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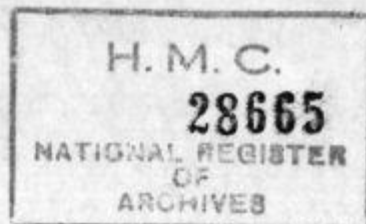


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HARDINGSTONE CHARITY ESTATES (H.C.E.)

H.C.E./ Title deeds and related papers re lands in Collingtree (1698-1886), Flore (1698), Milton (1811-1877) and Wootton (and Roade), (1789-1864) which were formerly vested in trustees of the Hardingstone Charity Estates: deposited by Messrs. Brown and Wells, solicitors.

Collingtree

1. Conveyance, by Lease and Release, from John Bazely of 1698 Collingtree, tailor, and his wife Suzannah to William Harris of Collingtree, tailor, of:

(a) a messuage, tenement or farmhouse with appurtenances in Collingtree now in the occupation of JB.

(b) the 'whomeclosse' (Home Close) and orchard adjoining the same, also in the occupation of JB.

Consideration: £100.

29-30 Mar. 1698.

Endorsed with annotation 'Bazelys deeds William Percivalls sonne in law'.

Indenture of fine between Robert Clarke senior, William Pheasant, William Harris, and James Ancell senior, plaintiffs, and John Dix, clerk, Valentine Twigden and his wife Martha, John Bazely and his wife Susanna, and John Baxter senior and his wife Susanna, deforciant, of 3 messuages, 3 cottages, 3 gardens, 3 orchards, 60 acs. of land and common of pasture for all cattle with appurtenances in Teeton, Northampton and Collingtree.

Hilary term 11 Wm. III (1699).

N.B. The Lease and Fine are sewn to the left hand edge of the Indenture of Release.

2. Mortgage for 1,000 years, to secure £60, from WH 1709 (as in /1) to Richard Palmer of Abington, yeoman, of (a)-(b) as in /1.
20 May 1709.

3. Conveyance, by Lease and Release, from WH 1718
(as in /1-2) of Gayton, formerly of
Collingtree, tailor, and his wife Jane, to
John Cockerill of Collingtree, yeoman, of
(a)-(b) as in /1-2, the mortgage of 1709
to be assigned to attend the inheritance.
With covenant to levy unto Nicholas Peake of
Towcester, gent., a fine for further assurance
of the lands.
Consideration: £75.10s.
4-5 June 1718.
Bond for £160 between the parties for
performance of covenants contained in the
conveyance.
5 June 1718.
N.B. The Lease is sewn to the left hand edge
of the Release and the bond pinned to the same.
- 4/1-2 Conveyance, by Lease and Release, from JC 1718
(as in /3) to Daniel Cockerill of Collingtree,
yeoman, (JC's father) of (a)-(b) as in /1-3.
Consideration: £77.
23-24 Dec. 1718.
5. Deed to declare the uses of a fine for the 1719
more perfect conveyance and assurance of
(a)-(b) as in /1-4 to the use of DC as in
/4.
With covenant/agreement that John Cockerill
(as in /3-4) and his wife Elizabeth, and
William Harris and his wife Jane (as in /1-3)
shall acknowledge & levy unto William Wykes
of Haselbeech, esq., a fine Sur Cognizance de
droit come ceo etc.
23 Mar. 1719.
- Indenture of fine between William Wykes,
esquire, plaintiff, and Thomas Smith and his
wife Hannah, Thomas Watts and his wife Anne,
William Clarke and his wife Elizabeth, John
Cockerill and his wife Elizabeth, William
Harris and his wife Jane, Richard Collis and
his wife Alice, and William Dunckley, deforciant,
of 3 messuages, 1 cottage, 20 acs. of land, 10
acs. of meadow, 30 acs. of pasture, 10 acs. of
heath ('Jampnorum et bruere') and common of
pasture for all cattle in Haselbeech, Collingtree,
Northampton and Bugbrooke.
Easter term, 5 Geo. I (1719).
(the fine is sewn to the left hand edge of the deed
declaring its uses).

6. Conveyance from Daniel Cockerill of Collingtree, yeoman (as in /4-5: eldest son of Samuel Cockerill of Collingtree, yeoman) and his wife Sarah to John Cockerill the younger of Collingtree, yeoman (? as in /3-5) of (a)-(b) as in /1-5, now in the possession of William Nicholls, formerly the estate of William Harris.
 Consideration: £90.
 14 Nov. 1740. 1740
7. Attested copy extract from the Inclosure Award for Milton Malsor and Collingtree (10 May 1780) of allotments/exchanges respecting John Cockerill (as in /6) viz. 1822 (1780)
 (a) plot or parcel of land in Collingtree (57 acs. 24p.), (allotted).
 (b) close or piece of old inclosure in Collingtree called Milton Church Close (2r. 22p.), (exchanged with the trustees of Milton Church Lands for a plot or parcel of land in Milton Malsor (1a. 20p.)).
 (c) close or piece of old inclosure in Collingtree (19p.), (exchanged with William Okely in exchange for a plot or parcel of land in Collingtree (25p.)).
 Which allotments and exchanges were in lieu of and adjudged etc. proportionable compensation for JC's 2 yardlands and 1 quartern in Collingtree and ½ yardland in Milton Malsor with right of common over the same.
 29 Nov. 1822.
 N.B. The abuttals of (a)-(c) are detailed.
8. Attested copy probate (11 Apr. 1803) of the will (8 Apr. 1803) of John Cockerill, late of Collingtree, deceased (as in /6-7). 1822 (1803)
 Devises all his real estate and personal estate to his brother William Cockerill (appointed sole executor).
 20 Dec. 1822.
9. Attested copy of conveyance, by Lease and Release (24-25 June 1803), from Daniel Cockerill of Little Billing, yeoman, (eldest surviving son and heir of Elizabeth Cockerill (née Watts), widow, deceased, late wife of John Cockerill the younger, formerly of Collingtree, yeoman, deceased, who was one of the sons of John Cockerill the elder of Collingtree, yeoman, also deceased; and heir at 1822 (1803)

9 cont.

law of JC the younger) and William Cockerill of Collingtree, yeoman (one of the brothers and also sole devisee in fee named in the will of JC as in /8, who was the eldest son and heir of the body of Elizabeth Cockerill by John Cockerill, but which JC died without issue) to Thomas Ince of Chancery Lane (London), gent, to make a tenant to the precipe for suffering a common recovery of an estate at Collingtree viz.

