

The History of Iles Mill at Chalford

Mary Rudd in her book "The Historical Records of Bisley with Lypiatt" published in 1937 mentions Iles Mill and the Iles family.

The name of Iles first appears in the parish registers on 20th November 1606 when Margaret, daughter of Richard Iles was baptised. The name was considered to be Huguenot and if so its proper pronunciation has been preserved in the baptismal register of Richard son of John Eeles 6th April 1640. They were one of the well-to-do clothier families and owned the mill at Chalford still called by their name lying between Bliss Mill and St Mary's Mill.

Professor Jennifer Tann in her book "Gloucester Woollen Mills" published in 1967 includes Iles Mill in her gazetteer

In the 1730s Samuel Peach, then the owner of St Mary's Mills, came to an agreement with John Iles of Chalford concerning the height of the water between St Mary's Mills and Iles Mill. It appears that Iles had previously destroyed a weir erected by Peach to raise the height of the water in St Mary's pond. Iles agreed to pay 20s towards the cost of repairing the weir and was granted permission to inspect the height of the weir at all times. It was never to exceed the top of the lowest constable at the lower floodgates of St Mary's Mill

Her gazetteer of the Mills also refers to:

Iles Mill SO 88024.

John Iles owned Iles Mill in the 1730s when he came to an agreement with Samuel Peach of St Mary's Mills concerning water supply of the two mills. During the mid-nineteenth century, the mill was worked by Thomas Jones. In 1838 the rent was £121 10s. In 1840 Joseph Pitt Devereux Bowly and Jacob Wood conveyed the cloth mill and engine house erected by Joseph Iles to Charles Lawrence. In 1840 John Ballinger bequeathed the mill then occupied by Thomas Jones, to his son Henry. Thomas Jones was still in occupation there in 1856, but by 1863 walking sticks were being made there. In 1879 Charles Grist was making flock and shoddy at Iles's Mill. The mill is a three storey stone building with a tiled roof. It has been converted into cottages.

In her later book "Wool and Water - The Gloucestershire Woollen Industry and its Mills" published in 2012, Jennifer Tann adds that:

In some ways resembling St Mary's Mill estate, with its fine clothier's house, mill manager's house and associated industrial buildings, comprises a self-contained unit. In 1608 the mill was worked by Thomas Butt and ended her description:

The mill burned down in 1913. The mill manager's house at right angles to the former mill still survives.

The mill that burned down was probably the later larger extension built by Joseph Iles and his brother Thomas after they bought land adjacent to the original Iles Mill from Sarah Lees the daughter of Abraham Walbank and his wife Sarah (Iles) in January 1811. The remaining buildings appear to be the original three storey mill and associated buildings.

From: 'Bisley: Economic history', A History of the County of Gloucester: Volume 11: Bisley and Longtree Hundreds (1976), pp. 20-30, we learn that:

Iles's Mill, was probably the one held by Thomas Butt in 1608, lying between Robert Hone's mill and Henry Whiting's St. Mary's Mill. Thomas, who also had four racks on Skaites hill just above, presumably came from the family which held racks and a dye-house from Bisley manor in 1536. The mill, which apparently belonged to John Iles (d. 1727) and John Iles (d. 1767), was described as Mr. Iles's Mill in 1785. About 1806 another John Iles sold it to John Ballinger (d. 1848) who left it to a younger son Henry (d. 1855). The tenant in 1839 was Thomas Jones and Iles's Mill was perhaps that at Chalford which he was operating in conjunction with a mill in Stroud parish in 1833 when he was employing between 200 and 300 people, including outdoor workers. He was still making cloth at Iles's Mill in 1856. Later Richard and Joshua Jones, brothers-in-law of William Dangerfield, set up a rival stick factory at the mill, but they went bankrupt in 1865 and were then being sued by Dangerfield for infringing his patent for the process of bending the sticks. In 1879 and until at least 1902 William Charles Grist worked the mill as a flock and shoddy factory. In 1906 it was occupied by a firm of bone turners, but in 1914 it was once more a flock-mill, occupied by Richard Grist Ltd. The surviving part of the mill was occupied as a pair of houses in 1972; a small three storey stone building, it dates mainly from the early 19th century but incorporates a 17th-century gable end. Another block adjoining it on the southwest side was demolished after a fire in 1913. The building immediately west of Iles's Mill, occupied as cottages in 1972, belonged to the mill estate in the early 19th century and appears to have been single house of traditional plan, perhaps dating from the early 17th century.

