

Wych Elm Documentation in Tin Box Property of Mrs P & Mr RB Kirk

1. **Abstract of Title** of Robert Sankey 1836
2. Lease for a year Robert Sankey to Henry Pett 5/8/1836
3. Appointment & Release Robert Sankey to Henry Pett 6/8/1836
4. Lease for a year Henry Pett to Misses Elizabeth & Harriet McLean 22/12/1836
5. Mortgage Henry Pett to Misses Elizabeth & Harriet McLean 23/12/1836
6. Lease for a year Misses Elizabeth & Harriet McLean to Robert Sankey 10/4/1837
7. Appointment & Release Misses Elizabeth & Harriet McLean & Henry Pett to Robert Sankey 11/4/1837
8. Conveyance Robert Sankey to John Martin 16/12/1850
9. Probate John Martin 20/5/1875
10. Inland Revenue Property Tax receipt 7/5/1879
11. Mortgage John G Martin to H Cooper, JA Anderson & WM Claris 22/12/1893 plus Transfer H Cooper, JA Anderson & WM Claris to Stephen Martin & Walter Claris 20/12/1895
12. Conveyance Executors of JG Martin to Mrs Louisa Limbert 26/10/1901
13. **Abstract of Title** of Benjamin Twyman & Percy Maylam 1913
14. Inland Revenue Application for Certificate 10/1/1914
15. Conveyance Personal Reps of Louisa Limbert to PJ Tassell 24/1/1914
16. Copy Recitals in Conveyance 24/1/1914
17. Vesting Assent personal rep of PJ Tassell to Miss Maud Tassell 24/7/1933
18. Auction Sale Brochure FRW Berry 29/7/1933
19. Application for Search 15/12/1933
20. Application for Search Maud Tassell 16/12/1933
21. Conveyance Miss M Tassell to Mrs GM Troughton 19/12/1933
22. **Abstract of Title** Probate of PJ Tassell 1933
23. Tithe Redemption Mrs GM Troughton 1/11/1946
24. **Supplemental Abstract of Title** of Mrs GM Troughton 1959
25. Application for Search Mrs GM Troughton 3/4/1959
26. Conveyance Mrs GM Troughton to PD Vine 18/4/1959
27. Land Certificate 11/5/1959
28. Requisition for Search 23/3/1966
29. Requisition for Search 24/3/1966
30. Application for Search RB Kirk 19/9/1966
31. Abbey National Mortgage RB Kirk 29/12/1967
32. Requisition for Search 10/1/1968
33. Requisition for Search 10/1/1968
34. Application for Search RB Kirk 24/1/1968
35. Maturity of Policy RB Kirk 18/1/1988

1. Abstract of the Title of Mr Robert Sankey to a piece of land situated at Bridge in the County of Kent

4 September 1703

By indre William Philpott the Elder, Yeoman of Bridge, bequeathes to his son  
John Philpott, Yeoman of Bridge, and his son  
William Philpott the Younger and

Mary Goodwin daughter of William the Elder m. William Goodwin of ... Yeoman and

Elizabeth Miller daughter of William the Elder m. Leonard Miller of Northbourne Yeoman

All that Messe or tenement with the barn stable outhouses courts yards orchard backsides and one piece or parcel of arable land with the appurts cont in the whole by estimation 5 acres more or less. .

.in Bridge late in the tenure or occupation of Wm the Elder & Thomas Packman

Daughters are bought out by John & his son for £50: 9/2/1713 £15 to Mary Goodwin from John; 9/2/1713 £15 to Leonard Miller from John; 8/11/1716£10 to William Goodwin from John; 19/3/1719 £10 to Leonard Miller from William the younger.

17 & 18 March 1719

By indres Wm Philpott Younger of Chartham (1) sells to Thomas Rigden of Chartham Yeoman (2) all premises late in the occupation of Widow Philpott for £110

25 February 1720

By indreThomas Rigden lets to Bridgett Lingoe for £60 and a peppercorn rent (if demanded) for 500 years the premises late in occupation of Widow Philpott.

17 & 18 February 1737

Indre between Thomas Rigden of Hoad (Hoath Reculver) Yeoman (1) and Stephen Rigden of Chartham Yeoman (2) for All that his moiety or half part (the whole in two parts to be divided). . . .of All those two messes or tenements with the barn stable orchard yards backsides edifices bldgs to the same belonging togr with one piece or parcel of arable land containing by estimation 4 acres more or less late in the occupation of John Dunning for £103

25 April 1754

Indenture Between Stephen Rigden of Barham Yeoman (1)and Peter Finch of Chartham Blacksmith (2) for All that one full moiety or half part (the whole into two equal parts to be divided & all and every of the parts purparts and shares of sd Stephen Rigden . . . viz All those two messes or tenements (before one messe or tenement) containing in the whole 5 acres whether more or less late in the occupation of John Dunning. £45 18s paid by Peter Finch.

24 & 25 April 1761

Robert Austen of Bekesbourne (2) pays £130 each to Stephen Rigden and Thomas Rigden (both of Faversham) (1) for all the premises described above to hold unto and to the use of sd Robert Austin. . .for ever. . . except for indre of mortgage unto sd Peter Finch on which security there was then due and owing for principal and interest £46.16 which was included in the consideration money to be paid to sd Stephen Rigden the term of 500 years assigned over to Abraham Badcock of Bridge Carpenter in trust for Robert Austen

25 April 1761

By indre between Peter Finch (1), Stephen Rigden (2) Robert Austen (3) and Abraham Badcock (4). £45. 18s was not paid, justly due & owing to Peter Finch (principal + interest = £46. 16s. Robert Austin had contracted and agreed with Stephen Rigden & Thomas Rigden (Thos Rigden being the



owner of the 2<sup>nd</sup> moiety of sd premises) for the absolute purchase of. . . all the premises. Rigidens had agreed to convey same to R Austen and the residue of the 500 years should be assigned to Abraham Badcock in trust for Robert Austen and his heirs. In consideration of £46. 16s paid to P Finch by R Austen, P Finch did assign unto A Badcock Said moiety or half part and other the parts purparts and shares of all the premises and all the full and whole estate.

16 May 1761

S Rigden & wife Elizabeth, T Rigden & Frances his wife (1), James Blaxland of Elham Cordwainer & wife Ann (2) Richard Friend of Elham Yeoman & wife Elizabeth (3), Robert Austen (4), Edward Andrews of Hythe (5), William Uden of Lyminge Labourer & wife Mary (6). Both Rigidens & others to pay R Austen fines levied (ie rent) for all said premises.

Trinity Term 1<sup>st</sup> Geo 3<sup>rd</sup>

Indenture of Fine between Robert Austen and Stephen Rigden & wife Elizth, Thomas Rigden & wife Frances, Jas. Blaxland & wife Anne, Richard Friend & wife Elizth, for Four Messuages, 2 Barns, 2 Stables, 3 Gardens one Orchard 9 acres of land and 5 acres of pasture with appurtenances in the parish of Bridge and Elham.