(a) a toft or site of ground where a messuage or tenement formerly in the tenure or occupation of William Laundon, since in the occupation of Arthur Wright and then Daniel Cockerill stood; and the close and orchard adjoining the same.

(b) land as in /1 et seq. (a)-(b).

(c) 4 several closes (newly enclosed ground) with appurtenances (abuttals detailed) as in /7(a).

(d) Milton Church Close (abuttals detailed) as in /7(b).

(e) piece of old inclosure etc. (abuttals detailed) as in /7(c).

All late in the tenure or occupation of John Cockerill and now in the possession, tenure or occupation of William Cockerill.

To the uses declared viz.

(a) and part of (c)-(e) to DC (being heir in tail to part of (c)-(e) by virtue of a marriage settlement of 1733 - see note), his heirs and assigns for ever;

(b) and the residue and remainder etc. of (c)-(e) to WC, his heirs and assigns for ever.

22 Dec. 1822.

N.B. The Release recites that (a) and an undivided moiety of 1 yardland, part of (c)-(e), (occupied and then purchased by John Cockerill the elder from John Sheppard of Northampton, mercer) were, by Indentures of Lease and Release dated 25-26 May 1733, settled from and after the marriage of John Cockerill the younger (one of the sons of John Cockerill the elder, also a party to the marriage settlement) and Elizabeth Cockerill (née Watts, one of the daughters of Henry Watts of Milton Malsor, yeoman, also a party) to JC the younger for life, remainder to EC for life (for her jointure and in bar of dower), remainder to the heirs of their bodies etc. Samuel Cockerill of Collingtree, yeoman, and William Morton of Wootton, yeoman, were also parties to the deed.

10. Attested copy exemplification of a common recovery (dated 29 June 1803) by double voucher in which Robert Long of Southampton Buildings, Chancery Lane, gent., (also a party to /9) was demandant, Thomas Ince as in /9, tenant to the precipe, Daniel Cockerill and William Cockerill as in /9, tenants in tail, and Charles Browning, common vouchee, of 2 messuages, 2 tofts, 5 gardens and 70 acres of land with appurtenances in Collingtree.
20 Dec. 1822. 1822 (1803)
11. Attested copies of conveyance, by Lease and Release (dated 28-29 Sep. 1803), from Daniel Cockerill as in /9-10 to William Cockerill as in /9-10 of (a) and the parts of (c)-(e) as in /9 to which DC was entitled under a settlement of 1733 (see /9 note).
Consideration: £470.
20 Dec. 1822. 1822 (1803)
- 12/1-2 Attested copy of the probate (19 Sep. 1822) of the will (17 May 1821) of William Cockerill of Collingtree, yeoman, deceased (as in /9-11).
Devises his messuage, cottage or tenement with barn, yard and garden and other appurtenances in Collingtree (now in the tenure of Davis Dunckley), and his close and spinney with appurtenances in Collingtree (? land as in /9(b)), now in his own occupation, to Sarah Cockerill (daughter of his late brother, Thomas Cockerill); the rest of his real estate to William Cockerill (son of his brother, TC) subject to the payment of legacies of £100 each to Richard Cockerill (brother), Sarah Cockerill, Mary Cockerill, Thomas Cockerill (daughters and son of his brother, TC) and Richard Cockerill (nephew, legitimate son of his brother, TC). Bequeathes his personal estate to WC and SC.
9 Apr. 1823 (/1). 1823 (1821-2)
- Coloured scale plan of 2 plots of land fronting, in part, Collingtree Street and abutting land of Pickering Phipps and John Dunckley (garden, also fronting the main street).
Plot 1 is 2r. 34p. in size. Linen 380 x 250 mm.
n.d., ? c.1870 (/2).
(found enclosed within the copy of the will)

- 13/1-4 Mortgage, to secure £220, by Lease and Release, 1827
 from John Dunckley of Drum Yard, Whitechapel
 (Middx), carpenter, and his wife Sarah (née
 Cockerill) to John Britten of Basinghall St.
 (London), parker, of the messuage and close
 devised to Sarah Cockerill as in /12, upon which
 JD has since built another messuage or tenement.
 With covenant by the mortgagors to levy unto
 Samuel Gale of Basinghall St. (London), gent.,
 a fine for further assurance of the lands.
 22-23 June 1827 (/1-2).
- Two indentures of a fine between SG, plaintiff,
 and JD and SD, deforciant, of 2 messuages and
 2 acs. of land with appurtenances in Collingtree.
 Trinity term, 1827 (/3-4).
14. Grant of letters of administration of the effects 1855
 of John Dunckley, late of Collingtree, innkeeper
 and joiner, deceased (d. 23 Jan. 1855), to Sarah
 Dunckley, widow and relict. Effects sworn at under
 £300.
 21 Apr. 1855.
- 15/1-5 Envelope addressed 'Messrs. Rands solicitors, 1855-1890
 43 Newland, Northampton', and containing:
 Residuary account (duplicate copy) of the personal
 estate and monies arising out of the real estate
 of John Dunckley, late of Collingtree (d. 23 Jan. 1855)
 exhibited by Sarah Dunckley of Collingtree, widow,
 administrator, 29 Dec. 1855 (receipted, 2 Jan. 1856);
 with, pinned to the account, copy valuation of the
 personal estate of JD by Richard Griffiths, appraiser,
 20 Apr. 1855 (/1).
- Receipt from C. Britten, solicitor and proctor,
 acknowledging payment by SD of 2 guineas for
 attendances on administration granted to her
 husband's effects, passing residuary accounts etc.
 1 Mar. 1856 (/2).
- Legacy receipt (Inland Revenue) on account of the
 real estate of SD in respect of a pecuniary legacy
 to Sarah Dunckley, daughter of the deceased,
 21 July 1865 (receipted); with, pinned to the same,
 MS receipt acknowledging payment of the money by
 the executor.
 16 Nov. 1865 (/3).

15/1-5 cont.

MS certificate by the officiating minister of the entry in the parish registers for the parish of Collingtree of the marriage of John Dunckley and Sarah Cockerill (25 Dec. 1823).
6 June 1879 (/4).

MS sketch family tree of Dunckleys showing issue of the above marriage.
n.d., c.1890 (/5).

