

The Effingham Windmill

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Windmills began to be in use in Europe in the 1100-1200s approximately. Along with watermills they had many functions, for instance grinding tough grain down into flour. We do not know if Effingham ever had a watermill. Watercourses around Effingham Common which exist no longer may once have had enough force of running water to power one. We do know there was a windmill. What it looked like, and even the period during which it was in operation, currently remain unclear but three sources from before 1840 preserve the record of its existence and roughly where it had stood.

The earliest source for an Effingham windmill (1803)

The earliest such source is a document in the Surrey History Centre (SHC) dated 1-2 December 1803 [SHC Ref: G/165/139/10]. General Oliver de Lancey the then lord of the manor of Effingham Eastcourt was selling a large area of land in the centre and north of Effingham to William Currie, a neighbouring landlord at Horsley Park. The detailed plan which formed part of the paperwork for the transaction labels an adjacent area (ie not part of the sale) 'Windmill Shot', shown here in Figure 1. A 'shot' was just a tract of land. For instance Wandsworth had a Windmill Shot, a Swandon Shot, a Hill Shot and a Hillside Shot. Nearer to Effingham there are Lower Shott and Townshott in Bookham.

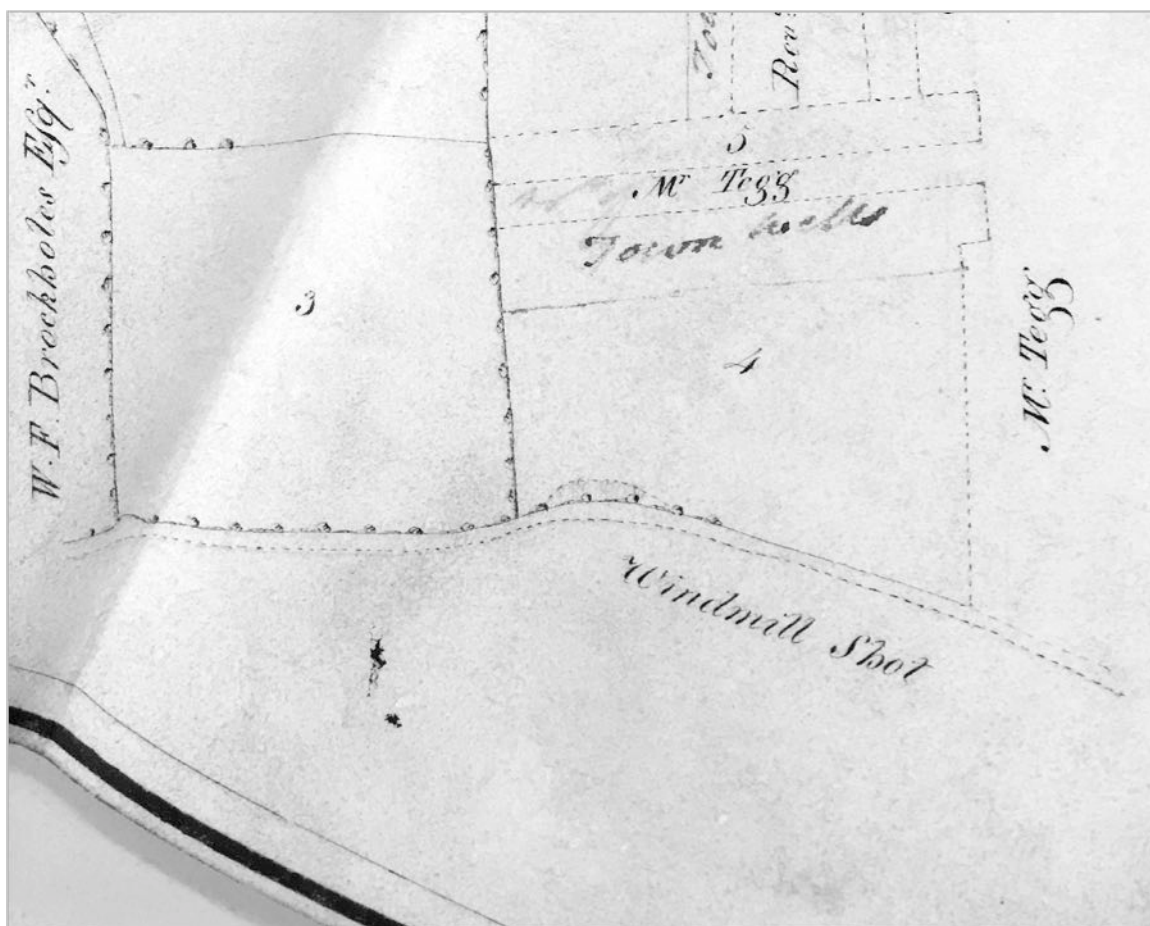


Figure 1 Windmill Shot identified in De Lancey's sale document of 1803.

Where was this area? We cannot be exactly sure but by deduction from other map sources it was south of the A246 in the general vicinity of today's Linden Close, Mount Pleasant, Orchard Close and Woodlands Road. Figure 2 shows a LIDAR image (Laser Imaging, Detection and Ranging) showing the contours of the rising ground, and the area within the oval is the approximate location for the windmill as we currently understand it.

