodcott End, one of the said messuages in the occupation of Anne

14B6.

Marden widow. On 12 Jul. 1715 William Proctor of the City of London gen bought of Samuel Snelling of London gen and Richard Hatton of London gen and Gracia his wife all that pightle of land, 4 acres (14B7), abutting on the King's highway on the north-west part and on the common field of Epsom on the south-east part. The death of William Proctor was recorded on 28 Feb. 1726, when the messuage in his possession was inherited by his eldest son Samuel Proctor. The death of Samuel Proctor of London gen was recorded on 14 May 1728, and the two messuage (formerly one messuage) in the possession of Samuel Proctor or his tenants came to his elder brother William Proctor. On 24 1729 William Proctor of Epsom Esq acquired from John Williams, Richard Aldworth, and Robert Tothill the several pieces of land dispersed in the common fields of Epsom which Josiah Diston had bought from Richard Worlidge and Margareta his wife and Mary Wood widow (see 14B6c). On 25 Oct. 1731 William Proctor obtained the enfranchisement of 1 acre in Mackrell Shot, abutting on the road called Worple Way on the south part, on land of Lord Baltimore on the north-east part, and on land of Magister Lambert on the south-west part, late part of the lands of Cooke and Ockley. On 31 Dec. 1731 the view of the properties at Woodcote Corner (see 14B2) took place, and on 29 Jul. 1743 William Proctor obtained a licence to enclose two ½ acre pieces of land, one formerly belonging to Lord Baltimore and the other to Cook and Snelling, leaving not inclosed 12 feet in width at the north-eastern end of the said ½ acres, and waiving his right of commonage in the common fields in proportion to the two ½ acres. At the death of William Proctor late of Epsom Esq, recorded on 25 May 1737, his only brother George Proctor was admitted, and at the death of George Proctor of Epsom Esq the executors under his will dated 23 Sep. 1742, Benjamin Longuet and Samuel Longuet were admitted on trust for sale on 23 Oct. 1744. On 11 Nov. 1754 Benjamin Longuet of London, merchant, the surviving executor and surviving devisee of the last will of George Proctor late of Langley in the County of Norfolk Esq, by Robert Palmer of the parish of St. Andrew Holborn Middx, gen, his attorney, sold to John Hopkins of Epsom, gardiner, the two customary messuages, late the possession of George Proctor, and the two moieties of the pightle of land, 4 acres. John Hopkins mortgaged these properties on the same day (11 Nov. 1754) to Robert Palmer for £250 at 4% per annum interest, payable on 11 May now next ensuing. On 5 Jan. 1755 (enrolled 8 Sep. 1755) John Hopkins acquired from Robert Palmer, acting on behalf of Benjamin Longuet, the two moieties of the 3-yard piece of land 14B6c. In 1755 John Hopkins held by copy of the court roll two messuages, a washhouse, garden and part of a coachhouse and stables, 1 acre, at Woodcote End, abutting on the street leading to Woodcote Green and also on another copyhold of the said John Hopkins on the north-west part, on freehold lands of the said John Hopkins on the south-east part, and on other copyhold lands of the said John Hopkins on the north-east and south-west parts, also two moieties of and in 3 acres of meadow land abutting on the road leading to Woodcote Green on the west part, on land of the said John Hopkins on the east and south parts, and on the copyhold of William Compton (3B11) on the north part, and also two moieties of and in 3 roods of land in Pightle Hedge Shot in Woodcote common field (part of which said 3 roods is now inclosed and laid into the said John Hopkins's garden) abutting on John Hopkins's lands on the north-west and south-east parts, and also by free deed ¼ acre of land in Woodcote Corner Shot (whereon part of a coachhouse and Stables are erected),

abutting on the vicarage land on the south-east part and on land of the said John Hopkins on the north part.

14B6a. Also on 11 Nov. 1754 Benjamin Longuet, the surviving executor of George Proctor's will sold by Robert Palmer to Richard Lewis of Epsom gen the ½ acre of land lately lying in Epsom common field and abutting upon a certain tree at a corner of the common called Woodcote Green on the south-west side, formerly purchased of John Bayley and Joseph Bayley and particularly described in the presentment on 31 Dec. 1731, lying in part within the garden of Mary Stephens widow and in other part without the said garden in the said common field. In 1755 Richard Lewis held ½ acre of land in the shot called Woodcote Corner (part whereof is now inclosed into the late Mary Stephens's garden), abutting on land of Edward Northey on the south-east part and on land of Mary Potter on the north-east part.

14B6b. Christopher Hatton's pightle of land descended with his other lands (3B6) and was sold on 22 Jul. 1715 by Samuel Snelling and Richard Hatton and Gratia his wife to William Proctor of the City of London gen. From then onward it remained with William Proctor's property 14B6 until its enfranchisement on 23 Mar. 1763.

14B6c. The 3 yards piece of land passed with the other properties of Katherine Glanvill and John Ockley (6B10 etc.) on 14 Feb. 1713 to Josiah Diston, and was sold with part of these properties on 24 Mar. 1729 by John Williams, Richard Aldworth, and Robert Tothill to William Proctor. On 5 Jan. 1755 Benjamin Longuett, by Robert Palmer (see 14B6) sold the two moieties of and in all that piece of land, 3 yards, formerly common field land but now inclosed and part of the garden of John Hopkins, abutting on land of John Hopkins (formerly of Lord Baltimore) on the south part, and on land of the said John Hopkins (formerly Hatton and Snelling's) on the north part, to John Hopkins, who held it in 1755.
The remaining part of the lands of Katherine Glanvill and John Ockley (6B10 etc.) were sold by Benjamin Longuet on 12 Mar. 1755 to Mary Potter.

14C1.

14C1. Nathanial Garland acquired some further copyhold lands: On 6 Jun. 1757 from Lewis Peake Garland the two cottages 14C1e and from Peter Batts a piece of land in Pearl Hill shot, which he had enfranchised on 31 Oct. 1757, on 30 Jan. 1758 from George Eastland and on 28 May 1759 from John Sanders, Benjamin Shove, and John Wakelin (see 2C3) other pieces of land which were enfranchised on 14 Jun. 1759, and on 5 Jan. 1761 some more lands from Robert Wrench, Joseph Shaw, and Sarah Miriam Wood, enfranchised on 26 Oct. 1761. In the Landtax returns for 1780 all these properties were in the possession and occupation of Mrs. Garland, in 1793 in the possession of Garland Esq and in the occupation of Mrs. Horsley, in 1801 of Garland Esq and in 1831 in the possession and occupation of Nathaniel Garland Esq. In the electors register of 1832 Nathaniel Garland is shown as the owner of the freehold mansion Woodcote Grove and lands. In the electors return for 1843 and the tithe award in the same year the same entries appears. Between 1823 and his death which was recorded on 24 Apl. 1845 Nathaniel Garland acquired a number of copyhold lands to which his eldest son and heir at law Edgar Walter Garland of Michaelstone Hall, Essex Esq was admitted on 2 Sep. 1845 as Nathaniel Garland had died intestate.

14C1d. Peter Batts sold his 3 yards of land in Pearl Hill shot on 6 Jun. 1757 to Nathaniel Garland (see 14C1).

14C1e. Lewis Peak Garland surrendered the 2 cottages, the ½ acre of land adjoining, and the other pieces of land on 6 Jun. 1757 also to Nathaniel Garland, who had them enfranchised on 31 Oct. 1757.

