

CADSDEN HOUSE



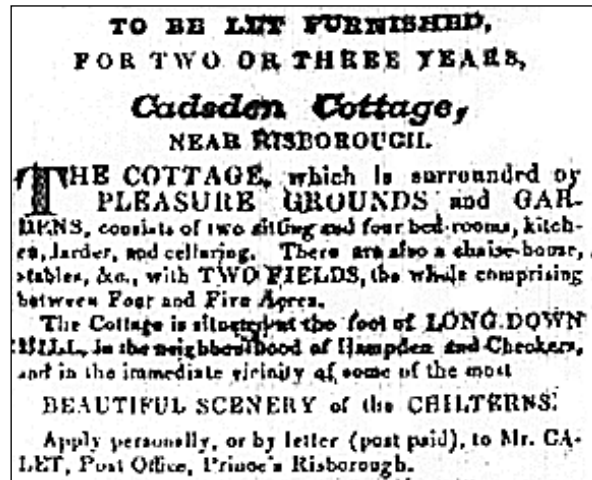
Notes on Transactions 1832 – 1949
With an account of The Chiltern Hills Healtheries Company

Sandy Macfarlane

Cadsden House

Various References and Sale Indentures 1832 – 1949
Including an account of The Chiltern Hills Healtheries Company

1832



Bucks Herald 2nd June 1832

1845

15th July: Indenture of mortgage between Thomas Hookham of the 1st part, John Walls and William Meredith Browne of the 2nd part and Charles John Bythesea Brome of the 3rd part. No detail: quoted in 1889 Indenture.

1851

2nd & 29th May: Advertisement similar to above, mentioning railway at Aylesbury, in the *Daily News* (begun by Dickens in 1846, eventually became the *News Chronicle* that closed in 1960)

1866

15th August: Indenture of transfer of mortgage between said Charles John Bythesea Brome of the 1st part, said Thomas Hookham of the 2nd part and John Mitchell of the 3rd part. As above.

1876

26th June: Indenture of Conveyance and Assignment between Henry Ludlam William Seabrook and William Vokins of the one part and William Henry Herbert of the other part. As above.

1880

21st February: Indenture of Conveyance and mortgage between said William Henry Herbert of the one part and John Whittingham Margetts of the other part. As above

1881

28th September: Indenture of Conveyance and Assignment between said William Henry Herbert of the one part and said John Whittingham Margetts of the other part.

29th September: Indenture of Mortgage between said John Whittingham Margetts of the one part and George Wilson of the other part. As above

1884

30th December: Agreement between said John Whittingham Margetts (the Vendor) and Thomas Samuel Cogdon of 9, Portland Road, Finsbury Park, chronometer maker, as Trustee and Agent for the Company to be known as The Chiltern Hills Healtheries Company Limited and having for its objects among other things the acquisition of the business and goodwill of a Boarding House carried on by said [JWM] at Cadesdean House and all or any of the real and personal property belonging to said [JWM] in connection with the said business.

Abstract: All that freehold land with the messuages and tenements thereon erected and known as 'Cadesdean', amounting to 14 acres, two roods, thirteen poles, and all the goodwill and all the furniture, fixtures and household effects connected with such establishment except the paintings and pictures belonging to the Vendor, for the consideration of £5,500 as to £5,000 in cash and 100 fully paid up shares in the Company, numbered 1 – 100 inclusive. The purchase shall be completed on the 24th June next. If the purchase is not completed on that day the Company shall pay interest on £5,000 at £5% per annum from that day until completion.

[A complete schedule of furnishings and property was attached, not yet copied, for six bedrooms, hall, staircase and anteroom, morning room or study, dining room, drawing room, kitchen, outhouses, and various items including a four wheel carriage and a fowl house and dog kennel, both on wheels.]

1885

16th October: Amendments to foregoing agreement and another of 23rd June 1885. Payment now to be made in six instalments:

Two quarterly payments of £500 in December 1885 and March 1886
 £1400 after six months notice
 £500 fully paid up shares in the Company
 Two quarterly payments of £1000 in or before June and December 1886
 £600 on or before 25th March 1887.

1886

24th December (1): Indenture of Reconveyance and a Reassignment between said George Wilson [party to 1881 mortgage] of the one part and John Whittingham Margetts of the other part.