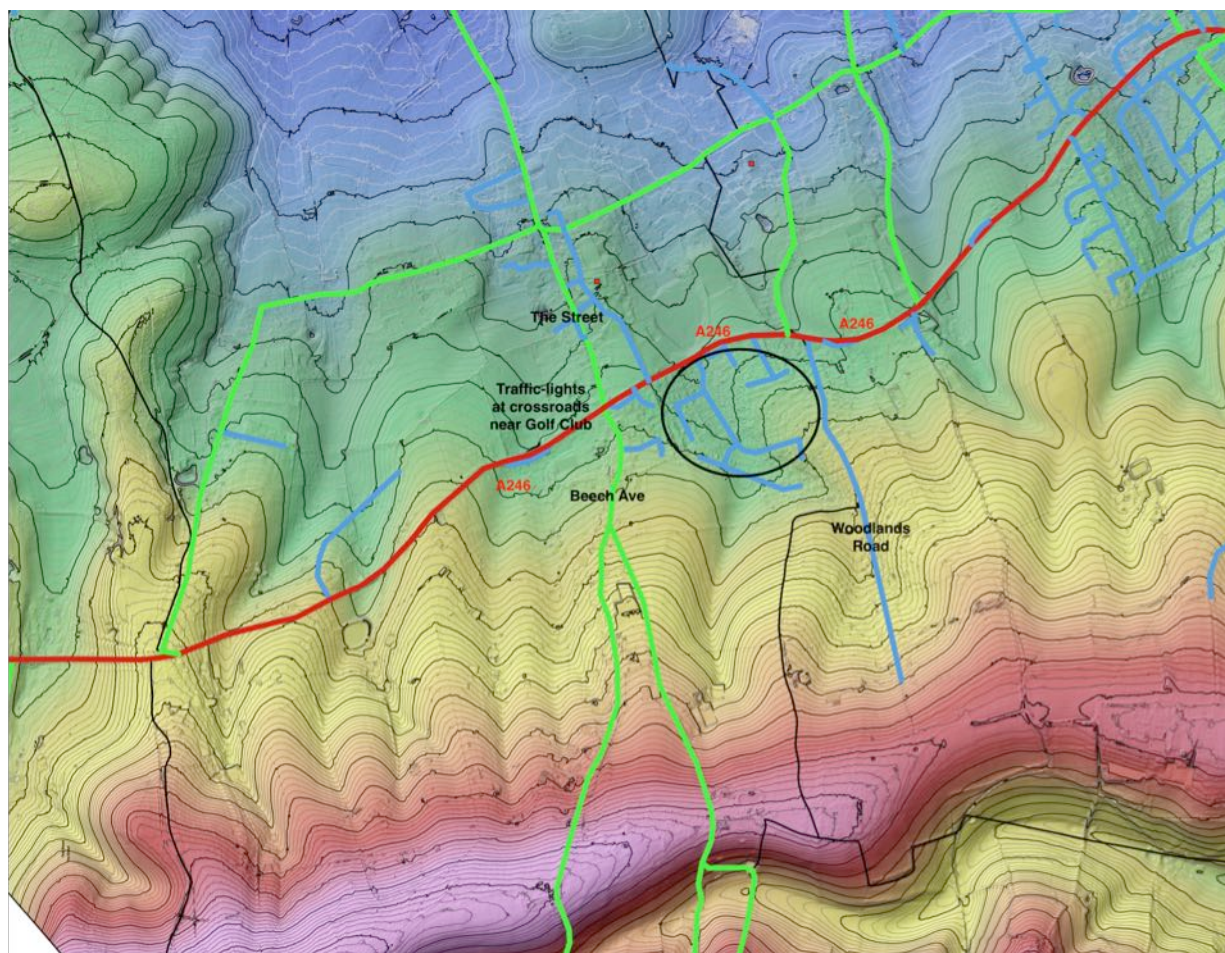


Figure 2 LIDAR image of Effingham; Windmill Shot was within the oval.

The second source (1813)

The second source is two pieces of auction material from 1813. In February 1812 Mr John Tegg, who was a yeoman (farmer) in Little Bookham but also held land in Effingham, died. In accordance with his will on 7 May 1813 there was an auction of some of his properties. A detail of the flyer [SHC Ref: 181/11/52] advertising the auction is shown in Figure 3 and it reveals that the first item to go under the hammer would be 'A Parcel of open Field Land, in Effingham Common Field, adjoining the Guildford Turnpike Road, called the Windmill Acre, containing one Acre more or less'.

