

Deeds and Indentures purchased at Auction by FOMA

February 2010

1. No 3 Dated 1597 in Latin

2. No 5 dated 1602 in Latin

3. 1622 Will ? of John Cooper of the City of Rochester Taylor, brother William Cooper of Frindsbury Yeoman, Thomas Cooper my late father.

4. Dated 22 March in the eight year of the reign of King James [1610-11]
John Langley of Frindsbury Carpenter £15 6s 8p paid by Henry Younge of Stroud Yeoman
Henry Younge and Gilbert Younge of Frindsbury Yeoman two and a half acres in Frindsbury known as Binbury
Dean & Chapter land to the west, Henry Younge land to the south, Thomas Cowper to the east and north to the other parcel of land known as Square.

5. Dated 10 Oct 1622 William Cooper of Frindsbury John Codd, Solomon Codd, John Leggett John Rowle Plus 3 other small documents in Latin possibly related to the above. Relating to Stood Mill

6. No 11. Dated 14 October 1622
Cooper to John Codd Dillywood Estate

7. No 12 Dated 20 September 1624
Messrs Cooper to Codd
John Cooper, George Cooper, Henry Cooper sons of Thomas Cooper late of Frindsbury Yeoman
All that messuage or Tenements two barnes one stable one lodge or outhouse one yarde one garden one orchard near to DillyWood
Names mentioned Edward Betts John Clarke William Goddens William Cooper Brethren of St Bartholomews

8. No 13 Dated 30 September 1624
Messrs Cooper to John Codd
William Cooper of FrindsburyYeoman

All that messuage or Tenements two barnes one stable one lodge or out house one
yarde one garden one orchard near to DillyWood

9. No 14 Dated 5 October 1639 Wilkinson to Codd

John Wilkinson of Longfield ? Gent Edward Wilkinson late of London Gent John Codd
of the City of Rochester Gent John ? of Rochester Barber [very fragile could not fully
open this one]

10. No 15 dated March 31 1658 John Codd to George Codd

John Codd of Leybourne Clerk only son of John Codd of Rochester Grocer ? of the
one part

George Codd of Kemsing Yeoman other part

Premises belonging to William Harper? In Frindsbury next to DillyWood and Higham

11. 2 deeds severely damaged

One ? Wood and his mother to Mr Attwater land in Strood and Cobham dated 1701
the other not legible.

12. Dated 18 July 1707

Assignment of Lease

Stephen Hulkes Baker of Strood and Juliano Cosar of Strood Apothacary

This lease was purchased by Mr Julian Cosar after he had made his will in 1704 and
made his wife?? who proved the said will in the prerogative of London 15
May 1712

13. Dated 4 Oct 1727

Copy of the Will of Mary Turner of Strood Widow

To my son Richard Tassel my part of Strood Mill

Several bequests

Her house and effects to Rev Mr Perfect Minister of the
Parish of Strood

14. Dated 8 April 1728 Lease Mr Attwater to Mr Low Lease for 11 years

William Atwater of Chatham Carpenter to Thomas Low of Strood

Kings Head presently occupied by Simon Rigglesworth on the south side of the High
Street of Strood

15. Dated 1 Dec 1729

Joseph Taylor Esq to Mr Hulkes and Mr Morley

Assignment of Mr Taylor's part of Strood Mill

Damaged

16. Dated 4 December 1741

Mr James Hulkes of Strood Baker and Mr Thomas Morley of Strood Baker
Articles of Agreement
Watermills in Strood

17. Dated 10 March 1742

Assignment of a Moiety of Watermill in Strood
Thomas Morley of Strood in the County of Kent Baker and George Cowland of
Frindsbury in the County of Kent Yeoman
Dean of Cathedral Nicholas Claggett
Joseph Taylor of Mark Lane London Esquire and William Scott of Strood Houes
Carpenter
James Hulkes

18. April 1750

Elizabeth Scott of Strood widow of William Scott House Carpenter late of Strood to
Henry Green
Names mentioned :- Henry Figges, Joseph King, Thomas Dolbin, Frances Russell
widow. Dean & Chapter
2 Messuages , Yards, Barksides, Garden and Buildings

19. Dated 15 April 1751 Assignment of Leasehold Tenants in Strood

Elizabeth Scott widow of William Scott House Carpenter of Strood to Henry Green

20. Dated 25 June 1777

Between William Twopeny of Rochester Gent & William Hardy of Chancery Lane
London to Henry Frederick of Strood Wheelwright
Assignment Absolute of a Dean & Chapter Tenements in Strood
Property & land Newark Strood
Large tear almost through the centre of the document

