

Transcript from Auction Catalogue of Lots 1 to 4

Auction Thursday 12th July 1849 at 12 o'clock.

Lot 1 South of the road.

Bridge Farm purchased by William Nokes 1813.

Roomy farm house, large barn, sheds, stabling, farm yard and gardens. 36 acres, 2 roods, 8 perches.

Lot 2 North of the road.

Purchased by William Nokes 1813.

Arable and pasture, 23 acres, 2 roods, 7 perches.

Lot 3 Mill Estate, adjoining Lot 2.

Purchased by James Nokes 1803.

Very valuable freehold property called the mill estate, comprising a most substantial modern built corn windmill capable of doing a very extensive business with capital steam engine and all its appendages, driving 5 pairs of stones and substantial engine house. Granaries and storage for a large quantity of corn, stabling and other suitable outbuildings, with a modern well built detached comfortable residence. (This residence has been built about 10 years). 2 millers cottages and a pond of fine water, together with a beautiful and productive meadow containing 11 acres, 3 roods, 1 perch more or less surrounding the mill. The whole of the gear and fittings of the mill and all the fixtures in the houses (particulars of which will be read at the sale) and the growing timbers upon this lot will be included in this purchase.

Lot 4 adjoining Lot 3.

Purchased by James Nokes 1803.

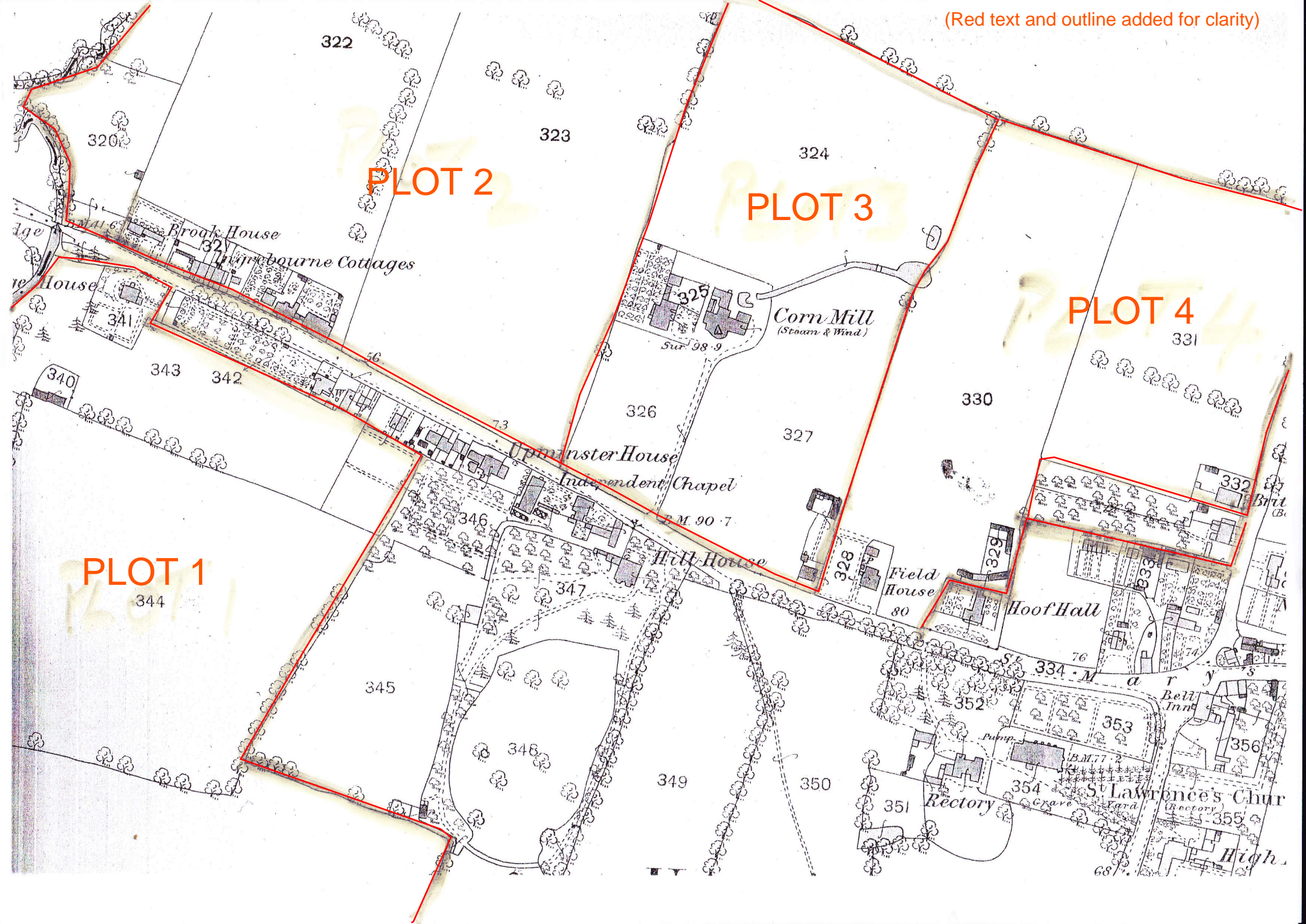
Meadow 11 acres 3 roods, 23 perches, 2 brick built houses of which 1 has a bakery shop with 8 bushel oven. Good gardens and an orchard. (2 houses, gardens and orchard are let to tenants producing about £30 per annum.