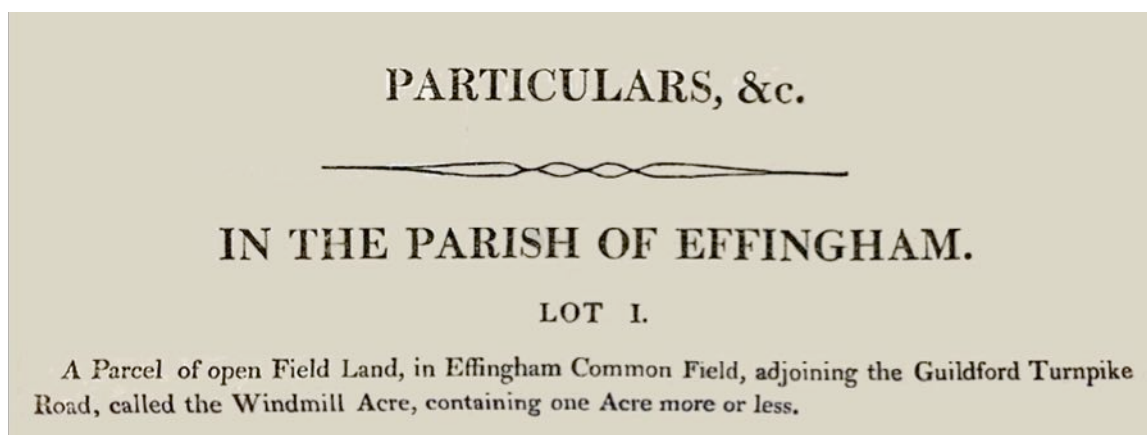


Figure 3 Detail from the flyer for the sale in 1813 of Mr Tegg's land.

A version of the complete flyer is shown in Appendix I and a second version – on which handwritten notes seem to suggest that the lot did not reach its guide price and was 'bought in' ie withdrawn – in Appendix II.

SHC holds a third document as provided for people attending the auction [SHC Ref: 209/12/3]. Note that at that time 'Effingham Common Field' meant a large area of agricultural land near the village centre, not the expanse of 'waste' in the north of the parish used for grazing that we know today as Effingham Common.

