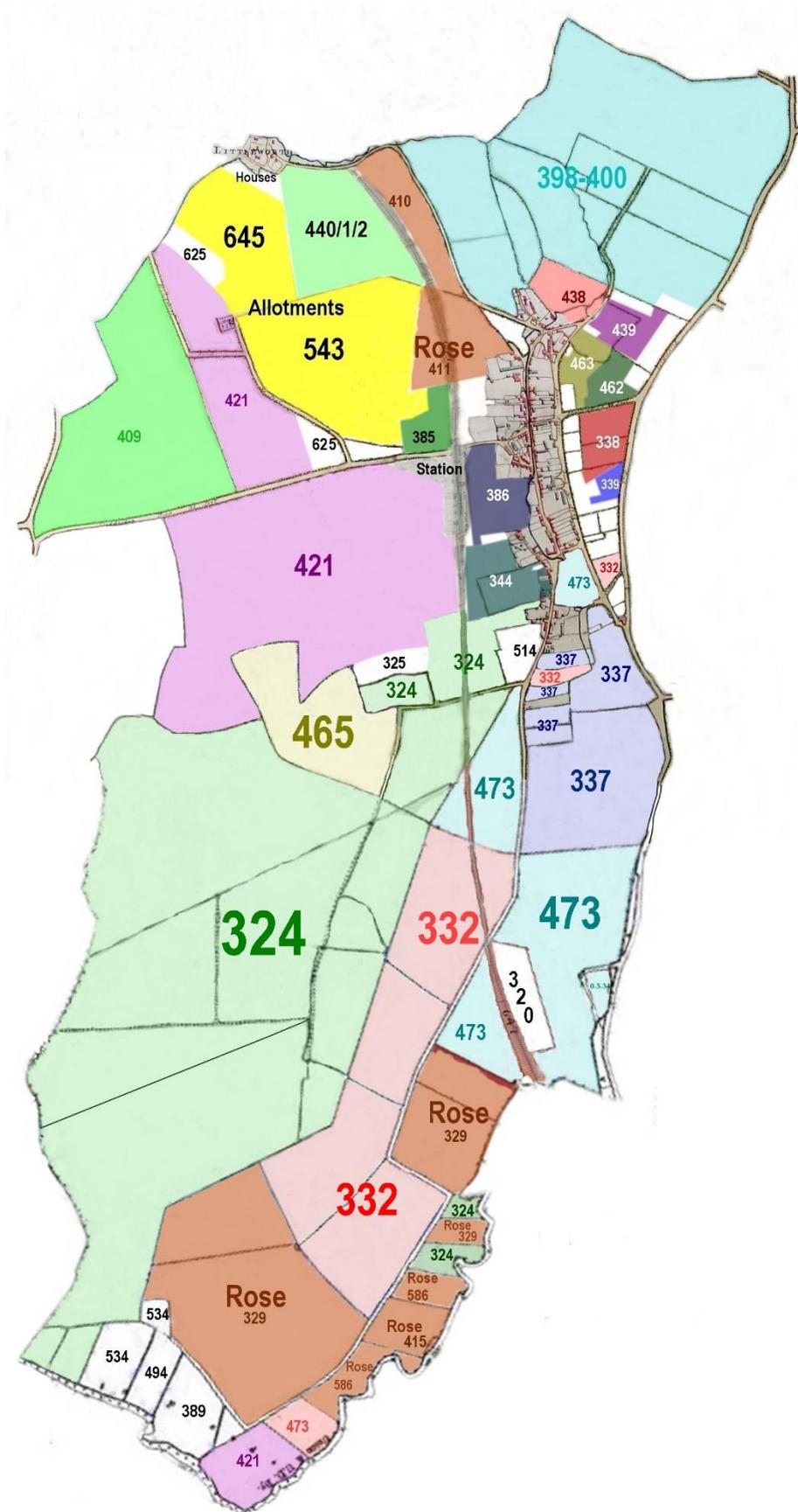


Farms in 1910

Figure 1 is a representation of the ownership in 1910 based on the Valuation survey of that year.

