

**Conyngham Papers****Transcription of a letter sent from Bifrons - dated 5 September 185**

John Henry Benbow Esq  
Solicitor  
Lincoln's Inn  
London.

Letter folded, addressed, stamped and sealed

Dear Sir,

The Marchioness has verbally agreed to purchase from the Wesleyan Trustees in the Canterbury District, a house, garden and methodist chapel at Bridge for £270, provided you approve the title. The Vendors decline incurring the expense of furnishing abstracts having already sacrificed upwards of £100 in the original costs, £50 for the land and £320 in buildings - but do not hesitate to place the Deeds in your hands having my acknowledgement for them - which Deeds will be forwarded to you per the night mail. Mr Bundock, the acting Trustee at Canterbury, observed 'we are satisfied the title is a good one - notwithstanding the Younger Simmonds have not affixed their signature - adding 'Duplock' lent Stephen Simmonds £100 (per county bank) or rendered himself answerable for that amount afterwards and sold the plot of land for £50 only. consequently the sons had no interest in the property - this was in 1824 - just 30 years since - See Indemnity Bond - The father of S Simmonds died intestate consequently the sons were equally entitled, and had there been a surplus - under our law of gavelkind John the Elder son did sign as you will observe and the estate passed by feoffment, I think two of his brothers died. I know and I believe he has a Brother living nr Romney - or this one by the bye may be John - it strikes me that it might be unadvisable to say anything to either on the subject - it is so far back - I recollect the ? of land when it was a garden abutting to the Dover Road. I remember ? Stephen Simmonds and I. Garner, the 2 latter were tenants on their estate and I know several of the Wesleyen Trustees. It occurs to me that you will require a fresh list of the existing trustees. I am told by Bundock that no sale is valid unless the consent of the president be had - this was obtained 2 years since when the idea of selling the estate was first thought about - owing I think to the Rev Mr Stevenson, - drawing the Wesleyans to the parish church - a sect called 'Ranters' now have the chapel at £4 per annum and they disturb the whole neighbourhood. The house lets for £10. Her Ladyship intends turning the Chapel into a Lecture Room or a Village Literary Institution, on payment of a shilling a year for the improvements of the rising generation. You will find there has been an Involment in the Courts of Chancery. W Bundock begs to have an answer by the 10th inst. A Deposit was asked for but I declined giving any, and it was not persued.

I am told the Wesleyans possess a Millions Worth of property in this Country and their estate is paying them 5 per cent on the £270. Therefore they are quite indifferent about the matter. Much more was asked for the Title Estate last year.

I am dear sir, Yours truly, R Pilcher.

**Kent County Council East Kent Archives Centre Whitfield Dover CT16 3EH**

**Conyngham Papers**

- 1819 Conveyance Land went to Simmonds (already deceased)  
 1824 Feoffment from Simmonds - to methodist chapel to Joseph Duplock  
 Determines what will take place there  
 [Interesting for social history of methodism]

**Methodist Chapel Indenture of Feoffment**

10 June 1824 Land purchased lying next to land belonging to Mr Barham, Canterbury Dover Road side, (in pencil - now in the name of Conyngham) Mrs Nash on SE side, William Nash deceased W side 97', late in the tenure and occupation of Sarah Nash widow, then Stephen Simmonds, since deceased at the sum of £50.

**Feoffment 10 June 1824**

under deed polls bearing the date...1784

under the hand and seal of the late Reverend John Wesley deceased and enrolled in the High Court of Chancery and no others so have the use and benefit of the said chapel for the purpose of preaching and expounding God's Holy Word and for the performing of all other acts of Religious Worship therein without any ? denial or interruption whatsoever **Provided Nevertheless** that the person or persons so to be appointed as aforesaid shall and do preach no other Doctrine than those which are contained in certain Notes upon the New Testament and the first four volumes of Sermons published by the said John Wesley deceased and **It is hereby further agreed and declared** that all such sums of money as shall be collected and received for or on account of the said Trust Premises and all other rents and profits thereof shall be paid and applied on discharging the Debts Taxes and other necessary expenses of the said chapel and premises and towards the support of the preachers for the time being stationed by the 3rd Convergence in the circuit in which the said chapel may be comprised.