31 July 1767

Robert Austen by his will of this date after giving an Estate in Adisham & a legacy of £20 to his daughter Mary Badcock Widow and to his Granddaur Elizth her daur £50 at 21 or day of marriage, gave also as follows: everything else to Daur Elizth Austen of Beaksbourn spinster for the only proper use behoof & benefit of Daur Mary & her said Daur Elizabeth. Administration granted 6 June 1777 to Elizth Badcock, Granddaur, as Elizth Austen has died.

20 & 21 October 1777

Between Elizth Badcock of Beaksbourn spinster only surviving child of Mary Badcock deceased one of the two only children of Robert Austen Cordwainer, niece of Elizth Austen being the only coheireses in gavelkind, and Richard Gardner the younger & Thomas Wanstall both of Beaksbourn yeoman, that in consideration of a marriage to be shortly had between R Gardner and Elizth Badcock, and 5/- paid to E Badcock by T Wanstall E Badcock did grant to T Wanstall All those four several messes or tenements with the yards gardens orchards backsides lands grounds soil ways paths passages waters watercourses privileges outhouses edifices buildings timber trees hedges ditches mounds fences easements commods emoluments heredit & apps whatsr. . . or any of them letten occupied or enjoyed. . . being in the sd parishes of Beaksbourn, Bridge & Adisham . . . one of which messes was some time in the tenure of of Thos Moon & Mary Steed or one of them. . . To other of the said messes which were sometime in the tenure of John Dunning & the other . . . were formerly in the tenure of Thomas Jacob afterwards of Richard Austen grandfather of Elizth austen after that of Richard Austen her uncle and since of Henry Nash, and one piece or close of the said lands was sometime in the tenure of John Pilcher afterwards of the said Richard Austen the uncle and since of William Reader. All to hold unto sd Thos Wanstall to the use of sd Elizth Badcock until the solemnization of sd intended marriage & from & immediately after the solemnization thereof.  
For the use of such as are nominated by Richard Gardner & Elizth his then intended wife. . . as tenants in common & not as joint tenants.

14 May 1811

Between Thos Wanstall (1) and Robert Gardner of Kingston Yeoman, William Gardner of Orwell in Cambs yeoman, Austen Gardner of Beaksbourn yeoman, Richard Gardner of Beaksbourn yeoman & Elizth Gardner of Beaksbourn spinster (an infant of the age of 18 years or thereabouts), the five only surviving children of Richard Gardner & Elizth his wife. . . formerly Elizth Badcock spr, only surviving



child of Mary Badcock Wo decd, sd Eliz Gardner being the niece of & only heiress of Elizth Austen decd intestate coheiresses of Robt Austen Cordwainer (2) and William Ottaway of Bridge Carpenter (3). That W Ottaway had contracted with the five children to purchase the property for £1100. W Ottaway to pay T Wanstall 5/-

All the premises formerly in the occupation of John Dunnings & then in the several tenures of Margaret Green, William Wootton William Ottaway.

31 December 1814

Between Robert Gardner & wife Sarah, William Gardner, Austen Gardner, Richard Gardner, & Elizth Gardner (1), William Ottaway (2) & William Sladden of Adisham Yeoman (3). All those messes etc . . . containing together in the whole by estimation 5 acres of meadow or pasture. . .situate . . . in . . . .Bridge in or near a certain street there called Bridge Street formerly in the tenure of John Dunning. . . & then of Margaret Green, William Wootton & sd William Ottaway. [i.e. sold to Wm Ottaway.]

Michaelmas Term 56<sup>th</sup> Geo.3<sup>rd</sup>

Indenture of fine between sd William Ottaway & William Sladden, Robert Gardner & wife Sarah, William Gardner, Austen Gardner, Richard Gardner, Elizabeth Gardner, 4 messuages, 1 barn 1 stable 3 curtilages, 4 Gardens 4 Orchards, 10 acres of land, 10 acres of meadow, and 10 acres of pasture with the appurts in the parishes of Bridge & Adisham.

27<sup>th</sup> & 28<sup>th</sup> January 1818

Indre of lease between William Ottaway & John Wilsher of Staplehurst Gent. Reciting that sd William Ottaway having occasion for the sum of £1000 had applied unto John Wilsher to lend him the same [agreerd]. & in consideration of £1000 paid by John Willsher, Wm Ottaway passes to him all the premises, houses, estate, deeds to hold on trust at a rate of £5 for every £100 for a year. If not paid off by 28 July next then John Willsher may make sale & dispose of all either together or in parcels without any further consent of William Ottaway. Any extra profit beyond the principal & interest & other costs to go back ro Wm Ottaway.

14<sup>th</sup> & 15<sup>th</sup> April 1819

Indre between John Willsher of Staplehurst Gent (1), Richard Brice of Bridge Yeoman (2) , Mary Garner, Ann Garner, Harriett Garner & Sara Garner all of Bridge, Spinsters. £1000 was not paid by due date. All premises & Land therefore put up for sale by public auction by messrs Carter & Morris Auctioneers on 4<sup>th</sup> November then last [4.11.1818 – see Kentish Gazette?] at the Kings Head in Canterbury in several lots. Richard Brice the highest bidder for lots 4 & 5 at £440. Brice as agent for Mary Garner, Ann Garner, Harriett Garner & Sarah Garner in equal shares & proportions. 10/- fee paid to Brice. The ladies gain all that piece or parcel of land containing by late admeasurement three acres & one rood more or less . . .in the parish of Bridge. . .in or near a certain street called Bridge Street, formerly in the tenure of John Dunning, late in the tenure of William Ottaway.

15<sup>th</sup> April 1819

Indre between Robert Gardner of Kingston Yeoman grandson of Abraham Badcock late of Bridge Yeoman decd left unadministered by Mary Badcock his wo. Decd (1) John Willsher (2), ladies Garner (3) & Mawer Cowlan of City of Canterbury Stationer & Alderman (4) Abraham Badcock died intestate on 25 June 1765 his property given to Mary Badcock by the Archdeacons Court of Canterbury. Mary Badcock died 26 May 1774 intestate, property granted to Robert Gardner by Archdeacons Court. Residue of A Badcock's 500 year term vested in three of Mary Garner, Ann Garner, Harriett Garner, Sarah Garner. Same assigned to Mawer Cowlan in trust for the Garner sisters.



15<sup>th</sup> April 1819

Indre between Magdalen Loubert of Canterbury (1) and Garner sisters (2). Sold to Magdalen Loubert one acre & 13 perches in or near Bridge Street late in the tenure of Mr Aulden & Mrs Chalcraft. Was part of 5 acres composed in Lot 2 of the sale. . and did abut to sd Street called Bridge Street there towards the south to 3 several cottages & gardens there being Lot 3 in sd particulars & also to lands of John Fagg & of William Fagg towards the east & to lands of Edward Taylor Esq there towards the north & to a part or parcel of sd field or close of land being Lot 4 in same particulars & from which same had been then lately stumped off or divided towards the west. Fence between lots 2 & 4 to be maintained by M Loubert.

25<sup>th</sup> March 1823

Will of Mary Garner, parish of St Margaret Canterbury. Property to her three sisters. Proved may 1823

21 July 1823

Will of Ann Garner, parish of St Margaret Canterbury. Property to her two sisters (Harriett & Sarah). Codicil 3 May 1827 proved 6 April 1831.

