

Hillman & Bond Copy Letter Book, 3rd May to 18th November 1938

Summarised by Team member Diane Shaw, Feb 2014

Introduction

This book has the same problems as others with legibility, particularly on hand-written pages.

Mr Ramsbotham has done several probates during this time, Mrs Cooper, Miss K F Cooper, W G Cornish, Mrs E C Smith, Mrs Sarah Synge and others, both L R residents and people living outside the area.

Much of his time is taken up with property sales; there seems quite a boom in the L R property market at this time.

Also in his official capacity as Clerk to the Justices there are many letters referring to decisions made on traffic offences, most often obstruction.

There seem to be a growing number of guest houses requesting Mr Ramsbotham to try to obtain their money after bookings have failed to be honoured, sometimes by non-appearance and sometimes people who leave early without warning and payment. These are often for quite small sums, especially after the deduction of legal costs.

This book also shows an increasing use of the telephone for contacting clients and associates.

Addresses

Mr R W Abbott, 7 Monmouth Street

Mr Abbott, 39 Coombe Street

Mr Agombar, Heatside (Heathside) Bungalow, Uplyme (The surname is of Huguenot derivation)

Mr F Aldridge, 49 Colway Mead

Mr A A Baker, The Angel Inn

Miss Berry, Church Street

Mrs M A Bass, 41 Broad Street

Mr R Betterton, Kilmere, 20 Church Street, Lyme Regis

Mr G & Mrs Bocock, Weirside, Woodmead Road

Mr F Boswell, 6 Sherborne Lane

Mrs Broome, 33a Coombe Street, flat at rent 12/6 per week, owners Mr & Mrs Warburton

Mr Bound, 2 Stafford Cottages, Uplyme

Mrs Brown, Woodmead Lodge

Mr C Brown, Slopes Farm

Mrs Burge, Keble Cottage

Mr S Caddy, 43 Colway Mead

Messers W Caddy & Sons, Builders, Lewesdon, L R

Mr A G Case, 51 Broad Street

Miss Chapman, Broad holm (Broadholm)

Miss Chapman, Beulah, Silver Street

Mr G A Coleby, 8, Broad Street

Miss Cooper, Cumberland Cottage

Mrs Cooper, Sunnycote

Mrs Cornish, The New Inn

Mrs Cripps, The Devon Hotel, Uplyme

Mrs Dale, Lima, Millgreen

Mrs Dawes, 30 Colway Mead

Mrs Dring, 6a Coombe Street

Mrs Duncan, Little Park
Miss Farnham, Uckfield, Hill Road
Mr A G Farrant, Charmouth Road
Mr W H Frost, 73 Colway Mead
Mrs W Gaitch, 7 Sherborne Buildings
Mr J Gale, 4 Monmouth Street
Mrs Godfrey, Long View, View Road
Mrs Greenwood, 17 Coombe Street
Mrs Guppy, Woodhouse Hill, Uplyme
Mr J Guppy, 3 Council Houses, Viaduct, Uplyme
Mr W Haggar, 3 Lymbrook Villas
Mr C M Hallett, Rhode Barton Farm
Mr E E Hallett, Drop Anchor, 10 East Cliff
Mr G Halliday, Cloverdale Garage
Miss Hitchcock, 17a Church Street
Mrs Hodder, Valley View, Penn, Charmouth
Mr Hodder, Slopes Farm
Mrs Holman, 3 Sherborne Lane
Mr Horton, The Cobb Crest Café, The Cobb, L R
Mrs Hossack, Teneriff (sic) Tenerife
Mrs Ireland, Riseholm, Avenue Road, Lyme Regis
Mr Izzard, Cliff Bank, Sidmouth Road
Mr H W James, 11 Millgreen
Mr A E Larcombe, Hatchett
Mr A Love, St Andrews Hotel
Mrs Lugg, Penn Farm, Charmouth
Mr Luxton, The Three Cups
Mrs Luxton, 81 Colway Mead
Mr Lyon, Suntrap, The Parade
Mr Marshall, St Alban's L R
Mr E V Merritt, 33a Coombe Street, flat, owners Mr & Mrs Warburton
Mrs Miles, Aqua View, tenant of Mr & Mrs Warburton
Mrs Moore, 7 Church Street
Miss Neale, 1 Greenbanks, Uplyme
D Pickup Esq, Church Cliff
Mr W Plum, Coombe Street
Mrs Pomeroy, 2 Coombe Street
Mrs Powell, The Cottage, Rocombe, Uplyme
Mr R A Rattenbury, Hatchett
Mr W G Ralls, Colway Manor Cottage
Miss Reeves, Pine Cottage
Mr & Mrs Robertson, Holm Bush (? "home in Colway Lane")
Miss Roche, Kincora
Mrs E Ronald, Holme Craig
Mr Rutherford, Cold Stream (Coldstream), Uplyme
Mrs Sheppard, Old Tudor House, Church Street (tenant) Mrs Moore (owner)
Miss Silva, High Wych
Miss Simpson, Sunnybank, Uplyme
Miss Smedley, The Gables Hotel
Miss Smith, Rosemont, Charmouth Road
Mr Smith, Parkway, Ware Lane
Mr A L Sole, East Cliff
Mr C J Stapleforth, Uplyme Road
Mrs Stocker, 27 Church Street
Mrs (Miss) Symonds, The Forge, Uplyme