16. Probate of the will (dated 20 Nov. 1862) of Sarah Dunckley, late of Collingtree, widow. Devises her messuage or tenement now used as a 'barhouse' with appurtenances in Collingtree, 4 newly erected cottages with gardens, carpenter's shop and shed, yards, garden, ozier bed and appurtenances in Collingtree (all her real estate: ? land as in /12) to her son John Dunckley of Collingtree, carpenter, charging it to and with the payment of £150 to her daughter Sarah Dunckley as a legacy.
3 Aug. 1864. 1864
17. Residuary account etc. (as in /15/1) of the real estate of Sarah Dunckley as in /16, exhibited by her son JD as in /16, executor.
1 July 1865 (received 21 July 1865). 1865
- 18/1-2 Copy demise for 21 years from John Dunckley of Collingtree, builder (? as in /16-17), to Pickering Phipps of the same, esq., M.P., of a piece of land with the stable thereon (plot 2 in /12/2) delineated on the annexed scale plan (which includes names of owners of abutting lands).
18 Mar. 1876.
N.B. The dorse of the plan is marked 'Plan and Lease of Ozier Bed & c at Collingtree'. 1876
19. Conveyance from Pickering Phipps as in /18 to John Dunckley as in /18 of a piece or parcel of land at Collingtree (2r. 34p.), part of the close of pasture ground called 'Spinney Close', late in the occupation of PP, now of JD, as delineated on a scale plan (coloured) which endorses the conveyance. With covenant for production of deeds, 1846-1879, as scheduled (specifies parties only).
Consideration: £140 and an indenture of even date by which JD conveyed by the use of PP a piece of land at Collingtree (28p.) as in /18 (as delineated on the plan in red). 1879

19 cont.

28 June 1879.

N.B. The deed recites that 'Spinney Close' (5 acs. 2r. 4p.), of which the land within forms part, was with other land at Collingtree and Courteenhall, by an indenture of 25 Mar. 1879 (to which Clarissa Peach Manning, Elizabeth Adelaide Manning, and Hannah Jane Clark were also parties), conveyed to PP in respect of which a rent charge of £1 6s. 8d. to the poor of Hardingstone and a fee farm rent of 4s. p.a. are payable by PP; and that it is uncertain what portion of the land so purchased is liable thereto or whether the piece of land conveyed by this deed is liable.

The deed includes a pencilled endorsement, 'Paddock and part of garden of The Poplars'.

20.

Abstract of the title of Pickering Phipps to a piece of land at Collingtree, reciting 1815-1879
26pp.

1879

The abstract recites that William Manning of Northampton, gent., by his will of 26 May 1815, devised certain messuages in the town of Northampton (not specified) to his brother (the Rev. James Manning of Exeter), brother-in-law (John Linney of Leicester, gent.), William Andrews of Olney (Bucks.), gent., and Samuel Tilley of Spratton, grazier, upon trust for sale. He devised the rest of his personal estate (not specified, but including an estate of inheritance in fee simple) to the same trustees in equal undivided moieties for the life of each of his 2 daughters (Mary Edwards and Elizabeth Lomas), then to their children as tenants in common (the land to be equally divided, and in default of such issue to his brother JM, his heirs and assigns for ever).

By his will of 23 Oct. 1829, JM devised all his real estate to which he was seized or entitled in possession or reversion, remainder or expectancy etc. to his wife Lydia Manning, his friend Brooke Smith of Bristol, and his son James Manning of Sergeants Inn, serjeant at law) in trust for the use of LM and her assigns for life, then in undivided fourth parts to each of his children. By a deed of 19 May 1846, LM (now widowed) and her son JM, to secure £2000, mortgaged to Joseph Ridings Brown, brush manufacturer, and Joseph Nunneley, grocer, both of Market Harborough (Leics.), and John Langham of Kilby (Leics.), grazier, 'a certain farm at Collingtree, Milton and Courteenhall ... (86a. Or. 16p.), (and then or late in the occupation of George Wetton)' according to the description in a deed in 1869. The abstract of the 1846 deed specifies only the following, inter alia:

20 cont.

(a) the remainder in fee expectant upon the decease of ME and EL in the 2 undivided moieties.

(b) a close of pasture in Collingtree called 'Davids Close' als. 'Hill Close' als. 'Spinney Close' (previously in the occupation of William Harris, then of Thomas Clayson, then Frederick Tertius Jeyes and Philadelphus Jeyes).

(c) the loft whereon a cottage in the occupation of John Dixon stood 'which was laid to' (b).

By a deed of 5 Aug. 1850, with a view to effecting a partition of the mortgaged lands, LM, JM, and William Oke Manning conveyed to William Palmer of Leicester, gent., all the real estate in Great Houghton, Eastcote, Dalscote Pattishall, Northampton, Great Billing, Bugbrooke and Collingtree to which they were beneficially entitled etc. in trust to the various uses declared and scheduled (not abstracted) - subject to the respective life interests devised to ME and EL, the life interest in possession limited in favour of ME by virtue of her marriage settlement of 30-31 Dec. 1794 (in respect of the estate at Northampton, Great Billing and Bugbrooke), and the mortgage security of 1846 (in respect of the estate at Collingtree which included 'Spinney Close', then in the occupation of Edward Ashby).

By a deed of 20 Oct. 1852 the mortgage of 1846 was assigned to JM's 4 daughters (Clarissa Peach Manning, Rose Francis Manning, Elizabeth Adelaide Manning, and Louisa Manning) as joint tenants.

After the will of JM (17 Jan. 1865), in which he devised all his real estate to CPM and EAM in joint tenancy, and various deeds effecting assignments of shares in the mortgage, CPH, EAH and HJC, by a deed of 25 Mar. 1879, in consideration of £5,800 (inter alia, extinguishing the mortgage security and various shares), conveyed certain lands to Pickering Phipps. These included (and the abstract details no others):

(a) a close of ground called Spinney Close (5a. 2r. 4p.) formerly consisting of 2 closes called 'The Spinney' (als. 'Davids Close') and a close called the Home Close adjoining a close called 'pit bank' (2a. 1r. 13p.) formerly in the occupation of John Britton the elder and John Britton the younger.

(b) the spinney adjoining (b) on the N.W. side (3r. 30p.). All which, (a)-(b), were devised to G.N. Wetton for 21 years by a deed of 20 June 1874 and became vested in PP for the residue of the term by an indenture of assignment dated 28 Nov. 1874.

