

This Indenture

made the third day of November one thousand eight hundred thirty seven BETWEEN WILLIAM NOKES of Upminster in the County of Essex Gentleman of the first part James Nokes of Upminster aforesaid Gentleman of the second part Robert Bousfield of Newington Place Kennington Road in the County of Surrey Esquire of the third part and The Reverend George Clayton of Walworth in the said County of Surrey Minister of the Gospel of the fourth part. WHEREAS by Indenture dated the tenth of March one thousand seven hundred and twenty nine made between Sir Nathan Wright Baronet deceased of the one part and Joseph Biscoe Gentleman of the other part . The said Sir Nathan Wright in consideration of one thousand four hundred pounds paid to him by the said Joseph Biscoe did demise and lease unto the said Joseph Biscoe (together with other hereditaments). All that Close of arable land called twelve acres containing by estimation twelve acres or thereabouts. And also all that other close of arable land called hither hopit containing by estimation five acres or thereabouts. And all that other Close of arable land called further Hopit containing by estimation five acres or thereabouts and which said pieces or parcels of land respectively situate and being at Upminster in the County of Essex or by whatsoever other name or names the same several Closes were respectively called known described or distinguished with the appurtenances to the same belonging. TO HOLD the same with the appurtenances the said Joseph Biscoe his executors administrators and assigns for a term of five hundred years thence next ensuing subject nevertheless to redemption on payment by the said Sir Nathan Wright to the said Joseph Biscoe of the sum of one thousand four hundred pounds and interest on a day and time therein mentioned. AND WHEREAS by Indenture of lease and release dated respectively the twelfth and thirteenth of February one thousand seven hundred and twenty nine made between Dame Margaret Wright Ann Wright and Dorothy Wright of the first part. The Honourable Thomas Martin Wright the said Joseph Biscoe of the second part. Thomas Blake of the third part and John Biscoe of the fourth part. The said Closes pieces or parcels of land were conveyed and assured unto and to the use of the said Thomas Blake his heirs and assigns for ever. AND WHEREAS indenture of Mortgage dated the twelfth of June one thousand seven hundred and fifty one made between the said Thomas Blake of the one part and Francis Capper of the other part. IT IS WITNESSED that in consideration of four hundred pounds to the said Thomas Blake paid by the said Francis Capper the said Thomas Blake did grant bargain in and sell unto the said Francis Capper (amongst other hereditaments) the said Closes pieces or parcels of land and hereditaments. TO HOLD the same with the appurtenances unto the said Francis Capper his executors administrators and assigns for the term of six hundred years subject to a redemption payment of four hundred and twenty pounds as in the now retiring Indenture mentioned. AND WHEREAS the said principal sums were not paid at the days and times in the said original indentures mentioned for payment thereof but the same have long since been paid and discharged and the said found assigned to attend the inheritance AND WHEREAS by divers in one Conveyanced and Assuranced in the law and ultimately by indentures of Lease and Release dated respectively the thirteenth and fourteenth days of April one thousand eight hundred and three made between Richard Newman Harding Newman and Thomas Harding of the one part and the said James Nokes of the other part. The said Closes pieces or parcels of land or ground hereditament and premises with the appurtenances were conveyed and assured unto and to the use of the said James Nokes his heirs and assigns for ever. AND WHEREAS by Indenture dated the fourteenth of April one thousand eight hundred and three made between Joshua Todd Esquire (in whom the residue of the said term of five hundred years was then vested) of the first part the said Richard Newman Harding Newman and Thomas Harding of the second part the said James Nokes of the third part and the said William Nokes of the fourth part the residue of the said term of five hundred years of and in the said lands tenements and hereditament was assigned unto the said William Nokes his executors administrators and assigns in trust for the said James Nokes his heirs and assigns and to attend the inheritance. AND WHEREAS by a certain other indenture dated the third August one thousand eight hundred and twenty made between Alexander Hoskins (in whom the residue of the said term of six hundred years was then vested) of the first part Thomas Newman (formerly the said Thomas Harding) of the second part the said James Nokes of the third part and the said William Nokes of the fourth part The residue of the said term of six hundred years and the hereditament and premises therein comprised were assigned and assured unto the said William Nokes his executors administrators and assigns In trust for the said James Nokes his heirs and assigns and to attend the indenture. AND WHEREAS by indenture of Lease and Release dated respectively the indenture of Lease the day next before and the indenture of Release the day or the date of those present the latter being made between Dame Frances Ann Wilder of the first part the said James Nokes of the second part the said William Nokes of the third part and the said Robert Bousfield of the fourth part The said Closes pieces or parcels of land hereaditaments and promised with the messuage or tenement mill steam engine erections and buildings erected and built thereon by the description of ALL that Close of arable land called twelve acres containing by estimation twelve acres or thereabouts, and also all that other Close of arable land called hither. hopit containing by estimation five acres or thereabouts And all that other Close of arable land called further hopit containing by estimation five acres or thereabouts or by