

The Rise of Henry Croasdill, from Linen-Draper in Georgian Canterbury to Lord of the Manor of Thanington.

Advertising bills discovered

David Shaw's blog entry of 18 September 2019, "Three Canterbury shopkeepers in 1792", djshaw.uk/three-canterbury-shopkeepers-in-1792 discusses the rare printed advertising bills unearthed by him in the collection of the Canterbury Cathedral Archives. In one of these H. Croasdill announces a recent delivery of "cheap and fashionable materials" for sale at his Linen Drapery Warehouse in Canterbury. As we shall see, Henry did rather better for himself and his family than this unpretentious advertisement implies.



Interior of a fashionable Linen Draper (Harding, Howell & Co) which traded in St. James from 1796.

Note the attentive, always male, assistants serving the mainly female customers.

The Repository of arts, literature, commerce, manufactures, fashions and politics (1809)
Public Domain

Henry learns a trade

Croasdill is an unusual name and the earliest appearance of it in the Kent births, marriages and deaths registers records the marriage of a Henry Croasdill in Thanington, on 3 May 1790, and in 1814 the death of a man of the same name in Thanington, aged 47. The narrative that follows assumes that this was the Canterbury Linen-Draper named on the advertising bill.

The surname, and its variations, was most common in the eighteenth century in an area 30 miles around Chipping in the valley of Croasdale, within the Forest of Bowland in Lancashire, and a Henry Croasdill, son of Henry, was baptised on 16 June 1765 in nearby St. Mary's Church, Gisburn, and this may have been our man. He seems to have escaped a life of rural poverty by setting off south, in his youth, to try to make his fortune. We can deduce from an advertisement in the Kentish Gazette of February 1788, see below, that around 1786 he arrived in the capital and found himself a job in Mayfair, as a junior assistant in the Linen-Draper's shop of a certain William Pryor, who according to the London Directory of 1783 was then trading at 121 New Bond Street. This prime shopping thoroughfare was named after Sir Thomas Bond, the main developer of the earlier Old Bond Street, and had been laid out north of Piccadilly in the 1720s. It was a fashionable street right

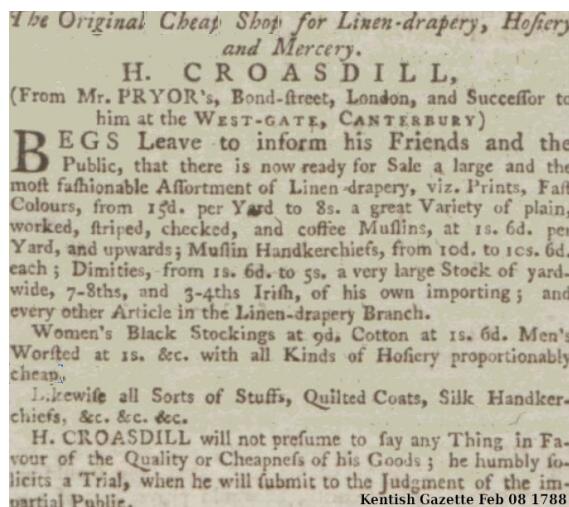
from the start. Tailors, drapers, hatters, wine merchants, booksellers and grocers, merchants of china, glass and guns by day, and from early evening a haunt of the “Bond Street Loungers”, clubbing and generally behaving badly. The floors above the shops were often rented out to important gentlemen, Lord Nelson's blue plaque is at 103, but Henry worked hard at 121, Monday to Saturday, 12 hours a day, for a pittance and probably lived in a garret high above the shop with the other shop assistants.

Henry gets his break

William Pryor apparently already had a second shop in Canterbury as, on 12th October 1787, he announced in an advertisement in the Kentish Gazette that he had engaged in “a more extensive line of business in London” and his “CHEAP SHOP (Plume of Feathers)” West-Gate Canterbury was to be closed. He “thanks his kind friends” for their generous support and announces he will be selling off his stock for “less than cost price”. Regarding his London shop he notes that he had moved from 121 New Bond Street to a more extensive shop at 96, and so would still welcome their business when they next took the coach to London.