The third source (1835)

The third source dates from 1835. This is again a sale document, between Miles Stringer (the vendor) of Effingham Hill House and Captain William Manning of The Lodge. Usefully a plan was included and it locates 'Windmill Shot' in the same area as the 1803 document: on the rising ground just south of today's A246. A detail from this is shown in Figure 4. Unlike today, at that time the land there would have been open ground and the windmill's sails fully exposed to passing breezes.

This is the last reference to the windmill currently known to us. Only a few years later, by 1840 approximately when the Tithe Apportionment map for Effingham was compiled, this place name had ceased to be in use and there are no more references to windmills.

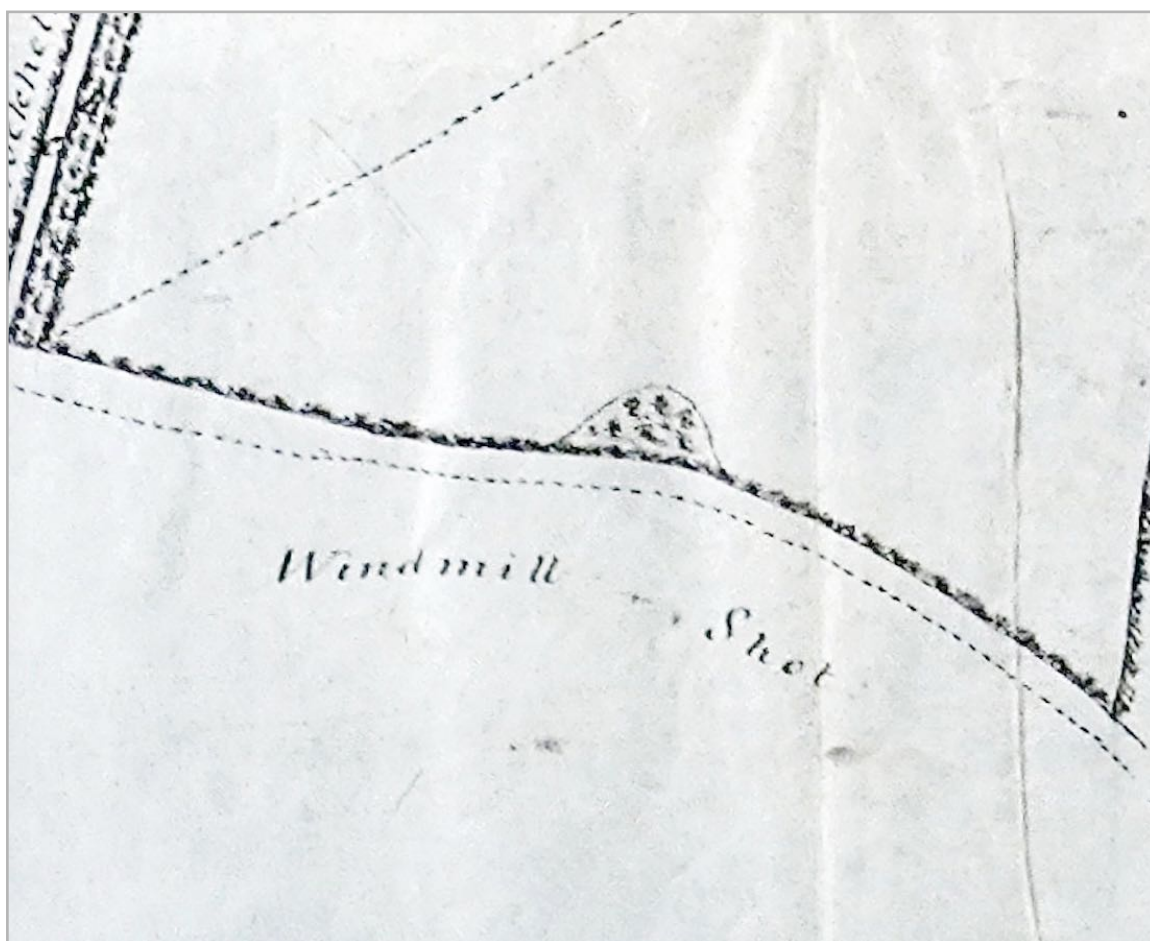


Figure 4 Detail from the document for the sale in 1835 of Mr Stringer's land.