10<sup>th</sup> & 11<sup>th</sup> April 1835

Indre between Harriett Garner spr of Canterbury & Sarah Garner spr of Canterbury (1), Robert Sankey of Canterbury Gent (2) & William Sankey of Chartham Surgeon (3). Contract of purchase by Robert Sankey for £500 from the two sisters of all that land of 3 acres 1 perch formerly in the tenure of John Dunning & then of Charles Hodges. To the use of Robert Sankey; to the use of William Sankey during the life of Robert sankey in trust for Robert Sankey.

5<sup>th</sup> October 1835

Indre between Mawer Cowlan (1) , Robert Sankey (2) Release to R Sankey on payment to MC of 10/-

2. Lease for a year Robert Sankey Gent (solicitor) to Henry Pett

5<sup>th</sup> August 1836

Between Robert Sankey gent of Canterbury and Henry Pett of 30 Upper Clifton Street London Carpenter, on payment of 5/-, for a rent of one peppercorn, the property being in Bridge Street part and parcel of the piece of land containing three acres and one rood formerly in the tenure of John Dining [sic] late of Charles Hodges and now of the said Henry Pett and which piece of land . . . abuts to the high road called Bridge Street towards the south west and contains on that side sixty-seven feet to land lately sold by Robert Sankey to William Dutnall and divided therefrom by a party wall towards the northwest and contains on that side one hundred and ninetyfour feet, to other land lately sold by Robert Sankey to William Pett towards the northeast and contains on that side fiftysix feet and to other land of Robert Sankey contracted to be sold to William Pett towards the southeast and contains on that side 194 feet. Signed in the presence of RC Cullen & Jas Cox clerks to Mr Sankey Solicitor Canterbury.

3. Appointment and Release Robert Sankey to Henry Pett

6<sup>th</sup> August 1836

Henry Pett agrees with Robert Sankey that: Henry Pett shall not nor will at any time erect . . . any building whatever except the usual and necessary fence for dividing the same land from the high road and adjoining land and upon such part of the said land . . . as lies within fortyfour feet from the



said . . . Bridge Street but that all buildings whatsoever which may be erected built or set up on the said land . . . shall be set back at least fortyfour feet from the said high road And it is hereby expressly agreed between Robert Sankey and Henry Pett that if any erection whatever shall at any time be built within fortyfour feet from the said high road it shall be lawful for Robert Sankey . . . to enter the same land and take down and remove all such erections and buildings.  
Schedule includes Indres of 1819 and April & October 1835.

6<sup>th</sup> August 1836

Indre between Robert Sankey (1) Henry Pett of 30 Upper Clifton Street Finsbury London Carpenter (2) Thomas Pratt Gent of Canterbury (3). Sankey sells for £200 that part of the three acres & one rood formerly in the tenure of John Dining [sic] late of Charles Hodges and now of Henry Pett, 67 feet on Bridge street to SW, land lately sold by Sankey to William Dutnall on NW and divided by party wall 194 feet, other land lately sold by Sankey to William Pett to NE 56 feet, to other land contracted to be sold to William Pett to SE 194 feet. See map. Receipt of £200 witnessed by RC Cullen and Jas Cox clerks to Mr Sankey.

4. Lease Henry Pett to Misses Elizabeth & Harriot McLean

22<sup>nd</sup> December 1836

Indre between Henry Pett 30 Upper Clifton Street Finsbury and Thomas Pratt of Canterbury gent (1) and Elizabeth McLean of Hythe spinster and Harriot McLean ditto (2). Sale of all those tenements. . . . lately built by Henry Pett on part of the piece of land hereinafter particularly mentioned. . . containing by admeasurement three acres and one rood formerly in the tenure of John Dining late of Charles Hodges and now of Henry Pett. . . and abuts to the high road called Bridge Street towards the southwest and contains on that side 67 feet to land lately sold and conveyed By Robert Sankey to William Dutnall and divided there from by a party wall towards the northwest and contains on that side 194 feet, to other land lately sold and conveyed by R Sankey to William Pett towards the northeast and contains on that side 56 feet and to other land contracted to be sold to William Pett towards the southeast 194 feet. One peppercorn rent to be paid by the spinsters upon the last day of the said term [of one year] if the same shall be lawfully demanded. Signed by Henry Pett and Thomas Pratt and witnessed by RC Cullen and Jas Cox Clerks to Mr Sankey.

.5. Mortgage Henry Pett to misses E & H McLean

23<sup>rd</sup> December 1836

Mortgage for £500 at 5% Indre between Henry Pett (1) Thomas Pratt (2) and Misses E & H McLean (3). Whereas Henry Pett hath lately erected and built two messuages or tenements on part of the said piece or parcel of land and whereas the said Henry Pett having occasion for the sum of five hundred pounds hath applied to and requested the said Elizabeth and Harriot McLean to advance and lend the same which they have agreed to do upon having the repayment thereof with interest in the meantime secured to them. . . Henry Pett passes the property to them subject to the proviso contained for the redemption of the same premises. Bargain and sale for one year [i.e. Pett has one year to repay the money with interest, after which if not paid the sale becomes absolute] Provided that if Henry Pett has not repaid the sum plus interest by 23<sup>rd</sup> June 1837 McLeans are entitled to sell the property [description thereof as above]. And if interim payments are delayed by more than 14 days McLeans may distrain for and recover any arrears, and for as long as money is owed H Pett must insure the property for £500 and provide evidence thereof. Receipt of £500 signed by H Pett . Witnessed by Cullen & Cox.



6. Lease for a year McLean & Pett to Sankey

10<sup>th</sup> April 1837

Elizabeth McLean, Harriot McLean of Hythe, Henry Pett of Upper Clifton Street Finsbury Carpenter (1) Robert Sankey Canterbury Gent(2). McLeans and Pett sell back to Robert Sankey on consideration of 5/- paid by RS those two messuages or tenements lately built by Henry Pett on part of the piece of land containing three acres and one rood formerly in the tenure of John Dinning [sic] late of Charles Hodges and now of the said Henry Pett . Measurements and location as before. Bargained and sold for one year and at the end of that term Sankey pays to them one peppercorn only if demanded.

7. Appointment & Release McLean and Pett to R Sankey

11<sup>th</sup> April 1837

Between McLean sinsters (1) Henry Pett (2) Robert Sankey (3) William Sankey of Chartham Surgeon (4). £500 is now owing, all interest having been paid to date. Sankey has contracted to purchase, and agreed to pay McLeans £500 in satisfaction of their mortgage so that he becomes full possessor of the land and buildings described [as usual]. Receipt of £500 acknowledged.

