

## Some Upper Paterson Land and its Links to Tocal

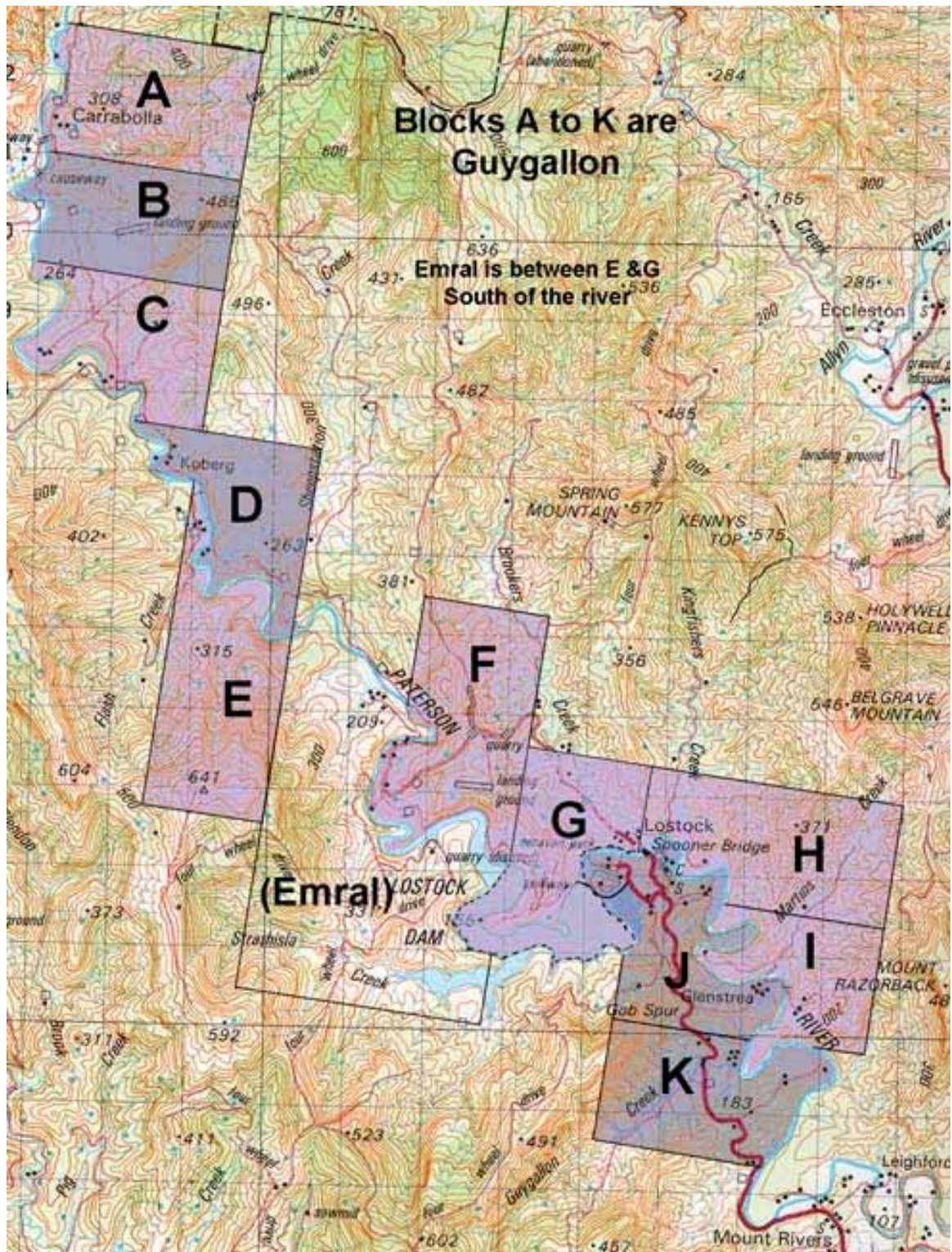
by Brian Walsh

In the 1800s most of the river frontage on the upper Paterson between Mount Rivers and Carrabolla was contained within two properties, namely “Guygallon” and “Emral”. The history of both these properties is linked to Tocal. In addition, for nearly 50 years ex-Tocal owner James Webber and his descendants owned Guygallon while living in Sardinia (later to become part of Italy) and supervised their Paterson River interests through an agent in Sydney.