Another mill was built in the early 19th century just below Iles's Mill, adjoining the house which was known as Brookside in 1972. The house belonged to Abraham Walbank, an attorney, who conveyed it in 1782 to his daughter Sarah, who married Robert Lees, a surgeon. In 1811 Sarah sold it to Joseph Iles, clothier, who went into partnership with Thomas Iles and built a cloth-mill and engine house on the site. Joseph and Thomas went bankrupt in 1828 and the house and mill were assigned to their chief creditors, Joseph Pitt and his partners, bankers of Cirencester, who were leasing the mill to Handy and Jesse Davis in 1836. In 1840 Pitt and his partners sold the property to Samuel Lawrence of Cirencester. A long wing which ran south from Brookside and evidently housed the mill had been demolished by 1882. The surviving house has a symmetrical late-17th century range which was enlarged in the 18th century by the addition of small balancing wings to the east front and a larger range to the west front.

Gloucester Archives on line catalogue lists archive reference D13198, a box of documents from Iles Mill donated in 2013 by the then owner Jerilyn Glenn Davis (she had inherited the property off her sister Marilyn Hodkin). The box also contains a number of documents related to properties owned by Thomas Iles which were inherited by his daughter Sarah Iles and subsequently passed to her husband Abraham Walbank and later to their daughter also Sarah.

Documents related to Sarah Iles contained in archive box D13198

Note: Any documents not directly associated with Iles Mill have been omitted.

The properties and lands in Chalford and Leckhampton passed to the daughter of Thomas Iles, Sarah who was brought up by her guardians appointed in her father's will of 2nd May 1729. Sarah was orphaned at the age of five years as her mother had died a few years earlier. She may have been brought up by Thomas's brother John who owned Iles Mill. Sarah married Abraham Walbank and the properties passed into his ownership and subsequently to their only child also Sarah who married Robert Lees a surgeon. The couple had no living children to inherit the estate and Sarah subsequently sold the land at Chalford to her cousins Joseph and Thomas Iles in 1811 as detailed in the archive documents. Sarah Lees died in 1839 aged 76.

Iles Mill documents contained in archive box D13198 in historical context

Jennifer Tann in her book “Wool and Water” tells us that until 1643 during the civil war both Gloucester and Bristol were held by the Parliamentarians whilst the Royalists were in Oxford and as a consequence there was much military action in the county from marauding Royalist troops. In February 1642 the King authorised Prince Rupert to commandeer all cloth in the main cloth making areas of Gloucestershire and have it sent to Cirencester. King Charles specifically mentioned Stroud and Minchinhampton in his letter to Prince Rupert as sources of cloth for uniforms for his men.

In 1649 there was a large order of cloth for 16,000 coats and breeches for the soldiers in Ireland, but by 1664 the clothiers were petitioning the House of Commons regarding the poor state of the trade, Depression set in from 1726/27 and weavers petitioned the Privy Council for regulation of wages but the clothiers simply ignored the fixed rates when they were confirmed in 1732 and 1739. A further appeal to parliament was made in 1756 when it was said that £50,000 had been lost to eighteen bankruptcies and some labour was being paid by way of truck contrary to the Truck Act.