24th December (2): Indenture of Conveyance and Assignment between said John Whittingham Margetts of the one part and The Chiltern Hills Healtheries ... [next line illegible] said Chiltern Hills Healtheries Company ... Enlargement of a Term of Years [remaining words illegible]

24th December (3): Indenture of Mortgage between said Chiltern Hills Healtheries Company Limited of the 1st part, William Parker Thomas Parsons George Waller William Robert Cogdon and George Hooper Stone of the 2nd part and The Bucks Land and Building Company Limited of the 3rd part.

1887

19th November: sale of 'The Healtheries', aka Cadsden House, consequent on voluntary liquidation of The Chiltern Hills Healtheries Company on 2nd March 1887

BUCKS.

Particulars, with Conditions of Sale,
OF A DELIGHTFULLY-SITUATE

**BRICK & TILED FREEHOLD
RESIDENCE,**
2 KITCHEN GARDENS, GARDENER'S COTTAGE,
AND INCLOSURES OF

ARABLE AND PASTURE LAND,
Containing about 14½ ACRES, distinguished as
“THE HEALTHERIES;”
Situate at CATSDEN, MONKS RISBOROUGH, in the County of Buckingham,
WHICH WILL BE SOLD BY AUCTION, BY

MUMFORD & BOND,

AT THE
GEORGE HOTEL, AYLESBURY,
On *SATURDAY, November 19th, 1887,*
At Three o'clock precisely, in 8 Lots, by direction of the Mortgagee.

A previous inspection may be obtained by applying on the Premises.

For further Particulars apply to Messrs. Horwood and James, Solicitors,
Aylesbury; or to the Auctioneers, Brill and Thame.

J. HEARD, PRINTER, MARKET PLACE, THAME.

Lot 1: Residence containing Entrance Hall, Dining and Drawing Rooms, Library, Housekeeper's Room, Kitchen, Scullery, Pantry, 6 Bedrooms, 3 Attics and w.c. Convenient Out offices, Stabling for 2 horses, Coach House and other buildings; also 2 kitchen gardens, a gardener's cottage and 9a. 1r. 37p of arable and pasture land.

Lot 2: Inclosure of freehold pasture land known as Smith's Close, 2a. 3r. 23p.
[Purchased by Charles Green of North Lee, Bucks for £125. See also 1897]

Lot 3: Brick built and thatched cottage and outbuildings and an inclosure of arable land, 2a. 0r. 31p. adjoining Lot 1, copyhold of Manor of Monks Risborough.

NB: The Conditions for this and the following sale refer to Title as to part commencing with an Indenture dated 21st November 1705. This document is lost.

1889

6 August: Indenture between Thomas Parsons, Esq. and his mortgagees to F. W. Darby, Esq.

Frederick Broad White of No. 98 Portsdown Road, Paddington, Middlesex, surgeon, Julian Macfarquhar James of Aylesbury, Gentleman, (the mortgagees) of the 1st part
 Thomas Parsons of Princes Risborough, Esq. (the vendor) of the 2nd part
 Frederick Wilkins [this is an error for William. See 1923 Indenture] Darby, Esq. of North Wing, Derby (the purchaser)

Consequent on an Indenture 16 February 1888 between Thomas Parsons and the aforesaid mortgagees subject to redemption of £1,137. 10s., the consideration of £1,500 in all was shared as £1,137. 10s to mortgagees, £362. 10s to vendor.

All that messuage or dwelling house with cottage, stables and outbuildings, gardens, yard, several pieces of orchard and meadow land, comprising five acres or thereabouts known as Cadsdean House, otherwise Cadesdene, Caedsdene or Cattsdean, formerly in the occupation of Joseph Charles.

All that land adjoining and belonging to the cottage, by estimation one acre, formerly in the occupation of Joseph Charles