Other local windmills

While we do not know what the Effingham windmill looked like, a clue may perhaps be gained from surviving images of other windmills nearby. One of them was at West Horsley. Like Effingham's, it was on rising ground just south of the A246, almost due opposite the roundabout where that road intersects with West Horsley's 'The Street' and Shere Road. It stood there from at least 1770 since it appears on John Rocque's map of that date (see Figure 5, in which the windmill can be seen just below the superimposed orange star) but probably much earlier, and again (see Figure 6) in a document at the SHC dated 2 August 1769 [SHC Ref: G54/1/17].

Figures 7 and 8 show images of two windmills which survived into the nineteenth century, which was when these images were made. The first shows Holmwood windmill [SHC Ref: HO/18/13]. The second shows a detail from a drawing of Reigate Heath windmill, which still survives [SHC Ref: PX/122/125].

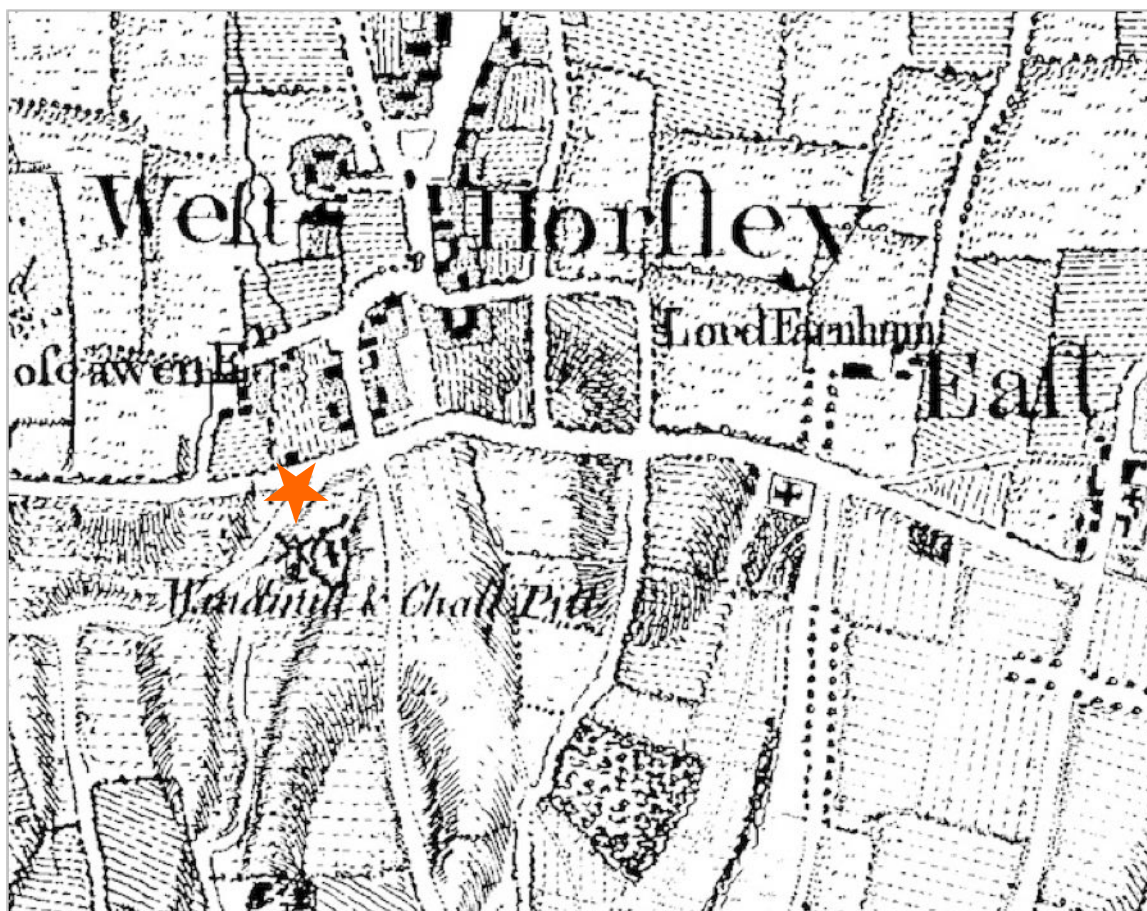


Figure 5 Detail from Rocque's map of 1770 showing the West Horsley windmill.