whatsoever other name or names the same several Closes were respectively called or known with the appurtenances to the same belonging And also all that Capital Corn Mill with the Granaries Warehouses Engine house and other buildings to the same belonging and then lately erected and built by the said James Nokes on part of the said Close of land called the twelve acres And also all and singular the messuages cottages stables and buildings erected upon the said several Closes or parcels of land or any part thereof with the appurtenances all which premises are situate lying and being in the Parish of Upminster in the County of Essex and were formerly in the occupation of William Nokes but are now in the occupation of the said James Nokes his under tenants and assigns and abut south upon the Highway west on land of Richard Newman Harding Newman north on Upminster Hall lands and East on the Lane leading to Upminster Hall and each of which said Closes are separated from the other lands by its own fence except a small part abutting upon the land in the occupation of Samuel Hammond which said Closes of lands and hereditaments were purchased by the said James Nokes, of the said Richard Newman Harding Newman and Thomas Harding (his son) are or are meant and intended to be conveyed and assured unto and to the use of the said Robert Bousfield his heirs and assigns subject nevertheless to redemption on payment by the said James Nokes his heirs executors and administrators unto the said Robert Bousfield his executors administrators and assigns of the said four thousand five hundred pounds and interest on the *third* day of *May* now next ensuing as by reference thereto will more fully appear . AND WHEREAS on the treaty for the loan of the said sum of four thousand five hundred pounds and it was agreed that the said terms of five hundred years and six hundred years should be assigned to a Trustee of the nomination of the said Robert Bousfield In trust for better securing the repayment of the new mortgage money and interest and subject thereto to attend the inheritance as hereinafter mentioned. NOW THIS INDENTURE WITNESSETH that in pursuant of the said Agreement and for better and more effectively securing to the said Robert Bousfield the repayment of the said principal interest and to the true intent of the said lastly referred Indenture and for and in consideration of the ten shillings of lawful British money to the said William Nokes in hand paid by the said George Clayton Esquire at or immediately before the execution of these payments the receipt whereof is hereby acknowledged. He the said William Nokes at the request and by the direction of the said James Nokes and on consideration of the said Robert Bousfield testified by their respective executors of these presents (by way of assignment or other assurance only and not of covenant or warranty). DOTH by those Present bargain sell assign transfer and set over unto the said George Clayton his executors administrators and assigns ALL these the said Closes or pieces or parcels of land with the said messuage or tenement mill erections and buildings lately thereon erected and built And all and singular other the premises mentioned and comprised in the said recited Indenture of the fourteenth day of April one thousand eight hundred and three and the third day of August one thousand eight hundred and twenty or either of them or meant or intended so to be and every part and parcel of the same with their and every of their rights members and appurtenances. And all the estate right title interest use trust term and terms for years property possession benefit and equity of redemption claim and demand whatsoever of him the said William Nokes of in to_out of_or upon the said Closes pieces or parcels of land messuage or tenement mill and Premises hereby assigned or otherwise assured intended so to be and every part and parcel of the same with the appurtenances TO HAVE AND TO HOLD the said Closes pieces or parcels of land messuage or tenement mill erections and buildings and all and singular other the premises hereby assigned or otherwise assured or intended so to be and every part and parcel of the same with their and every of their rights incumbers and appurtenances unto the said George Clayton his executors administrators and assigns hereforth for the residues and remainders of the said two several terms of five hundred years and six hundred years therein now respectively to come and unexpired IN TRUST nevertheless in the first place for better securing unto the said Robert Bousfield his executors administrators and assigns the repayment of the said four thousand five hundred pounds and interest according to the true intent of the said hereinbefore in part recited Indenture of Mortgage bearing even date with these Presents and for that purpose to be assigned and disposed of from time to time as they shall direct or appoint and subject thereto IN TRUST to attend wait upon and go along with the freehold inheritance and reversion of and in the same promise in order to protect and preserve the same from and against all mesne charged and encumbrances if any such that are or may be mesne and subsequent to the creation of the said terms or either of them AND the said William Nokes doth hereby for himself his executors and administrators covenant promise and agree to and with the said George Clayton and his executors administrators and assigns That he the said William Nokes hath not at any time or times heretofore made done or committed or been party or privy to any act deed matter or thing whatsoever whereby or by reason or means whereof the said Closes pieces or parcels of land messuage or tenement mill erections and buildings and other the premises hereby assigned with the appurtenances are is can shall or may be impeached changed or incumbered or prejudicially affected in title terms charge estate or otherwise howsoever IN WITNESS whereof the said parties to those presents have hereunto set their hands and seals the day and year first above written.