8. Conveyance Robert Sankey to John Martin

16<sup>th</sup> December 1850

Between Robert Sankey of Canterbury Gent And John Martin of Bridge Saddler. Absolute purchase for £550 of all those two messuages or tenements sometime since erected and built by Henry Pett and . . . now in the several tenures of William Pittock and William Bateman Byng and which abut to the high road or street called Bridge Street towards the southwest and contain on that side 67 feet or thereabouts to land sometime since sold by the said Robert Sankey to William Dutnall and divided therefrom by a party wall to the northwest and containing on that side 194 feet To other land sometime since sold by Robert Sankey to William Pett but now belonging to the said Robert Sankey towards the northeast and containing on that side 56 feet and to other land late of the said Robert Sankey upon part of which a tenements have been erected and now belonging to Stephen Solly towards the southeast and containing on that side 194 feet.

9. Probate of the will of John Martin

20<sup>th</sup> May 1875

This is the last will and testament of me John Martin of the Parish of Bridge in the County of Kent Gentleman. I give and devise and bequeath all the real and personal estate of or to which I am or at my death shall be seized possessed or entitled at law or in equity or of which I have or at my death shall have power to dispose by my will. . . in manner following namely I give. . . unto my wife Jane martin during her life and after her death I give and devise my said real estate in manner following namely unto my son Stephen Martin and his heirs All that my messuage or tenement with the garden and appurtenances thereunto belonging situate on Saint Georges Terrace in the Parish of Saint Mary Bredin in the City of Canterbury formerly in the occupation of Charles Mead afterwards of Thomas Ashenden and now of Mrs Wilson And also all those three messuages or tenements with the gardens and appurtenances thereunto belonging situate in Rosemary Lane in the Parish of Saint Mildred in the said City of Canterbury in the occupations of Rose and others and unto my son John Gurney Martin and his heirs All that messuage or tenement with the saddlers shop garden and appurtenances thereunto belonging now in his occupation situate in the Parish of Bridge aforesaid And also All those two messuages or tenements with the gardens and appurtenances thereunto belonging situate in the parish of Bridge aforesaid one of which is in the occupation of myself and the other was late in the occupation of William Pittock but is now in the occupation of Captain



Limbirt and which said two messuages or tenements and hereditaments were purchased by me of Robert Sankey Esquire and unto my daughter Jane Catherine the wife of William Minter Claris and her heirs All that messuage or tenement with the garden and appurtenances thereunto belonging situate in Saint Georges Place in the Parish vof Saint George the Martyr in the said city of Canterbury late in the occupation of the Reverend Hooker and now of Mrs Collins And also All those four messuages or tenements with the gardens and appurtenances thereunto belonging situate on Saint Martins Hill in the Parish of Saint Martin in the said City of Canterbury formerly in the occupations of  
Lishman Penn the widow Austin and Mells and now of Godden  
Wheeler Ross and Waller . . . . .  
Signed 23 December 1871. Testator died 17 April 1875, Will proved 20 May 1875

10. Inland Revenue Property Tax receipt

5<sup>th</sup> January 1879

Death of Jane Martin. An account of the succession in real property of John Gurney Martin.

A freehold messuage or tenement garden and premises in Bridge . . . in the occupation of the said Jane Martin and now untenanted. Estimated rental £20

A freehold messuage or tenement garden and premises in Bridge. . . in the occupation of Captn Limbert as yearly tenant at £20

Memorandum – the Saddlers shop and garden was inadvertently devised by the predecessor's will the property having belonged to his widow (the said Jane Martin)

John Gurney Martin was born 2<sup>nd</sup> February 1821. Dated 13<sup>th</sup> March 1879

11. Mortgage John G Martin to H Cooper etc

22<sup>nd</sup> December 1893

Indre between John Gurney Martin of Bridge gent (1) Henry Cooper of Canterbury land Surveyor, John Andrew Anderson of Faversham Esquire, William Minter Claris of Pmbridge Villas Southfields Wandsworth gent (the mortgagees) (2) that for £500 paid to John Gurney Martin he transfers those two messuages built by Henry Pett. . . . known as numbers 1 & 2 Albany Terrace formerly in the several tenures of William Pittock [ret'd surgeon] and William Bateman Byng [civil engineer] and now of Mrs Limbert [wife of retired Major], lease expiring 1897 and Mr Wills [baker and confectioner], which said tenements abut to Bridge Street to SW 67 feet, to land late of William Dutnall [Brickmaker] but now of Thomas William Sargent and divided therefrom by a party wall towards the NW 194 feet to land formerly of Robert Sankey and now of the Marquis Conyngham towards the NE 56 feet and to hereditaments formerly of Stephen Solly and now of the said John Gurney Martin not intended to be hereby conveyed towards the Se 194 feet which said premises were purchased by John Martin deceased from Robert Sankey and now of John Gurney Martin. £500 lent at 4%. Insurance for £800 charged at 5%. [Law of Property Act 1881] Signed by John Gurney Martin witnessed by Walter H Chinery clerk to Mr Walter Furley Solicitor Canterbury.

A letter pinned to the indenture:

27<sup>th</sup> December 1893

To Messrs Cooper Anderson & Claris informing them that subject to a prior encumbrance in their favour John Martin by Indre dated 23<sup>rd</sup> December 1893 further mortgages 1 & 2 Albany Terrace to George Browning for £300. Signed by Walter Furley.

20<sup>th</sup> December 1895

Indre between Cooper Anderson and Claris (the transferors) (1) and Stephen Martin of 52 Bread Street Cheapside Commercial Traveller and Walter Claridge of Inchbrook Villa Hanwell Mx Merchant (the transferees) transfers themortgage to Martin and Claridge on a joint account.



12. Conveyance executors of J G Martin to Mrs L Limbert

29<sup>th</sup> October 1901

Indre between Stephen Martin of the Swan and Castle Hotel Buckingham Bucks Hotel Proprietor and Walter Claridge of Spring Villa Hanwell Mddx (1) Stephen Martin and Frederick William Martin of Rookwood No. 61 Ingleby Road Ilford Essex Commercial traveller (2) Louisa Limbert of Bridge Widow (3). John Gurney Martin by his will dated 28 December 1878 devised all his real estate to his wife Emma Martin and his sons Stephen Martin and Frederick William Martin, nothing to be sold by sons without written permission from Emma Martin. JG Martin died 28<sup>th</sup> July 1895, probate 16<sup>th</sup> September 1895. Emma Martin died 21<sup>st</sup> August 1901, mortgage and interest still owing. Now Louisa Limbert will pay to Stephen Martin and Walter Claridge £495 for the property built by Henry Pett and known as No 1 Albany Terrace, now in the occupation of Louisa Limbert which abuts to the high road called Bridge Street to the SW and to land now or late of William Dutnall and divided therefrom by a party wall to NW, to lands now or late of the Marquis Conyngham to NE and to another messuage and premises No 2 Albany Terrace late of the said John Gurney Martin and contracted to be sold to Charles Wills towards the SE, the wall on that side also being a party wall.  
Witness to Stephen Martin William ?Fashers? Chandos House Buckingham Farrier.  
Witness to Walter Claridge Alex Jamieson High Street Hanwell Builder.  
Witness to Frederick William Martin Charles W Gadd 5 Broadway Ilford Clerk.

