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Source. Mr. C.O. Banks

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Deeds relating to the lands of Christ College and adjoining property at Church End, Finchley, Middlesex. [Most of the land concerned is described in terms of the lots into which it was divided in a sale of 1849. A rough plan is attached showing the position of these lots.]

6109/1. Abstract of title of Rev. Edward Philip Cooper and John Willing Warren Esq. [devisees in trust under the will of Rev. Edward Cooper, deceased.]

Recites :-

6 Nov. 1773. Will of Edward Allen of Finchley, Esq., who devised all his real estate to John Gould of Hart St., St. George's, Bloomsbury, Middx., and Edward Wynne of the Temple, Barrister at Law, on trust, thus: real estates, of which he was trustee or mortgagee, to use of Gould and Wynne, during the life of his brother Thomas A. Greenalgh, and after Greenalgh's death to the testator's nephew, Thomas Allen, remainder to use of Gould and Wynne, during life of Allen in trust for him and to preserve contingent remainders to use of first and other sons of Allen in tail male, remainder to use of daughters of Allen as tenants in common, with cross remainders among them in tail general, remainder to use of Hon. Thomas Noel, but if he be dead at time of failure of issue, to use of testator's cousin, Rev. Edward Cooper of Bath, Somerset, D.D.

1 Feb. 1774. Death of Edward Allen.

17 Feb. 1774. Proof of his will in P.C.C.

1 April. 1780. Death of Thomas A. Greenalgh.

30 Jan. 1789. Publication of will of Dr. Edward Cooper, who devised all his real estate to use of his only son, Rev. Edward Philip Cooper, his heirs and assigns for ever.

1 Sept. 1792. Death of Dr. Edward Cooper.

18 Sept. 1792. Letters of administration granted to Rev. Edward Cooper.

20 April. 1815. Death of Thomas Noel [Viscount Wentworth].

1 April. 1830. " " Thomas Allen, unmarried.

12 March. 1823. Publication of will of Rev. Edward Cooper, who devised residue of his personal estate to his eldest son, Edward Philip Cooper, subject to payment of testator's debts, and all real estate to use of E. P. Cooper and John Willing Warren and Philip Lybbe Powis of Hardwick, Oxon, Esq., on trust that by sale or mortgage of part of the property they pay debts, legacies, expenses and if there be any residue to apply it to purchase freehold estates, out of which testator's wife, Caroline Isabella Cooper, to have a clear yearly rent of £300, to use of trustees to be named by Caroline Isabella for term of 100 years on trust to raise annual sum, to use of E. P. Cooper, his heirs and assigns for ever.

20 Aug. 1830. By a codicil Rev. Edward Cooper left legacies in trust for his younger children.

31 May 1831. By another codicil he reduced his wife's annuity to £200, charged on his real estate.

26 Feb. 1833. Death of Rev. Edward Cooper.

28 March 1833. Proof of above will and codicils in P.C.C.

2 Dec. 1833. Deed Poll - renunciation by Philip Lybbe Powis of the real estate devised to him by Rev. Edward Cooper and also of his appointment as an executor.

22, 23 Sept. 1834. Mortgage [lease and release] by E.P. Cooper and J.W. Warren and Caroline Isabella Cooper to Rev. Stephen Frost Rippingall of Langham, Norfolk, in order to raise money, as mentioned in will, of Little Churchfield, Churchfield, 2 cottages and a garden, then in occupation of James Franklyn, a cottage, smith's shop and garden in possession of Daniel James, in Church End, Finchley, and all houses, except those purchased for the purposes of the new road from St. Marylebone.

28 Aug. 1838. Death of Caroline Isabella Cooper.

13 Nov. 1849. Release by Rev. S.F. Rippingdale to E.P. Cooper and J.W. Warren of Little Churchfield, a parcel on N. of Churchfield, [both smaller since making of new road], cottages and land adjoining, cottage, smith's shop and garden.