14C2. On 14 June 1756 the heirs of the devisees of Anthony Stephens's will (see 4B2), John Howe of Henslop, Bucks, Esq. a grandson of Margaret Saunders, Margaret Mortimer of Newgate Street, London, spinster, a sister of John Mortimer, and Elizabeth Stephens Merricks, the wife of John Merricks of Hellingsley, Sussex gen, Susannah Woodyer and Penelope Woodyer, of Glinley, Sussex, spinsters, the three daughters of Elizabeth Coles were admitted in third shares to all the properties held by Mary Stephens. On 25 Oct. 1756 they were similarly admitted to Richard Lewis's ½ acre of land (14C6a) and to ½ acre of arable or pasture land being in a close adjoining to the mansion of Mary Stephens from Ann Ryves, the only surviving daughter of Richard Ryves, and Ann Bluke the wife of the Revd. Matthew Bluke, Sarah Thompson and Elizabeth Thompson, spinsters, the three daughters of Elizabeth Thompson decd., late wife of Michael Thompson gen, the elder daughter of Richard Ryves, and on 29 Nov. 1756 to another ½ acre of land now inclosed with other lands, lying in Woodcote Corner shot, abutting on land of Edward Northey on the south-east part and on land of Nathaniel Garland on the north-west part from James Todd and John Todd, and had all these properties enfranchised on 31 Oct. 1757. It appears that shortly after the enfranchisement the property was sold to Samuel Smith. On 28 Dec. 1761 Samuel Smith of London, merchant, purchased from Sarah Miriam Wood 13 acres of land, amongst them ½ acre in Pickle Hedge shot, abutting on land of John Saunders and John Wakelin on the north-west part and on Farmy Furlong shot on the south-east part, and from Mary Potter 10½ acres of land, and had all these lands together with 10C6 enfranchised on 29 Mar. 1762. On 19 May 1766 Henry Noden (see 3C37a) sold amongst 4½ acres of land

formerly the inheritance of Sarah Miriam Wood, ½ acre in the shot above the Worple to Samuel Smith the younger of Epsom; on 2 Jun. 1776 George Eastland, by Richard Ragge of Epsom, cooper, sold a piece of land in Farmy Furlong shot, 3 roods, abutting on land of Samuel Smith Esq. on the south-east and north-west parts, which was then in the occupation of Samuel Smith, to Samuel Smith the younger, eldest son of the said Samuel Smith. The death of Samuel Smith the younger of Esq. was recorded on 4 Nov. 1793, when he was in possession of the 4½ acres of land and of the 3 roods in Farmy Furlong shot; on the margin of this entry is a note: NB 12 feet 9 inches of the house and barn stand on this land. No claimant for these copyhold lands had appeared by the third proclamation for an heir, and on 1 Nov. 1794 they were declared forfeited to the Lord of the Manor. However, on 2 Nov. 1795 the forfeiture was rescinded and Samuel Smith's son Thomas Smith of , an infant, 16 years of age, was admitted to all and singular the said pieces of land. On 29 Mar. 1802 Thomas Smith of Binfield Lodge in Wokingham, Wiltshire (sic!) Esq. for divers good causes and considerations him hereunto moving, by Thomas Dawes of Angel Court Throgmorton Street in the City of London his attorney, surrendered all those pieces of land (4½ acres of Sarah Miriam Wood's inheritance) to George Smith of Epsom Esq. The death of George Smith was recorded on 6 May 1811, and on 28 Oct. 1811 Frances Smith of Epsom widow produced his will dated 6 Jul. 1809, appointing his brother in law John Sawyer of Haywood Lodge, Berks. Esq. and his wife the said Frances Smith executors to dispose as soon as may be after his decease of his house and the other pieces of land which he had let with his house to Henry Bridges Esq. and Frances Smith was admitted; the will mentions the children of George Smith: George Anthony Smith, Smith, Frances Mary Smith, and Samuel Smith. On 6 Jul. 1812 Frances Smith of Epsom widow claimed admittance to the piece of land in Farmy Furlong shot, 3 roods, and on which piece of land 12 feet nine inches of the house and barn stood to which Thomas Smith, an infant, ought to have been admitted and to which she was entitled under the will of George Smith. On 11 Apl. 1820 it was recorded that on 29 Mar. 1820 Frances Smith late of Woodcote Green, Epsom, but now of Upper Berkeley Street in the parish of St. Mary le bone widow had sold the 4½ acres of land and the 3 roods in Farmy Furlong shot to James Elmslie of Woodcote Green Esq. for £120. Also on 11 Apl. 1820 Eliza Smith (see 14C5) of Upper Berkeley Street was admitted to the 3 roods in Farmy Furlong shot to which she was entitled as the only sister and heiress at law of Thomas Smith who was the only son and heir at law of the said Samuel Smith, and in corroboration and confirmation of Frances Smith's surrender of 29 Mar. 1820 surrendered the piece of land to James Elmslie, who was admitted thereon. On 21 Dec. 1820 it was presented that James Elmslie had been cutting, taking, and carrying away from the downs called Epsom Downs a certain quantity of turf but how much they know not, whereby the said James Elmslie had infringed upon the right of the Lord and Lady of this Manor. The death of James Elmslie late of Woodcote in the parish of Epsom Esq. was recorded on 12 Apl. 1833, when his widow Mary Elmslie was admitted. Mary Elmslie is given as the owner and occupier in the tithe award of 1843, and on 24 Jul. 1845 had the copyhold parts of her estate enfranchised; in the enfranchisement it is mentioned that James Elmslie had acquired the Woodcote Place estate, about 9 acres of freehold land attached near thereto, by deed on 4 Mar. 1820 from Frances Smith.

14C4.

14C4. John Hopkins obtained on 20 Jun. 1769 a licence to let his properties for 23 years. His death was recorded on 3 Jun. 1776; in his will dated 26 May 1774 he left his copyhold messuage with the appurtenances, now in the occupation of John Lawrence, to his wife Ann Hopkins. At the death of Ann Hopkins of Epsom, widow, recorded on 31 May 1777, her son William Senior of Maidstone, Kent, shoemaker, was admitted under her will dated 8 Jul. 1776 to the messuage, garden and ground formerly in the tenure or occupation of John Sumner, afterwards of Sampson Sumner, since of Joseph Sell and Sarah Langton widow, and now of John Lawrence, his assigns or undertenants. On 17 Jun. 1777 (enrolled 27 Oct. 1777) William Senior, now of Epsom, shoemaker, sold the property to Henry Saker of Epsom, vintner, who sold it on 2 Jul. 1781 (enr.6 Nov.1781) to James Wisdom of Epsom, shoemaker. At the death of James Wisdom, recorded on 23 Jun. 1783, his wife Elizabeth Wisdom was under his will dated 2 Mar. 1783 admitted. On 2 Sept. 1791 (enr. 31 Oct. 1791) Robert North of Epsom, publican, and Elizabeth his wife, late Elizabeth Wisdom widow, sold the messuage, garden and ground, known by the sign of the Fox, now in the occupation of John Lawrence, to the said John Lawrence of Epsom, publican, who mortgaged it on the same day to Thomas Cooper of Leatherhead, brewer, for £150 at 5% per annum, payable in six months from the day of making this surrender. Thomas Cooper acknowledged satisfaction of this mortgage on 2 Nov. 1795, and on the same day John Lawrence took on another mortgage for £150 at 5% due on 2 Nov. 1796 from William Hughes of Mitcham, Surrey, brewer. The death of John Lawrence of Epsom, victualler, was first recorded on 3 Jul. 1802 and, as no claimant had appeared by the third proclamation, a precept to seize was issued on 1 Nov. 1802. On 18 Jul. 1803 John Lawrence's son William Lawrence of Battle Bridge, Middx. jeweller, was admitted under his father's will dated 11 Feb. 1800, in which his father devised to him all his freehold and copyhold lands, tenements and hereditaments situate at Epsom, chargeable with the yearly sum of £8 to his dear wife Sarah for and during the term of her natural life. On the same day William Hughes transferred the mortgage to William Lawrence at £150 at 5%, due on 18 Jan. next. On 28 Oct. 1815 William Lawrence of Kensington Middx. gen. obtained a licence to let the property for 21 years to William Cobbold of Epsom, brewer. On 30 Mar. 1837 John Peers of Wheelers End near West Wycombe, Bucks, A.M., Clerk, the executor of the will of the late John Witherington Peers, who was the surviving executor of the will of William Hughes, acknowledged to William Lawrence satisfaction of the mortgage of 2 Nov. 1795; also on 30 Mar. 1837 it was recorded that on 29 Dec. 1836 William Lawrence, now of Poplar Square, Bayswater, Middx, had mortgaged to John Penrice Bell of Epsom gen. for £87 at 5% all that messuage with the coachhouse, stable, yard, buildings and appurtenances thereto belonging, commonly called or known by the name of "The Fox Revived", in the occupation of John Mercer, and all those three other tenements or cottages thereto adjoining, lately erected and built on part of the said premises, in the several occupations of Stone, Toone, and Inglis. On 18 Apl. 1844 it was enrolled that on 13 Jun. 1843 John Penrice Bell, now of Great Yarmouth, Norfolk, gen. had acknowledged satisfaction of his mortgage, and that on 27 Nov. 1843 William Lawrence of Bayswater gen. had sold the messuage called the Fox Revived, now in the occupation of Mary Mercer, widow, and the three other tenements for £490 to James Chandler the younger of Epsom, brewer, who was admitted on 24 Oct. 1844. On 26 Aug. 1847 the property was included in a mortgage of their

