

**This Indenture** made the twenty fourth day of October in the year of our Lord one thousand eight hundred and thirty eight Between Adam Walters of Cookshill Green in the Parish of Caverswall in the County of Stafford late a Farmer but now an Auctioneer of the one part and James Smith of Crown Point in the Parish of Cheddleton in the same County Farmer of the other part.

**Witnesseth** that for and in consideration of the sum of Five Shillings of lawful English Money to the said Adam Walters paid by the said James Smith at or before the sealing and delivery here of the receipt whereof is hereby acknowledged. He the said Adam Walters hath bargained and sold and by these presents Doth bargain and sell unto the said James Smith his executors administrators and assigns.

**All** those two Messuages Dwellinghouses or Tenements and cowhouse (the said cowhouse having been formerly used as a Butchers Shop) situate at or near a place called the Intakes or Handley Bank in the Parish of Caverswall aforesaid with the appurtenances previously in the occupation of Thomas James or his undertenants and now of William Middleton and his undertenant, containing with the site of the Building by estimation Fourteen perches or thereabouts be the same more or less. And also all those two several closes pieces or parcels of Land or Ground situate at the Intakes or Handley Bank aforesaid commonly called or known by the several names and containing by estimation the several quantities following (that is to say), The Lower Intake Five acres two roods and twenty perches and the Over Intake Three acres one rood and five perches, be the same respectively more or less but which close called the Over Intake has been recently divided into three parts.

And also all that Allotment or parcel of land situate at or near the Intakes or Handley Bank aforesaid and containing by admeasurement two roods and one perch be the same more or less heretofore also in the occupation of the said Thomas James and now of the said William Middleton and which was heretofore set out and allotted to the said Simeon Harding and Mary his Wife from the Waste Lands within the Manor of Caverswall aforesaid by the Commissioners appointed in and by a certain Act of Parliament passed in the fifty first year of the Reign of His Majesty King George the third intituled "An Act for inclosing the Lands within the Manor and Parish of" Caverswall in the County of Stafford. Together with all Houses, Outhouses, Buildings, Yards, Gardens, trees, hedges, ditches, mounds, fences, ways, waters, watercourses, easements, privileges, commodities, advantages, rights, members and appurtenances whatsoever to the said Messuages, Lands and hereditaments hereby bargained and sold belonging or anywise appertaining. And the Revision and Revisions remainder and remainders yearly and other rents, issues and profits thereof.

**To have and to hold** the said Messuages Dwellinghouses or Tenements, Closes, Pieces or Parcels of Land or herditaments hereby bargained and sold or intended so to be and every part thereof with their appurtenances unto the said James Smith his executors, administrators and assigns from the day and before the day of the date of these presents for and during and unto the full

end and term of one whole year from thence next ensuing and fully to be complete and ended. Yielding and Paying therefore unto the said Adam Walters his heirs and assigns the rent of one pepper corn on the last day of the said term (if the same shall be lawfully demanded).

To the intent and purpose that by virtue of these presents and by force of the Statute made for transferring uses into possession, He the said James Smith may be in the actual possession of all and singular the said hereditaments and premises hereby bargained and sold and be thereby enabled to accept and take a Grant and Release of the Freehold Reversion and Inheritance thereof to him the said James Smith his heirs and assigns. To for and upon such uses, trusts intents and purposes as are or shall be mentioned, expected and declared of and concerning the same in and by a certain Indenture of Release already prepared and intended to bear date the day next after the date of these presents and to be made between the said Adam Walters of the first part, the said James Smith of the second part, William Sargent of the third part and Charles Coyney of the fourth part. **In Witness** whereof the said parties to these presents have hereunto set their hands and seals the day and year first above written.



### Notes on the Indenture – January 2006

The indenture is a hand written vellum document, size approx 23 inches x 14 inches. It bears the signature and seal (reproduced above) of Adam Walters.



The area today

Image produced from the Ordnance Survey Get-a-map service. Image reproduced with kind permission of Ordnance Survey and Ordnance Survey of Northern Ireland.