Figure 1: Farms in Wheatley in 1910



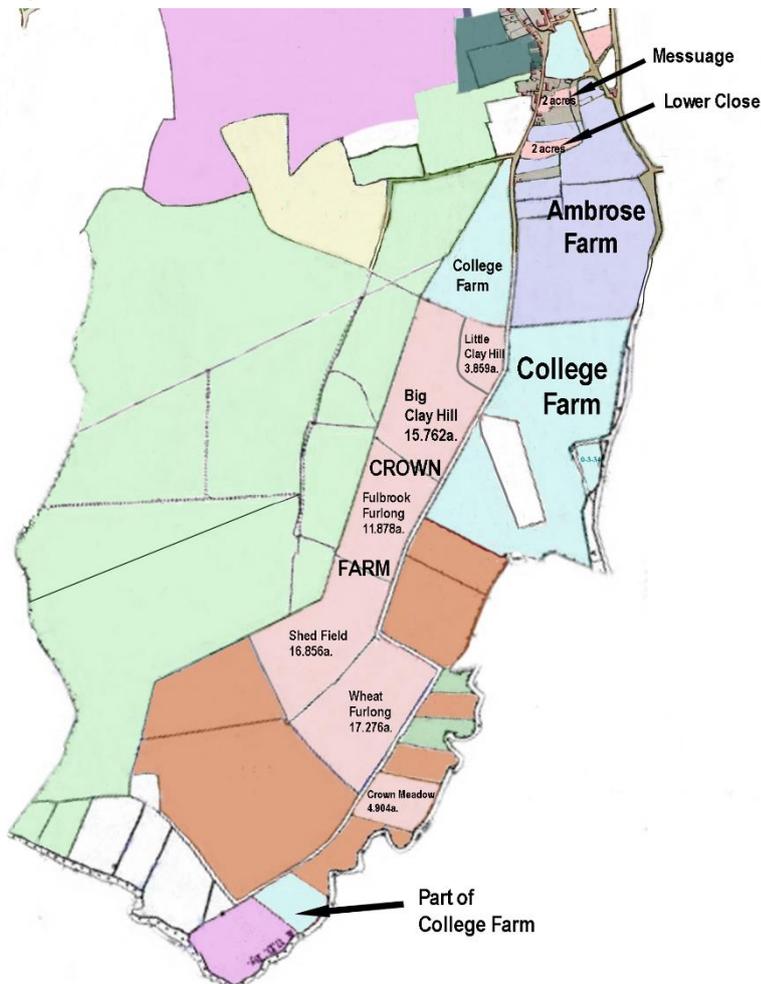
No. on plan	Farm	Owner	Tenant	Acres
473	College Farm	All Souls College	Thomas James Robbins	51
337	Ambrose Farm	William Boughton	Charles Shepherd	37
332	Hall's Farm	Halls of Oxford	Charles Shepherd	72
324	Rectory Farm	Edward Walker	Joseph Stowe	245
465		James Munt Snr	James Munt Snr	21
421	Wheatley Hill Farm	John Chapman	William Dennis	105
409		Bishop of Oxon	Execs. William Bell	40
329		Rose	Rose	37
411-417		Rose	Rose	54
586		William Mitchell snr.	Rose	7
398-400		Col. Alfred Miller	Col. Alfred Miller	94
440-442		Coopers Execs.	Coopers Execs.	14
543+645			Allotments	43
TOTAL				820

Ambrose Farm

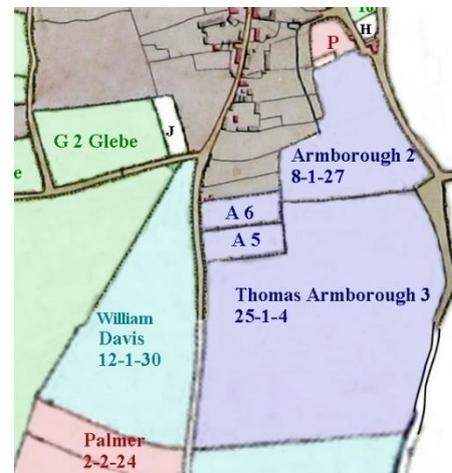
This was almost certainly named after Thomas Amborough to whom it was allotted in 1813 by the Enclosure Award. It is represented in blue on from the 1813 Award, and in dark green from the 1910 Valuation map, these being shown together in Figure 2.

Figure 2: *Ambrose Farm (dark green) in the context of the other two farms, Crown Farm (lighter blue) and College Farm (pink)*