Mr T Stocker, Grammar School Cottage, Uplyme Road
Mr Synge, Rotherfield, Woodmead Road
Mr Timson, 5 Monmouth Street
Mr & Mrs W G Toms, 28 Corporation Terrace
Mr S Toms, 32 Corporation Terrace
Mrs Tuck, 8 Colway Mead
Mrs Turner, Spring House, Uplyme
Mr Michael Charles and Mrs Bridget Eliza Warburton of Fidac, Woodmead Road
Mrs White, 32 Broad Street
Miss Wood, 41A Sherborne Lane

May (p 1)

To: Sun Insurance "Will you please issue policy in the name of Fanny Elisabeth Hallet Abbott of &, Monmouth Street, the wife of West Abbott:- on two dwelling houses known as Nos 2 & 3 Monmouth St, brick or stone & slated and in the private occupation of A H Clubley & G A Emmett, in the sum of £400 each house. Mrs Abbott has just purchased the property by auction.

Mr Ramsbotham wrote a letter on behalf of Mr & Mrs Stoodly of 5, Coombe Street, adjoining the Electricity Works, to the Town Clerk, asking that the attention of the Council be brought to the fact that in spite of the statement made by the Judge in the recent County Court proceedings between the Corporation and his clients, that the new stack was to be erected in a place suitable to our clients, their wishes have been entirely ignored. It was stated that the stack would be of height of 30feet and this again has not been adhered to. "We should be glad if you will bring this matter to the notice of the Council, who we are sure will do what they can to carry out the judge's order and their own undertaking and to minimise the trouble and inconvenience they are causing to our clients by the noise and noxious fumes which during the winter have been far worse than at any previous time."

Mr James of 11 Millgreen completed the purchase of Nos 12, 13, & 14 Millgreen.

Mr William Okell is taking over the license of the Cobb Arms

Mrs Wright is to complete the purchase of Holmcroft.

Mrs Moore is taking over the tenancy of the ground floor of Handel House (7, Church Street)

On the 27th May Mr Ramsbotham sent a letter to Mr Moulton of Exeter. Mr Ramsbotham is applying for probate on behalf of Mr Moulton, named in the will of Mrs B E Hallett. Mrs Bridget Eliza Hallett, nee Mayne of 42, Silver Street, died 17th May 1938 aged 77. She had several children; three daughters are mentioned during the probate, Mrs Emma Elizabeth Scott, Mrs Ada Bowdige of Wallington and Mrs Towner. (Henry Edward Clarence Moulton – Railway Engine Driver – was married to Beatrice Mary Hallett another daughter of Mrs B E Hallett).

15th Jun To: Miss L(Laura) Abbott, "We are instructed by the executrix of the late Mrs B E Hallett to give you notice to quit and deliver up possession of the dwelling house No 23 Church Street of which you are his (sic) tenant at the end of the next complete week of tenancy. This is owing to the fact that the new owner of the cottage, Mrs Emma Scott has recently lost her husband & being left in very poor circumstances, is anxious to live in her own cottage." In fact Miss Abbott refused to quit claiming that she has the protection of the Rent Restriction Acts. In July Mr Ramsbotham suggested to Mrs Scott that she may apply for an ejection order ".though I think it quite likely it will not succeed". There was a suggestion, possibly from Mrs Scott, that Miss Abbott could be offered a few pounds to get her to move. Also mention was made that Mrs Loveridge, a tenant of Mrs Scott's sister who owned No 22 Church Street, may give up 2 or 3 rooms to Miss Abbott. (It becomes clear in later letters that Mr Ramsbotham does not think that court proceedings will succeed because the tenant is blind.)