M. Connor

Dated 10 June 1824 ~~last~~ was owed money by sinners

Mr Joseph DUBLOCK & Trustees for the settlement of a Methodist chapel  
Indemnity Bond. ~~signed~~ Mr sinners by the direction of Mr Dublock  
Engagements to Trustees of chapel.

[Know all men by these presents that I Joseph Dublock of Ramsgate in  
the Isle of Thanet in the County of Kent Gentleman am well and firmly  
bound to Thomas Piddell the Clerk of the Parish of St Dunstan in the  
County of Kent Wheelwright Daniel Gouges of the Parish of Kington in the  
said County of Kent Miller Thomas Grant of the same Parish Farmer  
James Suttelhal of the City of Canterbury Taylor Henry Stickalls  
of the same City Clothier Thomas Hobday of the same City  
Coalmerchant Thomas Finch Cozens of the same City Builder  
Jonathan Bundock the younger of the same City Upholster  
Robert Clarke of the same place Butcher William Clay  
of the same place Hatter and William Potter of the same place  
Cordwainer in the Penal Sum of One hundred and fifty pounds  
of good and lawful Money of Great Britain to be paid to the same  
Thomas Piddell Daniel Gouges Thomas Grant James Suttelhal  
Henry Stickalls Thomas Hobday Thomas Finch Cozens Jonathan  
Bundock Robert Clarke William Clay and William Potter or their  
certain Attornies Executors Administrators or assigns for which  
payment to be well and faithfully made I bind myself my  
Heirs Executors and Administrators and every of them jointly by these  
presents sealed with my seal ... 10 June ~~1824~~ in the fifth year  
of the reign of George IV

Whereas the said above named Piddell <sup>Potts</sup> etc have lately  
contracted and agreed with the ~~said~~ said ... Dublock for the  
absolute purchase of all that piece or parcel of <sup>land or</sup> ground situate  
and being on the south west side of Bridge Street in the Parish  
of Bridge in the said County of Kent containing as well in the  
front thereof next the Road leading from Canterbury to Dover as in the  
rear thereof next land belonging to Mr Barkham [now Lady Comyns] etc

(2)

33 feet of assize more or less and containing in depth as well as  
the South East side thereof next land belonging to Mrs Nash  
as on the South West side thereof next land late of William  
Nash deceased ninety seven feet of Assize more or less as the  
said piece or parcel of Ground was late in the tenure or  
occupation of Sarah Nash widow and afterwards of Stephen  
Simmonds since deceased at & for the price or sum of  
Fifty pounds and accordingly in and by a certain Indenture of  
Feoffment bearing even date with the above written  
Obligation and made or expressed to be between John

Simmonds George Noyle Simmonds Clifton Simmonds  
and Herbert Simmonds --- Joseph Duplock ---

--- is likewise intended to be conveyed by the said  
George Noyle Simmonds Clifton Simmonds and Herbert Simmonds  
when they shall respectively attain their age or respective ages of  
fifteen years with the said Richard (etc)

Duplock will indemnify Richard etc against  
any claim by Simmonds ---

U 438 T 25 Methodist Chapel.

(Blue Doc. Dated 1854)

Trustees of the chapel 21/7/1854 Wesleyan Methodist Chapel

- Jonathan BUNDOCK (Ironmonger - <sup>Canterbury</sup> been trustee for 30 yrs.)
- Daniel GAUGER (Miller of Margate)
- Thomas Finch COZENS (Builder Canterbury)
- Thomas Grant COZENS (Builder Canterbury)
- Francis HEWSON (Baker, Wickhambrook)
- Thomas BIRD (Brushmaker, Canterbury)
- Edward CASTLE (Gardener, Canterbury)
- William Frederick CRIPPEN (Grocer, Cannden Town)
- Charles Harrett GIFFORD (Cordwainer, Canterbury (Bridge))
- Henry ALLSWORTH (Baker, Canterbury)
- John SMITH (Carpenter, Canterbury)
- Edward STALL (Plumber, Canterbury)

have been in peaceable & uninterrupted possession for 30 yrs & upward.  
No claim of title or possession since 10 June 1824

Conveyance to Elizabeth Dowager March Conyngham  
for £270

Originally owned by William Ottaway (Conveyance of 15/5-1819)  
Conveyed to Stephen Simmonds 15 Jan 1819. by James Ottaway  
John Gans

Site adjacent to land owned by Dr. Barham & Dr. Nash  
Simmonds died intestate,

~~Dr. Barham~~

**On the end fold of the letter**

W H Otterway Sol Staplehurst is an only son. This purchase is desired in order to do away with a nuisance.