1910



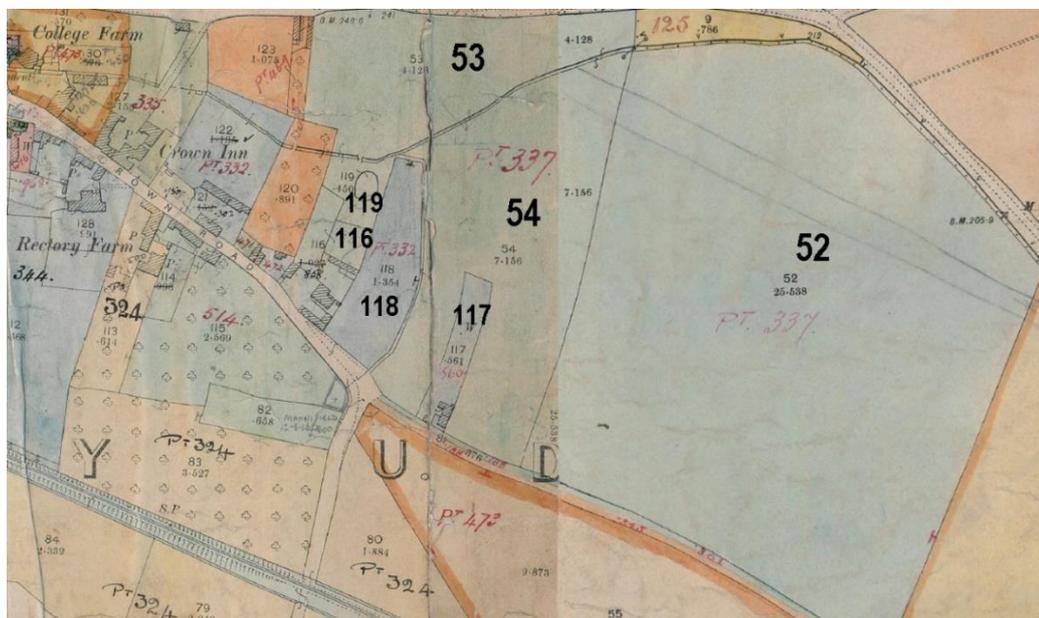
1813



It was sold at date unknown to Rev Henry Wace (Principal of Kings College, London), and in 1894 to William Boughton (d. 1920) of 5 Broadway, Hammersmith. Charles Shepherd was the tenant of this and also of Crown Farm.

In 1922, Shepherd bought both farms. Because of the later disposals, the plot numbers of the ownerships are shown from the 1910 Valuation map in Figure 3.

Figure 3: 1910 Valuation map with the plot numbers emphasised



The sale to Charles Shepherd in 1922 was contemporaneous with Shepherd's purchase of Crown Farm. He was, at the time, the tenant of both and later, in 1927, he sold both the farmland holdings of these two farms to Magdalen College.

Pictures of Charles Shepherd and his family are shown in Figures 4, 5 and 6.¹

Figure 4: Charlie Shepherd outside Ambrose Farm in 1922



¹ Wheatley Village Archive, Accession No, 1059

Figure 5: *The Shepherd family outside Ambrose Farm in 1920s*



- | | | | |
|-------------|-------------------|---|--|
| 1. James | 5. Charles junior | 8. Winnie | 11. Joseph, died age 21 of peritonitis |
| 2. Florence | 6. Charles senior | 9. Julia, whose son Charles was killed at Alamein | 12. Cecil |
| 3. Fred | 7. Nell | 10. Sophia | 13. Ethel |
| 4. Walt | | | |

Figure 6: *Charles Shepherd and his wife outside Ambrose Farm in 1920s*



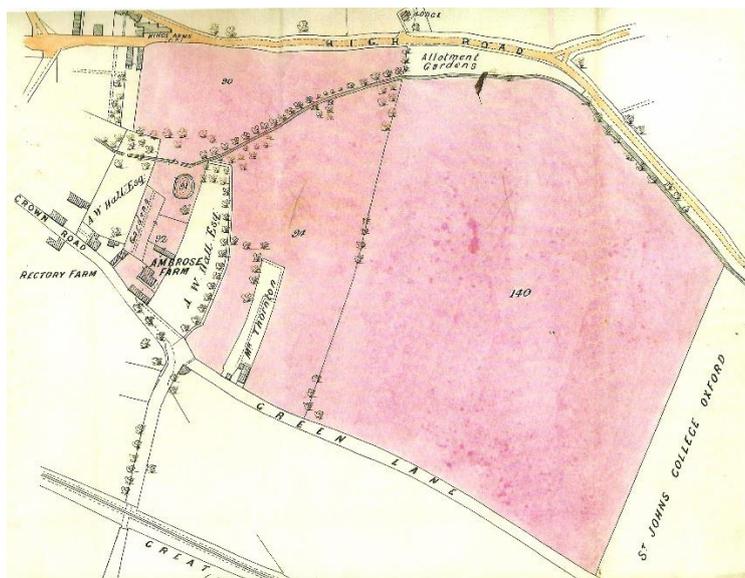
Sales in 1927 and later

Land was sold to Edward Gibbard of Henley Cottage, Davenant Road, Wolvercote, butcher, on 26 October 1927, as shown in Table 2 with plots numbers referred to Figure 7.

Table 2: *Land sold to Edward Gibbard in 1927*

Plot	Area	Description
116	0.858	Homestead and Yard
119	0.450	Pasture and pond
Part 53 (4.128 total)	2.50	Pasture
Part 54 (7.156 total)	4.937	Pasture
Part 52 (25.538 total)	8.2	Arable
118 ²	1.354	Pasture

Figure 7: *Land bought by Gibbard from Shepherd in 1927*



On 27 November 1945, the part of Plot 52 (8.2 acres) was sold by Gibbard to Bullingdon Rural District Council. This formed the basis of the development of Ambrose Rise taking in also part of Plots 53 and 54, and parts of Plots 117 and 118.