To: Mr Forward, Solicitor Axminster, Mr Ramsbotham sends a letter asking Mr Forward if he could take up a matter of an application to the Justices in L R for possession of the cottage belonging to Mrs Scott lived in by Miss Laura Abbott and her sister at a rent of 5/- a week. Miss Abbott is in receipt of a blind pension. Mr Ramsbotham is not able to handle the case as he is the Magistrates Clerk.

30th Sep. Mrs Scott was staying in Exeter with Mrs Moulton. Mr Ramsbotham writes "The only news is negative. I don't think Miss Abbott is making any effort to find a place and the adjourned application will come in on the 12th inst."

17th Oct "Mr Abbott called and stated that he is prepared to give you £200 for the cottage provided he is not called up to pay any costs whatever, in other words if you would pay both your own and his costs. These would amount on the basis of local minimum fees to approx. £6-15-0, including stamps and fees and I do not see why you should meet him to that extent. Miss Abbott has now paid £3 on account of rent. Please let me know what you wish."

18th Oct, Letter to Mr Abbott at 39 Coombe Street "I wrote to Mrs Scott yesterday, as arranged & I have just had her reply this afternoon. She states that in view of all the expense to which she has been put in this matter, she cannot possible sell for less than £250. IF by any chance you are willing to give this, I gather Mrs Scott will be willing to bear all the costs, though her letter is a little incoherent."

19th Oct "Dear Mrs Scott "I am much obliged for your letter of yesterday which I received by afternoon post & at once passed the contents to Mr Abbott. The latter is not prepared to offer more than an extra £15, which in the circumstances will, I fear, not be of much use to you. He adds that if you think any useful purpose was to be served, he would willingly meet you & discuss the matter if you (are) coming again to Lyme."

22nd Oct "Dear Mr Abbott, I have again heard from Mrs Scott, who now states that she is willing to sell you the cottage for £215 provided you pay her costs as well as your own. Using the minimum scale of the Dorset Law Society, I cannot put these, with stamps and fee, at less than £7-6-6. I think you are very fortunate to get such an offer & I hope it will solve your sister's difficulty."

24th Oct, Mr Abbott has agreed to the above suggestion.

25th Oct "Dear Mrs Scott. I am sorry to say I think it is quite impossible to obtain any cottage at the present time at Lyme Regis for anything near £200."

26th Oct "Dear Mrs Scott, I enclose the conveyance of No 23 Church Street to Miss Abbott for your execution."

31st Oct "Letter to Mrs Scott in Exeter enclosing a cheque for £215/19/4. "I hope you will now be able to find something to suit you."

Mr H W Hallett has completed the purchase of Plot 17, Holmbush.

June (p 144)

Miss K F Cooper died at Cumberland Cottage 1st June 1938, her niece (Miss M G Cooper) is to be an executrix with Mr Ramsbotham.

Mr Wyatt has completed the purchase of Pied à Terre.

Dr A V Billen completed the sale of Glencoyle to Mrs Jack the previous April. The Collector of Taxes Dorchester is claiming that he has not received the tax due from the vendor.

Mr P J Gay of 43 Church Street has been gardening for Miss Cooper, now deceased. He has been given one week's notice that this is no longer required.

Silverdale, Woodmead Road is sold by Mr Fowler to Mrs Staples

Hillman & Bond are instructed to act for the executrix of Lt Col S A Godfrey who died on 2nd June. His widow Mary Adelaide Godfrey is his executrix. She lives at Long View, View Road.

To: Mr Baker, The Cosy, "Miss Farnham has seen me again this morning in reference to letting The Cosy... She is prepared to let the premises to you for a further period of 14 years from 29 Sept. next at a rent of £160 for the first seven years and £180 for the later period. The lease to be on the same terms i.e. full repairing lease. Alternatively, if you wish to purchase, Miss Farnham is quite prepared to consider any reasonable offer & if it would be of any convenience to you, she would be prepared to leave a substantial sum on first mortgage at 5%.

Mrs Long is selling Cobo House, 9 Church Street to Mr Hallett.

17th June, Mr Ramsbotham went away "for about a fortnight".

To: Sun Insurance Office, "Mr T Ridgewell has removed to 12 Cobb Road and wishes to change his policy.

"Field 121" has been sold by the Henley Estate to the Corporation.

The sale of Holmcroft from Mrs Wallis to Mrs Wright has had a problem as the Midland bank's solicitors have contended that there were mistakes in two previous deeds (dates not legible) the conveyance to Mrs Wright should have recited the death of Mr Wallis & the interest of Mrs Wallis under his Will. As Mr Ramsbotham is away his clerk Mr Long asks Mr R W Seward, Solicitor of London, who also acted in the sale, for assistance.