### “Guygallon” (also spelt Guygallen and Guygalling)

Guygallon initially totalled 10,270 acres, comprising 11 blocks shown as A to K on the accompanying map. Its first owner was John Phillips Webber, and when he died in 1845 ownership passed to his brother James Phillips Webber, the first owner of Tocal. Details of Guygallon are as follows:

| Block    | Details (all blocks are in County Durham, NSWGG = Gov. Gazette)   |
|----------|---|
| <b>A</b> | 980 acres, Parish of Colonna, crown land purchased by John Phillips Webber for £245 in 1837 (title 752/225 and NSWGG 15 Feb 1837 p.186, 12 July 1837 pp. 497-8).      |
| <b>B</b> | 960 acres, Parish of Holywell, crown land purchased by John Phillips Webber for £240 in 1837 (title 752/225 and NSWGG 15 Feb 1837 p.186, 12 July 1837 pp. 497-8).     |
| <b>C</b> | 690 acres, Parish of Holywell, crown land purchased by John Phillips Webber for £172 10s in 1837 (title 752/225 and NSWGG 15 Feb 1837 p.186, 12 July 1837 pp. 497-8). |
| <b>D</b> | 760 acres, Parish of Holywell, crown land purchased by John Phillips Webber for £190 in 1837 (title 752/225 and NSWGG 15 Feb 1837 p.186, 12 July 1837 pp. 497-8).     |
| <b>E</b> | 1,240 acres, Parish of Glendon, crown land purchased by John Phillips Webber for £310 in 1836 (title 752/225 and NSWGG 3 Aug 1836 p. 590, 31 Aug 1836 p. 675).        |
| <b>F</b> | 1,170 acres, Parish of Holywell, crown land purchased by John Phillips Webber for £292 10s in 1836 (title 752/225 and NSWGG 3 Aug 1836 p. 590, 31 Aug 1836 p. 675).   |
| <b>G</b> | 910 acres, Parish of Holywell, crown land purchased by John Phillips Webber for £227 10s in 1837 (title 752/225 & NSWGG 9 Aug 1837 p. 556).                           |
| <b>H</b> | 1,100 acres, Parish of Holywell, crown land purchased by John Phillips Webber for £275 in 1836 (title 752/225 and NSWGG 3 Aug 1836 p. 590, 31 Aug 1836 p. 675).       |
| <b>I</b> | 650 acres, Parish of Holywell, part of 970 acres firstly owned by George Townshend, the 650 acres purchased from Townshend by John Phillips Webber (title 752/225).   |
| <b>J</b> | 810 acres, Parish of St Julian, crown land purchased by John Phillips Webber for £202 10s in 1836 (title 752/225 and NSWGG 3 Aug 1836 p. 590, 31 Aug 1836 p. 675).    |
| <b>K</b> | 1,000 acres, Parish of St Julian, crown land purchased by John Phillips Webber for £250 in 1837 (title 752/225 and NSWGG 15 Feb 1837 p.187, 31 May 1837 p. 416).      |



Note that parts of blocks G and J (and to a minor extent block F) are now under the waters of Lostock Dam. The river boundaries of these blocks follow the course of the Paterson as it was before the dam was built.

In July 1839 John Webber sold the whole of Guygallon to H.L. Brabazon for £5,135 (Lands Titles Office Reg P, no. 439) and retained a mortgage of £3,500. However, Brabazon could not meet the interest payment, and John Webber foreclosed the mortgage and repossessed the land in March 1843.

In February 1845 John Phillips Webber died of smallpox in London. Because he died intestate and was a bachelor, the ownership of Guygallon passed by default to his closest living relative, his father, Lieutenant-General Edward Webber, then aged 83. His father died one month later, bequeathing all his possessions to his youngest son Edward. Edward divided his father's estate between himself and his other living brother, James Phillips Webber. As part of the agreement, James received Guygallon.

After John's death, James found in his brother's papers a letter written concerning Guygallon in which John described the property as follows: "... *it is the best property for its extent on the River, and will feed more stock. You must have observed that every description of stock thrives remarkably well upon it, to say nothing of the numerous cultivation farms that it contains*" (quoted by James Webber in a letter to his Sydney agent, 31 May 1845).