A strike for six weeks in 1756 over low wages and ignoring the law regarding payment “in truck” saw 4,000 weavers gathered in Stroud and the clothiers agreed to their proposals mainly as they were worried about what the mob might do. The rioters surged into the building and several clothiers jumped out of the windows. Six companies of infantry were sent in under the command of Major General James Wolf to restore order before the wage rate was accepted in the next Quarter Sessions only to be repealed in 1757 mainly because a lot of clothiers were freeholders and were able to influence procedures by using their vote in the elections.

In October 1766 John Osborne, clothier of Monks Mill, Alderley noted in his diary “the greatest riot as ever known assembled in Wotton 800 or 1,000 men, women and children pulled down and destroyed Boulting Mills in the neighbourhood and plundered Farmer Collet of Alderley Under the pretence of lowering the price of provisions”. Three men were executed, many sent to Gloucester gaol and the rest reprieved for transportation.

In the 1760s Yorkshire competition became a more serious threat offering cloth at a far lower price and after 1773 the East India Company’s exports fell accounting for a decline in trade at Chalford.

A severe winter in 1783/84 and a further slump in East India Company’s exports produced the most severe depression that Gloucester had experienced in years. Nearly 15,000 people were estimated to be destitute in the Stroudwater parishes.

Despite trade fluctuations of the 1780s and 1790s, some clothier families acquired considerable wealth only to become bankrupt in the 19th century. The years of peace between 1782 and 1796 were buoyant for the clothiers. The price of English wool rose and exports rose between 1794 and 1796 only to be depressed again in 1797. Spanish cloth and also course cloth for uniforms for the French was in demand. Demand slumped with the declaration of peace in 1802 and trade with Russia suffered with the outbreak of war in 1807.

From the documents donated to Gloucester archives, it appears that Iles Mill remained in the possession of John Iles senior and junior until 1806 when John Iles and trustees sold Iles Mill and other properties in Chalford to John Ballinger for £4,700.

Some losses were offset by the East India Company when they changed from buying through factors to dealing direct with the manufacturers. In 1812 when the charter came up for review, some of the larger manufacturers opposed the change but other manufacturers including S. Wathen, C. Ballinger, N.

Wathen, W. Gardiner and J. Iles (presumably John Iles) who are party to transactions in the Iles Mill documents wanted the practice to continue.

Home demand maintained the industry in Gloucestershire in the years following the peace of 1815 although the fall in military cloth hit Bisley and Chalford badly. There were six bankruptcies in 1819 but new factories and building extensions continued between 1815 and 1825. One such building was erected at Iles Mill by Joseph and Thomas Iles who had bought land and properties from Sarah Lees in 1811 to construct the much larger steam driven mill. Joseph and Thomas must have already owned the original Iles Mill at this time as the new mill was incorporated with the old mill. What followed next led to the bankruptcy of Joseph and Thomas Iles on 12th April 1828.

The weaver strikes of 1825 dragging on into the autumn and in December “the panic” occurred in which a number of country banks failed and the industry fell into deep depression. This sealed the fate of many of the smaller clothiers who had smaller a capital base and depended more on credit from the London factors. In 1826 sixteen Gloucestershire firms went bankrupt followed closely by Iles Mill in 1828. The crisis led to a steep decline in prices and profits and when the factory commissioners visited the area in 1832 they commented on the large number of mills which had ceased production in the preceding three years.

Between 1836 and 1848 profits declined once again and the industry was at a low ebb in 1842 but trade began to improve in 1843 with the railway opening through the Golden Valley in 1845. Charles Lawrence who bought Iles Mill after the bankruptcy of Joseph and Thomas Iles, sold a piece of land for the purpose on 18th August 1840. He must have sold the mill and properties on in 1840 as Henry Ballinger who was bequeathed the mill by his father John in 1840, leased it to Nathaniel Jones in 1850 for three years with the option of buying it. Nathaniel Jones bought the mill for £1,785 in 1851. One can assume that cloth was being produced at the time as a change in fashion in 1848 enabled surviving mills to work to capacity. In 1858 Nathaniel Jones Leased the mill to the Grist family who were flock manufacturers but Charles Lawrence must have been in ownership of Iles Mill as he put it and other premises up for auction at the Greyhound Inn, Chalford where it was sold for the paltry sum of £400 to Nathaniel and Thomas Jones (Nathaniel had paid £1,785 for it eight years earlier). The Jones brothers seem to have changed the use of the mill premises as in 1863, Jennifer Tann states that *walking sticks were being made there and some twenty mills in the Stroud area were converted to walking stick manufacture in the late 19th century.*