That advertisement was aimed at the section of the Kentish Gazette readership which could afford the latest finery. Ready-made clothing was not common in the 18th century and fashionable ladies would travel to select their fabrics, trimmings and accessories, even as far as London, and later have them made up by a local seamstress on their return.

But it seems Mr. Pryor changed his mind about the Westgate shop sale, or just could not sell it, for we read in an advertisement four months later that the shop has a new proprietor.



“The Original Cheap Shop for Linen Drapery Hosiery and Mercery.

H. CROASDILL,

(From Mr. PRYOR'S, Bond Street, London and Successor to him at the Westgate, Canterbury)

BEGS leave to inform his Friends and Public, that there is now ready for Sale a large and the most fashionable assortment of linen drapery”

Kentish Gazette 8th February 1788.

Henry has arrived, and he will remain in the Canterbury area for the rest of his life.

The Westgate shop

Diverting for a while from the Croasdill family narrative there are clues in these advertisements as to where the drapers shop was precisely located. Eighteenth century maps and illustrations of this final stretch of the coaching road from London to Canterbury show that St. Dunstan's Street was packed with shops, inns and public houses, stretching from St. Dunstan's Church towards the West Gate as far as the 16th century twin arched bridge over the Stour (rebuilt 1829 with a single span).

This final stretch of the street near the bridge was known commonly as Westgate Street and here on the southern side there was a small island block of buildings, shown for example on the Andrews plan of 1768. There is strong circumstantial evidence that this riverside group of shops and dwellings, partly built on piles driven into the river bed, included the Croasdill linen-drapers.



Detail from "A Plan of the City of Canterbury"
J. Andrews & M. Wren 1768

The building in this island block which is most nearly "at the Westgate", as described in the advertisement of 1788, is shown in just a few illustrations of the area. For example the detail below from a Paul Sandby watercolour from about 1780 shows the Westgate viewed from the south-west along the river.



c. 1780 Paul Sandby detail from "The Westgate, Canterbury"
Yale Center for British Art - Public Domain

In this detail, the building at the centre, raised on piles just beyond the timber footbridge, is surely "at the Westgate" and likely to be the rear of Henry's Linen-Drapers shop. The footbridge leads across to a public privy sitting over the river and the building on the right is the important parchment works of John Southee. Animal skins are drying outside and the business may have

made use of the public urine supply from the handy privy as part of the standard soaking process needed to remove hair from the skins! A drawing by John Carter in 1793, looking along the river from the opposite direction, shows part of the shop's St. Dunstan's front elevation.

There were no footpaths around the Westgate at this time, the medieval city walls, though damaged, were still connected to the gateway towers as a relic of the medieval defensive structure. So all traffic and pedestrians crossing the bridge were compelled to pass through the narrow gate and this was not safe or convenient, particularly when coaches passed through at speed.

The Andrews map shows a lane between the lozenge shaped island of buildings on Westgate Street leading into what is now Westgate Grove, but another Sandby painting ("West Gate at Canterbury") of similar date shows that this lane was a low passageway through the contiguous line of buildings, on Westgate Street, with a dwelling above the passage. The passage led south west to the Cock Inn and further along the main Westgate watermill. On the opposite side of Westgate Street a line of shops extended from North Lane as far as the bridge.

A second indication of Croasdill's shop position is that the 1787 advertisement directs customers to find it "[At the Sign of the] Plume of Feathers". It is a well-known part of Canterbury history that Edward the Black Prince, in his will, directed that on the arrival of his corpse at Canterbury (which would be at the Westgate en route from London) his bier should be preceded by two armed chargers (horsemen) one representing war and the other peace. The latter was to carry a badge of ostrich plumes [bages des plumes d'ostruces]. *Willemont, T. Heraldic notices of Canterbury cathedral. 1827*

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It was at this time, 1376, and place (the Westgate of Canterbury) that the plume of three ostrich feathers, which is now the heraldic badge of the Prince of Wales, likely first became a public symbol. A shop at this exact place being signed with a Plume of Feathers is not then surprising, locals would know where that place was. Many taverns in England were subsequently also given this sign, including, one in Northgate, Canterbury mentioned in the Canterbury order book for 1692. The name is also of course an appropriate one for a draper, aiming to adopt the feathery fashions of Georgian Bond Street.