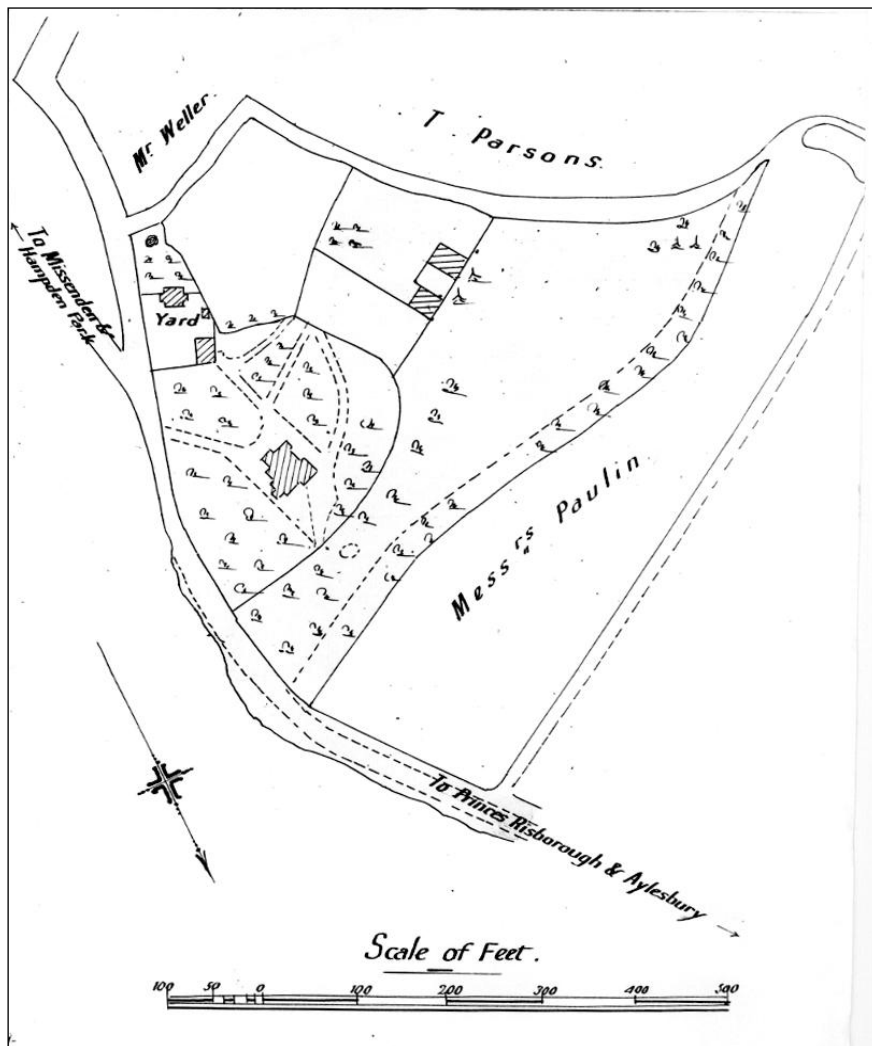
All those three acres of ground by estimation on Church Hill adjoining a baulk next to land now or late of William Reynolds on the South East, a common field called Rumborough on the North West and abutting on the common highway called London Way towards the North East and formerly in the possession or occupation of John Wildman (so much as was not taken by the Commissioners under the Act of Parliament for the Monks Risborough Enclosure)

All that plot of land on Church Hill containing Two acres 1 rood 35 perches, bounded on part of the North by old enclosure of John Blacknell on the remaining part of the north by an old enclosure of Thomas Hookham, on the East by the Missenden Road, on part of the South by an old enclosure of said Thomas Hookham, on the remaining part of the South by an old enclosure of Henry Baldwin the younger, and on the part of the West by land sold by the Commissioners to John Blackwell, together with the fences bounding the last described allotment on the East and West sides.

All that piece or parcel of land containing by estimation one acre bounded on front or North East by and adjoining other hereditaments and premises formerly of said Thomas Hookham, on North West by land now or late belonging to ... Cotterell, Esq., on rear or South West by land now or late belonging to Henry Baldwin, on South East by a close formerly belonging to Widow Welch and now belonging to said .. Cotterell

All that piece or parcel of land containing one rood or thereabouts purchased by said Thomas Hookham of Richard Baldwill [sic] and others together with the cottage or tenement erected thereon by said Thomas Hookham formerly in occupation of Henry Badhams [sic] and then or late of William Badhams [sic], all of which premises contain in the whole 5 acres 1 rood 30 perches.

NB: The above Indenture followed on a Sale on 24th May 1889, at which time the house was said to be 'built about ten years', presumably referring to extension when it became 'The Healtheries' rather than to rebuilding



Plan from 1889 Indenture

Messrs Paulin are possibly Stephen and Leonard Pauling, farmers and millers of Place and Parsonage Farms, Monks Risborough

1897

4 August: Conveyance by Mr. George Field of Woodend, Medmenham, Bucks, farmer, to Mr. Charles Green of Ellesborough, Bucks, farmer, for £20

Pasture land forming part of a piece or parcel of land called Church Hill close, two roods and ten poles or thereabouts situate at Catsdean, late in the occupation of Henry Baldwin and now of Charles Green, which were formerly known as "All that the site of a cottage or tenement situate at Catsdean which has lately fallen or been taken down together with the garden thereto belonging and which said cottage and garden were in the occupation of Henry Baldwin or his undertenants, containing two roods and ten "perches".