Note: Stephen Mills in his paper on Stick Manufacture in the Stroud Valleys for The Gloucestershire Society for Industrial Archaeology in 1996 quotes *At Chalford and Brimscombe are several works which employ hundreds of hands turning out thousands of sticks daily. A considerable trade is done with the colonies and India provides a special market as well as being the largest customer. He continues to tell us: the attractions of the district were fairly obvious, namely available buildings, in most cases characterised by large open floor spaces. In addition power sources often still in place in the form of water and/or steam, usually sufficient to drive saw benches and turning machines, plus a pool of skilled labour was available in the district. Other factors that may have increased the attractiveness of the area included access to a region that was now well served with transport infrastructure in the form of roads, canals and railways, plus at least initially, an inexpensive supply of local beechwood.*

Nathaniel Jones is referred to as “Stick manufacturer” in the conveyance of 15th May 1873 when the mill was again occupied by the Grist family when Nathaniel Jones conveyed it to William Charles Grist for £1,449. However, a document dated the following day conveyed Iles Mill to William Charles Grist in exchange for a loan of £1,200 with interest at five percent per annum. The premises were described as “Iles Mill used as shoddy mill at Chalford with hawkers office and buildings”. William Charles Grist

worked the mill as a flock and shoddy factory (flock being produced by grinding up old used woollen material, usually collected by a “rag and bone man” used for stuffing mattresses and upholstery and shoddy being produced from a mix of recycled wool and new wool and used to produce cheaper cloth) until at least 1902, in 1906 it was used for “bone turning” presumably to produce walking stick handles, before returning to flock manufacture under Richard Grist Ltd until its demise following a fire in 1913.

In the following pages the content of the documents relating to the mill is summarised and where possible an explanation of the intent and purpose of them is given. Documents in the archive box have been listed in date order.

List of Documents relating to Iles Mill

Date	Description
25-06-1806	Release of Iles Mill and land John Iles and trustee to Mr and Mrs Ballinger and trustee + Memorandum
02-01-1811	Lease for one year of messuage and land to Joseph Iles by Samuel Wathen, Miles Beale, Sarah Walbank and Messrs Pitt Bowly & Partners
03-01-1811	Lease of a messuage by Sarah Lees to Joseph Iles
03-01-1811	Release to use of messuage Joseph Iles and Sarah Lees (No9)
02-08-1823	Mortgage Bond to Joseph Iles and Thomas Iles by Joseph Pitt Devereux Bowly James Fielder Croome and Jacob Wood
02-08-1823	Loan to Joseph Iles and Thomas Iles by Joseph Pitt Devereux Bowly James Fielder Croome and Jacob Wood
25-03-1826	Further charge on debt Joseph Iles and brother Thomas Iles
26-12-1828	Release of equity of redemption of an estate in Chalford Joseph and Thomas Iles to Thos Pitt Bowly & Co
06-08-1840	Conveyance of mill and land by Messrs Pitt Bowly & Wood to Charles Lawrence esquire
07-08-1840	Release of Messuage Land and Mill at Chalford by Messrs Pitt Bowly & Wood to Charles Lawrence esquire
19-08-1840	Conveyance of land to Cheltenham Union Railway by Charles Lawrence
30-12-1850	Memorandum of agreement between Henry Ballinger and Nathaniel Jones
25-03-1851	Memorandum by Edward Freston (on behalf of Henry Ballinger) and Nathaniel Jones
6-11-1855	Land tax assessment for Charles Lawrence for a house and factory in Chalford
20-02-1858	Lease of mills and premises by Nathaniel Jones to Messrs Grist
29-09-1859	Conveyance of messuage and Premises by Charles Lawrence Esq to Nathaniel Jones and his Trustee
15-05-1873	Conveyance of mill and piece of land by Nathaniel Jones to William Charles Grist
15-05-1873	Memorandum regarding the conveyance of mill and piece of land by Nathaniel Jones to William Charles Grist
16-05-1873	Conveyance of Iles Mill to Nathaniel Jones in exchange for a loan of £1200 to William Grist