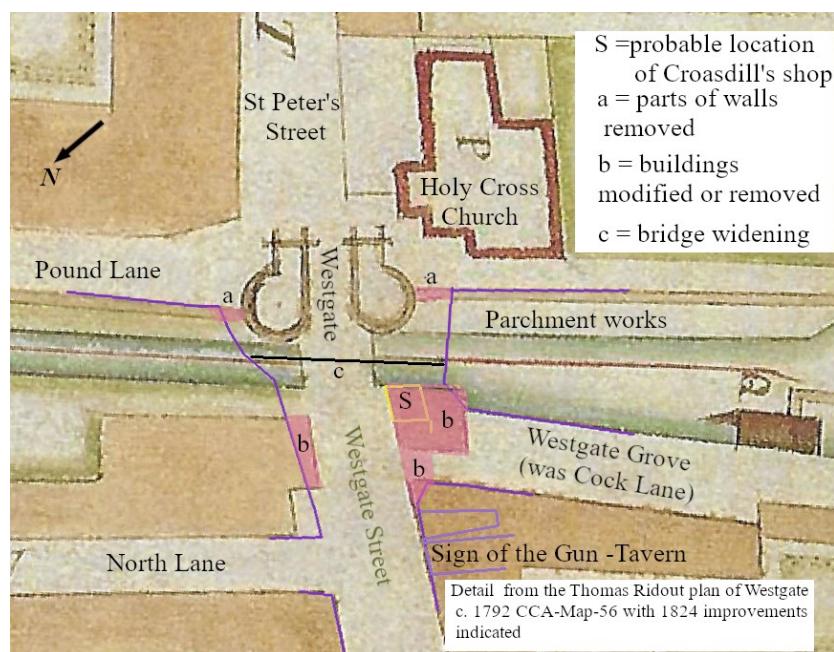
"High Change in Bond Street" Jams Gilray 1796
Public Domain

The Canterbury (Streets) Act of 1787 decreed the removal of protuberances of more than 9 inches from the frontage of buildings as they were considered an impediment to traffic so it is that time that most hanging signs, like that of our Plume of Feathers, were removed. It is no coincidence that the advertisement mentioned above, the last carrying that identifying name, was published in the year of the Act. There was another reason for using this name, it implied royal patronage. A competing linen drapers at 124 Bond Street, Webster and Hodgkinson, traded at the Sign of the Turks Head and Plume of Feathers, but their bills announced the actual patronage of the Prince of Wales. Something Henry Croasdill's premises in Canterbury could not claim.

The Westgate road improvements Act of 1824

Road improvements around the Westgate were defined in an 1824 Act of Parliament (GEORGII IV. REGIS. Cap lxxxviii) which, as well as requiring repairs to the turnpike road from St. Dunstan's Cross to Whitstable, also authorised essential changes to the highway from North Lane to the Westgate. This belated authorisation of the creation of footpaths around the Westgate, with road widening, involved demolishing sections of the medieval wall at the gateway and also taking some of the Holy Cross Church land.

The schedule to this Act explicitly lists the owners and occupiers of the seven properties in the Parish of Holy Cross Westgate to be affected and compensated. The shops on the north side of Westgate Street had their medieval frontages removed to make space for the footpath on that side and on the south side the endmost building listed in the 1824 Schedule as "A House and Shop belonging to Thomas Dean, and in the occupation of James Crouch" was the only one of the seven originally designated in the Act to be completely removed and this must be the one in the Sandby painting which most obstructed the improvements. In fact all buildings in that island site appear to have been removed entirely at that time, clearing the land from the West Gate right up to a new corner into a wider Westgate Grove, created by slicing off the front of the building, now trading as Café des Amis, but then owned by Thomas Dean, probably being his Boot and Shoe shop. This was now left as the nearest shop to the bridge.



*Detail from CCA-Map-56 by Thomas Ridout of Westgate ward, circa 1792.
Reproduced courtesy of the Chapter of Canterbury*

Annotated by the author with new road layout superimposed using the first OS series map of 1874.

This analysis leads to the third piece of circumstantial evidence of the shop location as Pigot's Directory of 1824 shows that James Crouch was trading there as a Tailor and Draper (before the demolitions). His shop by the Westgate (one of the twenty-one tailors and drapers then listed in Canterbury) was likely to have been the last incarnation of a long-established drapery business at that same location, following on from Croasdill forty years before him.