properties 2C28 and 14C4 by James Chandler the elder and James Chandler the younger of Epsom, brewers, for £800 with interest by even and equal half-yearly payments at 5% per annum, to Barbara Packman of Ewell, spinster. On 17 Jan. 1870 (enr. 3 Nov. 1870) Robert Linton Charrington of Carshalton, miller and William Chapman Raymond of No.4 Montague Place, Clapham Road, Surrey, granary keeper, the executors of the last will dated 5 Aug. 1863 of Barbara Packman, who had died on 10 Aug. 1865, acknowledged satisfaction of the mortgage of 26 Aug. 1847. On 30 Aug. 1872 James Chandler obtained a licence to let the Fox Revived and the three cottages to Henry Harvey of Epsom, brewer, for 21 years, determinable by Henry Harvey after 7 and 14 years, at a yearly rent of £65. On 23 Oct. 1873 James Chandler took on a mortgage from Thomas Drakeford of Surbiton, Surrey Esq. for £700 at 5% on the messuage the Fox Revived, now in the occupation of Henry Harvey, and also all those five (formerly three) messuages in the several occupations of Hopkins, Faulkner, Scutt, Edwards and , but now of Henry Harvey or his undertenants. James Chandler sold both his properties, the Fox Revived and the Wellington public house in the High Street (2C28) on 19 Jan. 1877 to William Bradley of Epsom, brewer, for £1600. On 10 May 1877 it was recorded that on 17 Jan. 1877 William Thomas Drakeford had acknowledged satisfaction of his mortgage to James Chandler of Epsom. gen. William George Bradley of South Street, Epsom, brewer, had the property enfranchised on 28 Sept. 1877. Lord Rosebery's horse Ladas won the Derby race in 1894.

14C5. At the death of Joan Young of Epsom, widow, recorded on 31 Oct. 1747, John Langton of Epsom, yeoman, a cousin and heir at law of William Langton named in William Young's admission on 9 Apl. 1717 was admitted on 29 May 1758, and entailed the property on the same day to himself and Elizabeth his wife and his heirs. On 29 May 1769 John Langton and Elizabeth his wife sold the small property to Elizabeth Smith of Epsom, spinster, eldest daughter of Samuel Smith of Epsom Esq. (see 14C2). No further reference was found to this small property in the court rolls or in the tithe award of 1843, and it appears likely that it was reunited with 14C4.

14C6. John Hopkins mortgaged on 5 Apl. 1756 the two messuages (heretofore one messuage) and some pieces of land to Benjamin Flint of Charlwood, Surrey, shopkeeper, for £350 with lawful interest, due on 5 Oct. next ensuing, and on 26 June 1756 Robert Palmer acknowledged satisfaction of his mortgage. On 30 Aug. 1756 John Hopkins obtained a licence to let all or any of his properties for 14 years, and on 23 Mar. 1763 it was recorded that he had been granted enfranchisement by means of lease and release on 26/27 Nov. last of the two customary messuages late in the possession of George Proctor Esq. and of several pieces of land, amongst them the two moieties of the pightle of meadowland (14B6b) and the 3 yards (14B6c).
In the landtax returns for 1780 the Revd. Mr. Madan is listed as proprietor and occupier, in 1793 the proprietor is Mr. Maden, the occupier Milner Esq. late Mr. Madens (the Revd. Martin Madan died in 1790, see D.N.B.XXXV, 288), in 1795 Mr. Madan, occupier Lowe Esq. in 1801 M.Madan Esq. occupier Mr. Haines, and in 1831 Mrs. Haines, occupier Thomas Kender Esq. In the tithe award of 1843 the property was owned by Mrs. Haines and occupied by Doctor Graham, in the electors register of 1843 Thomas John Graham as the occupier of Woodcote End house.

14C6a.

14C6a. On 25 Oct. 1756 Richard Lewis, now of the parish of St. George the Martyr Middx. gen, by John Noyes of Grayes Inn Middx. gen his attorney, deposited that he had purchased the ½ acre of land by the direction and with the proper moneys of Mary Stephens, and therefore surrendered it to her heirs, John Howe, Margaret Mortimer, Elizabeth Stephens Merricks, Susannah Woodyer and Penelope Woodyer (see 14C2).

THE COMMON FIELDS OF EPSOM

Birding Bush Shot	12	1	Withybed Corner
Bittoms	60	2	French's Close
Bittoms Shot	45	3	Childer Plat Shot
Childer Plat Shot	3	4	Mapleton Bush Shot
Colliers Hedge Shot	34	5	Harris Hearne Shot
Cox Hedge Shot	19	6	Mead Furlong Shot
Crick Lane Close	47	7	Long Ridge Shot
Dorking Way Shot	44	8	Pike's Hill Shot
Dulls Shot	37	9	Short Ridge Shot
Durdans	63	10	High Ridge Shot
Farmy Furlong Shot	33	11	Town Hazle Shot
Foxholes Shot	13	12	Birding Bush Shot
French's Close	2	13	Foxholes Shot
Gorbridge Shot	17	14	Lower Henhill Shot
Gore Shot	42	15	Upper Henhill Shot
Grandstand	62	16	Heath Shot
Harris Hearne Shot	5	17	Gorbridge Shot
Harts Mead Shot	54	18	Warden Snow Shot
Heath Shot	16	19	Cox Head Shot
High Ridge Shot	10	20	Mark Furlong Shot
Long Haws Shot	41	21	Straight Furlong Shot
Long Hedge Shot	22	22	Long Hedge Shot
Long Land Shot	52	23	Sullenden Bottom Shot
Long Ridge Shot	7	24	West Ditch Shot
Lower Digden Shot	50	25	Shot Above West Ditch
Lower Henhill Shot	14	31	Woodcote Corner Shot
Lower Ryden Shot	48	32	Pightle Hedge Shot
Mackerell Shot	35	33	Farmy Furlong Shot
Mapleton Bush Shot	4	34	Colliers Hedge Shot
Mark Furlong Shot	20	35	Mackerell Shot
Mead Furlong Shot	6	36	Town Mead
Perle Hill Shot	40	37	Dulls Shot
Pightle Hedge Shot	32	38	Shot Above the Worple
Pike's Hill Shot	8	39	Vicarage Corner Shot
Rifle Shot	61	40	Perle Hill Shot
Short Ridge Shot	9	41	Long Haws Shot
Shortley Shot	43	42	Gore Shot
Shot Above West Ditch	25	43	Shortley Shot
Shot Above the Worple	38	44	Dorking Way Shot
Stoney Land Shot	53	45	Bittoms Shot
Straight Furlong Shot	21	46	Wimble Hill Shot
Sullenden Bottom Shot	23	47	Crick Lane Close
Town Hazle Shot	11	48	Lower Ryden Shot
Town Mead	36	49	Upper Ryden Shot
Upper Digden Shot	51	50	Lower Digden Shot
Upper Henhill Shot	15	51	Upper Digden Shot
Upper Ryden Shot	49	52	Long Land Shot
Vicarage Corner Shot	39	53	Stoney Land Shot
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West Ditch Shot	24	60	Bittoms
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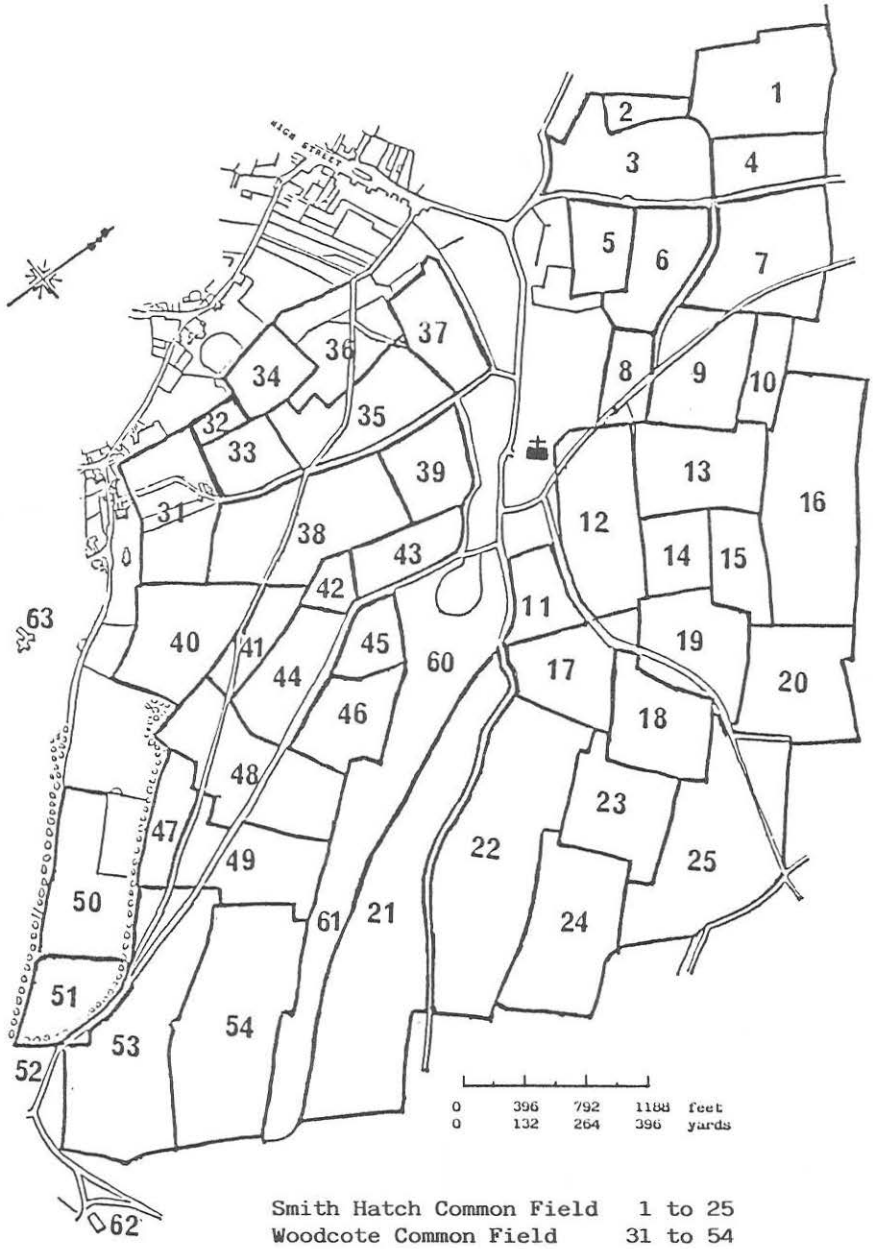
Wythybed Corner	1	62	Grandstand
Woodcote Corner Shot	31	63	Durdans