25th June 1806

Memorandum attached to the indenture of the same date regarding properties in Chalford

known as "Kinsley" and others between John Ballinger, Charles Ballinger, John Iles and Joseph Pitt.

25th June 1806

Release to the use of a messuage between Mr John Iles and trustee to Mr John Ballinger and trustee

and a receipt for £4,700 paid to John Iles

Indenture of four parts between John Iles of Chalford, Gentleman, George Whites of Tetbury, Gentleman, John Ballinger of Chalford, Clothier and Charles Ballinger of Chalford, Clothier.

Indentures of Lease and Release are mentioned bearing the date of the 1st and 2nd October 1795, the Release being of four parts between John Iles, Samuel Wathen, Gentleman, now deceased, John Snell[?] of Minchinhampton, Surgeon and Apothecary and George White. The messuages or tenements, Mill and other premises were Granted and Released to John Iles and George White who are now granting, bargaining and selling the properties to John and Charles Ballinger for £4,700:

Messuage or tenement with other premises in the occupation of William Foghill, late John Iles, now John Ballinger

Fulling Mills with shearshops, press lofts, workshops and other buildings

Two roods and thirty perches mill pond called "Pond Bank" of John Iles

Two acres and two perches meadow or pasture called "Orchard"

Two roods and thirty perches of meadow South of Mill pond known as "Cuckoo Pen"

One rood and 33 perches of meadow known as "Kinsley" or "Kensley"

Three roods and 20 perches of orchard

Messuage divided into two cottages known as "Kinsley" or "Kensley"

Two acres of meadow known as "Grove Leaze"

Two roods and ten perches of meadow known as "Grove Leaze"

Messuages, tenements, mills, closes and land in Chalford now in the possession of John Ballinger, his tenant or tenants except the close called Kinsley or Sawle's Piece and cottage, orchards now in the possession of John Iles his under tenant.

2nd January 1811

Lease for one year by Samuel Wathen, Miles Beale and Sarah Lees to Joseph Iles

of Chalford, Clothier for the sum of five shillings to Samuel Wathen, Miles Beale and Sarah Lees:

Messuage in Chalford with garden, stable, formerly in possession of Abraham Walbank and now Joseph Iles

Garden in Bisley formerly in possession of Abraham Walbank called "Substance"

Two acres of close or piece of land adjoining "Longcroft"

3rd January 1811

Final agreement made between Joseph Iles plaintiff and Sarah Lees informant

before James Mansfield, John Swath?, Samson Taverner and Alan Chambers, Justices of the Law of two messuages, two stables, house, gardens, two acres of land, two acres of meadow, two acres of pasture in the parishes of Minchinhampton and Bisley. Sarah acknowledges the above to be the right of Joseph Iles for the sum of one hundred pounds

3rd January 1811

Receipt for £900 by Sarah Lees from Joseph Iles

3rd January 1811

Release to the use of Messuage between Sarah Lees and Joseph Iles.

Other documents mentioned in this document:

Indentures of Lease and Release 4th June 1760

Indentures of Lease and Release 20th July 1763 between Abraham and Sarah Walbank and Joseph Wathen

Indentures of Lease and Release 21st May and 1st June 1782 between Abraham Walbank, Sarah Wallbank, Samuel Wathen to Christopher Gardiner and James Chambers

Indentures of Lease and Release 7th and 10th May 1790 Sarah Walbank, Robert Lees and Samuel Wathen and Miles Beale

Sarah Lees contracts with Joseph Iles for the absolute sale to him for £900. The properties involved are as those listed in the 2nd January 1811 document.