Henry moves ahead

Croasdill's Canterbury shop may have been labelled a "Cheap Shop" because it mainly featured items that were slightly out-of-fashion, likely unsold items from the smarter London shop, but perhaps the local clientele did not notice. Anyway owner William Pryor had returned to run his Warehouse in London (listed as proprietor there in *The London Directory of 1789*) but had handed over the reins of the Canterbury branch to the 23 year old Mr Croasdill, now fully-trained and obviously enterprising, who had been shipped down from New Bond Street for that purpose.

By 1791 a John Pryor, presumably a relative of William, is noted as the new proprietor of the London shop. *Wakefield's Directory 1791*.



A London linen-draper's assistant.

George Cruikshank 1839

Public Domain

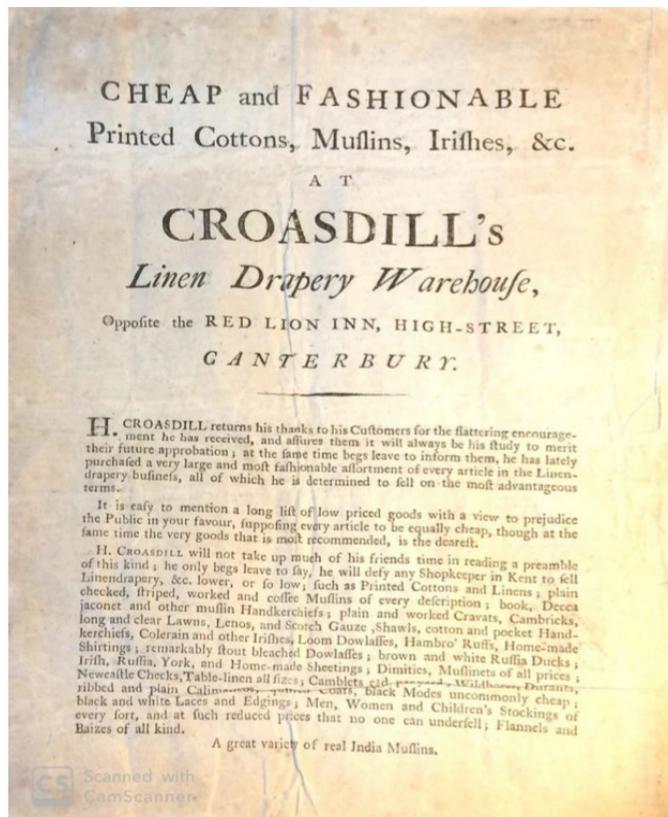
Under young Henry Croasdill the Westgate emporium may well have became a honeypot for the wealthy young ladies of Canterbury and Henry would have welcomed them all with his charm and intelligence, and an attractive northern accent! One of his regular customers may well have been a certain Frances Gurney, the eldest daughter of the eight girls (and no sons) born to John and Sarah Gurney. The Gurneys were a well-established farming family of Thanington Court who owned land, in and around Canterbury, including hop farms, and later several inns and taverns in the city including the Sir John Falstaff in Westgate. Henry, the linen draper, and Frances the farmer's daughter, by whatever lucky acquaintanceship, met and married in the parish church of St. Nicholas in Thanington on 3rd May 1790. An important enough event locally to be announced in the Kentish Gazette of 7th May 1790. Henry Croasdill (sic) linen-draper was made a Freeman of the City in the same year.

Just a month after his wedding Henry ran a series of advertisements in the Kentish Gazette announcing an expansion to his business. In them he thanks his customers for "that liberal support

and extensive patronage shown him since he has resided in Canterbury" states that he has now moved "to the above warehouse" "opposite the Red Lion Inn, High-Street" that he has also "engaged an Agent in London" to watch the market and that he is now doing his own importing of "Colerain and other Irishes (linen)". So a considerable expansion of the business rapidly followed his marriage, did he perhaps get a substantial financial dowry from John Gurney, his wealthy father-in-law, we wonder?