21. Dated 1 July 1777

Mr Henry Frederick Wheelwright of Strood to Mr Aaron Waddup Taylor and Draper
of Rochester
Newark in the parish of Strood messuages & tenements lately erected
Assignment of Leasehold Tenements in Strood on condition as a Security for one
hundred and fifty pounds and interest of 5£ percent

22. Dated 1 July 1777
Mr Henry Frederick Wheelwright of Strood to Mr Aaron Waddup of Rochester Taylor
and Draper
Bond for £150 Interest at 5£ percent secured also by mortgage

23. Dated 6 December 1778
Release of a Legacy of £600 payable out of freehold premises
Mr William West alias Day to Mr David Day

24. Dated 13 January 1782
Lease Edward Epine of Westminster to Isaac Wildash
Property ? in Chatham
In urgent need of conservation.. the mice have been at it !

25. Dated 24 June 1783
Mr Henry Frederick to Mr Thomas Hulkes
Assignment of Leasehold Tenements in Strood Absolute
Newark

26. Copy of Office Copy of the will of Isaac Wildash dated 15 November 1791 proved at
London 24 September 1792
Yew Tree House in Rainham Street Rainham
New built messuage etc in Moor Street Rainham
Other property in Rainham and Upchurch
To son-in-law Leonard Bartholomew of Addington Kent
£15000 Consolidated Bank Annuities
daughter Frances Bartholomew
£2500 to Mary and Frances Murton daughters of Richard & Mary Murton my niece
Rest to his daughter Dame Rebecca Twisden

27. Dated 8 August 1798
Absolute Assignment of Leasehold premises in Chatham held of St Bartholomews
Hospital
Dame Rebecca Twisden to Mr James Hulkes Brewer
Dame Rebecca Twisden of Jennings in the parish of Hunton in the County of Kent
Isaac Wildash of Chatham

28. Dated 13 February 1799 Lease of Little Hermitage and several Messuages Lands and
Premises in Frindsbury

David Day Esq. to Thomas Bentley and Jacob Ashley of Chatham Brewers and Carpenters

Land at Dally Wood and Cooks Farms 94 acres

Mansion Messuage etc called Little Hermitage

29. Dated 16 May 1800 Copy of the Act of Parliament for the Thames & Medway Canal

30. Dated 5 December 1801

Mr John Eggier to Mr Thomas Chaney

Assignment of Leasehold Premises in Saint Margaret

John Eggier of Chatham Leather Cutter & Carrier to Thomas Chaney of Chatham Baker

a] Indenture of Lease 30 April 1785 made or mentioned to be of St Bartholomew near the said Brethren of St Bartholomew and Thomas Dampier DD Dean of Cathedral and Governor of St Bartholomew

b] and Francis Steel Bond of Chatham Shop Keeper Martha Bond occupying premises 30 Nov 1780

c] Francis Steel Bond to John Eggier 23 May 1800 Charles Dadd occupant

31. Guardian Insurance Policy No 1224 Dated 27 January 1824

Mrs Penelope Hulkes of Tovil Place Maidstone Kent has insured James Hulkes for £3000

32. Bundle of letters /receipts to do with above Guardian Insurance policy

33. Dated 24 June 1826

James Hulkes Esq son to his mother Mrs Penelope Hulkes

Bond for payment of Annuity of £15 for life of Mrs Hulkes

34. Memorandum dated 28 Apr 1828

Signed by Edward Day Hulkes and James Hulkes referring to their mother Penelope Hulkes

35. Dated 6 May 1834 Lease of Garden and Fruit Land at Sole Street in Frindsbury

William Wylde Day Esq of West Hill Frindsbury to Robert Hayes of Frindsbury Yeoman

36. Dated 7 July 1842

Bond for securing £400 and Interest Henry Stephen Hulkes of Rochester to William W Day of Little Hermitage Frindsbury

37. Dated 6 July 1844

Letter of Ex.....? and Covenant

Miss Penelope Hulkes of Boxley Hall to Mrs Penelope Hulkes [her grandmother] of Little Hermitage Frindsbury

Names mentioned

Edward Thomas Day Hulkes deceased father of Penelope Hulkes and son of above Mrs Penelope Hulkes

James Hulkes son deceased c. 1836 father of James Hulkes grandson.