1st August 1823

Lease for one year by Joseph Iles to Messrs Pitt Bowly and Co.

for one peppercorn rent and five shillings in hand.

Messuage or tenement in Chalford

Garden in Bisley called "Substance"

Two acres of close or piece of land in Minchinhampton called "Longcroft"

Cloth mill, engine house, workshops and buildings lately created and built by Joseph Iles and Thomas Iles with works, gig mills, gearings and steam engine belonging.

2nd August 1823

Mortgage bond for £5,000 to Joseph Iles and Thomas Iles by Joseph Pitt, Devereux Bowly, James Fielder Croome and Jacob Wood.

2nd August 1823

Indenture of mortgage Joseph Iles and another to Messrs Pitt Bowly and Co.

of a messuage, mill and hereditaments at Chalford For securing monies advanced on account.

Other document mentioned:

Lease and Release 2nd and 3rd of January 1811 by Sarah Iles, Samuel Wathen and Miles Beale to Joseph Iles

The properties involved are as those listed in the 1st August 1823 document.

25th March 1826

Further charge for additional advance and interest on the entire debt by Joseph Iles and brother to Pitt Bowly and Co.

Joseph and Thomas Iles secure a further sum of £560-14-03 + interest in addition to the £3,000 + interest already secured against the properties listed in the Indenture of Mortgage.

20th July 1827

Memorandum of conviction of Joseph Iles and Thomas Iles of Minchinhampton,

Clothiers, for the crime of paying or causing to be paid the sum of 14s 7½ d due to William Browning, weaver, of Stroud in other than lawful coin. They were fined £20.

Note: This document isn't included in the Iles Mill documents, but is in Gloucester Archives Reference Q/PC/2/48/A/27. It has been included as an observation of the situation in the woollen industry in Gloucestershire was at the time. The court case is a further indication of the struggle which the brothers were going through. It was against the law under the Truck Act to pay workers "in truck" that is using what they had made, probably a roll of cloth in this case, leaving them to sell it on to someone else in order to be able to live.

26th December 1828

Release of equity of redemption Joseph and Thomas Iles to Pitt Bowly and Co.

in an estate at Chalford.

Other documents mentioned:

Indentures of Lease and Release 1st and 2nd August 1823 between Joseph Iles, Thomas Iles and Joseph Pitt, Devereux Bowly, James Fielder Croome and Jacob Wood

Indenture 25th March 1826

Commission of Bankruptcy 12th April 1828 against Joseph Iles and Thomas Iles

Indenture of assignment 25th April 1828 conveying all estates of Joseph Iles and Thomas Iles to John Ebenezer Davies of Basinhall Street in the "City of London Blackwell = hall factor" by the bankruptcy court by payment of £3,561-14-03 to Joseph Pitt, Devereux Bowly, James Fielder Croome and Jacob Wood

6th August 1840

Conveyance by Messrs Pitt Bowly and Ward to Charles Lawrence

of messuage, land and mill at Chalford for one peppercorn rent:

Messuage or tenement with garden and stables at Chalford now unoccupied

Two acres of close or piece of land called "Longcroft"

Cloth mill, engine house, workshops and all erections built by Joseph Iles with stocks, gig mills, gearings and other fixtures.

7th August 1840

Release of messuage by Messrs Pitt Bowly and Ward to Charles Lawrence

of land and mill at Chalford (Details as above.)

19th August 1840

Conveyance by Charles Lawrence Gentleman to the Cheltenham and Great Western Union Railway Company of two roods and eight perches of land.