The Red Lion Inn, and its yard behind, at this time was then adjacent to the Guildhall in the High Street but was demolished before the construction of Guildhall Street in 1807 *Prentices Guide 1847*. Croasdill's warehouse could have been either situated on the opposite side of the High Street, where the great William Lefèvre was later trading at number 12 (Kentish Gazette Tuesday 19 August 1879) also as a linen draper, alternatively the Croasdill shop could have been located on the same side of the High Street as the Guildhall, facing it across the narrow cul-de-sac which preceded the new Guildhall Street. Later this corner site, after a short time as the new Guildhall Tavern, was also taken by Lefèvre and eventually became part of the Debenham's emporium.

As his Gurney in-laws had no sons, Henry, as their first son-in-law, and with an obvious talent for business, may have begun to play a key part in the running of the Gurney holdings. Within two years of marriage the Croasdills had produced a daughter Sarah [b 1791] and a son, who they oddly named with the Christian name Gurney [b 1792] (presumably to perpetuate the old farming family name for another generation). A further Croasdill daughter Eleanor followed [b 1794] and then two more sons Henry [b 1796] and William [b May 1798, buried May 1798]. Later the couple had a fourth son also named William [born 1805, census 1871].



Advertising Bill
CCA-CC/W/28/11/1
Reproduced courtesy of the Chapter of Canterbury

The 1792 advertising handbill, above, from the Canterbury Cathedral Archives, indicates that

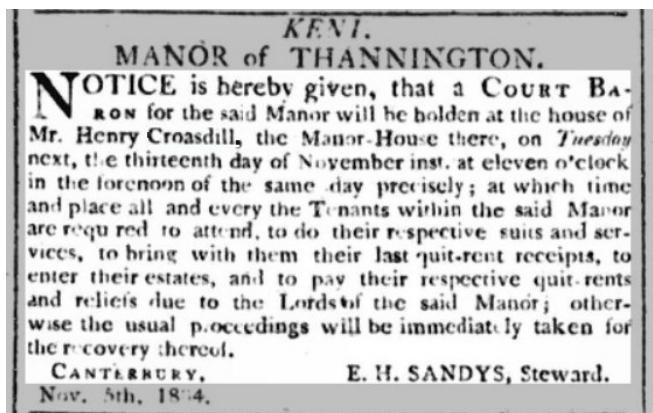
Croasdill's new shop sold all manner of fine materials including printed cottons and linens, muslins of every description, laces and edgings, as well as stockings, handkerchiefs and cravats.

Meanwhile in London, according to trade directories from the period, by 1794 the New Bond Street run by John Pryor had taken on a partner named Woodhouse. *Kent's Directory 1794*. It appears that four years after Croasdill took over the Canterbury shop his original patron was no longer involved in the London enterprise and possibly the new owners were not giving Henry the same special wholesale offers from which he had previously benefitted.

From this point in time we see Croasdill phasing out his Canterbury linen draper's business. At the end of 1794 (from 14 October to 5th December) more than 20 identical advertisements appeared in the Kentish Weekly Post and the Kentish Gazette explaining that Croasdill "intends declining the Linen-Drapery business" and offering goods "at and under cost prices" and his final closing down sale ad is in the Kentish Chronicle of December 2nd highlighting "FOR ONE WEEK ONLY" and that is the last we hear of Henry in the linen-drapery business.

Henry becomes Lord of the Manor

With the business sold it seems that from 1795 Henry quietly helped to run the farming and other businesses of John Gurney, based at Thanington Manor, now Cockerling Lodge, where father-in-law John died in 1800. Henry seems to have taken over the whole Gurney farming business and was recorded as a yeoman (owner and worker of land) in the Poll for Members of Parliament in 1796. He had become Lord of the Manor of Thanington by 1804 when, according to a notice in the Kentish Weekly Post, a Court Baron was held at his manor house. (This court regulated local affairs within the manor and was attended by all free tenants.) The clear purpose of this Court Baron was to collect unpaid rents.



Kentish Weekly Post or Canterbury Journal, Friday 09 November 1804

The Honeywood family (starting with Filmer Honeywood three times MP for Kent) had for many years held this manor, *Hasted VOL3 1790 The History and Topographical Survey of the County of Kent p 586*, but there seems to have been a transfer of a Honeywood lease, lodged in the Canterbury Cathedral Archives, back to Eastbridge by Elizabeth, widow of John Honeywood, in Sept 1804 two months before the Croasdill Court Baron notice. Perhaps this lease had been immediately assigned to Henry Croasdill and he was making a public statement about who was the new Lord in town!