13. Abstract of title of Benjamin Twyman and Percy Maylam to No 1 Albany Terrace

1913 (After June 13<sup>th</sup>)

Reciting Indres of 16<sup>th</sup> Dec 1850, John Martin's will 23<sup>rd</sup> December 1871, 17<sup>th</sup> April 1875 death of John Martin, 20<sup>th</sup> May 1875 probate of will of JM, 5<sup>th</sup> January 1879 death of Jane Martin, 22<sup>nd</sup> December 1893 Mortgage agreement, 28<sup>th</sup> December 1878 Will of JG Martin, 28<sup>th</sup> July 1895 death of JG Martin, 16<sup>th</sup> September 1895 will proved, 20<sup>th</sup> December 1895 indre, 29<sup>th</sup> October 1901 purchase of property by Louisa Limbert,  
11<sup>th</sup> February 1895 Lopuisa Limbert by her will Appointed her cousin William Harvey Bawtree and her brother Edward Harvey limbert as trustees and executors  
1<sup>st</sup> May 1906 WH Bawtree died. 13<sup>th</sup> june 1913 Louisa Limbert died. 30<sup>th</sup> July 1913 her will proved  
15<sup>th</sup> October 1913 Will of EH Limbert appointed Bernjamin Twyman of Canterbury Auctioneer and Percy Maylam of Canterbury Solicitor Executors.  
15<sup>th</sup>.October 1913 Edward Harvey Limbert died  
29<sup>th</sup> December 1913 EH Limbert's will proved by both the executors named in the will.

14. Inland revenue Application for a certificate

10<sup>th</sup> January 1914

Certificate of Estate duty paid in 1 The Terrace Bridge. Louisa Limbert died 13<sup>th</sup> June 1913. The property has been agreed to be sold to Percy John Tassell for £370 by an agreement dated 22<sup>nd</sup> December 1913. To which is attached a letter outlining Duties on land Values dated 31 January 1914 and a sheet for provisional Valuation: House & Land Bridge etc Situated in !Bekesbourne ! Parish area 38 perches 21 yards Original gross value £370, Site value £100 31<sup>st</sup> January 1914.

15. Conveyance Personal Representative of L Limbert dec'd and PJ Tassell

24<sup>th</sup> January 1914

In consideration of the sum of £370 now paid by Percy John Tassell to Benjamin Twyman and Percy Maylam for [usual description of the property 1 The Terrace otherwise Albany Terrace]..... .



.adjacent to 2 The Terrace now or formerly of Charles Wills to the SE the wall on that side also being a party wall. . .the value of the transaction. . . . does not exceed £500.

16. Copy recitals in Conveyance 24<sup>th</sup> January 1914  
24<sup>th</sup> January 1914

Louisa Limbert appointed Bawtree and Limbert executors  
She died 13<sup>th</sup> June 1913, will proved 30<sup>th</sup> July 1913 Bawtree died in her lifetime  
Limbert died 15<sup>th</sup> October 1913 appointing Twyman and Maylam executors  
They sold the property to Percy John Tassell

17. Vesting Assent  
24<sup>th</sup> July 1933

Drawn up by Mowll & Mowll. I Maud Tassell of Wych Elm Bridge Spinster as the personal representative of Percy John Tassell deceased do this day assent to the vesting in myself of all that messuage known as No 1 the Terrace otherwise Albany Terrace. Percy John Tassell having deceased 18<sup>th</sup> June 1926.

18. Auction Sale Brochure  
29<sup>th</sup> July 1933

Issued by FRW Berry [of Bridge Hill] Lot 10 Wych Elm, Bridge, Canterbury. Sold for £650 1<sup>st</sup> December 1933 to Gwendolen Maude Troughton of Court Lodge Bishopsbourne . Deposit paid £65, balance £595 [sic!]

Lot 10: A country residence known as 'Wych elm', Bridge, Canterbury. Being well built of Red brick and slate roof. Freehold semi-detached Residence, containing the conveniently planned accommodation as follows: TOP FLOOR: Good bedroom about 15ft square, well lighted by two windows and having a fireplace, another bedroom 10ft 10ins \* 10ft, with cupboard. FIRST FLOOR: Principal bedroom 15ft 3 ins \* 14ft 10ins fitted with Registered Stove. Nice bedroom 14ft \* 12ft 3ins having two windows and communicating with a dressing room 10ft 3ins \* 8ft 3ins, Bathroom 9ft 1 in \* 5ft 6ins Enamel bath (cold supply) with geyser and another Bedroom 11ft \* 10ft. Separate WC. GROUND FLOOR: Hall 19ft 9ins with glazed door leading to garden. WC and store cupboard. A Fine Dining Room 17ft 2ins \* 14ft 11ins \* 10ft 6ins high. Attractive Drawing Room 15ft 3ins \* 14ft \* 8ft 6ins high. KITCHEN: 10ft 9ins \* 8ft with Larbert Range and Cupboards. Scullery 13ft \* 7ft 1in with Porcelain sink (cold supply) Dresser and shelves. Side Garden doors. Good cellarage with brick floor. Coal place and Cupboard. Company's gas and water. Cesspool drainage.

OUTSIDE: Brick built meat safe. WC. A timber with iron roof lean-to with cement floor forming fruit and wood stores. Large round galvanised soft water tank and tool shed. A well-matured garden comprising lawns fruit and vegetables with brick and tile wall surrounds. Side entrance, secluded front lawn with a large wych elm tree. Room for Garage. Frontage 44ft 6 ins. Depth of property 175 feet or thereabouts. [sic, NB] Possession on completion of purchase. The estimated letting value of this house in my opinion is between £65-£75 per annum, therefore if possession is not required it will form a good investment. The fixtures and fittings are included in the sale, Gas Cooker, Geyser etc.

19. Requisition for an official search  
15<sup>th</sup> December 1933

Bridge District Council. Land Charges Act 1925 requested by Sydenham Payn & Son 14 Bench Street Dover



20. Application for an official search

16<sup>th</sup> December 1933

Percy John Tassell late of Bridge deceased, retired bank manager

Maud Tassell formerly of 'Wych Elm' Bridge now of 39 Nunnery Fields Canterbury Spinster.

21. Conveyance Miss M Tassell to Mrs GM Troughton

19<sup>th</sup> December 1933

Maud Tassell of 39 Nunnery Field Canterbury Spinster (1) and Gwendolen Maude Troughton of Court Lodge Bishopsbourne Widow (2) Sold for £650 all that messuage built by one Henry Pett. . . .etc known as 'Wych Elm' number 1 The terrace formerly in the occupation of the Vendor but now unoccupied. . .[usual description]

22. Abstract of title Probate of PJ Tassell

1933

11<sup>th</sup> February 1895 Louisa Limbert's will named her cousin WH Bawtree and brother EH Limbert as executors.

1<sup>st</sup> May 1906 WH Bawtree died

18<sup>th</sup> June 1913 Louisa Limbert died

30<sup>th</sup> July 1913 her will proved by EH Limbert

15<sup>th</sup> October 1913 EH Limbert appointed B Twyman and P Maylam executors

15<sup>th</sup> October 1913 EH Limbert died

29<sup>th</sup> December 1913 EH Limbert's will proved

24<sup>th</sup> January 1914 I Albany Terrace (Wych Elm) sold for £370 to PJ Tassell (usual description)

certificate that the consideration did not exceed £500

8<sup>th</sup> January 1916 Percy John Tassell's will retired bank Manager appointed his wife Fanny and daughter Maud to be executors

22<sup>nd</sup> April 1918 fanny Tassell died

13<sup>th</sup> May 1926 PJ Tassell died

18<sup>th</sup> June 1926 Will proved by maud Tassell

24<sup>th</sup> July 1933 M Tassell assented to vesting as personal representative of PJ Tassell.