1929

9th July: Conveyance by Hugh James Barrow Darby Esq to Miss Mary Louisa Darby, spinster, 'in consideration of his natural love and affection'.

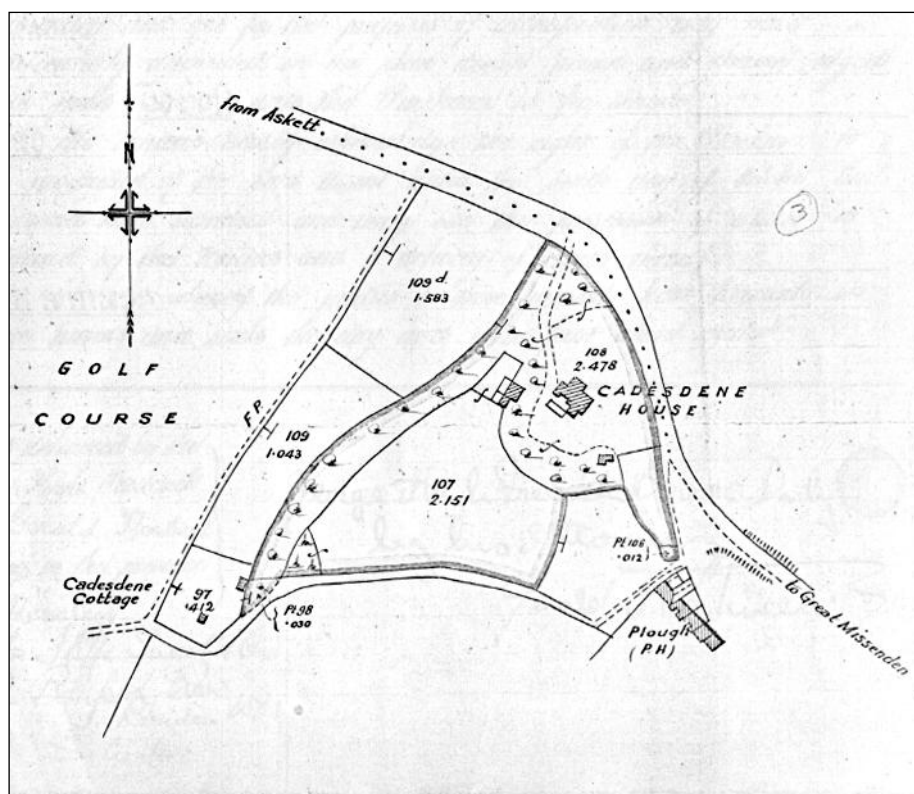
All that messuage or dwelling house with the Cottage, Stable and outbuildings and the gardens yard and several pieces of orchard and meadowland adjoining comprising Five acres or thereabouts known as Cadesdean House.

This document corrects the name ' Frederick Wilkins Darby' given in the 1889 Indenture to 'Frederick William Darby', and a plan identical to 1887

1938 (1)

16th June: Conveyance by Cdr George Hugh Frederick Barrow Darby of Cadesdene House, Jon David Aulay of 41 Gloucester Place, London, Esq. and Mary Edytha Louisa Darby of Flat 6, 18 Westbourne Street, London (the Vendors) of the one part and Constance Sarah Tighe (the purchaser) of the other part [as Trustees of the estate of Mary Louisa Barrow Darby]

In consideration of £2,800 All that messuage, etc formerly known as Cadesdean House but now known as Cadesdene House, being Nos 107 and 108 and part of Nos 98 and 106 on the 1921 Ordnance Survey, containing 4.671 acres or thereabouts, bounded on the North East by the road leading from Askett to Great Missenden.