30th December 1850

Lease for three years by Henry Ballinger to Nathaniel Jones

of Iles Mill with land cottages and all other premises and the racks at Chalford belonging thereto for £90 a year paid half yearly with the option of buying the premises for £1,800. Henry Ballinger agrees to also buy the gig mill standing in the mill at the same price as Nathaniel Jones pays for it less £3.

25th March 1851

Purchase by Nathaniel Jones from Henry Ballinger

of mill, land and premises for £1,800 less £15 for stocks etc.

6th November 1855

Land tax assessment for Charles Lawrence

for a house and factory

20th February 1858

Lease by Nathaniel Jones to Elizabeth Grist, Richard Grist, Samuel Grist and William Grist

of a mill called Iles Mill together with three cottages and gardens and pieces of land containing seven acres no roods and thirty three perches together with the machinery fixtures and a mill called "Clayfields Mill" or "The Grist Mill" with cottages, gardens and two pieces of land adjoining being half an acre or thereabouts with machinery and fixtures all at or near Chalford. Nathaniel Jones of Chalford, Clothier to Elizabeth Grist of Capels Mill near Stroud, Richard Grist of Saint Mary's Mill Chalford, Samuel Grist and William Grist both of Capels Mills, Flock Manufacturers:

Iles Mill with several buildings and mill pond and stocks, gig mills, water wheel and other machinery and fixtures

Three cottages with gardens near the mill in the occupation of William Lambert, William Ireland and Master Rictman or Rickman

Seven acres and thirty three perches in seven pieces of meadow and orchard nearby

Clayfields Mill or The Grist Mill with stove and other buildings, mill pond, water wheel and machinery late in the occupation of Thomas Jones

Two cottages adjoining belonging to Charles Davies and William Jeffries

Half an acre of meadow adjoining Clayfield Mill late in the occupation of Thomas Jones

For £120 a year in two equal half yearly payments

29th September 1859

Conveyance by auction by Charles Lawrence to Nathaniel Jones and Thomas Jones

of messuage and premises at Chalford in the County of Gloucester. Auction on 21st June 1859 at the Greyhound Inn, Chalford.

Other documents mentioned:

Lease and Release 6th and 7th August 1840 between Joseph Pitt, Devereux Bowly and Jacob Wood and Charles and Thomas Richards

Nathaniel Jones paid £40 deposit at the auction and the balance of £360 is paid as part of this indenture:

Messuage or tenement at Chalford, cloth mill, engine house, workshops and all other erections and buildings erected by Joseph Iles which has been converted into a warehouse by Charles Lawrence

Described at auction as "Dwelling house with garden with commodious warehouse occupied by Messrs Iles as Clothiers through which the Stroud Water runs"

15th May 1873

Conveyance by Nathaniel Jones, Gentleman to William Charles Grist of St Mary's, Stick Manufacturer

of Iles Mill and a piece of land called "Cuckoo Pen" all at Chalford, for the sum of £1,449.

Other documents mentioned:

Indentures 25th June 1806

Indentures 6th and 7th August 1840

Indentures 19th May 1851

Indenture 29th Sept 1859

The properties involved:

Mill known as Iles Mill lately used as shoddy mill in Chalford with warehouse, offices and buildings

Three cottages adjoining with gardens

Dwelling house near the mill with gardens

Two roods and twenty three perches forming a small piece of land called "Cuckoo Pen"

15th May 1873

Memorandum regarding the conveyance by Nathaniel Jones to William Charles Grist

of Iles Mill and land called "Cuckoo Pen"

16th May 1873

Conveyance of Iles Mill and Cuckoo Pen to Nathaniel Jones, Gentleman in exchange for a loan of £1,200 with interest at £5 per centum per annum:

Iles Mill used as shoddy mill at Chalford with hawker's office and buildings

Cottages or tenements adjoining

Two roods and twenty two perches of pasture land called "Cuckoo Pen"

If the loan remains unpaid, Nathaniel Jones can sell the premises to recover the loan.

Bob Iles - 2020