23. Tithe redemption Mrs Troughton

12<sup>th</sup> October 1946

Letter from Truscott & Son Auctioneer etc 46 High Street Canterbury to Mrs Troughton: . . .for many years the tithe on your house has been charged with No 2 Albany Terrace, and paid by the owner of the latter. It is now proposed to redeem this tithe and we enclose a copy of a letter of the 10<sup>th</sup> inst from messrs fielding & Pembroke. . .explaining the amount required for the redemption of the annuity on the two properties is £1.3.3. . . .would you be willing to bear the half share if this?

18<sup>th</sup> October 1946

Receipt from Fielding & Pembroke for 11s 8d

26<sup>th</sup> October 1946

Receipt from Tithe Redemption Commission to Exrs of C Wills dec'd & Mrs GM Troughton for 18s 5d

Amount of annuity 8d

1<sup>st</sup> November 1946

Letter from Truscott & Son to Mrs Troughton: amendment needed on Commission receipt Tithe area should be (Y12) 2 instead of (712) 2

24. Supplemental Abstract of Title Mrs GM Troughton

1959

19<sup>th</sup> December 1933

By conveyance between M Tassell of 39 Nunnery Field spinster and Gwendolen Maude Troughton of Court Lodge Bishopsbourne widow for the agreed sum of £650 "all that messe or tenement built by one Henry pett with the land garden ground and hdts thrunto belong and then used and occupied thrwith site lying and beg in Bridge Street in the Parish of Bridge in the Coy of Kent and known as 'Wych Elm' No.1 The Terrace otherwise Albany Terrace Bridge near Canterbury afsd and frmrlly in the occupation of the Vendor but then unoccupied wh sd messe and hdts abut to the High Rd or Street called Bridge Street twds the South west to land then or frmrlly of Wm. Dutnall and divided thrfrom by a party wall twds the N rth west to lands then or frmrlly of the Marquis Conyngham twds the North east and to a messe and prems No.2 The Terrace or Albany Terr then or frmrlly of Chas Wills twds the South east the wall on that side also being a party wall" [all sic]

Examined and typed by LC Troughton Gravesend 23<sup>rd</sup> April 1959

25. Application for Search Mrs GM Troughton

3<sup>rd</sup> April 1959

Application by Gwendolen Maude Troughton Wych Elm Bridge Widow. Tel Canterbury 3227 Fee 1/6 From Fielding & Pembrook

26. Conveyance Mrs GM Troughton to PD Vine Esq.

18<sup>th</sup> April 1959

Between GM Troughton and Peter Douglas Vine of 41 High Street Wingham Gent to sell for £3100 Wych Elm No. 1 The Terrace otherwise Albany Terrace. . . together with all such right right title or interest as the Vendor may have of and in the coal cellar under the adjoining house and the right of access thereto through the gate in the fence between the properties to the cellar flap in the passage. . . Certified that the transaction does not exceed £3500. Witnessed by Rhoda Jarvis Wych Elm Bridge Housekeeper

27. Land Certificate

17<sup>th</sup>.October 1966

Certificate Title No K 75568 registered on 11<sup>th</sup> May 1959 Note: as to the part numbered 1 on the filed plan only the ce3llar is included in the registration.

Registered to Richard Barry Kirk Teacher of art and Pleasance Elizabeth Kirk. Price paid £7850.

28. Requisition for official search

23<sup>rd</sup> March 1966

Enquiries of local Authority. To Clerk of bridge-Blean RDC Re Dwelling house and garden known as "Wych Elm" (formerly No. 1 The Terrace) High street Bridge.

The property is included in a provisional list of buildings of special architectural or historic interest, compiled by the Minister of Housing and Local Government. 14<sup>th</sup> April 1966

24<sup>rd</sup> March 1966

Requisition for an official search: Dwellinghouse and garden known as "Wych Elm" . . . and for identification edged with red on the annexed plan [not present]. Originated by fielding & Pembrook

24<sup>th</sup> March 1966

Receipt 12619 for 15/- from Fielding & Pembrook



29. Requisition for search

23<sup>rd</sup> March 1966

Another copy of the above (28). With appended note: In an area of special landscape value. In these areas it is proposed that the principal industries shall continue to be agricultural and forestry and that development not directly related thereto shall in general only be admitted if a strong case for such development can be proved and subject in any event to appropriate siting and a high standard of design. Plan appended.

Receipt 63392 for 12/6 from Fielding & Pembroke

30. Application for search

19<sup>th</sup> September 1966

Richard Barry Kirk "Wych Elm" High Street Bridge formerly 23 Dane John Canterbury teacher of Art Pleasance Elizabeth Kirk Wife of Richard Barry Kirk of the same address

31. Abbey National Mortgage

5<sup>th</sup> February 1968

Copy letter to Scottish Life Assurance Company Ltd Re Abbey National Mortgage for £3500 dated 29<sup>th</sup> December 1967.

32. Requisition for search

Unused stamped (4d) addressed envelope to Bridge-Blean Council enclosing

Unused pro-forma letter from the Clerk to Bridge-Blean RDC also

Enquiries of Local Authority form dated 10<sup>th</sup> January 1968 including plan

Requisition for search dated 10<sup>th</sup> January 1968

Receipt no 14247 for £1.5s from Furley & Fielding

Letter from Bridge-Blean RDC Re local land charges: no knowledge of any redevelopment schemes likely to affect the property. Dated 22<sup>nd</sup> January 1968

33. Requisition for search

10<sup>th</sup> January 1968

Another copy of the above (32)

34. Application for search

24<sup>th</sup> January 1968 fee 3/0d from Furley Page Fielding & Pembroke

35. Maturity of Policy

18<sup>th</sup> January 1988

Notice of maturity of policy number 230483 Abbey National

END

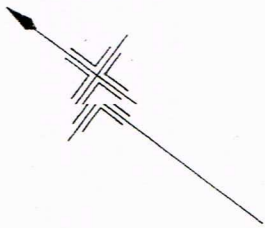


(KENT)

Scale 1/1250  
Enlarged from 1/2500

BRIDGE PARISH

*Land  
Registration 1959*



*MORY LANE*

H I G H S T R E E T

G R O A D

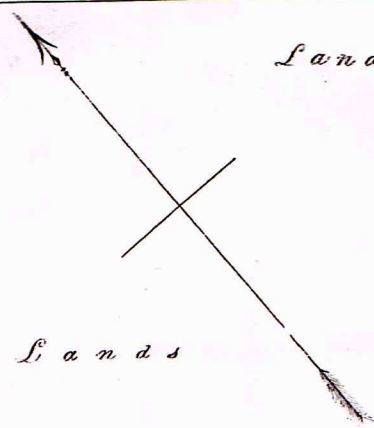
U N I O N  
R O A D

made between Robert Sanky and William Pebb  
 enabling him in this behalf To be by this  
 intended so to be with the appurtenances  
 and more To the Uses upon and for the  
 aforesaid And for further assuring the said  
 and confirmed And by these presents To be  
 Sanky in consideration of Five Shillings by