William Nokes

James Nokes

Robert Bousfield

Sold by
DEAN & CHURCH
of Westminster

This Indenture

made the *third* day of November one thousand eight hundred thirty seven **Between** *William Nokes* of Upminster in the County of Essex Gentleman of the first part *James Nokes* of Upminster aforesaid Gentleman of the second part *Robert Bousfield* of Newington Place Kennington Road in the County of Surrey Esquire of the third part and *The Reverend George Clayton* of Walworth in the said County of Surrey Minister of the Gospel of the fourth part. **Whereas** by Indenture dated the tenth of March one thousand

seven hundred and twenty nine made between Sir Nathan Wright Baronet deceased of the one part and Joseph Biscoe Gentleman of the other part. The said Sir Nathan Wright in consideration of one thousand four hundred pounds paid to him by the said Joseph Biscoe did demise and lease unto the said Joseph Biscoe (together with other hereditaments). All that Close of arable land called twelve acres containing by estimation twelve acres or thereabouts. And also all that other close of arable land called hither hopit containing by estimation five acres or thereabouts. And all that other Close of arable land called further Hopit containing by estimation five acres or thereabouts and which said pieces or parcels of land respectively situate and being at Upminster in the County of Essex or by whatsoever other name or names the same several Closes were respectively called known described or distinguished with the appurtenances to the same belonging. **To hold** the same with the appurtenances the said Joseph Biscoe his executors administrators and assigns for a term of five hundred years thence next ensuing subject nevertheless to redemption on payment by the said Sir Nathan Wright to the said Joseph Biscoe of the sum of one thousand four hundred pounds and interest on a day and time therein mentioned. **And whereas** by Indenture of lease and release dated respectively the twelfth and thirteenth of February one thousand seven hundred and twenty nine made between Dame Margaret Wright Ann Wright and Dorothy Wright of the first part. The Honourable Thomas Martin Wright the said Joseph Biscoe of the second part. Thomas Blake of the third part and John Biscoe of the fourth part. The said Closes pieces or parcels of land were conveyed and assured unto and to the use of the said Thomas Blake his heirs and assigns for ever. **And whereas** indenture of Mortgage dated the twelfth of June one thousand seven hundred and fifty one made between the said Thomas Blake of the one part and Francis Capper of the other part. **It is witnessed** that in consideration of four hundred pounds to the said Thomas Blake paid by the said Francis Capper the said Thomas Blake did grant bargain in and sell unto the said Francis Capper (amongst other hereditaments) the said Closes pieces or parcels of land and hereditaments. **To hold** the same with the appurtenances unto the said Francis Capper his executors administrators and assigns for the term of six hundred years subject to a redemption payment of four hundred and twenty pounds as in the now retiring Indenture mentioned. **And whereas** the said principal sums were not paid at the days and times in the said original indentures mentioned for payment thereof but the same have long since been paid and discharged and the said found assigned to attend the inheritance **And whereas** by divers in one Conveyanced and Assured in the law and ultimately by indentures of Lease and Release dated respectively the thirteenth and fourteenth days of April one thousand eight hundred and three made between Richard Newman Harding Newman and Thomas Harding of the one part and the said James Nokes of the other part. The said Closes pieces or parcels of land or ground hereditament and premises with the appurtenances were conveyed and assured unto and to the use of the said James Nokes his heirs and assigns for ever. **And whereas** by Indenture dated the fourteenth of April one thousand eight hundred and three made between Joshua Todd Esquire (in whom the residue of the said term of five hundred years was then vested) of the first part the said Richard Newman Harding Newman and Thomas Harding of the second part the said James Nokes of the third part and the said William Nokes of the fourth part the residue of the said term of five hundred years of and in the said lands tenements and hereditament was assigned unto the said William Nokes his executors administrators and assigns in trust for said James Nokes his heirs and assigns and to attend the inheritance. **And whereas** by a certain other indenture dated the thirteenth August one thousand eight hundred and twenty made between Alexander Hoskins (in whom the residue of the said term of six hundred years was then vested) of the first part Thomas Newman (formerly the said Thomas Harding) of the second part the said James Nokes of the third part and the said William Nokes of the fourth part the residue of the said term of six hundred years and the hereditament and premises therein comprised were assigned and assured unto the said William Nokes his executors administrators and assigns in trust for the said James Nokes his heirs and assigns and to attend the indenture. **And whereas** by indenture of Lease and Release dated respectively the indenture of Lease the day next before and the indenture of Release the day or the date of those present the latter being made between Dame Frances Ann Wilder of the first part the said James Nokes of the second part the said William Nokes of the third part and the said Robert Bousfield of the fourth part The said Closes pieces or parcels of land hereaditaments and promised with the messuage or tenement mill steam engine erections and buildings erected and built thereon by the description of **All** that Close of arable land called twelve acres containing by estimation twelve acres or thereabouts, and also all that other Close of arable land called hither hopit containing by estimation five acres or thereabouts And all that other Close of arable land called further hopit containing