To: Mr Ramsbotham from Mr Long, "Dear Sir, I am afraid I have never had such a difficulty as this time in getting the jobs underway..." He lists problems with 'The Bragg Matter', Mr Burrough, Holmcroft, 'Mr Turner's Will', Miss Abbott's cottage..." "Needless to say I have had to call an Old Age Pension meeting, issue a summons for Merritt against his son in law for assault & deal with Mrs Harvey's interest book. I am Sir, Yours faithfully....."

July (p 269)

No 2 Hadleigh Villas has been let to Mrs Murray at a rent of £65 per annum

Mr P H Bird, 13 Corporation Terrace is purchasing a piece of land on Colway Lane for £200 from Mr Powell. He is receiving a mortgage from Mr Lane. Mr Bird is an engine driver

Mrs Baker is to purchase Cobo House, 9 Church Street from Mr H Hallett for £475.

A P Drake Esq. of Byways, Bolehill, Wirksworth, Derbyshire has agreed to purchase Iona in Uplyme from Mr Turner.

Account sent to Mr Walker (Senior), The Kiosk The Square L R from Mr J Bragg, late of Bragg's Stores but now of Waltham House L R for goods supplied.

To: Mr A W Wright, Pitt House, Dear Sir "We have been asked by Mr James Bragg, who has recently retired from business, to collect certain of his accounts. Among those is one against you for £70-12-3. Our instructions are to [press for immediate payment but we understand that if a substantial payment of say half the amount is made at once, the balance might be allowed to stand for a short time.]"

To: The Solicitors Law Stationery Agency, re Mrs S Synge (formerly Sing)" Dear Sirs, We have been instructed to prove the will of the above lady who died here recently. The will is an old one & was made in the name of Sing. Subsequently, we believe in 11922, the deceased's husband changed his name by deed poll to Synge, and they have since gone entirely under this name. The husband and son are the executors and we shall be glad to know how the clerk of the seal would wish the oath to be worded."

To: Mrs Bowdige, re Mrs B E Hallett decd. "As you are aware you and your sisters Mrs Scott and Mrs Towner have become the owners of 3 cottages in Church Street (Nos 22, 23 & 24?) recently belonging to your mother. The residuary estate was left to your sister Mrs Towner and merely consisted of the furniture and personal effects.

To: Mr P J Gay, 43 Church Street, "Miss M G Cooper has asked us to write you in reference to Cumberland Cottage. As the property will shortly be put up for sale, it is desired to get the garden in to order before the sale. Miss Cooper would be much obliged if you would arrange to do the necessary work...."

To: The Clerk to County Council, County Offices, Dorchester, re Mr H F N Marker of this parish. On 6th January Mr Marker after an interview with the Roads & Bridges Committee was requested to resign his position as Trunk Road assistant. This he did by letter on the 8th Jan stating he presumed he would have the usual month to make arrangements. In spite of this, while working at Yetminster on the 10th Jan he was asked to go to the office where he was told he must stop work and handed his salary up to that date. It would appear that our client is entitled to a month's salary from 6th Jan less a credit from the 8th to the 10th and we shall be glad to hear from you that a cheque for such amount will be forwarded to us, as otherwise our client will have no alternative but to take proceedings.

Sale by Bragg to Turner, 8 Bridge Street.

August (p. 436)

Miss Farnham has discussions about selling her four properties in Venlake to Mr A Forty of Venlake.

Mr W Abbott (Town Crier) has bought at auction a cottage in Sherborne Lane for £265.

Mr & Mrs Baker extend their lease of 21 Broad Street with owner Miss Farnham.

Mr Ramsbotham has received a letter from the executors in London of Mr Wyatt Wingrave who died on June 1st. Mrs Wingrave has asked the local tradesmen to send the accounts for her mourning to the executors to pay and they want Mr Ramsbotham to explain to her that these expenses cannot be paid out of the deceased estate. Mr Ramsbotham sends her a letter to say she cannot do this unless there are express directions in the will to say so.

Cobb Road, Hillside, tenant Miss A E Randall and 2 Hillside, tenant Mr W H R Hart have been sold by Miss Wallis to the Misses Parham of 64, Broad Street.

The house called St Raphael on Sidmouth Road is to be sold. Mr Ramsbotham writes to Mr Worth of Devondore asking for a loan of various deeds relating to St Raphael and purchases of land in the area. Names on the deeds are W C Westlake, R W Jesson, C U Jesson, A & F Wiscombe, A J Woodroffe, Worth, also Mrs O'Donnell is mentioned.

Mr Bragg is purchasing 8, Monmouth Street from My Forty.