The remainder was subject to a sale to May Jefferies (of Townsend Farm, Waterperry, widow) in June 1949 for £7000 of which part was sold to John Ernest Freeborn and Violet May Freeborn (his wife) on 5 December 1950 for £3000. This was probably part of the part Plot 54 and part of Plot 118, possibly the Crown Road frontage which is not part of Ambrose Rise.

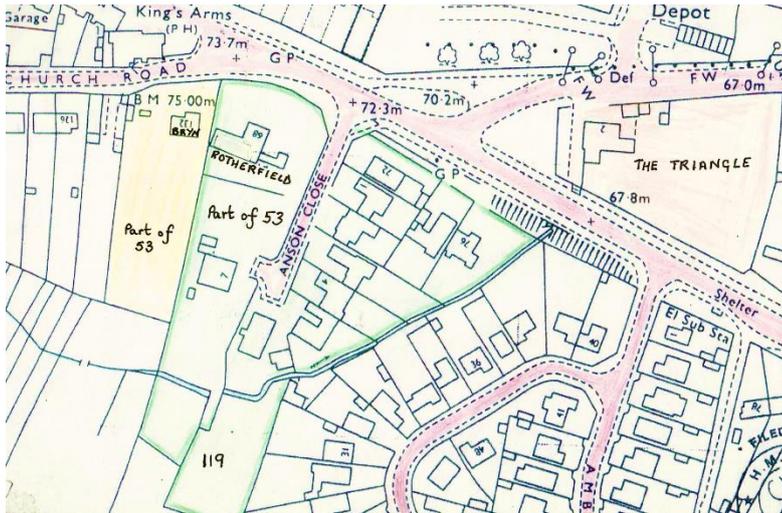
In 1955 Fred and Moira Anson purchased Plot 119 and part of Plot 53. Mr Anson, the headmaster of Wheatley Secondary Modern School, went to an auction of this land, largely out of curiosity. He bought without inspecting it first and was unaware of the stream, pond and orchard at the far end. A horse grazed in the field here and spent much of its time looking over the gate! Their bungalow built on the site was called Rotherfield (68 London Road) after his previous school at Sonning Common. A second was later built on their tennis court, 7 Anson Close as shown in Figure 3. A third bungalow was built between the first two, now 8 Anson Close, which is where they finally lived.

The remainder of the site was sold in 1960 to a builder who built Anson Close in 1964/5, as represented in green in Figure 8.

The current house, Ambrose Farm, remains (2018) on Plot 116 at 0.858 acres.

² The abstract of title to this 1.354 acres, then known as Crown Close, for the benefit of Charles Shepherd, is shown within the abstract of title for Crown Farm, to which it originally belonged, see Wheatley Village Archive Accession No. 1051. See also 'Crown Farm'.

Figure 8: Representation of Anson Close in green



All of the mauve-shaded land in the 1813 map in Figure 1 is now (2018) housing, as shown in the Google Earth extract , Figure 9.