by estimation five acres or thereabouts or by whatsoever other name or names the same several Closes were respectively called or known with the appurtenances to the same belonging And also all that Capital Corn Mill with the Granaries Warehouses Engine house and other buildings to the same belonging and then lately erected and built by the said James Nokes on part of the said Close of land called the twelve acres And also all and singular the messuages cottages stables and buildings erected upon the said several Closes or parcels of land or any part thereof with the appurtenances all which premises are situate lying and being in the Parish of Upminster in the County of Essex and were formerly in the occupation of William Nokes but are now in the occupation of the said James Nokes his under tenants and assigns and about south upon the Higway west on land of Richard Newman Harding Newman north on Upminster Hall lands and East on the Lane leading to Upminster Hall and each of which said Closes are separated from the other lands by its own fence except a small part abutting upon the land in the occupation of Samuel Hammond which said Closes of lands and hereditaments were purchased by the said James Nokes, of the said Richard Newman Harding Newman and Thomas Harding (his son) are or are meant and intended to be conveyed and assured unto and to the use of the said Robert Bousfield his heirs and assigns subject nevertheless to redemption on payment by the said James Nokes his heirs executors and administrators unto the said Robert Bousfield his executors administrators and assigns of the said four thousand five hundred pounds and interest on the *third* day of *May* now next ensuing as by reference thereto will more fully appear. **And whereas** on the treaty for the loan of the said sum of four thousand five hundred pounds and it was agreed that the said terms of five hundred years and six hundred years should be assigned to a Trustee of the nomination of the said Robert Bousfield In trust for better securing the repayment of the new mortgage money and interest and subject thereto to attend the inheritance as hereinafter mentioned. **Now this Indenture witnesseth** that in pursuant of the said Agreement and for better and more effectively securing to the said Robert Bousfield the repayment of the said principal interest and to the true intent of the said lastly referred Indenture and for and in consideration of the ten shillings of lawful British money to the said William Nokes in hand paid by the said George Clayton Esquire at or immediately before the execution of these payments the receipt whereof is hereby acknowledged. **He** the said William Nokes at the request and by the direction of the said James Nokes and on consideration of the said Robert Bousfield testified by their respective executors of these presents (by way of assignment or other assurance only and not of covenant or warranty). **Doth** by those Present bargain sell assign transfer and set over unto the said George Clayton his executors administrators and assigns **All** these said Closes or pieces or parcels of land with the said messuage or tenement mill erections and buildings lately thereon erected and built And all and singular other the premises mentioned and comprised in the said recited Indenture of the fourteenth day of April one thousand eight hundred and three and the third day of August one thousand eight hundred and twenty or either of them or meant or intended so to be and every part and parcel of the same with their and every of their rights members and appurtenances. And all the estate right title interest use trust term and terms for years property possession benefit and equity of redemption claim and demand whatsoever of him the said William Nokes of in to out of, or upon the said Closes pieces or parcels of land messuage or tenement mill and Premises hereby assigned or otherwise assured intended so to be and every part and parcel of the same with the appurtenances **To have and to hold** the said Closes pieces or parcels of land messuage or tenement mill erections and buildings and all and singular other the premises hereby assigned or otherwise assured or intended so to be and every part and parcel of the same with their and every of their rights incumbers and appurtenances unto the said George Clayton his executors administrators and assigns hereforth for the residues and remainders of the said two several terms of five hundred years and six hundred years therein now respectively to come and unexpired **In trust** nevertheless in the first place for better securing unto the said Robert Bousfield his executors administrators and assigns the repayment of the said four thousand five hundred pounds and interest according to the true intent of the said hereinbefore in part recited Indenture of Mortgage bearing even date with these Presents and for that purpose to be assigned and disposed of from time to time as they shall direct or appoint and subject thereto **In trust** to attend wait upon and go along with the freehold inheritance and reversion of and in the same promise in order to protect and preserve the same from and against all mesne charged and encumbrances if any such that are or may be mesne and subsequent to the creation of the said terms or either of them **And** the said William Nokes doth hereby for for himself his executors and administrators covenant promise and agree to and with the said George Clayton and his executors administrators and assigns That he the said William Nokes hath not at any time or times heretofore made done or committed or been party or privy to any act deed matter or thing whatsoever whereby or by reason or means whereof the said Closes pieces or parcels of land messuage or tenement mill erections and buildings and other the premises hereby assigned with the appurtenances are is can shall or may be impeached changed or incumbered or prejudicially affected in title terms charge estate or otherwise howsoever **In witness** whereof the said parties to those presents have hereunto set their hands and seals the day and year first above written.