Hulkes Brewery Chatham

38. Dated 1844-1853

Blue envelope containing receipts for half yearly profits £390 of Brewery to Mr & Mrs Beauclerk's trustees

39. Dated 27 Sept 1853

Settlement on the marriage of William Alfred Swift Lt. 96th Regiment of Foot with Amelia Hulkes of Little Hermitage, Frindsbury [died 25 Oct 1879]

Policy of Assurance dated 27 Sep 1853 No 2638 with Royal Naval Military and East India Company Life Assurance Society £1000

Names mentioned James Hulkes Little Hermitage Frindsbury

Lawrence Henry Winckworth St Swithins Lane, City of London [died 12 Dec 1872]

Richard Levinge Swift Stone buildings Lincolns Inn Barrister at Law [died 11 Sep 1872]

Including Release dated 29 Nov 1882 of Arthur Delgano Mackay Swift to James Hullkes

George Octavious Swift Release 13 Dec 1887

Also mentioned Robert William Callingford Swift

These three being offspring of the marriage

40. Date 1869 Cleverly v Troughton Lots 1,3,5,6,7,and 8

Abstract of the title to freehold premises in West St, High St, Queen St, East Terrace and Bentley St, Gravesend.

Tierney C. Matthews 55 Lincoln Inn Fields W.C.

41. Dated Feb 1877 to April 1878

Incurred by Russel (Solicitor) for legal work carried out on behalf of James Hulkes

James Hulkes to J Howard Russel

Account of expenses incurred to do with legal work regarding South Eastern Railway

42. Dated 18 February 1878

Counterpart Lease of House and Land at Ash near Wrotham Kent and of right of Sporting

James Hulkes Esq to Mr C.S.Cadman

James Hulkes of Little Hermitage near Rochester in the County of Kent

Charles Shirley Cadman of 80 Findborough Road South Kensington Middlesex Whip Manufacturer

Pettings Situate at Ash near Wrotham

Witness ? 34 Bedford Row W C Solicitors Clerk

43. Dated 15 Feb 1879

Letter to Jas Hulkes Esq of Little Hermitage from Howard Russell Solicitor of 1 Wrotham Rd Gravesend receipt of cheque and reference to conveyance that may be obtained and mention of South Eastern ?

44. Dated 3 May 1879

Counterpart Lease of (Lacknuts) house and Orchard Garden Ground at Meopham in the County of Kent

Miss C Winckworth to Mr Robert Jeal

Commencing 29th Sep 1878

Term of Years 21

Expires 29th September 1899

Rent £30.

Miss Caroline Winckworth of 23 Upper Hamilton Terrace in Middlesex

Robert Jeal of South Street Cottage Meopham Kent

Land at Culverstone Green

Witness James Hulkes JP Little Hermitage Frindsbury

45. Dated 19 May 1879

The South Eastern Railway Company to James Hulkes Esq of Little Hermitage Frindsbury

Deed of Covenant for the production of Deeds relating to land in Higham

Together with correspondence [3 letters] a lease of Land dated 23 Dec 1858 the

South Eastern Railway to Mr Thomas Wyles of Stone House Farm Frindsbury for land

in Higham and a certificate of Exoneration dated 31 Oct 1878 the South Eastern

Railway Company

46. Dated 14 Feb 1882

Debenture of the Rochester and County Club receipt of £5 5s from James Hulkes

47. Dated 1882 -1887
Solicitors accounts relating to the Swift's Trust
Messrs Latter Willet of Bromley Kent see Item No 39

48. Dated 17 Aug 1886
Debenture of the Hundred of Hoo Cricket Club Receipt of £5 from James Hulkes

49. Dated 16 Sept 1889
Counterpart Lease of No 27 High Street in Milton next Gravesend in the County of Kent
Miss C Winckworth to Mr E Valentine
From Midsummer 1889
For years 21
Ending Midsummer 1910
Determinable by either party at 7 or 14 years
Rent £35 Lessor insures
Caroline Winckworth of the Little Hermitage near Rochester in the County of Kent
Ezechiele Valentine of 27 High Street Milton next Gravesend in the County of Kent
Witness George Clinch Solicitor Gravesend

50. Dated 1891 Black edged Envelope containing 4 items of correspondence from the Rev E.R.Sawley regarding dispute of Tithe apportionment at Ash next Ridley

51. Dated 28 Feb 1894 Receipt from C J G Hulkes sum of £35 8s 5d

52. The Executors of Thomas Hulkes Esq
Debt to John Gibbs
53. New Brompton, Gillingham, Kent Conveyance 1896. A handwritten Indenture by way of Conveyance dated 9 May 1896. The price paid was £195. The property in question is described as 26 May Road, New Brompton, Gillingham, Kent. There is a good plan endorsed on the Conveyance. Parties: James Brazier of New Brompton, Shipwright, William Lane of New Brompton, Writer, and Thomas Hibbard of Canterbury, Veterinary Surgeon (1) The Sheerness Permanent Benefit Building Society (2) and Sarah Brazier of New Brompton, Widow (3). Signed and sealed by: all parties.