Figure 9: Google Earth map showing the original extent of Ambrose Farm

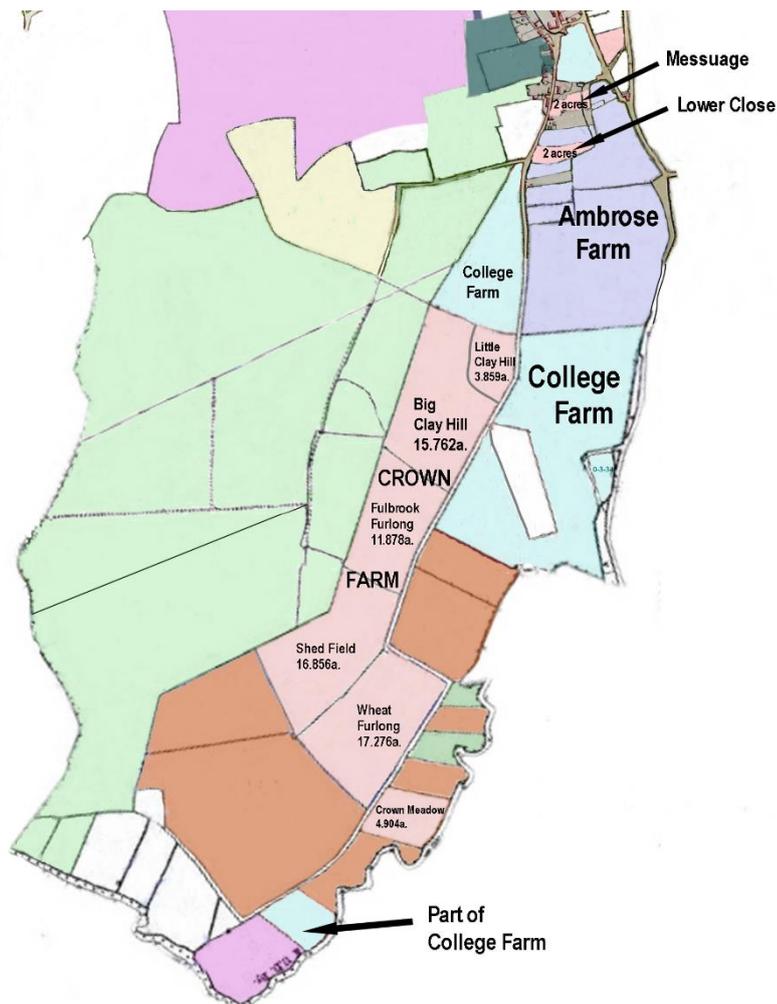


College Farm

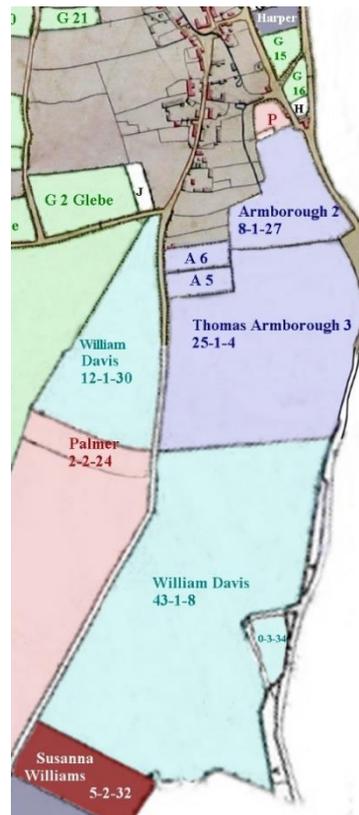
In 1910, this 51-acre farm was owned by All Souls', with the holdings in violet as shown in an extract of the map created from the 1910 Valuation Survey in Figure 10.³ It was farmed by Thomas James Robbins who also farmed the 5 acres shown in white as 350 owned by Wheatley Urban District Council.⁴ The comparative area of this holding is shown in the representation in the 1813 Enclosure Award although the central holding, which would already been enclosed, is part of the central 'grey' area of Wheatley. The area in white in part of the lower 1910 holding was adjacent to the railway and had been sold to the Urban District Council

Figure 10: *College Farm in 1910 (pink) and when awarded to William Davis in 1813 (light blue)*

1910



1813



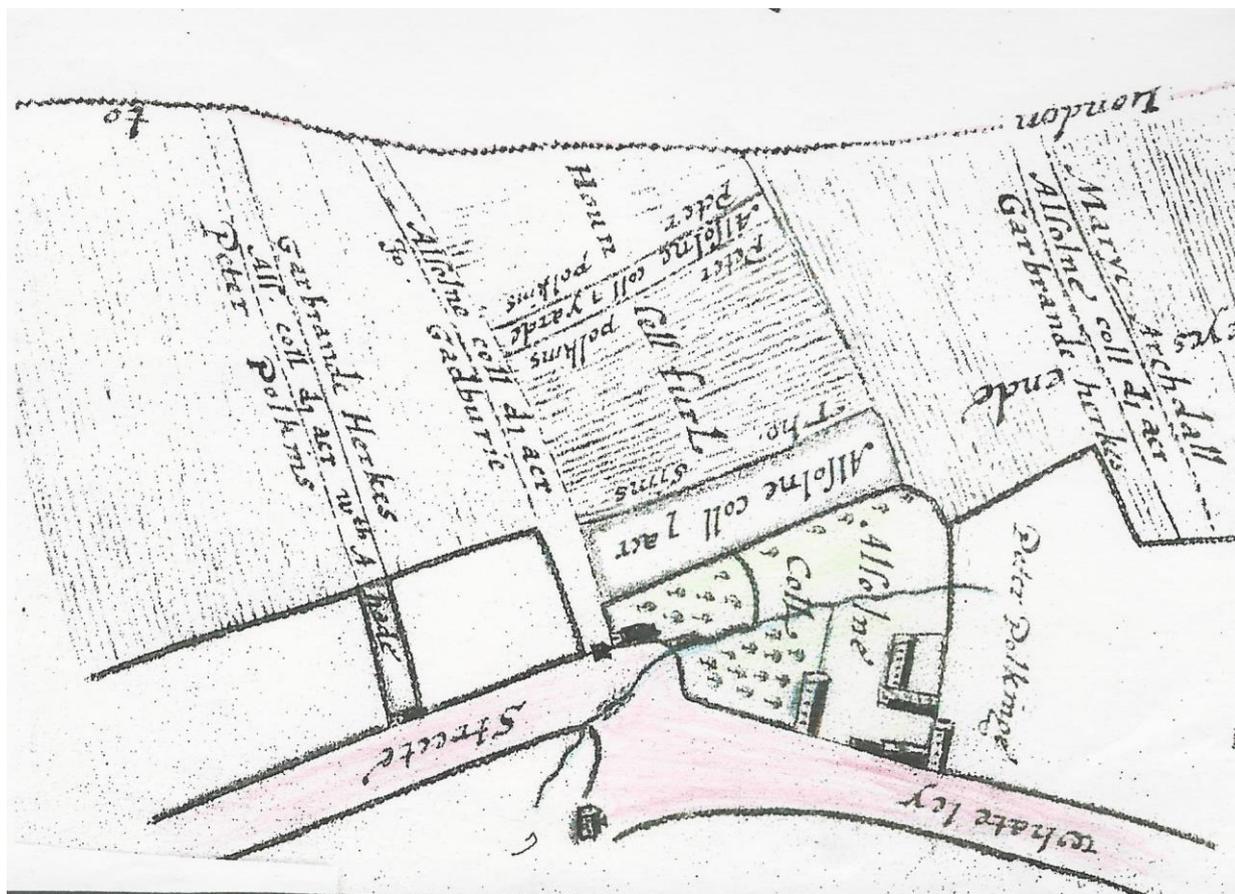
The other 'white' area on the 1910 map which is adjacent to the road and holding 473 is the Plough Inn. It is assumed to be the case as it is believed that The Plough had moved by then.