11777
Nokes

James

Nokes

R. B.

Bousfield

Legal Terminology 19th Century

An **indenture** is a legal [contract](#) reflecting a debt or purchase obligation

Close = To make a sale noun : any piece of land held as private property
Private property, usually enclosed by a fence, [hedge](#), or wall

Clost possibly old version of 'Closest' From Wikipedia :-
Cumrew beck flows north-west through Newbiggin eventually joining the Eden clost to Armathwaite

Appurtenances = is a term for what belongs to and goes with something else

Encumbrance [or Incumbrance] An **encumbrance** is a [right](#) to, interest in, or legal [liability](#) on [real property](#) that does not prohibit passing [title](#) to the property but that diminishes its value

ASSIGNS. Those to whom rights have been transmitted by particular title, such as sale, gift, legacy, transfer etc

Messuage is an archaic term used in [conveyancing](#), and is "nearly synonymous with dwelling house. A grant of a messuage with the appurtenances will not only pass a house but all the buildings attached or belonging to it, as also its [curtilage](#), garden and orchard, together with the [close](#) on which the house is built."

Judicature The [administration](#) of [justice](#) by [judges](#) and [courts](#).

Demise, in its original meaning, to send away) for a transfer of an [estate](#), especially by [lease](#). The word has an operative effect in a lease implying a covenant

A **covenant** is a type of [contract](#) in which the covenantor makes a promise to a covenantee to do or not do some action

Hither to or towards this place

Tenement - First meant "holding as a possession."
 [holding](#) of immovable property" (such as land or buildings,)

Lease and Release - was two documents used to convey property; became a release only in 1841, replaced by a 'grant' or 'conveyance' in 1845. search for - bargain sell assign - second hit is The University of Nottingham - very informative

Hither Hopit -Archaic or dialect (of a side or part, esp of a hill or valley) nearer; closer
Most likely as there is a Further Hopit mentioned.

divers Of varying types; several: e.g. "in divers places" Same as diverse

mesne - (French) middle - intermediate: mesne charges = intermediate charges

Background Information on the people referred to in the Indenture of 1837

1729 Sir Nathan Wright 3rd Baronet of Cranham Hall
Dame Margaret Wright
Ann Wright and Dorothy Wright
The Hon. Thomas Martin Wright
Joseph Biscoe
John Biscoe

1729 & 1751 Thomas Blake of Croydon esq.

1751 Francis Capper

1803 Joshua Todd

1803 Richard Newman Harding Newman *Neighbour*

National Archives 15 December 1808

Will of Richard Newman Harding Newman lately called Richard Newman Harding of Nelmes, Essex

1803 & 1820 Thomas Newman. Formerly the said Thomas Harding
Son of *Richard Newman Harding Newman*

1820 Alexander Hoskins.....

1820 Dame Francis Ann Wilder

Found Reports of cases in Chancery, argued and determined in the Rolls ..., Volume 26,

Pages 90-94 of the pdf version of the book

This part is more interesting as it is legible and refers to the Thurrock mill.