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FRANKS, Sarah 12B1
FRITH, Thomas 9C13
FULLER, Joseph 10C2
FURNISS, James 2C28
GANSON, William 1B23
GARDENER, William, 4C1
HALL, Robert 1C18
HALL, William, 1C18
HAWKINS, Ann, 5B3
HAWKINS, Samuel, 5A1
HAYNES, Benjamin, 10C14
HENDERSON, Robert 2C23
HOBARD, James 1C8
JOLLIFFE, Sir William 1B2
JUBB, William, 1C8
LAMB, John 5C1
MAYD, Revd. William 9C35
PACKMAN, Barbara 2C28
PARKHURST, Mary 6B2
PARKHURST, Rebecca 6B2
PARKHURST, William, 6B2

EWELL continued
ROGERS, Mary, 3B4
ROGERS, Thomas, 2A5
SHAW, William Robert, 9C33c
STARKE, John 3C2
STONE, Edward, 12C7
STREET, Robert 4C10
TAYLOR, Bonaventure, 11A1
VINT, Alice, 10C2
VINT, Zacharia, 10C2
WAGHORN, James, 10C14
WARD, Joseph 1C3
WHITE, Frederick, 4C1
WOOD, William 1C9
WOOD, William Stewart 4C14

EXETER, Devon
ETHERINGTON, Thomas George 3C30

EXMOUTH, Devon
STARKE, Mariana 3C2
STARKE, Mary 3C2

FANT, Nr. Maidstone, Kent
BECKETT, Thomas 2C13

FARNHAM, Surrey
MORRIS, Thomas 10C13

FARNHURST, Sussex
SMART, John Bennett 5C5
VENESS, Aaron 10C5

FEATHERSTONE STREET, Middx
GUYSE, Revd. John 3C11

FELBRIDGE PARK, Sussex
NICHOLLS, Frank 9C19

FETCHAM, Surrey
BAILEY, James 3C21a
WILLIAMS, Thomas 5C7

FINSBURY, Middx
DORLING, Henry Mayson 6C11

FITZROY SQUARE, Middx
ROSE, George James 12C6

FITZWALTER, Essex
DREW, Thomas 10B15

FLEETHAM, Beds
MICHELL, John 3B4

FOREST HILL
NEWSOM, Joseph Ebinezer 2C35

FORT GEORGE, East Indies
BULKLEY, Thomas 9B7

FRANCE
RUDD, Barrett 2C3

FULHAM, Middx
ALLEN, Francis Adeney, 10C13
BRADLEY, John Shipton 5C5
JACKSON, John 1C6

FURWESTON, Bucks
RUST, Frederick 2C15

GAUDI HALL, Norfolk
WOGAN, John 1C4

GATTON, Surrey
SHOVE, Edward 2B12

GENEVA, Switzerland
ALCOCK, Thomas St. Leger 4C10

GIBSON SQUARE, Middx
COLLINGWOOD, Sarah 10C15

GLINLEY, Sussex
WOODYER, Penelope 14C2
WOODYER, Susannah 14C2

GLOUCESTER
JENNINGS, Edward 9C36

GODALMING, Surrey
MARSHALL, Henry 2C33
HAYDON, Richard 10C2
HAYDON, Sarah 1C10
HAYNES, George Charman 10C2

GODSTONE, Surrey
CHARLETON, Ellis 5B5
CHARLETON , John 5B5

GOLDEN SQUARE, Middx
HARVEY, John 3C37a
PARSONS, John 1C4

GOODMANS FIELD, Middx
STAPLES, John 9C22
WEBB, Elizabeth 5B3

GOSWELL ROAD, Middx.
SLEEP, John Gifford 5C6

GOUDHURST, Kent
BROWN, Charles 12C5

GOWER STREET, Middx
DANIELL, John Frederick 7C3

GRANTHAM, Lincs
HEATHCOTE, Revd Thomas 12C8

GRAVESEND, Kent
SIMMONS, George Thomas 5C11
SMITH, Ann 5C11
SMITH, Martha 5C11
THOMPSON, Charles Samuel 5C11

GRAY'S INN, Middx
LONGBOURNE, William Thomas 2C3
NOYES, John 14C6a
STOREY, George William 2C29

GRAY'S INN LANE Middx
NEWPORT, Daniel 9C19

GRAYS INN SQUARE, Middx
WORMALD, Thomas 12C6

GREAT BOOKHAM, Surrey
BOURNE, James 2B7 3B34
FREELAND, George 6C6
HUBBARD, Elizabeth 12B1

GREAT GRANSDEN, Hunts
MASON, Simon 11B1

GREAT MISSENDEN, Bucks
ETHERINGTON, Henry Walker 3C30
WOODRUFF, James George 3C26a

GREAT STANMORE, Middx
EDWARDS, Priscilla 5B5

GREAT YARMOUTH, Norfolk
BELL, John Penrice 14C4

GREENWICH, Kent
ALLEN, Charles 11C5
EDWARDS, Priscilla 5C5

GROSVENOR SQUARE, Middx
SHEPPART, Frederick Sampson
William 10C13

GUILDFORD, Surrey
BAKER, Louis Innes 9C17a
BIDWELL, John 3C23
CAPRON, John Rand 5C2
CHARROTT, George 3C23
CHARROTT, Thomas 3C23
GOODRHAM, Frances Hannah 5C2
HAYDON, William 9C15
HUGGETT, Thomas 2C20
MASTER, Charles Hoskins 5C2
PAGE, John 2C20
PEARLESS, Thomas 10C14
RUSSELL, John 2C32
SMALLPEICE, Frederick Ferdin. 2C26
SMALLPEICE, Mark 6C12
SMALLPEICE, William Haydon 6C12
SMART, James 5C5
SPARKES, Richard 5C2
STEELE, John 3C1

HACKNEY, Middx
BARTON, Edward 11B1
NELME, Samuel 1C13
REED, Revd Andrew 9C19
WARD, John 7B8

HALLINGBURY, Essex
HOUBLON, James 1C4

HAM juxta Berkeley, Glos
FLUDD, Robert 2B33

HAM COMMON, Surrey
BUTCHER, Thomas 1C6

HAMMERSMITH, Middx
BUTCHER, Thomas 4C4
HARDY, John Theodore Vesey 11C8

HAMPSTEAD, Middx
APLIN, Benjamin 2C29
CAZENOVE, John 7C10

HAMPTON, Middx
BARDO, John 6B2
GASTON, William 1B23
HOLDEN, Maria 2B22

HAMPTON WICK, Middx
HOLLOWLEY, James 12C6
HOLLOWLEY, Henry 12C6

HANOVER SQUARE, Middx
CHANDLESS, Edmund 5C1
CHENEY, Robert 13B12a

HARLEY STREET, Middx
BOURCHIER, Charles 1C5
FOREMAN, Luke 3C14
ROWLLS, Charles 9C26C