- 6109/2 Supplemental abstract of title of Rev. E.P. Cooper and J.W. Warren,
[devises in trust under will of Rev. Edward Cooper].
Recites :-
1 July 1841. Mortgage [lease and release] by E.P. Cooper and J.W. Warren
to William Herrick of Beau Manor Park, Loughborough, Leics., Esq. and
Frederick Leigh Cooper of Walton, Derby, Esq., of manor of Bibbsworth in
Finchley and certain hereditaments in London and Westminster.
- 6109/3 Conveyance to T.R. White [Trustee - Cheslyn Hall]
Party I Rev. E.P. Cooper of Burford, Oxon, Clerk.
J.W. Warren of The Grove, Kentish Town, Middx. Esq.
Party II The said E.P. Cooper.
Party III Rev. Thomas Reader White of Finchley, Clerk.
Party IV Cheslyn Hall of New Boswell Court, Middx. Gent.
- 2 pieces of garden ground. [Plan included] Lots 9 and 10.
Covenant to erect a fence on one boundary.
Consideration £265.
18 Feb. 1850.
Registered 6 March 1850. B.2. No. 903.
- 6109/4 Conveyance to Henry Wimbush.
Party I Rev. E.P. Cooper.
J.W. Warren.
Party II Samuel Wimbush of Finchley, Esq.
Party III Henry Wimbush of Finchley, Gent.
Samuel Wimbush the Younger of Halkin St., Belgrave Sq.,
Middx., Gent.
- Parcel of land and two cottages. [Plan included] Lot 11.
Consideration £220.
21 Feb. 1850.
Registered 2 March 1850. B.2. No. 786.
- 6109/5 Conveyance to William Mayhew.
Party I Henry Wimbush.
Party II William Mayhew of Union St., Southwark, Surrey, Hat Manufacturer.
- Piece of land and 2 cottages on it. [Plan included] Lot 49 in a sale of
Consideration £465. 1855.
25 June 1855.
Registered 8 Aug. 1855. B.11. No. 77.
- 6109/6 Conveyance to T.R. White.
Party I Rev. E.P. Cooper of Little Dalby, Leics., Clerk.
Party II Rev. T.R. White.
Party III William Arthur Tootell of Edgware, Middx., Gent.
- Piece of ground between Lots 8 and 9 [Plan included]
Consideration £20.
19 Feb. 1857.
Registered 9 April 1857. B.6. No. 131.
- 6109/7 Conveyance to T.R. White.
Party I John Hancock of the Poultry, City of London, Outfitter.
William Spencer of Innisfane Lodge, Northfleet, Kent. Esq.
John Lowe of Fleet St., City of London, Hatter.
Party II Charles Frederick Mayhew of 10 Barge Yard Chambers, Bucklersbury,
City of London, Gent.
Party III Rev. T.R. White.
- Recital of will of William Mayhew, who devised his freehold lands and 2
cottages in Finchley to Party I, 7 March 1858.
Recital of his death, 30 Nov. 1859.

- 6109/7
cont. Property as in 6109/5.
Consideration £550.
27 March 1862.
Registered 12 May 1862. B.8. No. 113.
- 6109/8 Abstract of title to certain pieces of land near the Queen's Head,
Church End, Finchley, sold to Mr. William Morgan,
Recitals as in 6109/1
- 6109/9 Attested copy conveyance to William Morgan. [Trustee - Edward Morgan]
Party I Rev. E.P. Cooper } Devises in trust under will of
J.W. Warren } Edward Cooper.
Party II The said E.P. Cooper, as eldest son and heir at law of Edward
Party III William Morgan of Finchley, Innkeeper. Cooper.
Party IV Edward Morgan of Kentish Town, Middx.
Recital of an auction sale, 28 Nov. 1849.
Detached garden and skittle ground and land bounded on N. by skittle ground
and piece of garden. [Plan included] Lots 4, 5 and 8.
Consideration £210.
18 Feb. 1850.
Registered 21 March 1851. B.4. No. 24.
- 6109/10 Conveyance to George White. [Trustee - Edward Atkinson]
Party I William Morgan of the Bull Inn, Highgate, Hornsey, Middx,
Party II George White of Church End, Finchley, Victualler.
Victualler.
Party III Edward Atkinson of Bouverie St., City of London, Gent.
Detached garden and skittle ground and a piece of garden. [Plan included]
Lots 4 and 8.
Proviso that William Morgan shall not be requested to leave his dwelling house.
Consideration £104 - 10 - 0.
6 Feb. 1854.
Registered 8 Feb. 1854. B.2. No. 960.
- 6109/11 Mortgage
Party I George White.
Party II Samuel Staniland of Bouverie St., London, Gent.
Property as in 6109/10.
Consideration £105.
20 Nov. 1856.
Registered 22 Nov. 1856. B.14. No. 728.
- 6109/12 Official copy will of George White, devising all his estate and effects to
his wife Charlotte and appointing her executrix.
Witnesses : Harriott Sarah White.
S. Staniland.
Proved. 27 May 1857.
- 6109/13 Abstract of title of Mrs. Charlotte White to a detached garden and skittle
ground and a piece of garden ground.
Recitals as in 6109/1.
- 6109/14 Attested copy conveyance to William James.
Party I Samuel Staniland.
Party II Charlotte White of Howland St., Fitzroy Square, Middx., Widow.
Party III William James of Finchley, Blacksmith.
Detached garden and skittle ground; right reserved to lay and repair a pipe
across it, for which a rent of 4/- p.a. is agreed.
Consideration. £105 paid to Staniland by James in discharge of money owing
him through the mortgage [6109/11] and £25 paid to Charlotte White by
William James.
4 May 1858.
Registered. 7 May 1858. B.6. No. 73.