After the death of Sir Francis J. Wilder, William Phillips (the father of Lady Wilder), made his will, dated in 1828, whereby he devised his **windmill and lands at West Thurrock** to his daughter Lady Wilder for life, "and after her decease, unto and amongst the children of the said Dame *Frances Anne Wilder* and their respective heirs, executors, administrators and assigns in equal shares, as tenants in common, and to be interests vested in them respectively, on or at the like ages, days and times, and with the like benefit of survivorship and accruer between them, and with the like provision for their maintenance, education and advancement, and in like manner, in all other respects, so far as the nature of the property and the difference of tenure will permit, as the said children are or shall be entitled to the estate of Sir Francis Wilder, their late father, under the dispositions and limitations contained in his will."



1820 Samuel Hammond

Neighbour Carpenter

Upminster House, built by **Samuel Hammond** in the 1790s for Elizabeth Fries (d. 1807) as a girls school, continued for many years. It was conducted 1848 to 1875 by Elizabeth Attwell who enlarged it twice; it closed in 1878. In 1912 the house, then known as Hill House, was being used as a kindergarten but this had closed by 1929. Another school existed in the house in the 1930s; in the 1950s and 1960s it was occupied by Minster House School. (Adjacent to 'The Old Chapel')

1804 Marriage entry :- Samuel Hammond to Elizabeth Nokes, Upminster
<http://freepages.genealogy.rootsweb.ancestry.com/~boydsindex/Boydsindexh.htm>

Samuel and William Hammond sat on the Courts Baron and have signed the Court Baron Book.

The main business of the court baron was the resolution of disputes involving a lord's free tenants within a single manor, to enforce the feudal services owed to the lord of the manor by his tenants...



1837 Rev George Clayton of Walworth

The **Rev. George Clayton**, pastor of the York Street Chapel Walworth for more than 50 years Gave sermon on The Great Exhibition 1851. Preaching at the York Street Chapel from 1820 at least

Inherited Gaynes Manor in 1839



1803 & 1820 & 1837

William Nokes d. 1847

London Gazette

Notice is hereby given, that the Partnership lately subsisting between the undersigned, James Nokes and William Nokes, of Upminster, in the County of Essex, Millers, has been dissolved.—Witness our hands this 29th day of May 1826.

James Nokes.

William Nokes, jun.

The National Archives

Will of William Nokes, Farmer of Upminster , Essex

Reference:PROB 11/2058/68

Description: Will of William Nokes, Farmer of Upminster , Essex

Date: 03 June 1847

Held by: The National Archives, Kew

Legal status: Public Record

James and William Nokes sat on the Courts Baron and have signed the Court Baron Book.

The main business of the court baron was the resolution of disputes involving a lord's free tenants within a single manor, to enforce the feudal services owed to the lord of the manor by his tenants,^L

James Nokes

- Reference:PROB 11/1891/89
- Description: Will of **James Nokes**, Miller and Farmer of Upminster , Essex
- Date: 21 February 1838
- Held by: The National Archives, Kew
- Legal status: Public Record



1820 1837 Robert Bousfield 4 Newington Place Kennington Rd - in County of Surrey
Newington Place (19thC) Name means - Part of Manor of Walworth

- Prerogative Court of Canterbury and related Probate Jurisdictions: Will Registers.
- Will of Robert Bousfield of No 4 Newington Place Kennington , Surrey.
 - Collection: Records of the Prerogative Court of Canterbury
 - Date range: 28 March 1855 - 28 March 1855
 - Reference:PROB 11/2207/364
 - Subjects:Wills and probate



1729 Sir Nathan Wright, 3rd Bt.

Sir Nathan **Wright**, 3rd Bt. is the son of [Sir Nathan Wright, 2nd Bt.](#) He married [Margaret Lawley](#), daughter of [Sir Francis Lawley, 2nd Bt.](#) and [Anne Whitmore](#).²

Dorothy Wright

Dorothy **Wright** is the daughter of [Sir Nathan Wright, 3rd Bt.](#) and [Margaret Lawley](#)

The **Wright Baronetcy**, of Cranham Hall in the County of Essex, was created in the Baronetage of England on 15 February 1661 for Benjamin Wright. The title became extinct on the death of the fourth Baronet in 1738.