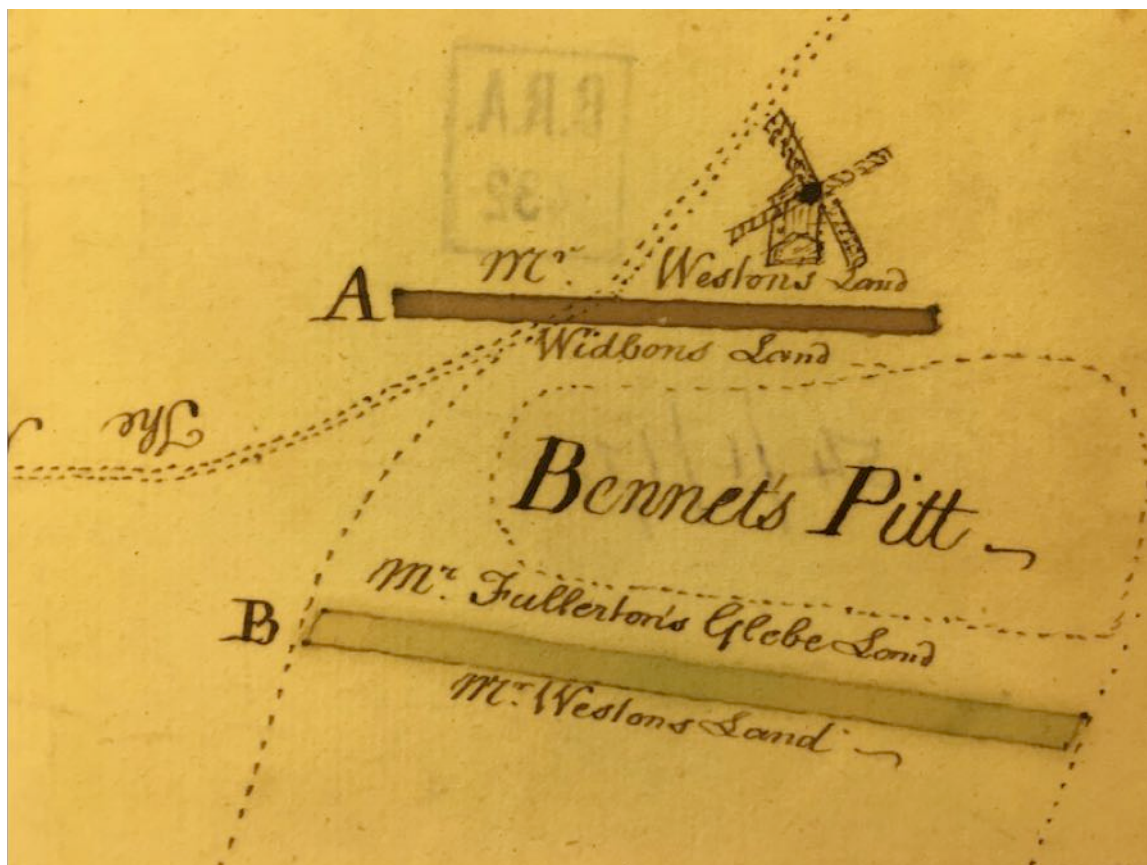


Figure 6 Detail from SHC's document of 1769 showing the West Horsley windmill.



Figure 7 Holmwood windmill (detail below).



Figure 8 Reigate Heath windmill.