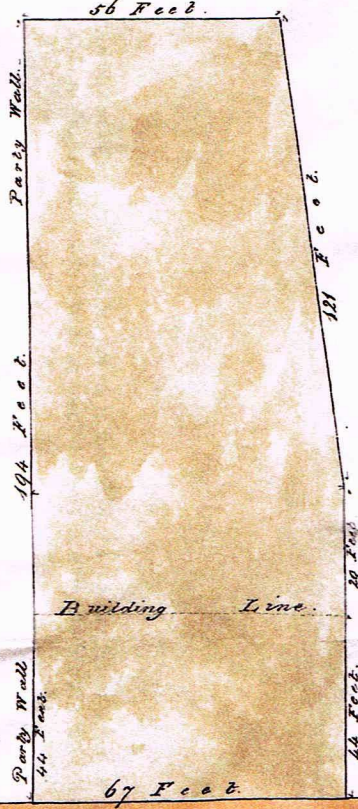
being  
 one re  
 abuts  
 sold  
 four f  
 or the  
 or the  
 fences  
 so to  
 revers  
 and  
 the  
 parts  
 adiu



Land of William Pebb  
 56 Feet.



Lands  
 of  
 William Dainall

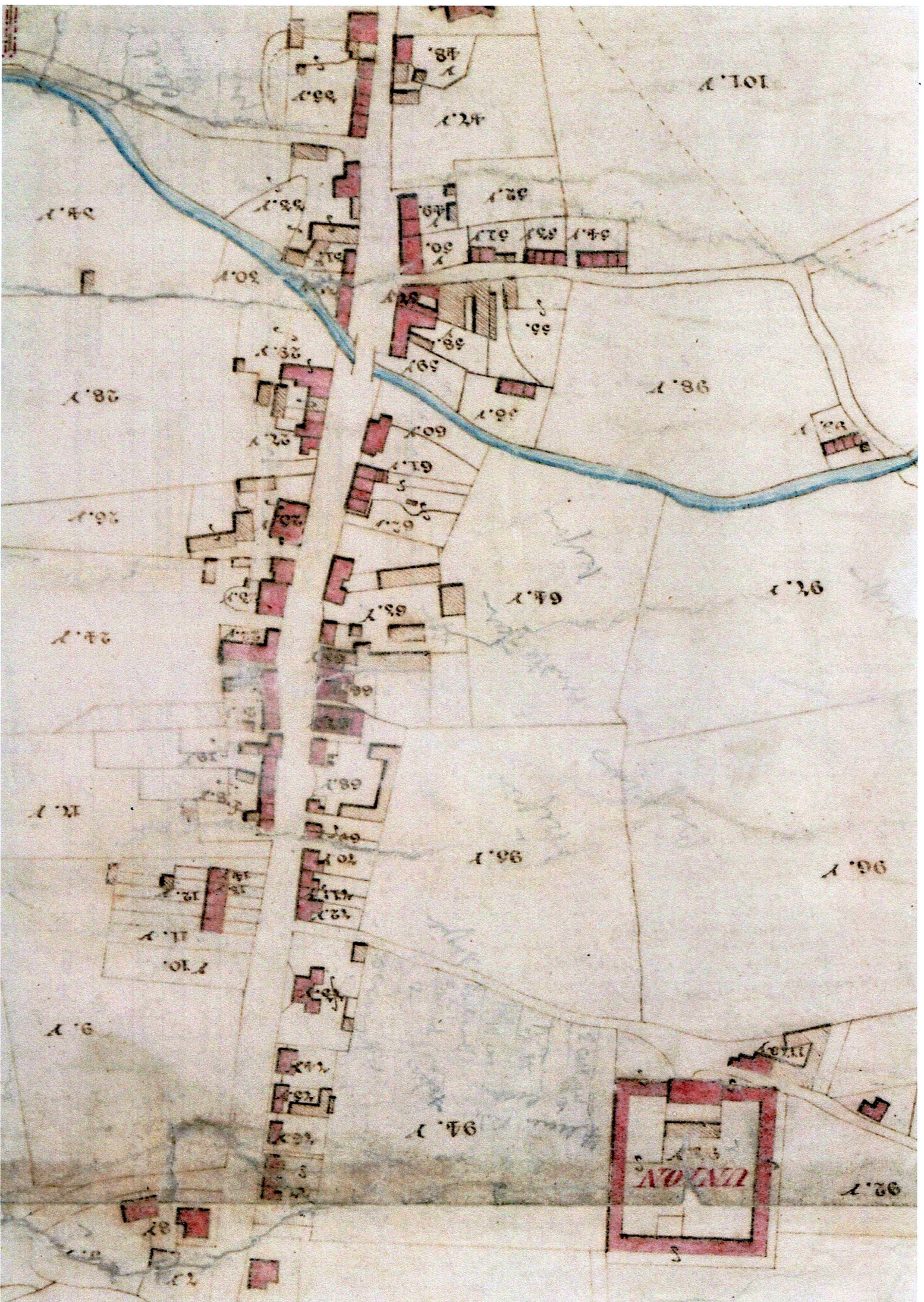


Land  
 of  
 Robert Sanky.