- 21/1-4 Envelope addressed to John Dunckley of Collingtree containing Certificate of the Contract (with JD) for the Redemption of Land Tax charged upon 2 plots of land (1a. 1r. 27p.) in Collingtree adjoining the street through the village bounded on all sides by lands owned and occupied by Pickering Phipps (with coloured plan annexed: see also /12 and /18-20 which involve the same land), 19/24 June 1886; related covering correspondence from the Land Tax Redemption Office with Abstract of Contract and note of registration of the same, 30 June 1886. 1886

Floore

22. Mortgage for 1,000 years, to secure £20, from William Sanford of Floore, joiner, to Thomas Hawkins of Greens Norton, gent., of:
 (a) the messuage, tenement or dwellinghouse in Floore wherein WS now lives adjoining to a close of grass ground belonging to William Muscott called the 'Bull Yard' on the S. side, the said WM's spinney on the N. side and Gold St. on the W. side.
 (b) a rood of grass ground abutting N. against the orchard of (a), the ground of William Wilmer, esq., lying on the W. and the ground of WM lying on the E.
 10 Jan. 1697/8. 1697/8

Milton Malsor

- 23/1-3 Conveyance, by Lease and Release, from John Holland of South Audley St., Grosvenor Square (Middx), gent., (brother and heir at law of William Watts Holland, late of Ham (Surrey), farmer, deceased, who was the eldest son and heir at law of Elizabeth Holland, late of Ham, deceased, who was one of the 2 daughters and co-heiresses at law and devisees in reversion named in the will of Stephen Andrews, formerly of Richmond (Surrey), draper, deceased, who was the nephew and devisee in fee and also heir at law of Elizabeth Watts, formerly of Mile End (Middx), spinster, also deceased; which said 1811

H.C.E./

23/1-3 cont.

WWH was also nephew and heir at law of Ann Raisberry, late of Richmond, deceased, who was the other daughter and co-heiress at law and devisee in reversion named in the will of SA) to Richard Frone of Milton Malsor, yeoman, of:

(a) a messuage, cottage or tenement with the woodhouse and wall which divides the same from the little stable sold to Joseph Gibbs (see note), and the coalhouse, courtyard and garden adjoining and belonging thereto in Milton Malsor, now and for many years in the tenure or occupation of Richard Frone of Milton Malsor, yeoman, bounded on the S. by the town street of Milton Malsor, on the W. by the estate of Cornelius Gudgeon, on the N. by an orchard or homeclose (part sold to JG), and on the E. by stables and a farmyard (part sold to JG).

(b) a moiety of the pump or well of water standing in the wall lately erected by JG which divides the farmyard from the courtyard of RF.

(c) full and free liberty of ingress, regress and egress, at all seasonable hours, for RF, his heirs and assigns and their servants, agents and workmen with or without horses, carts, carriages and ladders and other implements to enter from the Town St. into the gateway and through and over the farmyard, rickyard, and orchard or homeclose sold to JG unto or from the back part of N. side of the messuage for carrying stone, mortar, wood, straw and other materials for thatching and repairing the back or W. side of the messuage. With covenant to acknowledge and levy a fine for further assurance.

Consideration: £131.13s.4d.

20-21 Dec. 1811.

Attested copy bond for £875 between the releasor and the releasees (RF, Joseph Gibbs and Thomas Cockerill see note below) for peaceable possession, performance of covenants etc.

21 Dec. 1811.

N.B. The release recites that Elizabeth Holland (see above) died seised to her and her heirs of a messuage and certain other lands with commons etc. in Milton Malsor (which she purchased from John Watts of London, citizen and goldsmith, deceased, by Lease and Release dated 21-22 September 1710 and a fine levied in pursuance thereof) which she devised, by her will dated 10 Nov. 1730, (described as 'all her estate at Milton') then in the possession of Henry Watts, to her nephew William Watts and his heirs for ever and, in default of such, then to her nephew Stephen Andrews and his heirs forever. Since WW died intestate and without issue, SA became entitled to the fee simple in possession and by his will of 5 Oct. 1762 devised the same (described as 'his farm consisting of a messuage or tenement two Barns and a stable together with lands ...' in Milton Malsor) to his wife Ann Andrews for life, then to his only children and co-heiresses at law, Elizabeth Holland and Ann Andrews (later Raisberry) to

/cont...

23/1-3 cont.

be equally divided. With EH's death in June 1764, leaving her sons William Watts Holland and John Holland surviving, the reversion in fee of and in the undivided moiety (subject to AA's estate for life) descended to WWH as eldest son and heir at law. With the death of AA, widow of SA, in 1778 the fee simple and inheritance in possession of her undivided moiety descended to Ann Raisberry (née Andrews) as the second of the 2 children and co-heiresses of SA. Upon the death of AR in July 1780, intestate and without issue, her moiety (of the messuage, cottage or tenement and a plot or parcel of ground which upon the late enclosure of Milton Malsor was awarded in lieu of commons and appurtenances belonging to the messuage) descended to WWH who died on 18 Nov. 1780, intestate and without issue, whereupon the entirety descended to John Holland as brother and heir at law, who by 3 sets of conveyances by Lease and Release contracted to sell the same viz:

(a) the land described above to Richard Frone.

(b) the barn, stables, hovels, farmyard, rickyard, orchard or homeclose and the other moiety of the pump and well and hereditaments (late parcel belonging to the messuage) with appurtenances etc. to Joseph Gibbs of Milton Malsor, butcher. Consideration: £91.13s.4d. (the property was conveyed to William Buswell of Northampton, gent., in trust for JG).

(c) the plot or parcel of land in Milton Malsor (2 acs. 5p.) which upon inclosure was awarded in lieu of several odd lands with the commons and appurtenances late belonging to the messuage, to Thomas Cockerill of Milton Malsor, yeoman. Consideration: £211.13s.4d.

24.

Attested copy of a conveyance, by Lease and Release 1811
(dated 21-22 Sep. 1710), from John Watts of London, (1710)
citizen and goldsmith (son and heir of John Watts,
late of Milton Malsor, husbandman, and his wife
Mary, both deceased, which last named JW was son and
heir of Stephen Watts, heretofore of Milton Malsor,
yeoman, deceased) and his wife Anne to Elizabeth
Watts of London, spinster, of:

(a) a messuage, cottage or tenement with appurtenances
in Milton Malsor.