HASLEMERE, Surrey
PARSON, Revd. Richard 2C3

HASTINGS, Sussex
GILL, William 2C16
JENNINGS, Edward 4C17

HATTON GARDEN, Middx
COX, Charles Edward 5C13
HARRISON, John 3C4
MANLEY, John 9B1

HAYMARKET, Middx
COX, Edward F 9C19
GIBSON, Robert 3C37a

HAYES, Kent
WITTERINGHAM, Thomas 3B3

HAYWOOD LODGE, Berks
SAWYER, John 14C2

HEADLEY, Surrey
BIRCHETT, William 12B1
BURCHETT, William, 3C8
GILLETT, George 11B3
JAY, Edwin Burberry 8C3
NASON, John, 11B3

HECKFIELD, Hants
STURT, Anthony 1B3
STURT, Elizabeth 1B3

HEDON, Yorks
PIGGOTT, Charles Henry 2C18

HENLEY upon THAMES, Oxon
WESTON, William 3C24

HENLEY HALL, Suffolk
SLEORGIN, Henrietta 7C3

HENSLOP, Bucks
HOWE, John 14C1

HEREFORD
JEUDWINE, Ann 4C17

HERNE HILL, Camberwell, Surrey
FURNISS, Sarah 2C21

HERTFORD
ADKINS, Thomas 5C11

HIGHBURY, Middx
SUMMERS, Frederick Edward 2C20

HITCHIN, Herts
BEAVER, George 4C15
BEAVER, William 4C15
MICHELL, John 3B4

HOLBORN, Middx
BAINBRIDGE, Thomas Drake 8C13
BAPTISTS, Congregation of 5C5
BELLCHAMBERS, James 11C7
BRADLEY, Sarah Nash, 5C5
DORMER, Eusebius 3B10
ELMER, John 1B8
ELMER, Richard 1B11
ETTRICK, Elizabeth 1B2
FENSHAM, Henry 12C6
HARRISON, Henry Francis 3C4
HARRISON, Martha 3C4
MARRIOTT, Lydia 1C12
NISBETT, Joseph 9B5
PALMER, Robert 14B4
PLATT, William 9B5
RAWLINS, Elizabeth 5C11

HOLBORN continued
RAWLINS, William 5C11
SMITH, Gervas 3C27
TOWNSEND, John Vitruvius William 6C11
VERDIER, Hezekiah 1C10
WATSON, Henry 10C4
WOOD, Charles 8C3

HOLLINGSLEY, Sussex
MERRICKS, John 14C2

HOMERTON, Middx
CLAXTON, William 2C23a

HORLEY, Surrey
FRANCIS, John 12B9
FRANCIS, William 12B9
WOOD, Maria 1B24

HORSHAM, Sussex
KEMPSHALL, John 2C17
PENFOLD, Henry 2C17
PENFOLD, James 2C17

HORSLEY DOWN, Surrey
WALKER, Thomasine 2B23a

HORTON
CROUCHER, Christopher 5A5
FULSHUS, Titus 2B18
MICHELL, Elias 2B28
QUAINT, Benjamin 10C2
SIMMONDS, John 7B1a
STEWARD, William 2B5
WARNER, James, 2B16

HOUNSLOW, Middx
POWNALL, John George Henry, 3C37a

HULL, Yorks
BAILES, Jonathan 6C11

HUNGERFORD MARKET, Middx
HARRISON, Thomas 7C3

HURSTMONCEUX, Sussex
BROOK, William 2C16

IFIELD, Sussex
WOOD, Ann 1C22

INGLEWOOD, Berks
SHAW, Ann 5C1

ISLINGTON, Middx
BROWNE, George 5C13
FAWCETT, Edward 6B1
NEWNUM, William 3B12
WALTON, John Eldridge 2C2

IVER, Middx (sic)
HARRISON, Edward 4C6
HARRISON, Mary 4C6

JUDD STREET, Middx
MORRIS, Thomas 8C4

KENNINGTON, Surrey
ALCOCK, John 4C10
HAZELL, Robert William 5C8
MORRIS, Hannah 3C27
MORRIS, Sarah 10C4
TAYLOR, Benjamin 2C3
TURQUAND, James 1C16
WILLIAMS, Thomas 3C1
WOOD, Francis 2C23

KENSINGTON, Middx
BELLCHAMBERS, William 11C7
BOOTH, Ann 1C7
DAVIDSON, Thomas 3C34
INGRAM, Ann 9C9
JACKSON, Howard 3C21
LAWRENCE, William 14C4
LUCEY, Frederick Samuel 3C27

KENTISH TOWN, Middx
BRADBERRY, Russell 3C29
SMITH, John James 9C22

KILBURN, Middx
BACKSHALL, George Smithers 6C10

KINGSTON upon THAMES
BLAKE, John 2B20
CAPPER, John 8B2
CRANMER, Thomas 5B3
CRISP, Charles, 2C23a
CRISP, Henry 2C23a

KINGSTON upon THAMES continued
FULLER, Joseph 10C2
HODGSON, Frederick 9C26c
JENNETT, Charles Edward 1C23
JONES, William 1C12
LEGH, Elizabeth 1C23
ROWLLS, Charles 1C23
SANDERS, John 2B3
SIDEBOTHAM,Peter 1C23
STRUDWICK, Mary 12C5
TINSLEY, Thomas 13B6
WALTER, William 1C12
WESTBROOKE, Caleb 2A36

KINGSWOOD HOUSE, Surrey
ALCOCK, Catherine 4C10

KIPLIN, Yorks
CROWE, Robert 3C1

KNOCKHOLT, Kent
RICHARDS, Edward Christopher 6C13

LAKE, Isle of Wight
JACKSON, Philip 7C1b

LAMBETH, Surrey
ATKINS, George 12C4
BROWN, Thomas 10C2
COOPER, Isaac 2B3
COURSE,'John 1C12
EARLE, William 3C8
DAWSON, Joseph 3C8
EVANS, Thomas 1C29
FRANKLIN, Anne 9B18
GOSLING, John 4C4
HARDCASTLE, Robert 1C29
HARRISON, William 11B8
HARVEY, Charlotte, 4C16
HOWELL, Ann 3C34
JAMES, Richard, 7B8
JONES, Robert 3C8
KNIGHT, Jasper 4C16
PAGE, Mary 2B3
PINKE, John 5B12
PRATT, Joseph 9B18

LAMBETH, Surrey continued
PUTTOCK, Philip 10C5
SIMMONDS, John Whateley 2C3
THEOBALD, Peter 5B12
WAKELIN, John 2B3
WILLIAMS, John 9B17

LAMB'S CONDUIT STREET, Middx
MARSTON, Thomas 3C37a

LANGLEY, Norfolk
PROCTOR, George 14B6

LEATHERHEAD, Surrey
BURTON, John 11B3
COOPER, Mary 13C7
COOPER, Thomas 2C3
EGGLETON, Thomas 2C33
FOSTER, Joseph 6C13
HARRISON, James 10C14
HOLFORD, John 12B1
HUMPHREY, Elizabeth 5C6
JOHNSON, John 12B3
MEDES, John 11B8
NEWMAN, John 11C4
PETER, Richard, 2B26
PITT , John 3B35
RAGGE, Elizabeth 2C21
RAGGE, Robert 2C21
RICHARDSON, William 7C8
ROGERS, John 3B4
SHOVE, -. 2C3
STACEY, Humphrey 1A8

LEIGH, Surrey
WARREN, George 2C17
WARREN, James 2C17

LEITH, North Britain
HAY, James 4C16

LEOMINSTER, Herefs.
WOOLLEY, Richard 1C19

LEWISHAM, Kent
ATKINS, Henry 12C2

LEYTONSTONE, Essex
MINNS, Rowland 5C5

LLANBADANFAUR, Cardigan
JAMES, John 9C33c
WILLIAMS, John 9C33c

LLANDOVER, Carmarthen
LEWES, Edward Lanfan 2C13

LLARNE (or Langharne) CASTLE, Carmarthen
STARKE, Richard Isaac 3C2

LIMEHOUSE, Middx
HALE, Charles 9C12
RICHARDSON, William 7C8

LINCOLN'S INN, Middx
DANIELL, Edmund Robert 7C3
FISH, William 2B23a 3B20
HULBERT, John Henville 2C13
LONGBOURNE, John Vickerman 2C3
NICHOLLS, John 9C19
PAGDEN, Frederick John 13C7
SANDERS, George 12C2
SHELDON, Richard 2C7
SIMPSON, George 1C14
SMITH, William 2A6
STEADMAN, Mr. 7B1
WALLER, Frederick 7C8