Bridge Street

6/8/1836





101.7

48.7

42.7

32.7

37.7

30.7

33.7

38.7

39.7

38.7

60.7

61.7

62.7

63.7

64.7

65.7

66.7

67.7

68.7

69.7

70.7

71.7

72.7

73.7

74.7

75.7

76.7

77.7

78.7

79.7

80.7

81.7

82.7

83.7

84.7

85.7

86.7

87.7

88.7

89.7

90.7

91.7

92.7

98.7

97.7

64.7

96.7

95.7

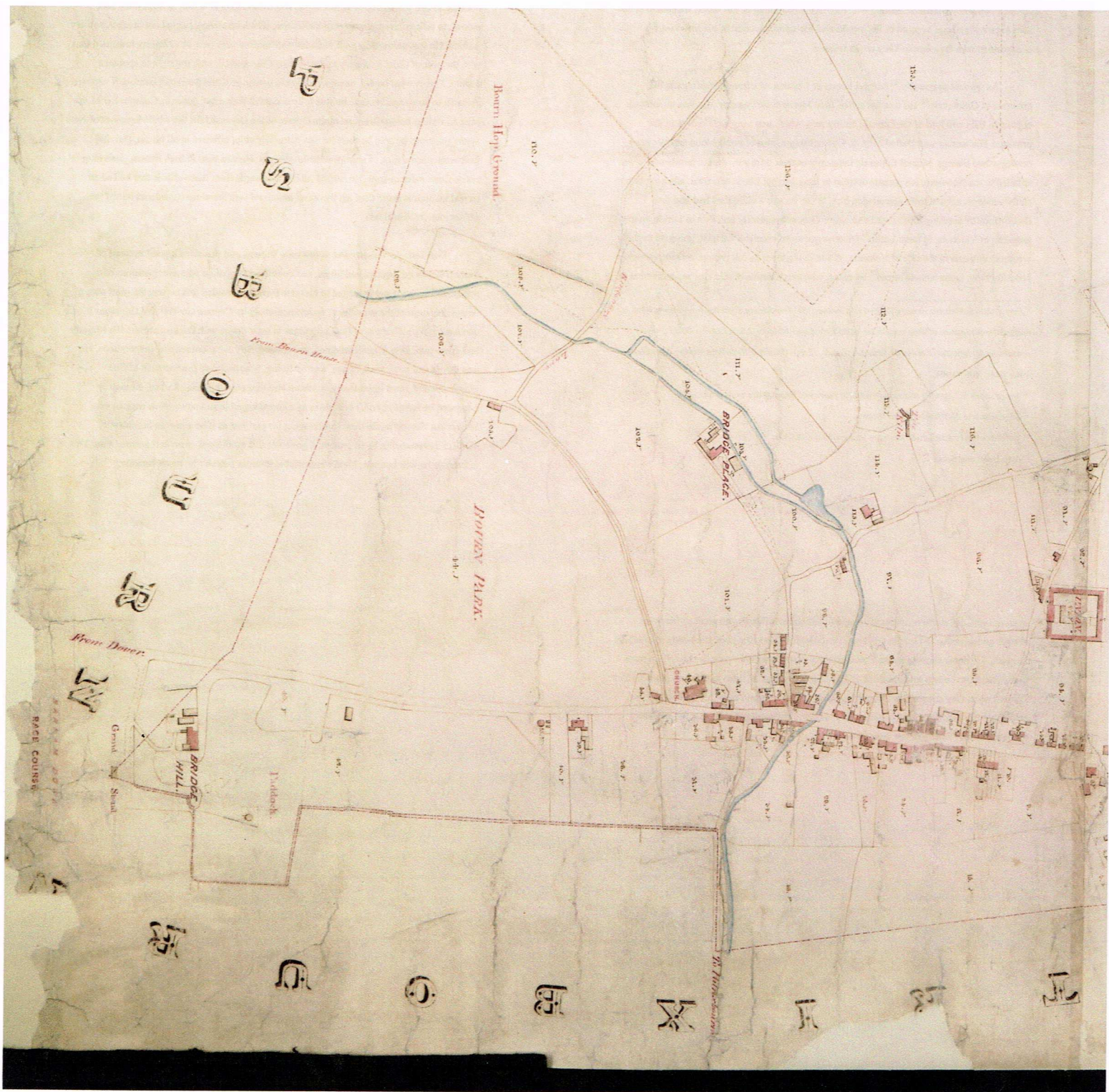
92.7

94.7

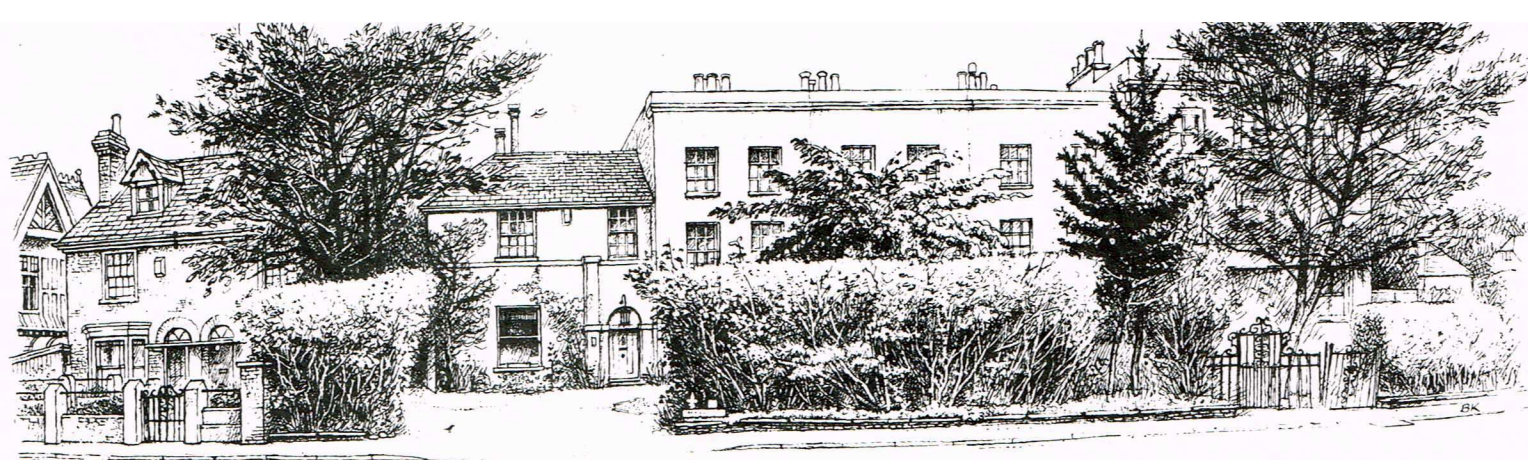
LINDEN

3









Wych Elm, 13 High Street, Bridge, Nr. Canterbury, Kent CT4 5JY. Telephone: (0227) 830242

Prof. Maurice Rarety,  
41, Bridge Down,  
Bridge.

14 January 2015

Dear Maurice,

This letter - rather delayed by idleness on my part and by distractions such as art - brings you warmest thanks from Pleasance and myself for the very considerable amount of work that you have done on the deeds to this house of ours. Certainly your transcript is a whole lot easier to read and grasp than the original documents (which, I understand, have now been consigned to the safety of a salt-mine in Nottinghamshire). I confess that I haven't taken the trouble to study the deeds as thoroughly as perhaps I should have done.

I have so far managed no more than a pretty cursory look at your transcript, and I shall be taking my time to have a proper read when present pressures have eased. Even so, however, fascinating details catch the eye: the wych elm in the front garden (alas now gone, a few years ago, as a result of old age and drought) is already described as 'large' in 1933 in the auction sale brochure. The same brochure refers to a 'large round galvanised soft water tank'. I remember it well; it lived in a sort of lean-to shed, which was pretty rotten when we first got here and needed proper rebuilding. The tank had to go; and I can't tell you the rubbish that had found its way into it. An unpleasant process.

One day it might be instructive to look at the building itself in the light of the information that the deeds provide: the 'flying freehold', for example, which extends the two upper floors of No. 13 some two feet into No. 15. One wonders why the builders found it necessary - or expedient - to adopt this structural device. Or the tunnel-like coal-cellar, part of which runs under the front hallway of No. 15. (For some years after we arrived here, we had the right to have our coal tipped into our cellar via a trap next door; until we gave up that privilege, that is). And what are we to make of the remnant of a brick structure visible in the floor of the cellar, but not aligned to the present building? Well, I suppose that these questions relate to the history of rustic building-methods rather than to the deeds of the property!

Anyway. Very many thanks indeed from both of us; I hope that the History Society will have some fun with that little lot. Kind regards,  
Yours,