In 1871 James Webber, then residing in Sardinia, applied through his Sydney agent to have Guygallon transferred from Old System Title to title under the Real Property Act. Because of the complex chain of title following John's death in 1845 without a Will, the file associated with this application contains much valuable family information that was provided to prove James Webber's ownership of the property. It includes birth certificates for the three brothers, the marriage certificate for his parents and the legal agreement between Edward and James sharing their father's possessions (State Records NSW, file PA3462).

At the time of the application for conversion of title, Guygallon was under lease to George Brooker for five years. In 1880 it was leased to Mr A Holden who sublet let it to 22 tenants as follows: on yearly leases - Edward Eveleigh, George Hipswell (sic), William Eveleigh, Charles Eveleigh, George Eveleigh, P Dennis and N Bird, Joseph Maudford, John Ernst, Luke Sullivan, P Maun, C Maudford, M Turner, H Lawrence, Thomas Lawrence, C & J Hopson, Thomas Turner, Samuel Soper; on a five year lease - Richard Eveleigh, Edward Jones, Frank Wilson and Christian Gilwaller.

Ownership of Guygallon remained with James Webber until his death in November 1877 when, under the terms of his Will, it passed to his daughter-in-law, Maria Webber, who lived in Sardinia. Maria was the wife of James' adopted son Luigi Webber, and James specifically excluded Luigi from his Will, leaving all his possessions in the sole control of Maria.

Meanwhile, Guygallon had not been converted to the new title system. The 1871 application was completed only in 1885 when the Government wanted to resume three acres of the property for a church and school, and needed the title to be in order before resumption could occur. In July 1885 new title of the full 10,270 acres of Guygallon was granted posthumously to James Phillips Webber, then re-issued to him minus the three acres in July 1887. The title was cancelled and issued to Maria Webber in December 1890 (Land Titles Office, titles 752/225, 844/75, 994/59).

St John's Anglican Church and Cemetery at Lostock stand today on the three acres of land resumed from Guygallon (block J) in 1887.

In 1894 Maria Webber sold the whole of Guygallon to politician Herbert Harrington Brown. In three separate transactions between 1904 and 1907 John Lawrence Brown sold parts of Guygallon to Frank Reynolds, the lessee of Tocal (Frank bought Tocal in 1907). Details of Brown's sale of parts of Guygallon to Reynolds are as follows:

- 1,180 acres in 1904, comprising block K (plus a small part of J and I) of the original Guygallon. This land retained the name Guygallon.
- 669 acres in 1905 that Reynolds named Martin's Creek. It was part of the original block H.
- 1,257 acres in 1907 that Reynolds named Thorveton, comprising block C and part of B of the original Guygallon. (Jane Reynold's research on these purchases is gratefully acknowledged).

Frank Reynolds also purchased Lemon Tree in 1916. Its 1,562 acres joined the southern boundary of block K of the original Guygallon, but Lemon Tree was never part of Guygallon. Frank Reynolds died in 1920 and in 1926 his estate auctioned his Paterson River properties consisting of Tocal, Thorveton, Martin's Creek, Guygallon and Lemon Tree. At that time Guygallon, Martin's Creek and Thorveton comprised 3,103 acres of the original 10,270 acres of Guygallon as owned by the Webbers.

### **“Emral”**

Emral consisted of 2,560 acres granted to James Phillips Webber by Governor Darling in 1830. On the accompanying map it is located south of the Paterson River, between blocks E, F and G of Guygallon. James named the property Emral after Emral Brook in Wales near where he was born. He used Emral as a sheep run to complement his agricultural activities at Tocal. In January 1835 James Webber sold Emral to George Townshend for £480 prior to departing the Colony (LTO Reg G, no. 824). He had sold Tocal the previous year.

James Webber used Emral as an up-river annex to his activities at Tocal in the 1830s in much the same way that Frank Reynolds used Guygallon in the early 1900s to augment his cattle and horse enterprises based at Tocal.

#### **The name “Guygallon”**

Further research is required to discover the derivation or significance of the name “Guygallon”. In letters written by James Webber in 1845 he repeatedly called the property “Guy galling” and it is also called “Guygalling” in an advertisement for the sale of tobacco in 1842 (Hunter River Gazette, 2 April 1842). “Guygallon” and “Guygallen” are probably corrupted forms of the name “Guygalling” originally given to the property by its first owner, John Webber.

The key to discovering the significance of the name may therefore lie with “Guvallina” rather than “Guvallon” or “Guvallen”.