LINDFIELD, Sussex
BURCHELL, William 2C17

LISBON, Portugal
MASCARENHAS, Dom Luiz de 3C5
TOLEDO, Margaret Sophia Garcia 3C5

LISSON GROVE SOUTH, Middx
BISHOP, James Chapman 1C10

LITRUM BASSET, Berks
CHAPMAN, Ann 2B32
CHAPMAN, James 2B32

LITTLE STANMORE, Middx
FARQUHARSON, James 5B5

LIVERPOOL, Lancs
BALL, Susannah 12C7

LONG DITTON, Surrey
MOSS, Thomas 2B5
SPURLYN, John 11B4

LONG STOW, Cambs
HAIGHTON, Richard 4C16

LOS ANGELES, Co. St. Francisco USA
HARDY, Vesey Malden 11C8

LOUGHTON HALL, Essex
SUASSO, Baron Anthony Lopes 781

LOUTH, Lincs
JACKSON, Howard 3C21

LOWER NORWOOD, Surrey
REDFORD, William 4C6

LOWER TOOTING, Surrey
WELLS, John 5C6

LYONS INN, Middx.
PERRIS, William 2B36

MADDINGLEY, Cambs
COTTON, Sir John Hynde 1C4

MAIDSTONE, Kent
BECKETT, Thomas 2C13
BROUGHTON, William 12C4
ELMORE, Thomas 12C7
GOODWIN, Sarah 12C7
MORRIS, Henry 3C26
SENIOR, William 14C4

MALDEN, Surrey
ROGERS, William 6B2
SPURLYN, John 11A4

MALVERN, Worcs.
BARNARD, Eleanor, 10C8

MANCHESTER
DOHERTY, George H.G. 12C3
LLOYD, George Richard 12C3

MARKS TEY, Essex
HARNAGE, Sir George 12C8

MARTIN, Surrey
TAYLOR, John 11A1

MERTON, Surrey
WELLS, John James 5C7

MICHAELSTONE HALL, Essex
GARLAND, Edgar Walter 14C1

MICKLEHAM, Surrey
STEVENS, William 5C2

MIDDLESBOROUGH, Yorks
WHITE, Thomas 2C9

MILBOURNE PORT, Som.
SPRINT, John 3B10

MILE END, Middx
ALLEN, John Fox 3C34
BOORER, Thomas 3C34
RICHARDSON, William 7C8

MINORIES, Middx
BURT, Andrew 5C5

MITCHAM, Surrey
BATTS, William 2B1
BUSICK, Robert 5C11
HEWITT, John 13A8
HINCHCLIFFE, Chamberlain 7C7
HUGHES, William 14C4
IRONMONGER, Augustus Richard Sola 2C3
POPE, John 2C21
START, John 11B1
WORSFOLD, Edward Tanner, 4C11

MOORFIELDS, London
MANWARING, Joseph 1C19

MORDEN, Surrey
BATT, Peter 2B1
RIDGE, George Cooper 7C7

MOULDEN, Surrey
BATTS, William 2A1

MOULMAIN, Calcutta, East India
PARISH, Charles Samuel Pollock 9C14

NELSON, New Zealand
SHALLCROSS, Robert 1C16

NETTLEHAM, Lincs
BERNARD, Dame Amelia 1C7

NEW BONDSTREET, Middx
LANGFORD, Edward Acton 9C22

NEWBURY, Berks
HILL, Hannah 4B16
HILL, James 4B16

NEWCASTLE UPON TYNE
BEAUMONT, Somerset Archibald 1C12
BROWN, Ralph 1C12
FENWICK, George 1C12
LAMBTON, W.M. & Co. 1C12

NEWINGTON, Middx
STREET, Rev Richard 9B7

NEWINGTON, Surrey
EVEREST, Elizabeth Shepherd 6C11
FALL, Christopher 3C3
MILLER, James 3C25
NODEN, Henry 8C11

NEW INN, Middx
JAMES, Charles 5C14
JENKINS, Abel 11C4

NEWPORT, Isle of Wight
SHALLCROSS, Robert 1C16

NORMANTON, Rutland
HEATHCOTE, Sir Gilbert 12C8

NORTHAMPTON
EGGLETON, Thomas 2C33

NORTHFLEET, Kent
WOOD, Joseph Harding 1C9

NORTH IPSWICH, Queensland
COLLINS, John 2C23

NORTH WALSHAM, Norfolk
FULLER, Charles Christian 9C10

NORTON FOLGATE, Middx
CALVERT, Edward 7C7

NORWICH
BIGNOLD, Sir Samuel 2C3

NORWOOD, Surrey
LINDSAY, Ralph 4C17
MALRAISON, Ann 3C5
MALRAISON, William 3C5
MONKTON, Thomas 3C21a
MORRIS, Catherine 3C26
MORRIS, Sarah 3C26

NOTTINGHAM
PARSONS, Frances 1B26
PARSONS, Sir William 1B26

NOTTING HILL, Middx
SUMMERS, Thomas James 2C20

NUTFIELD, Surrey
ANSCOMBE, Anthony 12B1
BOYS, Anthony 11A5
RUSSELL, John 12B1

OCKHAM, Surrey
BONSEY, John Coulton 2C32
YEARLY, Nicholas 11B5

OLD BOND STREET, Middx
HIGGINS, Thomas 9C19
MARSHALL, John Henry 1C22

OLD KENT ROAD, Surrey
WATSON, Rev James Harrison 2C13

ORCHARD STREET, Middx
GIFFORD, Rev Andrew 5C5

OUTWOOD, Surrey
PETERS, Richard 4C12
WOOD, John 4C12

OXFORD
BOSWORTH, Rev John 9C19
CREE, Rev Thomas George 11C7
DANDRIDGE, William 2B17
DANIELL, Egerton Frederick, 7C3

OXFORD STREET, Middx
KEALY, John Foley 7C7

PADDINGTON, Middx
BROWNRIGG, William 5C2
EVANS, William 11C9
HUGHES, William, 9C33c
MORRIS, Henry 2C29

PARK LANE, Middx
ALLEN, John Francis 10C13

PARK SQUARE, Middx
LARKINS, Henrietta 1C3

PARKSTONE, Dorset
DANIELL, Egerton frederick 7C3

PECKHAM, Kent
MORRIS, Henry 3C26a
PALMER, William 10C14
WOODWARD, John Kidson 3C25
ROBERTS, John Coryton 3C21a

PENARTH, Sulley, Glamorgan
DANIELL, Egerton Frederick 9C2

PENGE, Surrey
RUSSEL, Charles 3C29

PENSHURST, Kent
BURR, Humphrey 4C11

PENTONVILLE, Middx
BUTCHER, James 9C26b
HALL, Sarah 2C33
SLEAP, John Gifford 5C5

PETERSFIELD, Hants
JOLLIFFE, John 1C2
RICHARDS, Rev William Steward 5C8

PETWORTH, Sussex
WALKER, John Burgess 5C5
WALKER, Sarah 5C5

PICCADILLY, Middx
FARLAR, William 7C3
LEAKE, William 7C1b
SMITH, John James 9C22
WHALEY, William 7C7

PIMLICO, Middx
PARISH, Thomas Clarke 9C14
PIPER, Charles Christopher 1C6

PIZA, Italy
STARKE, Richard 3C2

PONTYPOOL, Monmouth
WOOLLEY, Emily Ann 1C19

POOLE, Dorset
ALLEN, John 10C13
ALLEN, John Francis 10C13

PORTLAND PLACE, Middx
LEAKE, William 7C1b
WILSON, Elizabeth 5C1

PORTLAND TOWN, Middx
VENESS, Aaron 10C5

PORTMAN SQUARE, Middx
COPE, Charles 2C26
MAY, Benjamin William 2C23
MISSING, Harriett 5C1

PORTSMOUTH, Hants
LANGFORD, Edward Acton 9C22

PULBOROUGH, Sussex
COLES, Christopher 6B17

QUEENS SQUARE Middx
COTSFORD, William 1C5
INMAN, Samuel 7C7

RAMSGATE, Kent
JACKSON, Philip 7C1b

RATCLIFFE, Middx
SWADLE, Cuthbert 1B8

RED HOUSE, Suffolk
GOULD, John 7C3

RED LION SQUARE, Middx
HOPE, James 1C10

REGENTS PARK, Middx
LARKINS, Henrietta 2C6
LAURIE, Sir Peter 7C7
LAURIE, Peter Northall 7C7