(b) a quartern of a yardland (consisting of arable,
meadow and pasture ground) lying dispersed in the fields
and precincts of Milton Malsor, now or late in the tenure
or occupation of Henry Watts, yeoman, his undertenants or
assigns, and heretofore in the tenure or possession of his
father John Watts and theretofore his father Stephen Watts
who purchased the same from Dame Mary Hervey, widow (relict
of Sir Stephen Hervey, Knight of the Bath) and Richard Hervey
(SH's son and heir).

With covenant to acknowledge and levy a fine.

Consideration: £90.

21 Dec. 1811.

(see also /23 note)

25. Attested copy extract of probate (dated 29 Dec. 1730) of the will (dated 10 Nov. 1730) of Elizabeth Watts (see /23 note) and copy extract of fine levied in Michaelmas term 9 Anne (21 Sep. 1710) between EW, spinster, plaintiff, and John Watts and his wife Anne, deforciant, re 1 messuage, 1 barn, 1 stable, 1 garden, 1 orchard, 3 acs. of land, 1 ac. of pasture and common of pasture with appurtenances in Milton Malsor. 18 Dec. 1811. (see /23 note) 1811 (1710/30)
26. Attested copy of the probate (dated 20 Oct. 1762) of the will (dated 5 Oct. 1762) of Stephen Andrews of Richmond (Surrey), shopkeeper (see /23 note). 1811 (1762)
- 27/1-2 Conveyance, by Lease and Release, from Joseph Gibbs and William Buswell (trustee), as in /23 note (b), to Richard Frone, as in /23, of:
 (a) a small plot, piece or parcel of land or ground with appurtenances, now and for many years in the tenure or occupation of RF, being the N.W. part or side of a certain orchard or Home Close belonging to JG which he lately purchased from John Holland (see /23 note (b)) as the same is marked out (with abutting walls and fences etc. detailed) bounded on the S. by the dwellinghouse and garden of RF, on the W. by the estate of Cornelius Gudgeon, on the N. by a close belonging to the rector of Collingtree and on the E. by a large barn and the residue of the orchard or Home Close from which the same is taken.
 With covenant by JG to erect a 5' stone wall to mark out the same.
 Consideration: £45.
 12-13 June 1812. 1812
- 28/1-2 Conveyance, by Lease and Release, from Richard Frone to Samuel James of Milton Malsor, carpenter and wheelwright, and James James of Earls Barton, yeoman, (trustee) of land as in /23 (a)-(c) and /27 (a).
 Consideration: £308.
 20-21 Dec. 1813. 1813

H.C.E./

- 29/1-2 Conveyance, by Lease and Release, from SJ and JJ 1814
as in /28 to John Phipps of Milton Malsor, baker,
and Daniel Rowe of Ecton, baker, (trustee) of land
as in /28 (the messuage as in /23(a) being described
as untenanted).
Consideration: £220.
7-8 Jan. 1814.
- 30/1-2 Conveyance, by Lease and Release, from JP and DR 1815
as in /29, to John Robinson of Milton Malsor,
carpenter and wheelwright, and Thomas Cockerill
of Milton Malsor, victualler, (trustee) of land
as in /29 (the land as in /23(a) and /27(a) being
in the tenure or occupation of JR).
Consideration: £260.
22-23 Sep. 1815.
- 31/1-2 Mortgage for 1,000 years, to secure £200, from 1815
JR and TC as in /30 to JP as in /29-30 of land as
in /30.
29 Sep. 1815.
Bond for £400 between the parties for payment of
the principal with interest, performance of
covenants etc.
29 Sep. 1815.
- 32/1-4 Abstract of the title of JR as in /30-31 and 1833/1834
his daughter-in-law Mary Robinson to a freehold
house and land in Milton Malsor, reciting 1710-
1815/1833. 14pp. 1833 (/1).
Abstracting deeds as in /23-31. With sketch
family tree of JR (who married Ann James at
Rothersthorpe, 20 Dec. 1799) and his son
Thomas Robinson of Milton Malsor, carpenter,
and their children with extract from TR's will
(dated 30 Jan. 1833) devising his messuage or
dwellinghouse etc. where he now lives and all the
yards, gardens and appurtenances there, in Milton
Malsor to his wife Mary (date of probate, 1 May 1833).

3 MS pages of certified extracts from the parish
registers of Milton (1818-1828) and Rothersthorpe
(1799-1809) relating to the Robinson family (found
enclosed within the abstract).
30-31 Mar. 1834 (/2-4).

- 33/1-4 Conveyance (and surrender of a mortgage term), 1834
 by Lease and Release, from TC (releasor) as in
 /30-31 and JP (surrenderor/mortgagee) as in /29-31
 at the request and by the direction etc. of Mary
 Robinson of Milton Malsor, widow, as in /32, to
 Thomas Marriott of Milton Malsor, baker, and John
 Hedge (trustee to bar dower) of the same, grocer,
 of land as in /31. (the piece of land as in /23 (a)
 and /27 (a) being described as late of TR and now
 of John Robinson, the latter being 'now used as a
 garden ground').
 Considerations: £200 to JP (discharging the mortgage
 security)
 and £60 to MR.
 21-22 Apr. 1834 (/1-2)
 N.B. The Release recites that John Robinson as
 in /30-32 died on 20 Sep. 1824 leaving Thomas
 Robinson as in /32, eldest son and heir at law,
 and one other son John Robinson, him surviving.
 TR died without issue (31 Jan. 1833) leaving JR
 his only brother and heir at law (JR agreed as
 brother and heir at law to join in the conveyance).
- Declaration of Elizabeth Caswell (aged 44 years), wife
 of William Caswell of Milton Malsor, labourer, that she
 was well acquainted with TR and his first wife
 Elizabeth having lived in the same yard with them at
 Milton Malsor for 6 years; that ER had 5 children,
 the first (a: son) lived for only 5-6 days, the other
 4 were all still-born and died without issue; that TR
 afterwards married Mary Woodcock and died leaving her
 surviving who, after his death, was 'brought to bed
 of a still-born child'; that there is no living issue
 of TR of either of the wives.
 29 Mar. 1834 (sworn before Master Extraordinary in
 Chancery).
- Tenants' attorns to Thomas Marriott of Milton: Elizabeth
 Robinson, widow, of the cottage in her occupation and
 John Robinson of the house and premises in his occupation.
 22 Apr. 1834 (/3-4).