Why did Effingham's windmill cease to exist? We will probably never know. But even if windmills were regularly maintained and did not fall into disuse through neglect or for economic reasons, by their very nature they were hard to protect from storms and fire. For instance, in 1703 a 10-day hurricane lashed the whole country. By the time it was over, some 400 windmills had been destroyed. This was not only through breakage caused by the strength of the wind against the sails. In many cases the miller either did not or could not disconnect the gearing in time, and as the wind drove the sails faster and faster, heat from the friction caused the wooden windmill to burst into flames. Perhaps, with the need to generate sustainable energy in the fight against climate change, windmills will one day appear in Effingham again.

ILLUSTRATIONS

Figures 1, 3, 6, 7, 8: by courtesy of the Surrey History Centre

Figure 2: Prepared by Mark Eller using Environment Agency LIDAR Composite Digital Terrain Model 50cm 2016 data

Figure 4: scan of document kindly lent by Henrietta Hough

Figure 5: Adam Owen, GBC Parks and Countryside Manager; public domain

APPENDIX I

Flyer for sale of Mr Tegg's land in 1813

Effingham, and Bookham, Surrey.

PARTICULARS & CONDITIONS OF SALE,

OF A

Desirable and Valuable Estate,

ADVANTAGEOUSLY SITUATE

IN THE PARISHES OF

EFFINGHAM, & LITTLE BOOKHAM,

In a Beautiful and much admired part of the

COUNTY OF SURREY,

ON THE TURNPIKE ROAD FROM GUILDFORD THRO' EPSOM TO LONDON,

COMPRISING

A Substantial Dwelling House,

WITH

Barn, Stable, Yard, Garden, Orchard, & Meadow adjoining,

Four Valuable Inclosed Fields,

AND THREE PARCELS OF OPEN FIELD LAND,

CONTAINING TOGETHER

FIFTEEN ACRES,

DISTANT FROM GUILDFORD & EPSOM 8, & LONDON 22 MILES,

Which will be Sold by Auction,

BY

MESSRS. CRAWTER,

At the White Hart Inn, Great Bookham, Surrey,

On FRIDAY, the Seventh Day of MAY, 1813,

AT TWELVE O'CLOCK AT NOON,

In Eight Lots,

By Direction of the Executrix and Trustee, of the late Mr. JOHN TEGG.

*** To be viewed by applying to SAMUEL BEAUCHAMP, near the Church, Effingham.

PARTICULARS may be had at the INNS at Effingham, Great and Little Bookham, Horsley, Ripley, and Leatherhead, and of Messrs CRAWTER, Surveyors, Agents, &c. &c. Bookham, Surrey, and No. 4, Thetney Place, Temple Bar, London.

PARTICULARS, &c.

IN THE PARISH OF EFFINGHAM.

LOT I.

A Parcel of open Field Land, in Effingham Common Field, adjoining the Guildford Turnpike Road, called the Windmill Acre, containing one Acre more or less. *£ 42*

30 1/2 acres

LOT II.

A Parcel of open Field Land, in Effingham Common Field, situate near Lot I, called Bush Acre, containing one Acre more or less. *£ 44*

30 1/2

LOT III.

A Parcel of open Field Land, in Effingham Common Field, situate near Lots one and two, called the Little Sheep Leys, containing two acres and a half more or less. *£ 130*

40 1/2

LOT IV.

An excellent close of Meadow Land, situate adjoining Water Lane, by the Mare Pond, containing one acre more or less. *£ 05*

*50*LOT V. *£ 166*

A Valuable Close of Arable Land, situate adjoining Water Lane, and Lot 4, called Water Lane Field, containing three acres more or less.

40 1/2

IN THE PARISH OF LITTLE BOOKHAM,

LOT VI. *£ 57*

A Close of Arable Land situate adjoining the Guildford Turnpike Road, called Little Court Field, containing one acre more or less.

*32 1/2*LOT VII. *£ 170*

A Close of Arable Land, situate adjoining Little Bookham Parsonage, called the Upper Field, containing four acres more or less.

*30 1/2*LOT VIII. *£ 350*

A Substantial Dwelling House, in Two Tenements, situate in Little Bookham Street, with Barn, Stable, Outhouses, Garden, Orchard, and Meadow adjoining, containing one acre and a half more or less.