The National Archives Ref. to Wills of people mentioned in these documents

PROB11/203 Will of Henry Younge of Cliffe 1648

PROB11/1223 Will of Isaac Wildash of Chatham 24 Sep 1792

PROB11/1816 Will of Dame Rebecca Twisden 1 May 1833 widow of Hunton dau of Isaac Wildash

PROB 11/952 Will of James Hulkes Gent Alderman of Strood 8 Nov 1769

PROB11/1085 Will of James Hulkes Baker Alderman of Strood 7 Dec 1781

PROB11/1441 Will of Thomas Hulkes Alderman of Strood 26 Apr 1806

PROB11/1680 Will of Edward Thomas Day Hulkes of Chatham 15 Jan 1824

PROB11/1681 Will of Thomas Edward Hulkes Gent of Rochester 28 Feb 1824

PROB11/1863 Will of James Hulkes of Frindsbury 3 Jun 1836

PROB11/1984 Will of Thomas William Hulkes Gent of Rochester 19 Aug 1843

PROB11/2073 Will of Penelope Hulkes Widow of Frindsbury 20 Apr 1848

PROB11/1630 Wwill of David Day of West Hill House near Rochester 21 Jun 1820

PROB11/1979 Will of William Wylde Day of Frindsbury 18 May 1843

PROB 11/1980 Will of David Hermitage Day Banker of Rochester 29 Jun 1843

PROB11/1544 Will of Aaron Waddup of Chatham Gent 1813

Mayors of Rochester

1626 – J.Codd

1637 – J Codd

1746 – J Hulkes

1767 – J Hulkes

1772 – J Hulkes

1781 J Hulkes

1797 – J Hulkes

1837 – W Wildash

Family Connections

Rebecca Wildash mar Sir Roger Twisden 6th Baronet 25 Jan 1779

James Hulkes son of James Hulkes & Jane Sarah mar Emma Sarah Winckworth dau of Lawrence Holker Winkworth & Mary at All Saints Frindsbury 11 Jun 1850

Penelope Jane Hulkes dau of James Hulkes & Jane Sarah mar Lawrence Henry Winckworth son of Lawrence Holker Winkworth & Mary at All Saints Frindsbury 11 Nov 1850

Caroline Winckworth was the dau of Lawrence Holker Winkworth & Mary

Amelia Hulkes dau of James Hulkes & Jane Sarah mar William Alfred Swift Lt in 96th Regt of Foot son of Richard Swift [Medical Dr] 28
Sep 1853 at All Saints Frindsbury.

Deeds and Indentures purchased at Auction by FOMA

February 2010

1. No 3 Dated 1597 in Latin

2. No 5 dated 1602 in Latin

3. 1622 Will ? of John Cooper of the City of Rochester Taylor, brother William Cooper of Frindsbury Yeoman, Thomas Cooper my late father.

4. Dated 22 March in the eight year of the reign of King James [1610-11]
John Langley of Frindsbury Carpenter £15 6s 8p paid by Henry Younge of Stroud Yeoman
Henry Younge and Gilbert Younge of Frindsbury Yeoman two and a half acres in Frindsbury known as Binbury
Dean & Chapter land to the west, Henry Younge land to the south, Thomas Cowper to the east and north to the other parcel of land known as Square.