- 34/1-4 Conveyance from Thomas Marriott as in /33, late 1842
 a baker, now a maltster and farmer, to William
 Elliott the younger of Milton Malsor, blacksmith,
 and Samuel Elliott of Towcester, attorney's clerk,
 (trustee to bar dower) of land as in /33, now
 described as:
 (a) a messuage or tenement (now divided into and
 used as 2 tenements) with the yard and gardens adjoining
 thereto and the wheelwright and blacksmith shops
 belonging thereto now in the several occupations of
 WE and John Robinson
 (b) a cottage or tenement situated at the S.E.
 (? sic: S.W.) corner of the yard and now in the
 occupation of Josiah Turland.

34/1-4 cont.

Consideration: £320.

3 May 1842 (/1).

Certified copy of the entry in the register of burials for the parish of Milton Malsor recording the date of burial of Thomas Cockerill (16 Feb. 1834), 6 May 1842 (/2).

Attested copy of a note of a fine between William Buswell, plaintiff, and John Holland, deforciant, re 1 messuage, 2 barns, 2 stables, 2 gardens, 2 orchards, 3 acs. of land, 1 ac. of meadow and 1 ac. of pasture with appurtenances in Milton Malsor (Hilary term 52 Geo. III); and related 4 proclamations (12 Feb. 1812 - 26 Nov. 1812).
11 May 1842 (/3).

Declaration by Francis Rogers of Wootton, farmer, that he is one of the subscribing witnesses to the will of Thomas Robinson re the contents, signing and publication of the same in the presence of William Turland of Milton Malsor, farmer, and John Johnson of the same, mason.
12 May 1842 (/4).

35. Indenture between WE as in /34 and William Adkins of Northampton, miller, (executor of the late George Olive) whereby WE charges all his messuages, cottages, gardens and premises in Milton Malsor (conveyed to him in /34) with the payment to WA of £100 with interest at 5 p.c. and covenant by WE to execute to WA a legal mortgage of the same.
17/24 June 1865. 1865
36. Conveyance from WE as in /34-35 to Samuel Elliott of Milton Malsor, wheelwright, of:
(a) a messuage, tenement, or dwelling house with appurtenances at Milton Malsor, lately erected by SE upon a piece of ground (27' x 12') bounded on the S. by the public street or road, on the E. by a messuage belonging to Robert Elliott, on the N. and part of the W. by property belonging to WE, and on the other part of the W. by (b); formerly in occupation of SE but now occupied.
(b) a piece or parcel of ground (13' x 6') with appurtenances lying to the W. of (a) bounded on the E. by (a), and on the N., W. and S. by property belonging to WE. 1866

/cont...

36. cont. Consideration: £20.
10 Oct. 1866.

37. Conveyance from WE as in /33-36 to Robert Elliott of Everdon, baker, of: 1866/1869
(a) a messuage, tenement or dwellinghouse with appurtenances at Milton Malsor lately erected by RE upon a piece of ground (27' x 12') bounded on the S. by the public street or road, on the N. and E. by property belonging to WE and on the W. by a messuage belonging to SE (? as in /36); formerly in the occupation of George Marlow but now unoccupied.
Consideration: £20.
10 Oct. 1866.
Endorsed with indenture of reconveyance of a mortgage on the premises subject to contract from William Adkins of Northampton, gent., formerly miller, to RE.
1 Oct. 1869.

38/1-4 Conveyance from William Adkins as in /37, at the request and direction of William Sherman of Upper Hartland Rd., Kentish Town (Middx), gardener, and his wife Sophia Jane Sherman (née Elliott), William Elliott of Wolverton (Bucks), carriage builder, John Seal Elliott of St. George St., Peckham (Surrey), hosier, Samuel Elliott of Milton Malsor wheelwright, William Dunckley of Milton Malsor, carpenter, and his wife Elizabeth Seal Dunckley (née Elliott), Edwin Whitlock of Milton Malsor, blacksmith, and his wife Avery Ann Whitlock (née Elliott) and Priscilla Elliott of Milton Malsor, spinster, Thomas Jakeman Elliott of Milton Malsor, baker, and Robert Elliott of Everdon, baker, (the 9 children of William Elliott of Milton Malsor, blacksmith, deceased, as in /34-37) to William Tomalin the elder of Kingsthorpe, gent., in trust for TJE and RE as tenants in common, and their heirs and assigns, of land as in /34 (a) described as now of Edwin Whitlock and Frederick Robinson and /34(b) described as now of William Crowley. All of which (with a small piece or portion of land, then part of the yard or gardens belonging to the messuages upon which 2 cottages have lately been erected and conveyed by 2 indentures (/36-37) to SE and RE), were purchased by WE in 1842 (/34).
Consideration: £311 (£77.15s.7d. to WA (TJE's and RE' payment on behalf of the other 7 children towards extinguishing the mortgage debt of 1865; the remaining 2/9, £22.4s.5d., to be paid separately by TJE and RE) and £233.4s.5d. from TJE and RE to the 7 children).
15 Sep. 1769 (/1).

38/1-4 cont.

N.B. The deed recites that WE by his will dated 25 May 1868 devised and bequeathed all his real and personal estate to his 9 children in equal shares. He died on 16 June 1868 and probate was granted on 19 Feb. 1869, after which 7 of the children contracted to sell their interest in certain of the real estate to 2 of the children for £311.

Certificates (by perpetual commissioners for taking the acknowledgements of Deeds by married women) of the appearance of ESD, SJS, and RAW and their production of a certain indenture marked 'A' (viz. the above deed) and acknowledgement of the same to be their Act and Deed (examined copies).

15/27 Sept. 1869 (/2-4).

39. Conveyance from Samuel Elliott as in /36 - 38 (and ? /34) to TJE and RE, as in /38, as tenants in common of land as in /36(a) now in the occupation of Joseph Surridge and /36 (b). With clause to bar dower. 1869
Consideration: £65.
1 Oct. 1869.
N.B. William Adkins as in /37-38 was also party to the deed.
40. Probate of the will, dated 5 May 1868, of William Elliott of Milton Malsor, blacksmith (see also /38). 1869
19 Feb. 1869.
41. Conveyance from RE as in /38-39 to TJE as in /38-39 and Samuel Alderman of Northampton, registrar of marriages, (trustee to bar dower) 1872
of all his share and interest in:
(a) land as in /34(a) and /38.
(b) land as in /34(b) and /38.
(c) land as in /37, described as now of Thomas Blackwell.
(d) land as in /36(a), described as late in the occupation of Joseph Turland and now of Thomas Stockford.
(e) land as in /36(b).
Consideration: £265.
10 June 1872.