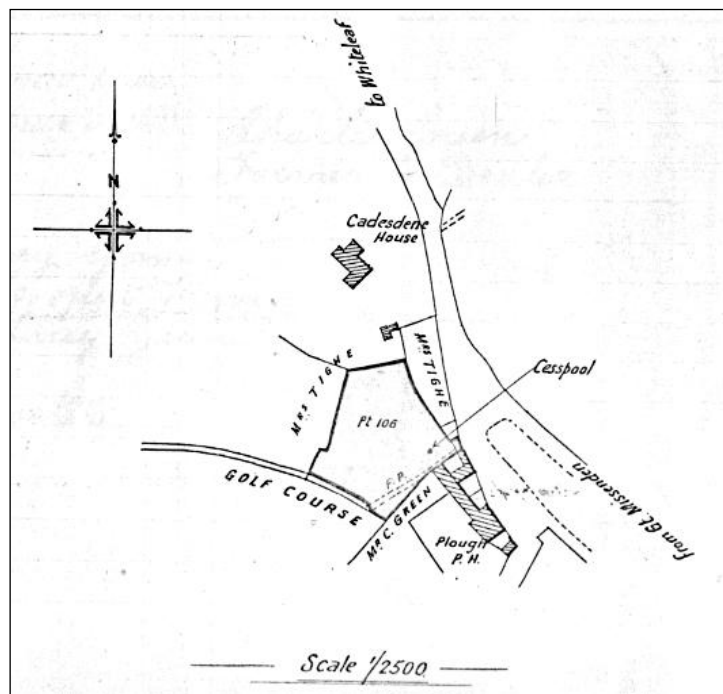
Plan attached to 1938 Indenture, giving areas
Thomas Hookham's Cottage is now Cadesdene House. It is not to be confused with what the plan calls Cadesdene Cottage. The 1922 O.S. calls this latter property Middle Cadsdean, as it is still known in 2004

1938 (2)

21st September: Conveyance by Charlie Green of Grymsdyke Farm, Lacey Green to Constance Sarah Tighe.

In consideration of £100, All that parcel of land at Cadesdene being part of Field No 106 on the 1921 Ordnance Survey containing two roods and thirty nine perches or thereabouts bounded on north west and east sides by property of the purchaser and on the south partly by property belonging to the vendor and partly by the Whiteleaf Golf Course, which said parcel was formerly known as "All that the site of a cottage or tenement situate at Catsdean which has lately fallen or been taken down together with the garden thereto belonging and which said cottage and garden were in the occupation of Henry Baldwin or his undertenants, containing two roods and ten "perches".

Except and reserving to the vendor full and free passage and running of water and soil as at present enjoyed from the said adjoining property of the vendor through the sewers or drains to the cesspool now in or on the property hereby conveyed. Acknowledging an assent dated 28th November 1936 between Daisy Crockett and Alfred Henry Grover of the one part and the vendor of the other.



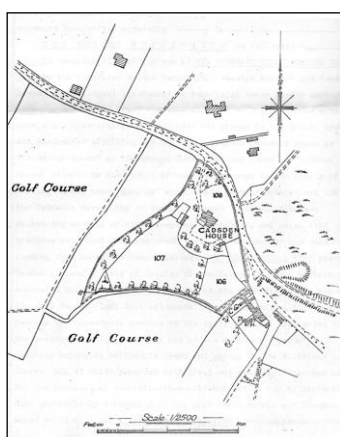
1938 Mr C Green to Mrs S Tighe: part of Field 106

1949


8th August 1949: Conveyance by Roger Bousfield Tighe of 29 Gloucester Avenue Regents Park London Accountant, the Vendor, and Elsie May Barratt of 1 Alexander Place London SW 7 the wife of Harry Barratt the Purchaser.

In consideration of £6,300: Firstly all that messuage, etc now known as Cadsden House and secondly all that parcel being part of Field 106 [as in previous conveyance between Charlie Green and Sarah Tighe, 1938].

The Vendor assigns unto the Purchaser all that right to development value ...



1949 R B Tighe to Mrs. E M Barratt

G	R
<p>The Attractive Small Country Residence</p> <h2 style="margin: 0;">CADSDEN HOUSE</h2> <p style="margin: 0;"><i>Monks Risborough, Bucks</i></p> <hr style="width: 20%; margin: 10px auto;"/> <p style="margin: 0;">Auction Sale on Monday, 27th June, 1949</p> <p style="margin: 0;"><small>(unless previously sold)</small></p> <div style="text-align: center; margin: 10px 0;">  </div> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%;"> <p><small><i>Solicitors:</i></small> Messrs. YOUNG, JACKSON, BEARD & KING, 2, Old Burlington Street, W. 1.</p> </div> <div style="width: 45%;"> <p><small><i>Auctioneers:</i></small> Messrs. R. E. GOSSLING & REDWAY, Market Place, Princes Risborough, Bucks, and at Chinnor, Oxon. Tel.: Princes Risborough 31.</p> </div> </div>	
G	R