REIGATE, Surrey
AYLWYN, James 8C7
BONWICKE, Benjamin 6A1
BROWNE, Nicholas 11B3
CARTER, Stephen 11B3
COLLINGWOOD, Sarah 2C15
CURTIS, William 9C26a
HEATHFIELD, John 3B4
HORLEY, James 3C37b
PARSONS Elizabeth 2B5
PARSONS, Sir John 1B5
PARSONS, Humphrey 1B4
ROADS, Elizabeth 11B5
ROBINSON, William Sanders 8C3
ROBINSON & VERNON 8C10
RUSSELL, Edward 9C26a
SANDERS, John 2C3
SHOVE, John 11B3
STANTON, John 9A15

Reigate (contd)
THURLAND, Edward 6B6
TURNER, George 9C2
TURNER, Maria 1C12
TURNER, William 1C8
VERNON, Robert 8C3
WARE, Nicholas 12B1
WHITE, James 2C22
WHITE, Thomas 2C22
WHITE, William 2C22

RENHOLD, Beds
PIGGOTT, Charles Henry 2C18

RICHMOND, Surrey
BREWER, Frank John 6C10
BREWER, Ida Lavinia 6C10
CRISP, William 2C23a
DRIVER, Jane 1C13
JEUDWINE, Ann 4C17
JEUDWINE, Mary Penelope 8C3
KATON, Edward, 9B17
KATON, John 9B17
PARISH, Elizabeth 9C14
WOOD, Harriett 2C18
WOOD, William 2C22

ROCHERVILLE, Kent
ASHLEY, Isaac 12C3

ROCHESTER, Kent
DAY, David Hermitage 3C14
DAY, Mary Ann 3C14

ROEHAMPTON, Surrey
ALCOCK, Joseph 4C10
FITZHERBERT, Thomas 4C17

ROSS ON WYE, Herefs.
AVELINE, Frances Howell 4C17
CLAYPOLE, Edward Angel 4C17
COOKE, John 9C36
JEUDWINE, Ann 8C3

ROTHERHITHE
HEWATT, Stephen 9B14
RICH, James 9B14
RICH, Judith 9B14

ROTTENDEAN, Sussex
INGRAM, James 11C8

RUDD GREEN, Worcs
WATTS, Edward 7C10

RUSPER, Sussex
KEMPSHALL, Richard 2C17
TYLER, William 2C17

RUSSELL SQUARE, Middx
HARRISON, Margaret Sophia 3C5
PUGH, Benjamin 1C28

RYDE, Isle of Wight
NEWMAN, Harriett 6C12

RYDER'S COURT, Middx.
STANNARD, Robert Alexander 1C19

RYE, Sussex
BENN, James 2B12

ST. ANN'S, Middx
RICHARDSON, Christopher 7C8

ST. BOTOLPH'S WITHOU ALDGATE
SIMMONDS, Margaret 4B9

ST. CLEMENT DANE, Middx
HUTCHINS, Samuel 9B5
RAWLINS, William 5B11
VINCE, John 2B10

ST. GEORGE IN INDIA
HARRISON, Edward 3B3

ST. GILES IN THE FIELD, Middx
HEALY, William 6B14
TOOTH, John 11B1

ST. JAMES, Middx
WALKDEN, Richard 2B10

ST. JAMES SQUARE, Middx
VILE, Oliver 9C3

ST. JOHN'S STREET, Middx
NICHOLSON, John 2C14

ST. LAWRENCE AYOT, Herts
BURT, Andrew 2C23a

ST. MARGARET'S , Middx
ETTRICK, Anthony 1B29
ETTRICK, Jane 1B2

ST. MARTINS IN THE FIELD, Middx
GASTON, William 1C23

ST. MARYLEBONE, Middx
CALDERWOOD, Upton 2C26
SHAFTO, Dorothy 1C12

SALFORD, Manchester, Lancs
GOYMER, James 12C3

SANDERSTEAD, Surrey
WIGSELL, ATtwood 3C1
WIGSELL, Jacobina Mary Ann Maria 3C1
WIGSELL, Susanna 3C1
WIGSELL, Rev Thomas 3C1

SANDFORD, Upton Bishop, Herefs.
HARDWICK, William 8C3

SANDGATE, Kent
MASTER, Charles Hoskins 5C2

SAVOY, Middx
MERRIDELL, Edmund 2B10

SEVENOAKS, Kent
LAMBARD, Multon 1C11
LAMBARD, Thomas 1B11
LAMBARD, William 1C11
NEWINGTON, John 6C13

SHANBELLY, Co. Galway
STEWART, William 3B1

SHEPHERDS BUSH, Middx
CHAMBERLAIN, Robert 2C18

SHEPPERTON, Middx
STONE, Jone 1B5

SHERE nr GUILDFORD, Surrey
DUNCOME, Rev Thomas 4B15
MIALL, George 3C28

SHERBORNE, Dorset
DORLING, Edward Jonathan 6C11

SHOBURY, Essex
DREW, Robert 10B15

SHOREDITCH, Middx
WHITE, William 2C22

SHOREHAM, Kent
BORRETT, Martha 2C7

SHORN, Kent
COMPORT, William 1C17

SLEAHAM, Sussex
SMART, John Bennett 5C5

SLINFOLD, Sussex
CHILD, Thomas 1C8

SLOANE STREET, Middx
STEWART, John 4C16

SLOUGH, Bucks
HARMAN, Rev Thomas 2C13

SOHO, Middx
GINN, John 1C16
IRONMONGER, Richard 2C4
WAGHORN, James 10C14

SOMPTING, Sussex
BELL, Henry 2B12

SOULDERN, Oxon
HILL, John 2C29

SOUTHAMPTON,
CHAMIER, Mary Ann 3C7
HARMAN, Ramsay 2C13
WILKINS, Edward 8C8

SOUTH HAYLING, Hants
PHILLIPS, Edward 12C5

SOUTH NORWOOD, Surrey
REDFORD, William Henry 4C6

SOUTHSEA,Hants
CROSS, Sarah Ellen 10C2d
CROSS, William 10C2d
SMART, Mary Ann 10C2d
SMART, Sarah Ellen 10C2d

SOUTHWARK, Surrey
ASHENHURST, Thomas 11B2
BOND, Samuel 7C3
BRADLEY, John George 5C5
BRADLEY, Mary 5C6
BURBRIDGE, Charlotte 9C3
BURBRIDGE, Thomas Bulcock 9C3
COFFIN, William Henry 2C3
DORMAN, Thomas 8B2
HAYES, Alexander 7B8
HEATH, Francis 9C1
HINCHLIFFE, Chamberlain 7C7

SOUTHWARK (contd)
LINDSAY, Ralph 5C5
LITTLE, William 4B9
LOWDELL, Joseph Coventry 1C12
MEGGY, Robert 2C17
MILLER, James 3C25
REED, Samuel 6B2
RUTLAND, Joseph 1C12
SPARKS, widow 13B3
SURFLET, William 2B11
SYMES, Thomas 2B13
THOMAS, William 13A8
THOMPSON, William 3B20
THORNTON, Thomas 6B2
WALKER, Thomasin 3B20
WOODWARD, John Kidson 3C25
WORLIDGE, Richard 3B14

SOUTHWELL, Notts
HODGSON, Elizabeth 3C3

STAINES, Middx
COLES, John 11B4

STANLAKE, Berks
ALDWORTH, Richard 3B7

STANSTEAD MOUNT FITCHETT, Essex
CROASDALE, Charlotte 1C3

STEPNEY, Middx
CRISPE, Thomas 11B1
GOODIN, Elizabeth 9C33c
HALEY, George 4B12
NORWOOD, Elizabeth, 11B5
REEVE, Charles 1B8

STOCKBRIDGE, Hants
ARUNDELL, Robert Arthur 8C10

STOCKWELL, Surrey
CURTIS, John 3C5
ELLIOTT, Sophia 2C15

STOKE nr Guildford, Surrey
NEWTON, Thomas 1A2
PAGE, John 2C20

STOKE NEWINGTON, Middx
FASSON, Thomas 2C27
FIGGINS, James 3C7
HURDLE, George 11C9

STOKE ON TRENT, Staffs
BALL, Thomas 12C7

STOURPORT, Worcs
WOOD, George 1C9
WOOD, Margaret Yates 1C9
WOOD, Thomas 1C9

STOWFORD, Devon
WILLIAMS, John 3B7

STRAND, Middx
EVERELL, William 5C1
FLADGATE, Francis 3C34
GUBBINS, James 3C2
INGRAM, Herbert 9C9
NODEN, Henry 3C37a
PARKINS, William 1C12
PLUMMER, John 9C9
SNOW, Robert 3C1
WARREN, John 10C13
WINCHESTER, Henry 5C2
WINCHESTER, William 2C21

STRATFORD, Essex
BURFORD, Ephraim 3C34
FISHER, William 2C23a

STREATHAM, Surrey
BLANCHARD, Samuel 9C34
WRIGHT, William 3C8

STROOD, Kent
WICKHAM, Humphrey 3C2?