5. Dated 10 Oct 1622 William Cooper of Frindsbury John Codd, Solomon Codd, John Leggett John Rowle Plus 3 other small documents in Latin possibly related to the above. Relating to Stood Mill

6. No 11. Dated 14 October 1622
Cooper to John Codd Dillywood Estate

7. No 12 Dated 20 September 1624
Messrs Cooper to Codd
John Cooper, George Cooper, Henry Cooper sons of Thomas Cooper late of Frindsbury Yeoman
All that messuage or Tenements two barnes one stable one lodge or outhouse one yarde one garden one orchard near to DillyWood
Names mentioned Edward Betts John Clarke William Goddens William Cooper Brethren of St Bartholomews

8. No 13 Dated 30 September 1624
Messrs Cooper to John Codd
William Cooper of FrindsburyYeoman

All that messuage or Tenements two barnes one stable one lodge or out house one
yarde one garden one orchard near to DillyWood

9. No 14 Dated 5 October 1639 Wilkinson to Codd

John Wilkinson of Longfield ? Gent Edward Wilkinson late of London Gent John Codd
of the City of Rochester Gent John ? of Rochester Barber [very fragile could not fully
open this one]

10. No 15 dated March 31 1658 John Codd to George Codd

John Codd of Leybourne Clerk only son of John Codd of Rochester Grocer ? of the
one part

George Codd of Kemsing Yeoman other part

Premises belonging to William Harper? In Frindsbury next to DillyWood and Higham

11. 2 deeds severely damaged

One ? Wood and his mother to Mr Attwater land in Strood and Cobham dated 1701
the other not legible.

12. Dated 18 July 1707

Assignment of Lease

Stephen Hulkes Baker of Strood and Juliano Cosar of Strood Apothacary

This lease was purchased by Mr Julian Cosar after he had made his will in 1704 and
made his wife?? who proved the said will in the prerogative of London 15
May 1712

13. Dated 4 Oct 1727

Copy of the Will of Mary Turner of Strood Widow

To my son Richard Tassel my part of Strood Mill

Several bequests

Her house and effects to Rev Mr Perfect Minister of the
Parish of Strood

14. Dated 8 April 1728 Lease Mr Attwater to Mr Low Lease for 11 years

William Atwater of Chatham Carpenter to Thomas Low of Strood

Kings Head presently occupied by Simon Rigglesworth on the south side of the High
Street of Strood

15. Dated 1 Dec 1729

Joseph Taylor Esq to Mr Hulkes and Mr Morley

Assignment of Mr Taylor's part of Strood Mill

Damaged

16. Dated 4 December 1741

Mr James Hulkes of Strood Baker and Mr Thomas Morley of Strood Baker
Articles of Agreement
Watermills in Strood

17. Dated 10 March 1742

Assignment of a Moiety of Watermill in Strood
Thomas Morley of Strood in the County of Kent Baker and George Cowland of
Frindsbury in the County of Kent Yeoman
Dean of Cathedral Nicholas Claggett
Joseph Taylor of Mark Lane London Esquire and William Scott of Strood Houes
Carpenter
James Hulkes

18. April 1750

Elizabeth Scott of Strood widow of William Scott House Carpenter late of Strood to
Henry Green
Names mentioned :- Henry Figges, Joseph King, Thomas Dolbin, Frances Russell
widow. Dean & Chapter
2 Messuages , Yards, Barksides, Garden and Buildings

19. Dated 15 April 1751 Assignment of Leasehold Tenants in Strood

Elizabeth Scott widow of William Scott House Carpenter of Strood to Henry Green

20. Dated 25 June 1777

Between William Twopeny of Rochester Gent & William Hardy of Chancery Lane
London to Henry Frederick of Strood Wheelwright
Assignment Absolute of a Dean & Chapter Tenements in Strood
Property & land Newark Strood
Large tear almost through the centre of the document

21. Dated 1 July 1777

Mr Henry Frederick Wheelwright of Strood to Mr Aaron Waddup Taylor and Draper
of Rochester
Newark in the parish of Strood messuages & tenements lately erected
Assignment of Leasehold Tenements in Strood on condition as a Security for one
hundred and fifty pounds and interest of 5£ percent

22. Dated 1 July 1777
Mr Henry Frederick Wheelwright of Strood to Mr Aaron Waddup of Rochester Taylor
and Draper
Bond for £150 Interest at 5£ percent secured also by mortgage

23. Dated 6 December 1778
Release of a Legacy of £600 payable out of freehold premises
Mr William West alias Day to Mr David Day

24. Dated 13 January 1782
Lease Edward Epine of Westminster to Isaac Wildash
Property ? in Chatham
In urgent need of conservation.. the mice have been at it !