- 6109/15 Conveyance to T.R. White. [Trustee - W.A. Tootell]
Party I Charlotte White, late of Finchley, now of Wandsworth, Surrey,
 Widow.
 Party II Samuel Staniland.
 Party III Rev. Thomas Reader White.
 Party IV William Arthur Tootell of Edgware, Middx., Gent.
 Piece of garden ground [Plan included]. Yearly rent for water pipe
 as in 6109/14. Lot 8.
 Consideration £160.
 14 June 1858.
 Registered 19 June 1858. B.7. No. 971
- 6109/16 Conveyance to David Newton. [Trustee - J. Duckworth]
Party I Rev. E.P. Cooper of Burford, Oxon, Clerk. } Devises in
 J.W. Warren of The Grove, Kentish Town, Middx., Esq. } trust under
 Edward Cooper. } will of Rev.
 Edward Cooper.
 Party II The said E.P. Cooper, as eldest son and heir of Rev. Edward Cooper.
 Party III David Newton of Stanmore, Middx, Carpenter.
 Party IV John Duckworth of Hadley, Middx., Land Agent.
 Recital of auction sale 28 Nov. 1849.
 Two pieces of land, crossed by a footpath. [Plan included] Lots 6 and 7.
 Consideration. £150.
 18 Feb. 1850.
 Registered. 25 Feb. 1850. B.2. No. 617.
- On dorse:
Conveyance to Sylvia Newton.
Party I David Newton.
 Party II Sylvia Newton of Woolwich, Middx., Spinster.
 Property as above, in liquidation of a debt owed by Party I to Party II.
 12 May 1851.
Memorandum of a conveyance to Silas Newton.
 See 6109/18.
- 6109/17 Attested copy of 6109/16
- 6109/18 Conveyance to Silas Newton.
Party I Sylvia Newton.
 Party II Silas Newton of Stanmore, Middx., Grocer.
 Piece of land. [Plan included] Lots 6 and 7.
 Consideration. £40.
 13 May 1851.
 Registered. 14 May 1851. B.5. No. 841.
- 6109/19 Conveyance to Silas Newton.
Party I John Mills of Willoughby near Daventry, Warwick, Butcher.
 His wife, Sylvia, late Sylvia Newton, Spinster.
 Party II Silas Newton.
 Piece of land. Lot 7.
 Consideration. £50.
 17 Aug, 1852.
 Registered. 30 Sept. 1853. B.14. No. 514.
- 6109/19a Certificate that Sylvia Mills gave free consent to 6109/19.
 17 Aug. 1852.
- 6109/20 Conveyance to Isaac Newton.
Party I John Mills.
 Sylvia, his wife.
 Party II Isaac Newton of Stanmore, Middx., Carpenter.
 Two pieces of land. [Plan included] Part of Lots 6 and 7.
 Consideration. £80.
 20 Sept. 1853.
 Registered. 30 Sept. 1853. B.14. No. 515.