³ 337 was 37 acres farmed by Charles Shepherd, 332 was another 72 acres farmed by Charles Shepherd, and 324 was the 245-acre rectory Farm owned by Joseph Stowe and farmed by Edward Walker.

⁴ This 5-acre plot was presumably owned by the UDC in connection with the railway.

All Souls' College, who had owned xxx strips in the common fields in 1593, also owned a strip further to the west, which included ownership of the street frontage, now 101 High Street, the house still suitably named. Figure 11 shows this and the All Souls' holding from the 1593 map.

Figure 11: Part of the 1593 All Souls' map showing College Farm and High Street frontage

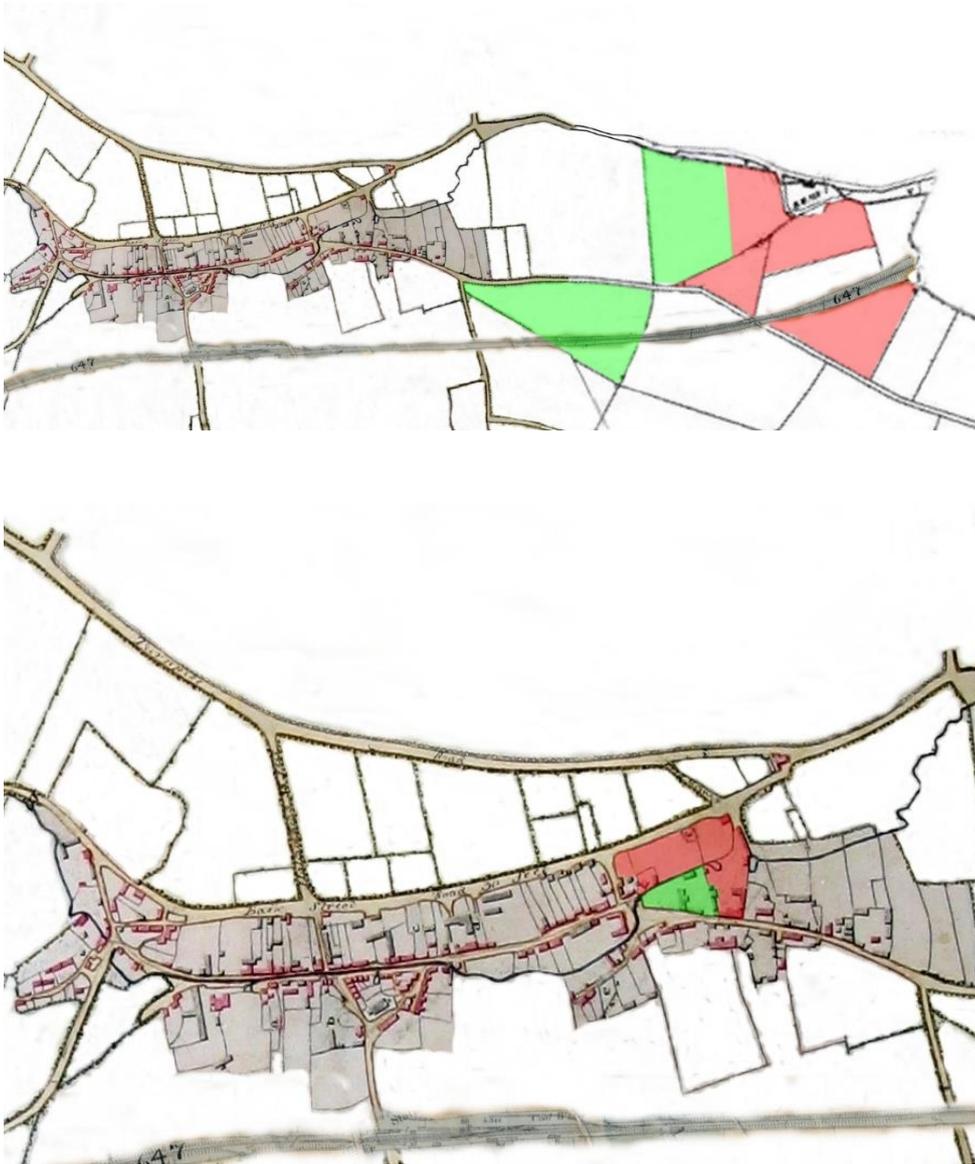


This map confirms, as also shown on the Enclosure Award map, that the stream did not run down the High Street initially but, instead went behind (to the south) of the High Street houses before emerging by the Old Chequers. Note also that the street (now High Street and Crown Road) was then called 'Whateley Street', and that there was no Friday Lane in 1593, when this was one of the All Souls' strips.

In 2018, All Souls' College archive made available very detailed information of their holdings since 1560. This information can be inspected in the Wheatley Village Archive

Robbins was succeeded as occupier by William Tombs whose father was a labourer. William was one of 9 children and left school at the age of ten to work on a farm, leading the plough horses. Later, he became apprenticed to the gardener at Shotover, and then managed to acquire