Croasdill in trouble over animal cruelty

This lordship must have been the highpoint of Henry's ascendancy from humble beginnings in Lancashire. The subsequent public record shows that his good name suffered a setback in 1809 when the Croasdill name became tarnished by a dark side of farming at that time, animal cruelty. In

that year Lord Thomas Erskine introduced a parliamentary bill which would have been England's first prevention of cruelty to animals bill, one primarily designed to curb the beating and abuse of horses and cattle (entitled "An Act to prevent malicious and wanton Cruelty to Animals") An associated item in the national press drew attention to this Bill and used Croasdill's Thanington Farm as an example of this cruelty.

"BRUTALITY PUNISHED. An extraordinary event lately occurred at Thanington-farm, near Canterbury, in Kent:—A plough-servant, in the employ of Mr. Croasdill, being at work with a team, one of the horses not doing exactly as his cruel taskmaster wished, he struck him several times, with the most brutal violence, across the head, &c. which at length enraged the valuable, and other wise docile animal, to such a degree, that he turned on his merciless oppressor, seized him in his mouth, and carried him, in the greatest agony and suspense, a considerable distance, where he threw him down with great force; he then renewed the attack, by butting him several times with his head, and would undoubtedly have killed him, had not one of his mates, who observed the precarious situation he was in, run to his assistance, and rescued him from that fate he seemed so justly to merit, from his want of humanity." *London Chronicle of June 10th 1809*

A distinguished government minister and renowned animal lover Erskine had passionately argued for his Bill in what became a famous speech for the animal rights movement. However the Bill did not get through the Committee stage and was withdrawn. Subsequently it was amended and passed in 1822, it became the first Cruelty to Animals Bill to become law in the United Kingdom. Croasdill had played a small and ignominious part in it.

Death and a downturn

In 1814 our Henry Croasdill died, aged 47 and was buried in Thanington. Thereafter, his eldest son Gurney seems to have taken over the running of the Thanington family farms, and other properties, including the five inns by then owned by the family in and around Canterbury. (The "Sir John Falstaff Inn" and the "Prince Charles" in Westgate; the "Monument" in St. Dunstan's; the "Kings Arms" in St. Peter's and the "Anchor" in Littlebourne.) Henry's second son, also named Henry, probably ran their land up in the Blean area.

In 1824 Henry senior's widow Frances also living in Blean married William Philpott of the parish of St. Mildred's, and at about the same time Gurney apparently sold Thanington Court to a Mr Leggat and had moved to Westgate where he is listed in Pigot's directory of that year as a maltster and hop planter and living at Westgate House, built 1750 (marked on rainwater heads) the most opulent mansion in St. Dunstan's.

By 1827 the Croasdill farming businesses had apparently taken a definite turn for the worse and both sons Gurney and younger brother Henry were declared bankrupt.

1826 Nov 17th Gurney Croasdill, Maltster of Holy Cross, Westgate, Canterbury listed in *Bankrupt Directory 1843*.
1827 Jan 7th H Croasdill, farmer of Hackington, Kent listed in *The Examiner*.

Croasdills to Newcastle Australia

As the dust settled from these family catastrophes it cannot be a coincidence that the second and third sons of Henry and Frances, Henry and William, took a major decision and like their father before them chose to leave all behind and travel to Australia to make their mark on the world. Henry and William Croasdill are recorded as arriving in Australia on October 17th 1827, as free settlers travelling on the vessel Waterloo, with 30 passengers and livestock all heading for the Australian Agricultural Company. According to this company's records they both were employed by the company even before leaving England. Henry was appointed Superintendent of Stud at £100 per annum and the ship was in his charge for the voyage. William was appointed as a clerk/book-keeper also at £100 p.a. and they travelled with their families first to Hamburg to collect 300 Saxon sheep and then on to New South Wales.

Pemberton, Penelope Anne. Thesis: "The London connection: the formation and early years of the Australian Agricultural Company", Australian National University 1991 p 258 and Freesettlers or Felon website <https://freesettlerorfelon.com/index.htm>.