STUTTGART, Wurttemberg
PINNOCK, Edward 3C34

SURBITON, Surrey
DRAKEFORD, William Thomas 14C4
EVERIDGE, James Walter 3C21a
EVERIDGE, Jane 3C21a

SUTTON ON HONE, Kent
MORRIS, Henry 8C6

SUTTON, Surrey
CLIFFE, Richard 1B29
DINGLEY, Alan 8A2

SWALLOW STREET, Middx
THURLOW, William 4C4

SYDENHAM, Kent
GREEN, Elizabeth 1B7

THAMES DITTON, Surrey
TEGG, Thomas 6B6

THORNVILLE, Yorks
THORNTON, William 7C1

TITSEY, Surrey
HOLDSWORTH, John 2C21
HOLDSWORTH, Thomas 2C21

TIVERTON, Devon
DOUGLAS, Rev Philip Henry 2C4

TOOTING, Surrey
BROWN, Sarah 2C17
BUSICK, Robert 5C11
COFFIN, Elizabeth 2C17
COFFIN, Mary 2C17
COFFIN, Sarah 2C17
COLLYER, Mary 3B11
COLLYER, Joseph 3B11
HESTER, John 3B11
MARSTON, Henry 3C37a
PARISH, Samuel 6C16

TORQUAY, Devon
CHILCOTE, Elizabeth Alice 11C8

TOTTENHAM, Middx
BEADNELL, John 1C17
WHINN, John 2C20

TRING, Herts
ANDREWS, James 2C27

TULSE HILL, Surrey
BULKLEY, Robert 7C10

TUNBRIDGE WELLS, Kent
PUGH, Sarah 1C28

TWICKENHAM, Middx
HARDY, George Hurlstone 11C8
PARISH, Rev Henry 6C16

TYRINGHAM, Bucks
BACKWELL, Sarah 5C8
PRAED, James Backwell 5C8
PRAED, William 5C8

UPPER BERKELEY STREET, Middx
SMITH, Eliza 14C2
SMITH, Frances 14C2

UPPER NORWOOD, Surrey
MORRIS, William 10C15

UPTON, Essex
HALL, Sir Philip 7B7

UPTON BISHOP, Herefs.
HARDWICKE, William 8C4

UTTOXETER, Staffs
MANLEY, John 4C16

UXBRIDGE, Middx
BURR, Mark 1C22

VAUXHALL, Surrey
CRADDOCK, John Chase 2C27
WRIGHT, Ann 2C22
WRIGHT, Philip 2C22

VERDUN, France
NICHOLLS, John 9C19

VINCENT SQUARE, Middx
BAKER, William Henry 1C6
GINGER, William 10C13
GLYN, William 10C13

WADLEY, Berks
ASTON, Elizabeth 4B16
ASTON, Richard 4B16

WALLINGFORD, Berks
CLAYPOLE, Edward Angel 8C3
PIGGOTT, Charles Henry 2C18

WALTHAM ABBEY, Essex
PARNELL, John 2C18

WALTHAM GREEN, Middx
DAVIS, Thomas Pennington 1C13
SWAN BREWERY 1C13

WALTON ON THE HILL, Surrey
COOKE, Henry 6B6
HATCHER, Thomas 11B3
HOPE, Elizabeth 1C10
KITCHEN, Henry 11B2
MARTER, John 1C14
STURT, Richard 4C9

WALTON ON THAMES, Surrey
COLLINS, William 11C4
INGRAM, Ann 9C9
MAY, Benjamin William 11C4
REECE, Richard 11C4
SIMMONDS, Thomas 7B8

WALWORTH, Surrey
BIDWELL, John 9C17
EVEREST, Elizabeth Shepherd 6C1 6C11
THOMPSON, Charles Holmes 5C11
WHINN, Hannah 6C6
WILKINS, Edward 3C27
WILKINS, Hannah 10C15
WILKINS, Hannah Mary 10C12

WAPPING, Middx
CLEMENT, Mathew 1B5
COLES, Jonathan 12C8
SHELMERDINE, Martha 12C6

WANDSWORTH, Surrey
DAVIES, Robert 3C14
EVANS, Edward 11C9
ROMSBO, John 2B5
SHEPPARD, Thomas 10C13
SKINNER, Matthew 2C15

WARBLETON, Sussex
BURT, Andrew 7C7

WARE, Herts
ADAMS, John 6B2

WARLINGHAM, Surrey
WARD, Richard 2C21
WOODWYN, William 11A1

WARNHAM, Sussex
BOORER, John 3C34

WELBECK STREET, Middx
JONES, Henry 8C10

WEST CLANDON, Surrey
GODSTON, Anne 3B34

WESTCOMBE HOUSE, Somers.
NICHOLLS, Frank 9C19

WEST HORSLEY, Surrey
CHITTEY, George 4A15
CHITTEY, Martha 4B15
TOURSON, John 4B15

WESTMINSTER, Middx
ATKINS, George 12C2
BAKER, William Henry 1C6
BRIGMAN, Richard 11B1
CLARKE, James Fernandez 3C21
CLARKE, William 11B1
CLOWES, William 3C16
CRISP, Eleanor 2C23a
DREW, Thomas 1C24
EASTLAND, George 6B14
EDWARDS, William 5C1
GIBSON, James 1C6
JONES, Frank Harding 10C2d
POWELL, James 3B7
RICHBELL, Avery 5A9
WARNE, Edmund 1C19
WHITE, Eleanor 2C23a
WINFORD, Thomas 3B20
WOOD, Edward 2C38

WESTOO, Yorks
SYKES, Rev Christopher 3C20

WEST WYCOMBE, Bucks
PEERS, John 14C4

WHETSTONE, Middx
SMITH, Ann 5C11

WHITECHAPEL, Middx
ARROWE, Susanna 11B1
BREAKS, Thomas 11C5
BUSH, Richard 11B1
FARQUHARSON, James 5B5
NAPIER, Mary 3C28
PENN, Matthew 11B1
RICHBELL, Avery 11A1
STYLES, Robert 11B1

WHITCHURCH, Middx
FARQUHARSON, James 5B5

WHITE CONDUIT FIELDS, Middx
ASHLEY, Isaac 12C3

WHORLTON, Co. Durham
BREAKS, John 11C5

WICKHAM, Kent
CRISP, Eleanor 2C23a
CRISP, James 2C23a

WILFORD, Notts
BARNARD, Eleanor 10C8

WIMPOLE STREET, Middx
BARNES, Elizabeth Skinner 6C1
MOULTON BARRETT, Edward 7C1
SHAW, Ann 6C1
WATTS, Edward 7C10

WIMBLEDON, Surrey
WINCHESTER, Edward 5C2

WINCHESTER, Hants
VERNON, Thomas 3B15

WINDSOR, Berks
BROWN John Burgiss 3C34
DRIVER, Henry 1C13
DRIVER, Jane 1C13
HARDING, John 9C9

WITHERSFIELD, Suffolk
MAYD, Rev William 9C22

WOKINGHAM, Wilts
SMITH, Thomas 7C1b

WOLVERHAMPTON, Staffs
STOKES, George 2B23a

STOKES, Susanna 2B23a

WOODMANSTERN, Surrey
NODEN, Rachel 5B1

WOOLWICH, Kent
HUGHES, William 9C33c

WOOTTON, Surrey
PELLETT, James 12C10
STONE, Edward 1188
WOOD, Abraham 2811

WORCESTER
EASTLAND, George 6C14
LEWES, William Langmead 2C13
MALPAS, John 6C14

WORCESTER PARK, Surrey
BALL, Martha 12C7
ROGERS, Robert 14A2
ROGERS, William 12B1

WORPLESDON, Surrey
HOLDEN, John 3C23

WORTH, Sussex
COOK, Martha 4C11
RUSSELL, Henry 4C11
RUSSELL, Sarah 4C11

WORTHING, Sussex
BUTCHER, Elizabeth 2C23

WRITTLE, Essex
HOUGHTON, Thomas 4B16

YARM, Yorks
HOWARD, Benjamin 14B4

YEOVIL, Somers
BATTEN Edmund 7C10