Lot 5 Small farm called Tadlows.

Purchased by James Nokes 1828.

20 acres,38 perches. Brick built detached house (2nd floor 2attic bedrooms and a store,1st floor 2 bed chambers with closets with servants room behind, ground floor 2 front parlours, kitchen, wash house pantry and 2 cellars). A drying ground, a long building consisting of laundry and shed, poultry house and garden closet, with flower and kitchen gardens. Large barn 3 cottages, cattle shed, cow house, farm yard and well of spring water.

(Red text and outline added for clarity)



PLOT 2

PLOT 3

PLOT 4

PLOT 1

322

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346

347

328

Field House

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329

Hoof Hall

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350

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353

356

351

Rectory

354

355

356

High

Brook House

Upponbourne Cottages

Corn Mill
(Steam & Wind)

Upponster House

Independent Chapel

Hill House

Marty

Bell Inn

St. Lawrence's Church

Rectory

High

Particulars of the Mill Lot 3 (which has been built about 40 yrs) which has the advantage of wind & steam power substantially built – about 26ft diameter with 2 spring sails 12 yds long and 2 common Do with fantail driving 3 pairs of Stones viz 2 pair of 4/6 french stones 1 Do |& 1 peak.

A Flour dressing Machine with jumper boulder &c for dressing the offal & small grist.

Interior of Mill the top floor is the stage to shoot the corn and meal. The next floor are 3 Corn bins which hold from 50 to 60 qrs of Corn and the meal ??? from 30 to 40 sacks of meal. Sack tackle on the wind power as well as the steam power.

The Stone Floor with 2 pair of 4/6 french wheat stones with stone nuts & 1 pair of 4/4 barley stones (1 french & 1 peak) with flour machine straps and regulators with hopper bin which will hold 6 sacks of meal.

The Grinding Floor A boulder for clearing off offal with regulators 2 meal troughs and pastry for dressing flour with contents about 24 sacks.

The Ground Floor the shaft from the Engine for driving the flour machine boulder jumper & sack tackle & 2 large bins for offal and bean splitting Mill.

A meal room measuring 29ft x 15ft.

The Engine grinding room with 2 pair of 4/4 french stones with regulators on the hurst frame with iron shaft 2 counter wheels sack tackle with 2 wheat bins & meal troughs.

The Engine House with about 10 horse power steam engine low pressure with 10ft fly wheel with a very capital 14ft wrought iron steam boiler for high or low pressure. A Stoke hole that will hold 20 Chaldron of Coals.

The Granary which are spacious & will hold from 4 to 5 qrs of Corn. Lumbar Room with grindstone driving from engine or wind-mill.

Stabling Counting house and Cart Shed.

Essex Record Office ref D/DU 897/2 (3)

Cottage and Millers' Cottages

A neat Substantial built Cottage Residence with Carriage drive enclosed with wrought iron hurdles & gate Containing Drawing & Dining about 20ft x 13ft Breakfast Parlor Kitchen with copper 5 Bed rooms good Entrance Hall with Water Closet Basement front & back Kitchen with lead Cistern holding 511 Gallons with coal wine & wood cellars pleasure & Kitchen Gardens.

The Fixtures viz 2 ranges with ovens & boilers dresser copper 7 stoves and other fixtures in the premises. Also Millers Cottages 1 con/ of 3 rooms the other 2 Do. 2 stoves & other fixtures in the same.

Memo

The drains from the cottages runs through the land of Lot 2