The Chiltern Hills Healtheries Company

John Whittingham Margetts ran Cadesdean House, as he called it, as a Boarding House and it was presumably he who enlarged it from the modest house known to the Hookham family. In 1884 a group of businessmen saw in it an opportunity for investment and on the 2nd April 1885 The Chiltern Hills Healtheries Company was Incorporated as a Limited Company, number 21000. Its principal objects were:

1. To purchase or otherwise acquire the business and goodwill of the Boarding House carried on at Caedsdine House [sic]
2. To carry on and develop the said business and to establish and carry on [there] or elsewhere the business of a Hotel and Tavern keeper a Boarding house and Lodging house keeper and sanatorium and hydropathic establishment proprietors and any other similar businesses which can be conveniently on ... in connection with the above or any of them.
3. To buy sell and deal in comestibles Wines spirits beer and beverages of all kinds and any other commodities commonly sold by Licensed Victuallers or which may be required by any persons dealing with the Company.
4. To carry on all or any of ... Livery Stable Keepers Job Masters Carriers Carriage Cab and Omnibus Proprietors and Horse Dealers.
5. To provide Exhibitions Concerts Lectures and such other entertainments as may be deemed expedient and to provide Gardens Greenhouses and Grounds for recreation and amusement.

Plans accompanying the agreement entered into with John Margetts show that there was the intention to build a new house above the existing one, and to develop a children's playing field, cricket and tennis field to the south-southwest.

The Company's registered office was at 35 Stoke Newington Green, London. Capital of the Company was to be £25,000 divided into 5000 shares of £5 each and the original signatories, each taking a nominal single share, were:

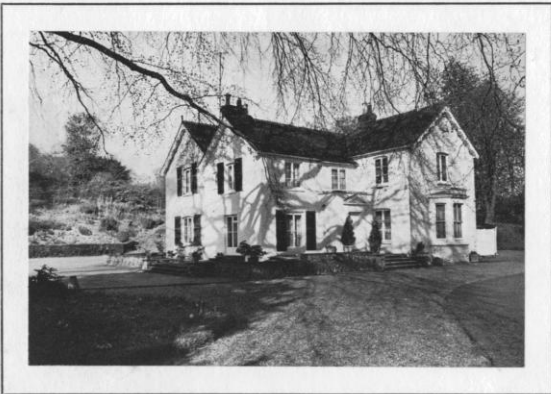
1. Thomas Parsons, Princes Risborough, brewer
2. William Parker, Tenterden House, Holloway, goldsmith
3. Stanley Banning, Nicholas House, Nicholas Lane, London, accountant
4. George John Walker, Lower Old Park House, Farnham, gentleman
5. William Robert Cogdon, 28 Budge Row, London, Watch manufacturer
6. William Thorold Lowdell, 9 St James' St, Bedford Row, London, architect
7. Sidney James Wilkinson, 11 Percy Villas, Upper Norwood, clerk

By the date of the first Ordinary General Meeting on 1st July 1886 two hundred and five shares had been taken up by a list including local notables such as Samuel Adcock, grocer (2), Henry Baldwin, timber merchant (4), Rev. Thomas Evetts of Monks Risborough (1), Thomas Parsons of Whiteleaf, brewer (80), his son, Thomas (20), Thomas Warren, surgeon (1) and George Weller of Amersham, brewer, who owned the nearby *Plough* public house (20).

The Company failed to prosper and on 10th February 1887 it was resolved that the Company be voluntarily wound up, its then Secretary, Richard Searle, being appointed liquidator. An official letter to the Registered Office, dated 24th January 1891, was returned as 'gone away' and the Notice of Dissolution to the same address dated 28th November 1905 was also returned as 'unknown'. The Company was finally dissolved by notice in the London Gazette dated 20th March 1906.

Plan taken from Sale Documents 2005

IN A BEAUTIFUL SHELTERED SETTING OF THE BUCKINGHAMSHIRE CHILTERNs



CADSDEN HOUSE
Near
PRINCES RISBOROUGH
BUCKINGHAMSHIRE

AN IMPOSING EARLY VICTORIAN
COUNTRY HOUSE
together with
VALUABLE PADDOCKS

In all about
FIVE ACRES

FREEHOLD FOR SALE BY AUCTION

RAFFETY

Note:

From Rex Kidd's file '19th C Wills'

Richard Loosley of Summerleys, a bachelor aet 83, buried 17 6 1816.

'a freehold close, called Catsden Close, purchased of Thomas Smith, 2a 1 yd 1 rood, in Monks Risborough, to William Loosley, son of brother William.