- 6109/20a Certificate that Sylvia Mills gave free consent to 6109/20.
20 Sept. 1853.
- 6109/21 Attested copy of 6109/20.
- 6109/22 Conveyance to T.R. White. [Trustee - William Tootell]
Party I Isaac Newton.
Party II Rev. Thomas Reader White .
Party III William Arthur Tootell.
Piece of land. [Plan included]. Most of Lot 7.
Consideration. £50.
7 Dec. 1853.
Registered. 13 Feb. 1854. B.3. No.161.
- 6109/23 Deed of covenant to produce title deeds concerning the above.
Party I Isaac Newton.
Party II Thomas Reader White.
7 Dec. 1853.
- 6109/24 Conveyance to T.R. White. [Trustee - William Tootell]
Party I Silas Newton of Great Stanmore.
Party II Rev. Thomas Reader White.
Party III William Arthur Tootell.
Two pieces of land with six messuages and other erections.
[Plan included] Part of lots 6 and 7.
Consideration. £1000.
13 Aug. 1859.
Registered. 22 Aug. 1859. B.11. No. 990.
- 6109/25 Conveyance to T.R. White [Trustee - W. Tootell]
Party I Isaac Newton of Great Stanmore.
Party II Rev. Thomas Reader White.
Party III William Arthur Tootell.
Two pieces of land. [Plan included] Part of Lot 6 and a little of Lot 7.
Consideration. £150.
15 Aug. 1859.
Registered. 22 Aug. 1859. B.11. No. 991.
- 6109/26 Mortgage
Party I Rev. Thomas Reader White.
Party II Silas Newton.
Two pieces of land, with six messuages. [Plan included] Part of Lots 6 and 7.
Consideration. £600.
13 Aug. 1859.
Registered. 22 Aug. 1859. B.11. No. 992.
- On dorse:
Reconveyance to T.R. White. [Trustee - C.E. Wellborne].
Party I Silas Newton.
Party II Rev. Thomas Reader White.
Party III Charles Evelyn Wellborne of 17 Duke St., London Bridge,
Southwark, Surrey, Gent.
- Property as above.
Consideration. £600.
Registered. 22 July 1872.
- 6109/27 Abstract of title of mortgage of the late William Morgan.
Recitals as in 6109/1 from 30 Jan. 1789 - 13 Nov. 1849.
Also recites:
1 July 1841 Mortgage by E.P. Cooper and J.W. Warren to William Herrick of
Beau Manor Park, Loughborough, Leics, Esq. and Frederick Leigh Cooper of Walton,
Derby, Esq., of the manor of Bibbworth, for £4,000 to be paid on 1 July 1842.

6109/27
cont.

26 Jan. 1850

Reconveyance by W. Herrick and F.L. Cooper to E.P. Cooper and J.W. Warren of part of mortgaged property.

12 March 1851

Release by E.P. Cooper and J.W. Warren to William Morgan of Finchley, Innkeeper, of 3 pieces of ground [plan included] for £380.

30 Dec. 1854

Mortgage by William Morgan to Flower Tucker of the land described for £800.

16 July 1856

Recital of will of William Morgan Senior, appointing William Morgan the Younger and Flower Tucker as executors and trustees.

Recital of death of both in 1856.

Appointment by Maria Morgan, widow of Edward Morgan of 8 Trafalgar Place, Kentish Town, Gent., and Cornelius Lewis Mosley of 7 Hatton Garden, City of London, Jeweller, as executors and trustees.

30 July 1856

Letters of administration granted to Henry, son of Flower Tucker, deceased.

31 July 1856

Letters of administration granted to Elizabeth Martha Morgan, relict of William Morgan, deceased.

6109/28

Conveyance to Richard Ware

Party I Henry Tucker of 12 Bartholomew Place, Kentish Town, Mddx, Goldbeater. [eldest son and heir at law of Flower Tucker, deceased.]

Party II Edward Morgan of 8 Trafalgar Place, Kentish Town, Mddx. Gent. Cornelius Lewis Mosley of 7 Hatton Garden, City of London, Jeweller. [trustees under will of William Morgan, farmer, deceased.]

Party III Richard Ware of Hampstead, Mddx., Plumber.

Two pieces of land with four messuages and other buildings, the first piece being part of that mortgaged 30 Dec. 1854. Most of lots 9,10,11,16,17,18. Consideration. £580.

3 Sept. 1856.

Registered. 1 Nov. 1856. B.13. No. 774.

6109/29

Deed of covenant to produce title deeds concerning 6109/28.

Party I Edward Morgan.
Cornelius Lewis Mosley.

Party II Richard Ware.

6109/30

Abstract of title of Richard Ware.

Recitals of 6109/28 and 6109/29.

6109/31

Conveyance to T.R. White. [Trustee - Henry Lucas]

Party I Richard Ware of Cromwell House, North End, Hampstead, Middx, Plumber out of business.

Party II Rev. Thomas Reader White of the Rectory, Finchley, Clerk.

Party III Henry Lucas of 81 High Street, Southwark, Surrey, Hop and Seed Factor.

Two pieces of land with two messuages and other buildings. [Plan included]

Part of Lots 16 and 17.

Consideration. £800.

23 Jan. 1866.

Registered. 25 Jan. 1866. B.3. No. 59.

6109/32

Mortgage

Party I Rev. Thomas Reader White.

Party II Richard Ware.

Property as in 6109/31. [Plan included].

Consideration. £500.

24 Jan. 1866.

Registered. 25 Jan. 1866. B.3. No. 60.