15 1/2 fad

Possession of the Land and Buildings will be given on Completion of the Purchase. The Tenements are in the Occupation of MESSRS. DAW and KEMP, who have had notice to Quit at Michaelmas, 1813.

The different Lots are Copyhold of the Manor of Little Bookham, and subject to the usual Fine, Heriot, and Quit Rent.

NOT TO BE REPRODUCED
WITHOUT PERMISSION
SURREY RECORD OFFICE,
COUNTY HALL,
KINGSTON UPON THAMES

APPENDIX II

Flyer for sale of Mr Tegg's land in 1813 – second version

Effingham, and Bookham, Surrey.

PARTICULARS & CONDITIONS OF SALE,

OF A

Desirable and Valuable Estate,

ADVANTAGEOUSLY SITUATE

IN THE PARISHES OF

EFFINGHAM, & LITTLE BOOKHAM,

In a Beautiful and much admired part of the

COUNTY OF SURREY,

ON THE TURNPIKE ROAD FROM GUILDFORD THRO' EPSOM TO LONDON,

COMPRISING

A Substantial Dwelling House,

WITH

Barn, Stable, Yard, Garden, Orchard, & Meadow adjoining,

Four Valuable Inclosed Fields,

AND THREE PARCELS OF OPEN FIELD LAND,

CONTAINING TOGETHER

FIFTEEN ACRES,

DISTANT FROM GUILDFORD & EPSOM 8, & LONDON 22 MILES,

Which will be Sold by Auction,

BY

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At the White Hart Inn, Great Bookham, Surrey,

On FRIDAY, the Seventh Day of MAY, 1813,

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PARTICULARS may be had at the INNS at Effingham, Great and Little Bookham, Horsley, Ripley, and Leatherhead, and of Messrs. CRAWTER, Surveyors, Agents, &c. Cobham, Surrey, and No. 4, Thanet Place, Temple Bar, London.

PARTICULARS, &c.

IN THE PARISH OF EFFINGHAM.

LOT I. *£142 bought in*

A Parcel of open Field Land, in Effingham Common Field, adjoining the Guildford Turnpike Road, called the Windmill Acre, containing one Acre more or less. *30/16*

LOT II. *£44 2s*

A Parcel of open Field Land, in Effingham Common Field, situate near Lot 1, called Bush Acre, containing one Acre more or less. *30/*

LOT III. *£130 Mrs. Dollen*

A Parcel of open Field Land, in Effingham Common Field, situate near Lots one and two, called the Little Sheep Leys, containing two acres and a half more or less. *40/*

LOT IV. *£85 Mr. Mitten*

An excellent close of Meadow Land, situate adjoining Water Lane, by the Mare Pond, containing one acre more or less. *50/*

LOT V. *£160 Mr. Seawell*

A Valuable Close of Arable Land, situate adjoining Water Lane, and Lot 4, called Water Lane Field, containing three acres more or less. *40/12*

IN THE PARISH OF LITTLE BOOKHAM,

LOT VI. *£57 Mr. Seawell*

A Close of Arable Land situate adjoining the Guildford Turnpike Road, called Little Court Field, containing one acre more or less. *32/*

LOT VII. *£170 Mr. Seawell*

A Close of Arable Land, situate adjoining Little Bookham Parsonage, called the Upper Field, containing four acres more or less. *30/*

LOT VIII. *£350 Mr. Seawell*

A Substantial Dwelling House, in Two Tenements, situate in Little Bookham Street, with Barn, Stable, Outhouses, Garden, Orchard, and Meadow adjoining, containing one acre and a half more or less. *£150 - 10/-*

Possession of the Land and Buildings will be given on Completion of the Purchase. The Tenements are in the Occupation of MESSRS. DAW and KEMP, who have had notice to Quit at Michaelmas, 1813.

The different Lots are Copyhold of the Manor of Little Bookham, and subject to the usual Fine, Heriot, and Quit Rent.

In the Close 50 = 0 = 0
about the House 12 = 0 = 0