25. Dated 24 June 1783
Mr Henry Frederick to Mr Thomas Hulkes
Assignment of Leasehold Tenements in Strood Absolute
Newark

26. Copy of Office Copy of the will of Isaac Wildash dated 15 November 1791 proved at
London 24 September 1792
Yew Tree House in Rainham Street Rainham
New built messuage etc in Moor Street Rainham
Other property in Rainham and Upchurch
To son-in-law Leonard Bartholomew of Addington Kent
£15000 Consolidated Bank Annuities
daughter Frances Bartholomew
£2500 to Mary and Frances Murton daughters of Richard & Mary Murton my niece
Rest to his daughter Dame Rebecca Twisden

27. Dated 8 August 1798
Absolute Assignment of Leasehold premises in Chatham held of St Bartholomews
Hospital
Dame Rebecca Twisden to Mr James Hulkes Brewer
Dame Rebecca Twisden of Jennings in the parish of Hunton in the County of Kent
Isaac Wildash of Chatham

28. Dated 13 February 1799 Lease of Little Hermitage and several Messuages Lands and
Premises in Frindsbury

David Day Esq. to Thomas Bentley and Jacob Ashley of Chatham Brewers and
Carpenters

Land at Dally Wood and Cooks Farms 94 acres

Mansion Messuage etc called Little Hermitage

29. Dated 16 May 1800 Copy of the Act of Parliament for the Thames & Medway Canal

30. Dated 5 December 1801

Mr John Eggier to Mr Thomas Chaney

Assignment of Leasehold Premises in Saint Margaret

John Eggier of Chatham Leather Cutter & Carrier to Thomas Chaney of Chatham

Baker

a] Indenture of Lease 30 April 1785 made or mentioned to be of St
Bartholomew near the said Brethren of St Bartholomew and Thomas
Dampier DD Dean of Cathedral and Governor of St Bartholomew

b] and Francis Steel Bond of Chatham Shop Keeper Martha Bond occupying
premises 30 Nov 1780

c] Francis Steel Bond to John Eggier 23 May 1800 Charles Dadd occupant

31. Guardian Insurance Policy No 1224 Dated 27 January 1824

Mrs Penelope Hulkes of Tovil Place Maidstone Kent has insured James Hulkes for
£3000

32. Bundle of letters /receipts to do with above Guardian Insurance policy

33. Dated 24 June 1826

James Hulkes Esq son to his mother Mrs Penelope Hulkes

Bond for payment of Annuity of £15 for life of Mrs Hulkes

34. Memorandum dated 28 Apr 1828

Signed by Edward Day Hulkes and James Hulkes referring to their mother Penelope
Hulkes

35. Dated 6 May 1834 Lease of Garden and Fruit Land at Sole Street in Frindsbury

William Wylde Day Esq of West Hill Frindsbury to Robert Hayes of Frindsbury Yeoman

36. Dated 7 July 1842

Bond for securing £400 and Interest Henry Stephen Hulkes of Rochester to William W Day of Little Hermitage Frindsbury

37. Dated 6 July 1844

Letter of Ex.....? and Covenant

Miss Penelope Hulkes of Boxley Hall to Mrs Penelope Hulkes [her grandmother] of Little Hermitage Frindsbury

Names mentioned

Edward Thomas Day Hulkes deceased father of Penelope Hulkes and son of above Mrs Penelope Hulkes

James Hulkes son deceased c. 1836 father of James Hulkes grandson.

Hulkes Brewery Chatham

38. Dated 1844-1853

Blue envelope containing receipts for half yearly profits £390 of Brewery to Mr & Mrs Beauclerk's trustees

39. Dated 27 Sept 1853

Settlement on the marriage of William Alfred Swift Lt. 96th Regiment of Foot with Amelia Hulkes of Little Hermitage, Frindsbury [died 25 Oct 1879]

Policy of Assurance dated 27 Sep 1853 No 2638 with Royal Naval Military and East India Company Life Assurance Society £1000

Names mentioned James Hulkes Little Hermitage Frindsbury

Lawrence Henry Winckworth St Swithins Lane, City of London [died 12 Dec 1872]

Richard Levinge Swift Stone buildings Lincolns Inn Barrister at Law [died 11 Sep 1872]

Including Release dated 29 Nov 1882 of Arthur Delgano Mackay Swift to James Hullkes

George Octavious Swift Release 13 Dec 1887

Also mentioned Robert William Callingford Swift

These three being offspring of the marriage

40. Date 1869 Cleverly v Troughton Lots 1,3,5,6,7,and 8

Abstract of the title to freehold premises in West St, High St, Queen St, East Terrace and Bentley St, Gravesend.

Tierney C. Matthews 55 Lincoln Inn Fields W.C.