Sir Benjamin Wright, 1st Baronet (d. 1706)
Sir Nathan Wright, 2nd Baronet (1661-1727)
Sir Nathan Wright, 3rd Baronet (1684-1737)
Sir Samuel Wright, 4th Baronet (died 1738)

=====
Sir Nathan Wright - Baronet, Cranham Hall. Mentioned in D/P 44/25/2 at Seax - Essex Archives Online dated 1726 - Feoffment to charitable uses (The gift of a fief to charitable use)
=====

A History of the parish PDF pages 119-121 use much the same wording as this indenture, the Deed of Exchange starts on page 111

D/DHt T282/13

Level: Item

Dates of Creation 12 February 1740

Scope and Content 13.Lease

Dame Margaret Wright widow of Sir Nathan Wright of Southall, Middx., her daughter Dorothy and Ann, Martin Wright, and Joseph Biscoe

Thomas Blake, of Croydon, esq.

Messuage called `Bridge-house', Upminster [5 seals, 3 arm. Az. 2 bars engr. arg. in chief 3 leopards' heads or. Wright]

D/DHt T282/13

Repository Essex Record Office

Level: Category Estate and Family records

Level: Fonds MISCELLANEOUS ESSEX RECORDS

Level: Sub-Fonds DEEDS

Level: Series Deeds of Upminster

Reference Code: D/DHt T282/13

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Scope and Content: 13.Lease

Dame Margaret Wright widow of Sir Nathan Wright of Southall, Middx., her daughter Dorothy and Ann, Martin Wright, and Joseph Biscoe

Thomas Blake, of Croydon, esq.

Messuage called `Bridge-house', Upminster [5 seals, 3 arm. Az. 2 bars engr. arg. in chief 3 leopards' heads or. Wright]

Date From: 1740

Date To: 1740

1837 Land area referred to in the indenture of 3rd November 1837 is described as:-

Abuts South upon the highway

West on land of Richard Newman Harding Newman

North on Upminster Hall Lands

East on lane leading to Upminster Hall

All are fenced except a small part abutting onto the land of Samuel Hammond

A summary of the legal agreements referred to in the Indenture Of 1837

1729 12th & 13th February

The parcels of land were surveyed and assured unto the use of **Thomas Blake** his heirs. etc for ever.

1729 10th March

All parcels of land including hereditaments and appurtenances sold by Sir Nathan Wright to **Joseph Biscoe**. on payment of £1,400. Leased for a term of 500 years

1751 12th June

All parcels of land sold by Thomas Blake **to Francis Capper** including hereditaments and appurtenances, on payment of £400, leased for a term of 600 years

1803 13th & 14th April

Richard Newman Harding Newman and Thomas Harding in whom the lease was then vested, conveyed and assured the parcels of land + hereditaments + appurtenances, unto the use of **James Nokes** his heirs... etc for ever.

1803 14th April

Joshua Todd, in whom the residue of the 500 years was vested, assigned the said residue to **William Nokes, and in trust for James Nokes**.

1820 3rd August

Alexander Hoskins, in whom the residue of the 600 years was then vested, assigned the said residue to **William Nokes, and in trust to James Nokes** his heirs..... etc

1820 Continued

The land + hereditaments, Engine House, Mill, Steam and buildings erected.. Buildings lately erected by James Nokes. Formerly in the occupation of William Nokes. Were purchased **by James Nokes** from Thomas Newman, paid for with a mortgage taken out with Robert Bousfield for the sum of £4,500 Together with the residue of the term of 500 years.

1826 29th May *excerpt from:- London Gazette*

Notice is hereby given, that the Partnership lately subsisting between the undersigned, James Nokes and William Nokes, of Upminster, in the County of Essex, Millers, has been dissolved.—Witness our hands this 29th day of May 1826.

James Nokes. William Nokes, jun.

1837 3rd November

To further clarify the agreement of 1820 above, William Nokes, at the request of James Nokes to sell assign and transfer The land + hereditaments, Engine House, Mill, Steam and buildings erected, Together with the residue of the terms of 500 years and 600 years. to Rev George Clayton Ownership retained by **James Nokes**. Mortgage with Robert Bousfield ended. New Mortgage taken out with George Clayton.

Note James Nokes made a Last Will and Testament 27 December 1837. He died soon after. The Will was Proved at London 21 February 1838 Within 3 months of this Indenture.