For the next 40 years William made his home in Newcastle, New South Wales where his employer had started operations in 1826. It was set up specifically to utilise convict labour by an Act of the British Parliament, and is now Australia's largest integrated cattle and beef producer and is the oldest continuously operating company in Australia. The hold of the Waterloo was also utilised by the company to transport up to 200 male convicts at a time on its outward journeys to Australia to work its flocks of merino sheep and later its herds of cattle. Always an unpredictable journey, during a later trip to Australia in 1842 the Waterloo was shipwrecked with the loss of 189 lives, including 143 convicts.



Wreck of the Waterloo convict ship, Cape of Good Hope, 28th. August 1842 C. Hutchins, lithographer ;
from a sketch by Captn. Hext, 4th The King's Own regiment
State library of Tasmania - Public Domain

William's knowledge of farming, acquired working on the family farms around Canterbury, held him in good stead and he progressed up the ranks, to eventually become Superintendent of Mines for the company. He was married by the Lord Bishop of Australia at St. Philip's Church Newcastle in 1837, recorded in the Sydney Gazette as the "son of the late Henry Croasdill of Thanington near Canterbury". Left a widower in 1863 he retired in 1868 and returned to Canterbury bringing with him his six children (and his widow's sister) on the Emeu steamship. He was buried in Thanington in 1874.

A fascinating fact is that, between 1827 and 1832, his mother Frances, still in Canterbury, donated two specimens of the Duck-billed Platypus and some other items from New Holland [Australia], with two canoe paddles and a dish from New Zealand, to the Canterbury Philosophical and Literary Institution in Guildhall Street, very close to the site of her late husband Henry's old drapers shop. *Report of the Canterbury Philosophical and Literary Institution 1827-1832.* William must have been shipping these unusual gifts to the old country, aimed at his local museum. In 1934 bequests from his daughters Harriet and Emily in his remembrance enabled the Beaney extension to be completed. Two hundred years later the Beaney collection still includes two specimens of this interesting animal, one on display in the Cabinet of Curiosities. Unfortunately the sparseness of early records leaves doubt as to whether these are the original donations.



Duck-billed platypus (*Ornithorhynchus anatinus*)

Beaney House of Art and Knowledge

Photo by author

The nature of the short career of Henry in Australia is less clear as he died in 1830 just three years after his arrival. *In the service of the company. Letters of Sir Edward Parry, Commissioner to the Australian Agricultural Company Volume I: December 1829 – June 1832 Transcribed and edited by Noel Butlin Archives Centre ANU Archives Program 2005 p 286.*

The reasons for the brothers' earlier bankruptcies are uncertain and surprising considering the considerable family assets held, but the 1839 Tithe Apportionment for Blean St. Cosmus and St. Damian shows that Gurney Croasdill still owned some land there, including a house and an orchard. *Kent Archaeological Society* <https://www.kentarchaeology.org.uk/records/tithes/blean-st-comus-and-st-damian> From his Westgate House base in St. Dunstan's Street, near his main businesses, he continued to lead a colourful Canterbury life, appearing in the local press from time to time, and as vice-chairman of the Canterbury Conservative Club he became embroiled in the 1853 vote-rigging scandal giving evidence to the parliamentary inquiry into the existence of bribery in the city of Canterbury. He died in 1861 at the age of 65 and was buried at Blean.

End of the line

Within a generation, the well-established estates of John Gurney, in and around Canterbury, had been taken on by a linen-draper from up north and had been largely lost as a family farming inheritance. Investments in inns and public houses in Westgate and elsewhere seemed to be have been more successful and the property portfolio left in the will of the last Croasdill living at Westgate House, Elizabeth Clarissa, (Kelley) widow of Gurney, was substantial.

Pembrokeshire County Council Records Document B in the High Court (Probate) action McMaster v. Croasdill comprising lists of Miss C. K. Croasdill's property in Kent dispersed. See Appendix below.

If there is a moral to this story it must be that though the farming side, continued by Henry, waned after his death, the Canterbury hospitality and commercial property owning side, focussing on Westgate, fermented well under his son Gurney and wife Elizabeth. Comparisons might well be made with the successes of these contrasting pathways today. His independent son William travelled for success and was perhaps the most achieving of the family. Back in England his own son, also William, studied law at Oxford and was called to the bar in 1869.