a market garden and later College Farm. Tombs rented the land shaded green in the two representations (using the 1813 Enclosure Award map) of the two parcels rented by All Souls' in 1951, with the pink shaded farm being rented by Mr Bathard, as shown in Figure 12.

Figure 12: *College Farm when in two tenancies*



On the lower map the steam is clearly shown running left to right (west to east) between the red and green holdings.

The extent of the farmland in 2018 is shown edged red on the Google Earth map in 2018 in Figure 13. Other than a small part in the extreme south-west, which is being farmed by Castle Hill Farm, the remainder is either developed as housing or commercial with an area of scrub between the two.

Figure 13: Representation of the College Farm land on Google Earth in 2018



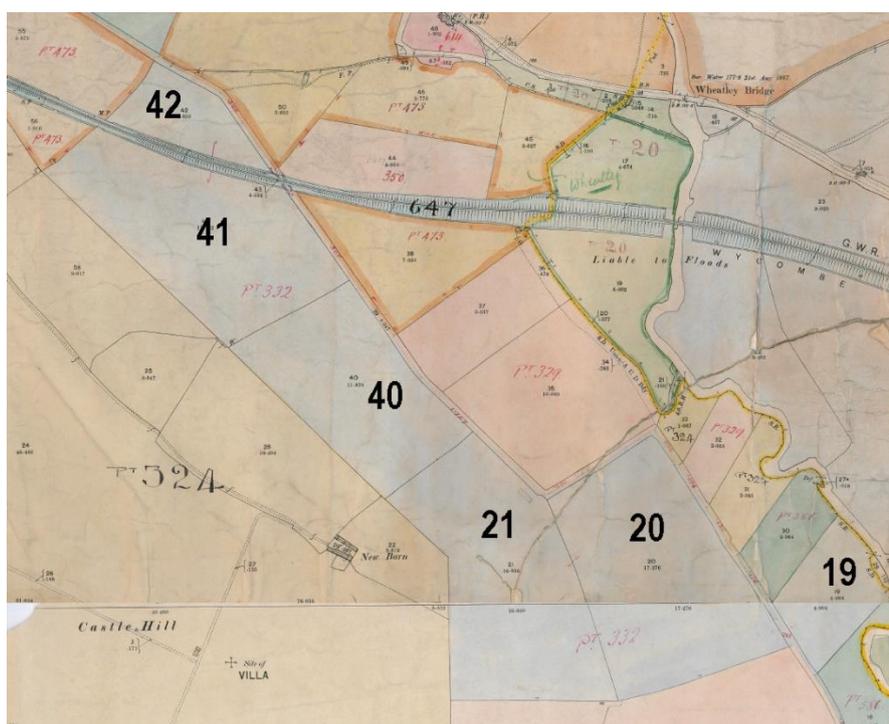
Crown Farm

This paper is based on information in the Wheatley Village Archive and other information as footnoted.⁵ This background information remains accessible to researchers and others who may be interested.

On 15 April 1837, there was a marriage settlement in favour of 19-year-old Hon Catherine Louisa Hood daughter of Baron Lord Bridport of Cricket St. Thomas on her marriage to Henry Hall of Oxford, a member of the family of Halls of Oxford brewery.

The land involved was that shown coloured light blue on the plan in Figure 14, and represented on another plan (used to represent the Enclosure Award of 1813 and which has been rotated so that north is no longer at the top) in Figure 15.