- 42/1-2 Mortgage, to secure £300, from TJE as in /38-39 and /41 to Sarah Manning of Northampton, spinster, of land as in /41 (a)-(e). 7 Aug. 1872. 1872/1877
- With, pinned to the deed, Notice from William Dunckley of Milton Malsor, carpenter, as in /38, to SM of his purchase of the equity of redemption in the freehold premises at Milton Malsor by indenture of 30 Nov. 1872, 30 Nov. 1872; Notice from John Dunckley of Collingtree, carpenter, of his purchase of the equity of redemption in the same. 6 Jan. 1877 (/1).
- Phoenix Fire Insurance policy taken out by SM of Derngate, Northampton, (mortgagee) for insurance of the mortgaged property, described as:
- (a) 2 private dwellinghouses (brick and slated cottages) adjoining each other, in tenure of Thomas Blackwell and Thomas Stockford.
 - (b) 2 private dwellinghouses (stone and thatched) adjoining each other near (a), in tenure of Edwin Whitlock and Frederick Robinson.
 - (c) 1 private dwellinghouse (stone and thatched) near (a), in tenure of James Crowley.
 - (d) a wheelwright and blacksmith's shop (stone brick and tiled) near (c); in tenure of Edwin Whitlock.
 - (e) a hand saw shed (stone and slated) adjoining (a), in tenure of EW.
- With a note 'There is a furnace in open yard for heating tires but no wheels are tyred in any of above Buildings'. 25 Sep. 1872 (/2).
43. Conveyance from TJE as in /38-39 and /41-42 to William 'Dunkley' of Milton, carpenter, as in /42, of the equity of redemption of land as in /42. 1872
- Considerations: £195.5s.6d. to TJE and £300 (plus interest of £4.14s.6d.) covenanted to be paid to SM (mortgagee) as in /41-42. 30 Nov. 1872.

- 44/1-6 Conveyance from WD as in /42-43 to John Dunckley 1877
of Collingtree, carpenter, of the equity of
redemption of land as in /43.
Considerations: £275 to WD and £300 covenanted
to be paid to SM (mortgagee) as in /41-43.
6 Jan. 1877.
Endorsed with deed of reconveyance from SM to JD
of the lands (as above) vested in SM as mortgagee.
10 Mar. 1877 (/1).
- Enclosures found within the above:
Receipt from the Phoenix Fire-Office acknowledging
payment by SM of one year's premium on the £300
insurance as in /42/2.
29 Sep. 1876 (/2).
Receipts from Messrs. Dennis & Faulkner acknowledging
payment by JD of charges for conveyance of equity of
redemption as above, 6 Jan. 1877; and interest due to
SM in respect of the mortgage, 21 Feb. 1877 (/3-4).
Itemised bill (receipted) from Dennis & Faulkner for
their fees in connection with paying off the mortgage
and handing over of title deeds.
10 Mar. 1877 (/5).
Itemised bill (receipted) from Britten and Browne for
their fees in connection with the same.
24 Mar. 1877 (/6).

Wootton

- 45/1-2 Conveyance, by Lease and Release, from John 1789
Clarke of George Court, Stoney Lane in the
parish of St. Botolph Adgate (London), blacksmith,
(eldest son and heir and devisee named in the will
of Elizabeth Clarke, formerly of Northampton but
late of St. Bartholomew the Great (London),
deceased), who was the widow and devisee in fee named
in the will of Henry Clarke, late of Wootton,
blacksmith, deceased) and his wife Mary to Charles
Goode of Petticoat Lane in the parish of St. Botolph
etc., blacksmith, of:
(a) a messuage, cottage or tenement situated at or
near a place called 'Stockwell' in Wootton formerly
in the tenure or occupation of Thomas Peach the younger,
cordwainer, but now of John Peach, cordwainer; with
the barn (heretofore a blacksmith's shop) and all outhouses
and other buildings, the homestead and orchard etc.
Consideration: £21.
23-24 Dec. 1789.

- 46/1-2 Conveyance, by Lease and Release, from CG 1803
as in /45 and his wife Mary to John Luck of
Wootton, newscarrrier, of land as in /45.
Consideration: £40.
9-10 Feb. 1803.
47. Official copy extract of the will (dated 1848
24 Feb. 1827 and proved 6 Aug. 1829) of John (1827)
Luck the elder, late of Wootton, yeoman, deceased
(d. 17 June 1829).
Devises his 2 messuages in Wootton, in his own
tenure and that of JL the younger, and his
messuage and premises with appurtenances in Roade
to his wife Elizabeth Luck and her assigns for
life, reversion to JL the younger.
21 Mar. 1848.
- 48/1-2 Conveyance, by Lease and Release, from John 1833
Luck of Northampton, carrier (devisee in fee in
reversion as in /47) to George Luck of Northampton,
carpenter, and George Cooke of Northampton, gent.,
(trustee) of:
(a) a messuage, cottage or tenement now converted
into 2 cottages or tenements with the gardens or
homesteads belonging thereto at or near 'Stockwell'
in Wootton as in /45-47 and now in the several tenures
or occupations of Joseph Douglas and John Coles.
(b) the tenement, barn, orchard, yard, backside and
premises etc. in Roade (adjoining a messuage or tenement
now or lately belonging to John Caves on the W. side,
a messuage heretofore of William Stoakes and now of John
Hedge on the E. side), formerly in the tenure of George Hedge,
afterwards of Charles Westley, since of Clark Hillyard, late of
George Ellis, and now of () Smith together with a common
way through the yard, now or late of John Caves 'to drive horses,
carts, beast, sheep and hogs into the street of the road' which
tenement and premises etc. were purchased by JL the elder from John
Spencer and were conveyed, by Lease and Release, dated
11-12 Nov. 1812, to JL the elder and Robert Smithson
(trustee).
Consideration: £145.
17-18 Apr. 1833.