Chris Tucker, January 2026

APPENDIX

Probate - Clara Kelley Croasdill (1835 – 1897) deceased, daughter of Gurney Croasdill (1796 - 1861) and Elizabeth Clarissa Croasdill nee Kelley (1800 – 1880).

Document showing summary of assets and beneficiaries, transcribed 2024 by the author from Pembrokeshire County Archive manuscript Ref D/CT/43. His comments in square brackets [].

In the High Court of Justice Probate Division John McMaster v Croasdill

This is Document B referred to in the affidavit of John McMaster, Alexander Musgrave Hilton [Canterbury Banker] And William Samuel Percy [Kelley-?] Patterson [Canterbury Surgeon] Sworn 9th November 1897 by the first two and on 17th November 1897 by William Samuel Percy Patterson

[Properties in bold type below were taken from Miss Croasdill's list of August 1st 1891]

Westgate House	not to be sold nor let
Westgate Court	Ditto but may be let 2 parishes
Linden House in Linden Grove Cantly.	Ditto Ditto
House late Cock Tavern (now two houses) Westgate Grove	not sold but let
Falstaff Hotel Westgate Canterbury	not sold but let
Falstaff Tap North Lane Canterbury and Gardens	not sold but let
J Callow Shop Westgate Grocer No 86	not sold but let
J Callow House ditto No 10 next Falstaff Hotel	not sold but let
J Callow Pasture Land Westgate and St Dunstans	not sold but let
J Callow Yard Linden Grove	not sold but let
Down Harness Maker Shop Westgate No 85[?]	not sold but let
J Court Shop and Garden No 88 Greengrocer	not sold but let
4 Cottages Linden Grove Callow Garland & others	not sold but let
2 Cottages Mrs Carter & others	not sold but let
Monument Inn St Dunstans Canterbury Kent	not to be sold
Anchor Inn Littlebourne	not to be sold

2 Boxes of Silver and jewellery at Canterbury Bank

[To the above the following applies]

Mansion House and all it contains to Mrs H for life together with any plate? Which may be held for safe custody at the C Bk all the other houses to Mrs H for life and on her death all this property to A M H absolutely.

A legacy of £500 to Mrs H free, if she dies before Miss C then A M H to get this £500 legacy Conditions. Mansion Ho called Westgate House unlet NOT to be sold or let but occupied by Mrs H or A M H or his descendants during not less than 6 months of each year.

Burbridge Garden Land St Peters Ramsgate near St Peters Church

To A M H absolutely

Middle Heronden Farm Eastry

Lower Heronden Farm Eastry

Cottington Marsh Great Mongeham

Homestall Farm Doddington

[To the above the following applies]

To W Samuel P Patterson absolutely of the City of Canterbury Surgeon together with a legacy of **£5000** Legacy “duty free”

C Hearnden Pasture Land near the reservoir in 2 holding St Thomas Hill

Price Pasture Land now Finch St Thomas Hill

To J McM absolutely together with a legacy of £500 “duty free”

The Revd Thos Gwynne Mortimer of the Court Fishguard Pembroke £500 duty free

R Welby Baker St Peters Street Canterbury No 50	optional
Kings Arms	Ditto
4 Cottages St Peters Lane Elvey and others	optional
1 Cottage and Garden St Peters Lane Raw	optional
1 Garden St Peters Lane Close to others	optional
Residue of real [?] etc	

Annuity from Emmersons of twenty pounds per year on Flemens Farm Woodnesborough Chancery Stock

Residue / acc that she may die possessed of or entitled to

Miss Annette Martha Diana Chafy sister of Revd William Kyle Westwood Chafy of Round Lench Court Round Lench Evesham [William Chafy was vicar of Sturry and residing in Westgate in 1824 DCb/F/L/266 Kent Archives]

Exors M M [?]

Burial beside dear mother in the family vault or tomb in the church of the psh of Hackington commonly St Stephen

[Clause from will as to tomb.]

[Scribbled on document] “Nearly all the handwriting is of Mc M.”

[Court's decisions on bequests not entirely clear from this document]