PS I had a copy of Wm Ottoway's will being(?) amongst the Documents. I conclude you have been better satisfied. I recollect his estate was sold in Lots.

**Separate sheet of Paper**

1. William Ottoways property was sold in lots by his sons. Hence no original deeds. They, no doubt, went with the main lot. House adjoining the garden plot for which Stephen Simmonds paid £100. Mr Duplock had a Lien upon it - passed to him by feoffment by SS's eldest son - John Simmonds. S Simmonds d. insolvent and intestate.
2. Mr Duplok sold to Wesleyan Trustees and the said garden plot for £50.
3. No attendance at late years at Wesleyan Chapel - hence their desire to sell. President gave his consent at a Conference at Sheffield in 1851. See document herewith No 4 and the Description 'Wesleyan Methodist Chapel and the House'.
4. See Bond of Indemnity from Joseph Duplok to Trustees. See no 3. The younger brothers were to have signed on attaining the age of 15. Have not done so. How is this? Duplock engaged to see to it. He is no more. And there was nothing for the children to share - worse than that.

**Separate sheet of Paper**

Copy of President's consent for 'the Sale of the Wesleyan Methodist Chapel and House situate and being in Bridge in the County of Kent'. Signed John Scott, 16 August 1852.

**Separate sheet of Paper**

Declaration by Jonathan Bundock as the acting trustee of the chapel that no claim on behalf of any person has been made on the property since 10 June 1824 when he and others had become the trustees. At the time of the conveyance to the Marshioness no person or persons whomsoever other than the trustees had any right to title.

**Hand written list of Trustees of the Chapel**

Daniel Gouger, miller, Margate; Thomas Finch Cozens, Builder, Canterbury; Jonathan Bundock, ironmonger, Canterbury; Thomas Grant, builder, Canterbury; Francis Hewson, Barber, Wickhambreaux; Thomas Bird, Brushmaker, Canterbury; Edmund Castle, gardener, Canterbury; William Frederick Crippen, grocer from Camden Town; Thomas Harnett Gifford, Cordwainer, Canterbury; Henry Allsworth, Baker, Canterbury; John Smith, Carpenter, Canterbury; Edward Small, Plumber, Canterbury.

List of names March 1881. Their claim 'has been made to the property by the Simmonds since first purchased. 'The trustees have no means of ascertaining what sons of the late Stephen Simmonds are now living'.

**Small hand-written note**

Tenant's name Wood - Cordwainter

House or tenement with shoemaker's shop, garden and appurtenances together with a Wesleyan Methodist Chapel.

**M.Connor**

**Wesleyan Chapel and the Marchioness of Conyngham (continued)**

**Further Deeds**

5 January 1819

Conveyance by feoffment of a piece of ground in Bridge Street near Canterbury County of Kent

The Trustees and Executors under the will of Mr William Ottoway, deceased

to

Mr Stephen Simmonds

21 September 1854 - Deed of Conveyance of the chapel, messuage and premises at Bridge in the county of Kent.

Mr David Gouger and others

to

The Most Honourable Elizabeth, Dowager Marchioness of Conyngham

10 June 1824

Feoffment of a piece of ground in Bridge near Canterbury in the County of Kent

Messrs Simmonds by the Direction of Mr Joseph Duplok

to

Trustees for the Settlement by the Direction of Mr Joseph Duplok

to

Trustees for the Settlement of a Methodist chapel

Enrolled in Court of chancery 8 July 1824

10 June 1824

Bond of Indemnity

Mr Joseph Duplock

to

Trustees for the Settlement of a Methodist Chapel