- 49/1-2 Indentures of Lease and Release by way of mortgage in fee to secure £500, from GL, as in /48, to GC, as in /48, of:
 (a) land as in /48(a).
 (b) 4 messuages or cottages adjoining each other lately erected and built by GL on the garden or homestead (? in /48(a)).
 (c) land as in /48(b).
 24-25 June 1839. 1839
50. Transfer/conveyance of the mortgage in fee as in /49 (subject to equity of redemption etc.) from Phillip Augustus Gauguin of 67 Warren St., Fitzroy Square (Middx.), artist, and William Turquand of Old Jewry Chambers (London), gent., (assignees of the estate and effects of GC of Northampton, as in /48-49, appointed by GC's creditors, 22 Feb. 1841, and under the provisions of the 1844 Bankruptcy Act, 27 Apr. 1844, respectively) to Henry Billington Whitworth of Northampton, esq., and Robert Whitworth of Lincolns Inn (Middx), barrister-at-law.
 Consideration: £450 (fixed price in obedience of Chancery Order, agreed to be accepted by HBW and RW in part satisfaction of monies owing to them).
 19 Aug. 1847.
 N.B. Recites that default was made in the mortgage security; that a fiat in bankruptcy, dated 3 Feb. 1841, was awarded against GC under which he was declared bankrupt; that, by an Order in Chancery of 29 May 1847, between HBW and RW, plaintiffs, v. PAG et al, defendants, it was agreed that PAG etc. should convey to HBW and RW in such manner as they should direct, certain hereditaments (viz. as mortgaged in /49 for a fixed price of £450; and hereditaments and premises at Kingsthorpe and Northampton for a fixed price of £3,700) at £4,150 in or by one or more conveyances in part discharge/satisfaction of monies owing to them. 1847
51. Conveyance from HBW as in /50, with the agreement of Charles Luck of Woodbridge St., Clerkenwell (Middx), tailor, (eldest son and heir of GL as in /48-49 who died intestate on 6 Aug. 1845) to William Peach of Wootton, shoemaker, and John Becke of Northampton, gent., (trustee) of:
 (a) land as in /48(a) described as now in tenure of John Peach and Joseph Martin.
 (b) 3 messuages or tenements adjoining each other erected and built by GL (as in /48-49) on the garden or homestead and now in the several tenures or occupations of Richard Sturgess, Mary Clarke and John Ward (cf /49(b)).
 Consideration: £350.
 25 Mar. 1848. 1848

52. Declaration by John Dunkley of Wootton, tailor, 1848
in proof of the identity of the premises: that he is aged 35 years; that he was well acquainted with John Luck the elder of Wootton, carrier, his son JL of Northampton, formerly a carrier and now a porter, and also another son George Luck, formerly of Northampton, yeoman, now deceased; that he was well acquainted with the 5 houses in Wootton (as in /51), now contracted by HBW to be sold to CL; that 3 of the houses (viz. as in /51(b)) were built on a portion of the ground or garden attached to the old house (now divided into 2) viz. as in /51(a); that he remembers, about 15 years ago, hearing in the village that JL had sold the property to GL (see /48) who, 7 or 8 years afterwards, built the 3 houses, the furthest being built at the extremity of the piece of land attached to the old house on a spot where a manure hole formerly stood and which was the outer boundary of the garden; that there was formerly a stable or barn on the piece of land which GL pulled down during his possession when the ancient messuage was divided into two (it was then in the occupation of Joseph Douglas and John Coles); that there has never been more than 3 cottages on the piece of land.
25 Mar. 1848.
53. Conveyance from WP as in /51 to Mary Clarke of 1850
Wootton, widow, of:
(a) land as in /49(a) described as now in the occupation of Sarah Evans and unoccupied, respectively.
(b) land as in /49(b) described as now in the several tenures or occupations of John Peach, Mary Clarke and John Ward.
Consideration: £400.
17 July 1850.
N.B. Recites that upon the treaty for sale it was agreed that HBW should enter into a covenant for indemnifying MC, her heirs and assigns, from the dower or thirds of Hannah Luck, wife of John Luck of Northampton, labourer, former owner.
54. Mortgage, for securing £350, from MC as in 1850
/52 to William Rolfe of Hardingstone, baker,
of land as in /53.
18 July 1850.

55. Particulars and conditions of sale of 5 freehold cottages at Wootton to be sold by auction at the Crown Inn on 14 June 1861 by order of the mortgagee under a power of sale (contained in /54) viz.
(a) 3 brick built and slated cottages with small gardens behind, now or late in the occupation of Messrs. Clarke, Whiting and Clarke (as in /53(b)).
(b) 2 stone built and thatched cottages with gardens behind the same, now in the occupation of Messrs. Peach and Evans (as in /53(a)).
Endorsed with memorandum that John Dunckley of Collingtree, carpenter, was the highest bidder and declared purchaser at £405. 1861
56. Receipt from Charles Britten of Northampton, attorney, acknowledging payment by John Dunckley of £365 (the remainder of the purchase money). 24 July 1861. 1861
57. Letter from CB as in /56 to JD as in /55-56 re the conveyance and transfer of rent payments. 27 July 1861. 1861
58. Conveyance from William Rolfe (as in /54), late of Hardingstone, baker, but now of Little Houghton, retired, to JD, as in /55-58, of:
(a) messuages etc. as in /53(a), both of which are now or late in the several occupations of () Peach and () Evans.
(b) messuages etc. in /53(b) described (in a pencilled marginal annotation) as now or late of Thomas Whiting, John Hobbs and Edmund Fairbrother.
Consideration: £405.
27 July 1861. 1861
59. Receipted bill from CB as in /56-57 to JD as in /55-57 in connection with drawing up and engrossing etc. the conveyance in July 1861. 16/29 Nov. 1861. 1861

H.C.E./

60. Abstract of title to the five messuages, cottages, or tenements, garden, hereditaments, and premises at Wootton as in /45-58. Reciting 1789-1850 (sic)/1861 and abstracting deeds as in /45-54.15pp. 1861.
61. Conveyance from JD, as in /55-60, to Sarah Dunckley of Collingtree, spinster, only sister of JD, of:
(a) messuages etc. as in /58(a) described as now in the tenure of John Peach and widow Euston.
(b) messuages etc. as in /58(b).
Considerations include an unspecified agreement.
14 Sep. 1864.

January 1985