To: Mr Timson, re 34 Coombe Street (Mr Timson is now at 5 Monmouth Street), "We have been instructed by Mrs M C Warburton to communicate with you regarding the electrical installation at 34 Coombe Street late in your occupation. We understand that you have removed certain switches etc and left the bare ends of wire. Apart from the danger of exposed wire, you have no right to remove any fittings except such as you installed...."

Mrs Bragg is purchasing Waltham House, Monmouth Street, from Mr Forty.

Mr Ramsbotham is acting for the executrix in the probate of W G Cornish who died 21st August.

September (p. 574)

On 7th September at an auction sale in the town, 55 Church Street was sold to Mr Joseph Gale for £420 by Mr J H Henley.

The Misses Saker have completed the purchase of a plot at Holmbush from Mr H W Hallett.

Mr Ramsbotham is corresponding with Mr Eyre of West Hill about the conveyance of the playing field.

Miss B G Fleming has sold Weirside (Woodmead Road) for £650 to Mr E B Wyatt.

Mr Ramsbotham writes a letter to Mr G Curtis on behalf of Mr Joseph Curtis requesting the former to remove his old boats and parts of boats off the land at Church Cliff owned by the latter within seven days of receiving notice "or our client will take steps to enforce his rights."

Mr A Forty has purchased 4 Venlake cottages.

To: Miss M G Cooper (of St Margaret's, Pound Lane Poole) re the sale of the property (Cumberland Cottage) "which was sold to Mr Paul for £850".

Mr Ramsbotham is acting for the executrix of Mrs E C Smith, late of Rosemont, Charmouth Road, who died on 9th September.

To: Mr Bragg, "I herewith enclose the deeds & papers relating to 37, Coombe Street, the property having failed to sell."

To: Mr C J Stapleforth, "We hereby send you the 3 tenancy agreements duly signed by Mrs Cupps, Mr Stratton & Mr Edwards which are now completed & duly stamped.

To: Lloyds Bank "...enclosed deeds to be held by you for Mrs Lewis, cottages 24 & 25 Sherborne Lane & for Mademoiselle S M Diret, (i) Cottages on the Lynch, (ii) 26 Sherborne Lane. (These properties appear to have been sold by Mr Washer).

To: Family member at Coniston Cold, Yorks (27 Sept 1938) "These are anxious times & everything seems unpleasantly uncertain. I hardly think if War comes it will be very long drawn out this time." (30th Sep) "What a blessing public affairs have taken a turn for the better. It did seem too absurd to have a war over such a point."

October (p 732)

To: Mrs Jones, Manor House, Charmouth and To Miss Cumine, Manor House Charmouth
"We expect to complete the sale of the Manor House, Charmouth to Mr R G Forsey of Backlands Dairy Charmouth on Monday next. The rent due on the 29th Sept should be paid to us as usual, but all future rent should be paid to Mr Forsey or as he may direct."
(Sold by the estate of Col J B S Bullen decd).

Mr Ramsbotham is acting for the administrator of the estate of Mrs Alice White who died on the 25th of August. The executor is Mr White of 32 Broad Street.

To: The Chief Constable, Dorchester re Special Constables "I am much obliged for your letter of yesterday, This matter has already been attended to & 20 persons have been appointed to act."

Mr Heurtley is selling Colway Dene to Mr Middlemist. "The purchaser's solicitor is anxious to be assured as to the ownership of the fences and hedges." The reply from Mr Ramsbotham "we have ascertained that:-

(a) The hedge between the above property and the neighbouring property known as Horndean belongs to Colway Dene, having been planted by the late Mrs Russell, a previous owner.

(b) The hedge on the east of the drive also belongs to the property.

(c) In regard to the hedge on the north of the property bordering a field now occupied by Mr Froom as tenant, the previous owners Messers H & A Warren inform us that they believe this is a 'party hedge' basing their view on the fact that they believe the stream or ditch is in the middle of the hedge.

During the time they were owners no questions appear ever to have been raised.

We give you this information entirely without prejudice or any definite guarantee and trust it will be sufficient for your purpose.

One of the documents involved in this conveyance was a report on the drainage of Colway Dene sent by the local Sanitary Inspector.

Mr Ramsbotham has prepared a separation agreement between Mr & Mrs Luxton where she will receive 35/- a week during winter and 45/- a week during summer, this is to hold while he is employed.

November (p 900)

Conveyance of Ilfra Sherborne Lane from Mrs Nicholl to Mr Washer.

Conveyance of Ferndale, View Road from Mr H W Hallett to H C Weeks Esq. of West Home L R.