41. Dated Feb 1877 to April 1878

Incurred by Russel (Solicitor) for legal work carried out on behalf of James Hulkes

James Hulkes to J Howard Russel

Account of expenses incurred to do with legal work regarding South Eastern Railway

42. Dated 18 February 1878

Counterpart Lease of House and Land at Ash near Wrotham Kent and of right of Sporting

James Hulkes Esq to Mr C.S.Cadman

James Hulkes of Little Hermitage near Rochester in the County of Kent

Charles Shirley Cadman of 80 Findborough Road South Kensington Middlesex Whip Manufacturer

Pettings Situate at Ash near Wrotham

Witness ? 34 Bedford Row W C Solicitors Clerk

43. Dated 15 Feb 1879

Letter to Jas Hulkes Esq of Little Hermitage from Howard Russell Solicitor of 1 Wrotham Rd Gravesend receipt of cheque and reference to conveyance that may be obtained and mention of South Eastern ?

44. Dated 3 May 1879

Counterpart Lease of (Lacknuts) house and Orchard Garden Ground at Meopham in the County of Kent

Miss C Winckworth to Mr Robert Jeal

Commencing 29th Sep 1878

Term of Years 21

Expires 29th September 1899

Rent £30.

Miss Caroline Winckworth of 23 Upper Hamilton Terrace in Middlesex

Robert Jeal of South Street Cottage Meopham Kent

Land at Culverstone Green

Witness James Hulkes JP Little Hermitage Frindsbury

45. Dated 19 May 1879

The South Eastern Railway Company to James Hulkes Esq of Little Hermitage Frindsbury

Deed of Covenant for the production of Deeds relating to land in Higham

Together with correspondence [3 letters] a lease of Land dated 23 Dec 1858 the South Eastern Railway to Mr Thomas Wyles of Stone House Farm Frindsbury for land in Higham and a certificate of Exoneration dated 31 Oct 1878 the South Eastern Railway Company

46. Dated 14 Feb 1882

Debenture of the Rochester and County Club receipt of £5 5s from James Hulkes

47. Dated 1882 -1887
Solicitors accounts relating to the Swift's Trust
Messrs Latter Willet of Bromley Kent see Item No 39

48. Dated 17 Aug 1886
Debenture of the Hundred of Hoo Cricket Club Receipt of £5 from James Hulkes

49. Dated 16 Sept 1889
Counterpart Lease of No 27 High Street in Milton next Gravesend in the County of Kent
Miss C Winckworth to Mr E Valentine
From Midsummer 1889
For years 21
Ending Midsummer 1910
Determinable by either party at 7 or 14 years
Rent £35 Lessor insures
Caroline Winckworth of the Little Hermitage near Rochester in the County of Kent
Ezechiele Valentine of 27 High Street Milton next Gravesend in the County of Kent
Witness George Clinch Solicitor Gravesend

50. Dated 1891 Black edged Envelope containing 4 items of correspondence from the Rev E.R.Sawley regarding dispute of Tithe apportionment at Ash next Ridley

51. Dated 28 Feb 1894 Receipt from C J G Hulkes sum of £35 8s 5d

52. The Executors of Thomas Hulkes Esq
Debt to John Gibbs
53. New Brompton, Gillingham, Kent Conveyance 1896. A handwritten Indenture by way of Conveyance dated 9 May 1896. The price paid was £195. The property in question is described as 26 May Road, New Brompton, Gillingham, Kent. There is a good plan endorsed on the Conveyance. Parties: James Brazier of New Brompton, Shipwright, William Lane of New Brompton, Writer, and Thomas Hibbard of Canterbury, Veterinary Surgeon (1) The Sheerness Permanent Benefit Building Society (2) and Sarah Brazier of New Brompton, Widow (3). Signed and sealed by: all parties.

The National Archives Ref. to Wills of people mentioned in these documents

PROB11/203 Will of Henry Younge of Cliffe 1648

PROB11/1223 Will of Isaac Wildash of Chatham 24 Sep 1792

PROB11/1816 Will of Dame Rebecca Twisden 1 May 1833 widow of Hunton dau of Isaac Wildash