- 6109/32
cont. On dorse:-
Reconveyance to T.R. White.
Party I Richard Ware.
Party II Thomas Reader White.
Party III Henry Lucas.
The property as above.
Consideration. £500 and interest.
25 April 1870.
Registered. 27 April 1870. B.9. No. 268.
- 6109/33 Order of Quarter Sessions [Office copy]
To divert the footway from Regent's Park Road along the front of Christ College to Mr. James Franklin's house. [Plan included].
24 April 1875.
- 6109/34 Final certificate of justices as to completion of new footway passing over land of Rev. T.R. White.
5 Oct. 1875.
- 6109/35 Receipt for Inland Revenue. Succession duty on death of Rev. Thomas Reader White, 9 Dec. 1877, paid by William White, formerly of 81 High St., Southwark, Surrey. Hop and Seed Factor, now of Kent Lodge, 12 Barrington Road, Brixton, Surrey, Gent.
1 Aug. 1879.
- 6109/36 Further requisitions on title and answers thereto.
10 June 1879.
- 6109/37 Burial certificate of Charlotte Eliza White, buried 23 Dec. 1873, copied 12 Dec. 1878.
- 6109/38 Conveyance to Richard Gallop.
Party I William White.
Party II Rev. Richard William Gallop of Christ College, Finchley, Clerk.
Freehold land, hereditaments etc. known as Christ's College and 5 and 6, Grove Villas. [Plan included].
Consideration. £10,300.
31 July 1879.
Registered. 7 Aug. 1879. B.25. No. 216.
- 6109/39 Mortgage
Party I Rev. Richard William Gallop.
Party II Mary Jane Cooper of Roundhay, Barwick-on-Elmet, Yorks., Widow.
Henry Nelson of Leeds, Yorks, Gent.
John Johnstone of Leeds, Yorks, Cloth Merchant.
Albert Smith of Leeds, Yorks, Cloth Merchant.
Property as in 6109/38.
Consideration. £6,000.
1 Aug. 1879.
Registered. 7 Aug. 1879. B.25. No. 217.
- 6109/40 Mortgage
Party I Richard William Gallop.
Party II William White.
Property as 6109/38 and a messuage, outbuildings and land, formerly the site of the Queen's Head Inn, but now known as Finchley Hall, adjoining Finchley Churchyard. [Plan included].
Consideration. The last £5,000 of the £13,000 owed to William White by R.W. Gallop.
2 Aug. 1879.
Registered. 14 Aug. 1879. B:26. No.84.

6109/40
cont.

On dorse:-

Reconveyance to R.W. Gallop.

Party I Eliza Wells of Kent Lodge, Barrington Road, Brixton, Surrey,
Rev. Walter Chipper of Christ's College, Finchley, Clerk [Spinster].
Henry Samuel Worsfold of Athlone House, Skern Hall St.,
Walthamstow, Essex, Gent.

Party II Rev. Richard William Gallop.

Recital of death of William White, 27 Oct. 1879 and of his will appointing
Party I as executors and trustees, and Jane Catherine Wells, since deceased.

Property as above [plan included].

Consideration. £5,000.

29 Sept. 1883.

Registered. 22 Oct. 1883. B.32. No. 512.

6109/41

Conveyance to John Phillipson.

Party I Rev. Richard William Gallop.

Party II John Phillipson of Chester, Gent.

Property as in 6109/40, subject to payment of remaining £4,000 under mortgage
of 1 Aug. 1879. [Plan included].

Consideration. £3,000.

31 May 1895.

Registered. 6 July 1895. B.20. No. 511.

6109/42

Assignment of mortgage and further charge on property

Party I Mary Jane Cooper, formerly of Roundhay, Barwick-in-Elmet, now
of Dybdale House, Scarborough, Yorks., Widow.
Henry Nelson.

Albert Smith. [The three mortgagees].

Party II John Phillipson.

Party III James Hobday of Chester, Gent. [New mortgagee].

Freehold messuage, hereditaments etc. known as Christ's College, now occupied
by John Phillipson, 5 and 6 Grove Villas, the leasehold of Finchley Hall, used
as a dormitory and dining hall and for other kindred purposes in connection
with the school called Finchley College.

The property conveyed to James Hobday on his payment of £4,000 to Party I and
£1,000 to Party II, and is further charged to secure £5,000.

20 Dec. 1895.

Attached :

Receipt for £1,200 for late Mr. Phillipson's mortgage debt.

31 July 1901.

Lots referred to in Accession 6109