PROB 11/952 Will of James Hulkes Gent Alderman of Strood 8 Nov 1769

PROB11/1085 Will of James Hulkes Baker Alderman of Strood 7 Dec 1781

PROB11/1441 Will of Thomas Hulkes Alderman of Strood 26 Apr 1806

PROB11/1680 Will of Edward Thomas Day Hulkes of Chatham 15 Jan 1824

PROB11/1681 Will of Thomas Edward Hulkes Gent of Rochester 28 Feb 1824

PROB11/1863 Will of James Hulkes of Frindsbury 3 Jun 1836

PROB11/1984 Will of Thomas William Hulkes Gent of Rochester 19 Aug 1843

PROB11/2073 Will of Penelope Hulkes Widow of Frindsbury 20 Apr 1848

PROB11/1630 Wwill of David Day of West Hill House near Rochester 21 Jun 1820

PROB11/1979 Will of William Wylde Day of Frindsbury 18 May 1843

PROB 11/1980 Will of David Hermitage Day Banker of Rochester 29 Jun 1843

PROB11/1544 Will of Aaron Waddup of Chatham Gent 1813

Mayors of Rochester

1626 – J.Codd

1637 – J Codd

1746 – J Hulkes

1767 – J Hulkes

1772 – J Hulkes

1781 J Hulkes

1797 – J Hulkes

1837 – W Wildash

Family Connections

Rebecca Wildash mar Sir Roger Twisden 6th Baronet 25 Jan 1779

James Hulkes son of James Hulkes & Jane Sarah mar Emma Sarah Winckworth dau of Lawrence Holker Winkworth & Mary at All Saints Frindsbury 11 Jun 1850

Penelope Jane Hulkes dau of James Hulkes & Jane Sarah mar Lawrence Henry Winckworth son of Lawrence Holker Winkworth & Mary at All Saints Frindsbury 11 Nov 1850

Caroline Winckworth was the dau of Lawrence Holker Winkworth & Mary

Amelia Hulkes dau of James Hulkes & Jane Sarah mar William Alfred Swift Lt in 96th Regt of Foot son of Richard Swift [Medical Dr] 28
Sep 1853 at All Saints Frindsbury.

FOMA: Miscellaneous Deeds**DE1209**

This collection consists of documents purchased at various times by FOMA, for deposit at Medway Archives.

(Artificial collection: accruing)

DE1209/1 Accession no 1254 (NB transcript available under same ref no).

DE1209/2 accession 1266.

DE1209/3 accession 1295; DE1209/4 acc1338

- | | | | |
|-----------------|----|---|------|
| DE1209/1 | 1 | Ann Jeffery of Rosherville near Gravesend, Kent widow;
George Jeffery of Maidstone, gent; and Thomas Selly and
Silas Norton, both of West Malling, gents ,devises in trust for
the executors of James Gardiner Jeffery late of Yalding, Kent,
esq, deceased. | 1848 |
| | 2 | George Edward Houghton of New Brompton, [Kent], butcher | |
| | 3 | James Wickenden of Lambeth, co.Surrey, carpenter
<i>Conveyance</i> of a piece of land or ground being part of a field , late
meadow now arable called <u>Fox Meadow</u> , part of Brittins or
<u>Brittons Farm</u> lying in the parish of Gillingham.
Plan annexed. Schedule of deeds attached [1807-1847].
Date: 10 October 1848
Consideration: £44
<i>(On dorse: a memorandum of conveyance by G E Houghton to J
Woodger of a portion of the aforementioned land 7 May 1851)</i>
<i>1 parchment doc</i> | |
| | /2 | 1 James Brazier of New Brompton, co Kent, shipwright diver;
George W Lane of New Brompton, dockyard writer and
Thomas Hibbard of New Brompton, veterinary surgeon
2 The Sheerness Permanent Benefit Building Society
3 Sarah Brazier of New Brompton, co Kent, widow
<i>Conveyance</i> of a parcel of land at New Brompton, par. Gillingham,
north of May Rd. Measuring 100 x 14 feet. [Plan annexed]
Date: 9 May 1896 Consideration: £195
<i>1 doc</i> | 1896 |
| | /3 | <i>Sales particulars</i> for house and shop at 1 King St, Troy Town,
<u>Rochester</u> . Feb 1893
<i>2 pp</i> | 1893 |
| | /4 | 1 William Jefferys of Chatham, gent
2 Richard Pemble of Chatham, house-carpenter
<i>Lease</i> of property on or near the Brook or Smithfield Bank,
Chatham, with messuages, workshop and outhouses currently in
the possession of Richard Pemble and William Burnell
Term: 27 years Rent: £52 10s
Date: 22 June 1820
<i>1 parchment</i> | 1820 |

FOMA: Miscellaneous Deeds

DE1209