Figure 14: Land sold by Hall to Shepherd in 1922, represented on the 1910 Valuation map



The areas are scheduled in an Indenture dated 3 November 1922 when Hall sold this farm to Charles Shepherd, and when Shepherd sold to Magdalen College in 1927, and are shown in Table 1. In 1922, Shepherd also acquired Ambrose Farm (of which he was the tenant) and he also sold this to Magdalen College in 1927.

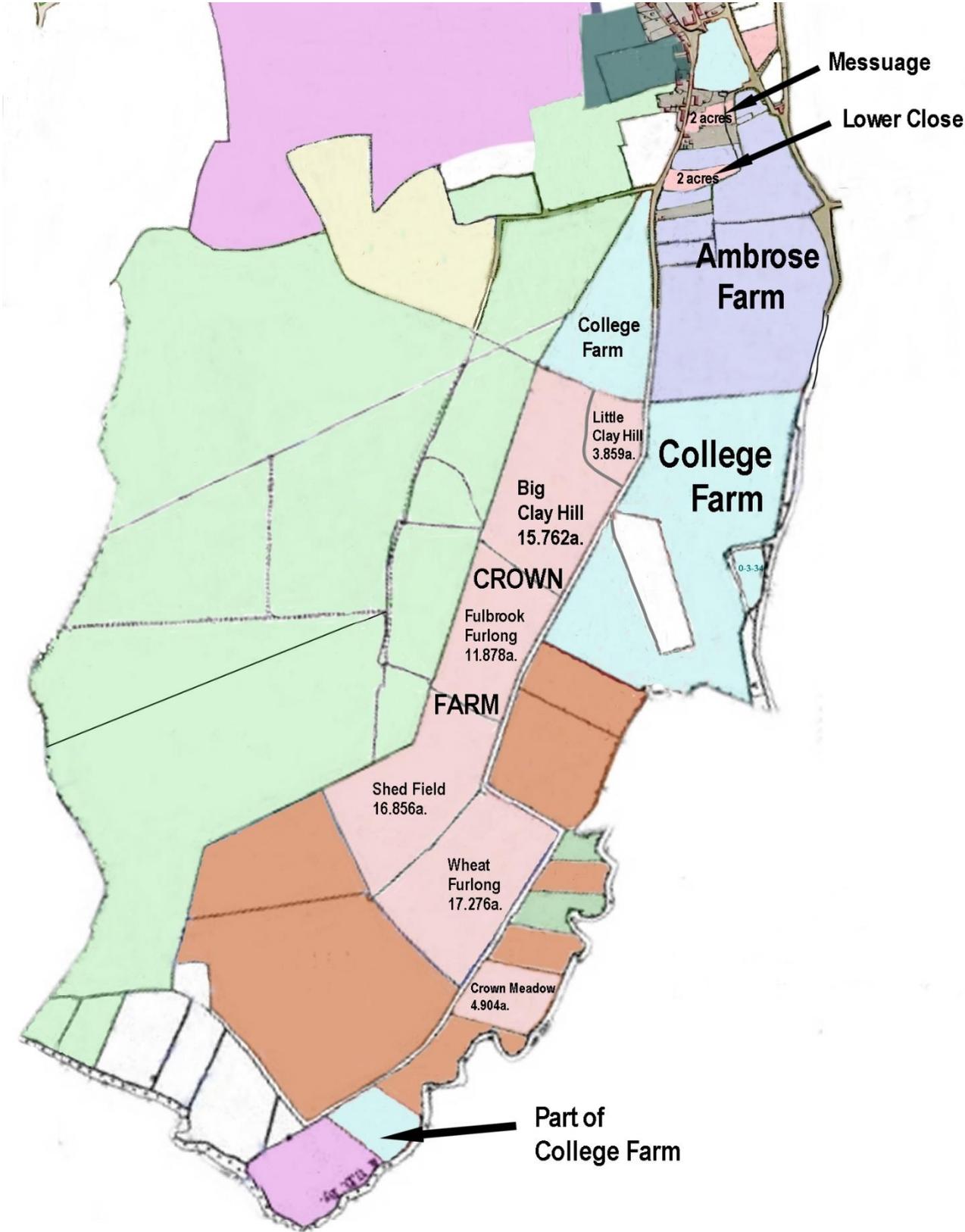
Table 1: Areas of farmland sold to Shepherd in 1922 and to Magdalen College in 1927

Map No.	Field name	Use	Acreage
42	Little Clay Hill	Pasture	3.859
41	Big Clay Hill	Pasture	15.762
40	Fulbrook Furlong	Arable	11.878
21	Shed Field	Pasture	16.856
20	Wheat Furlong	Arable	17.276
19	Crown Meadow	Pasture	4.904
	Part river	Water	0.103
		TOTAL	73.579

⁵ See Wheatley Village Archives, Crown Road box accession number 1021.

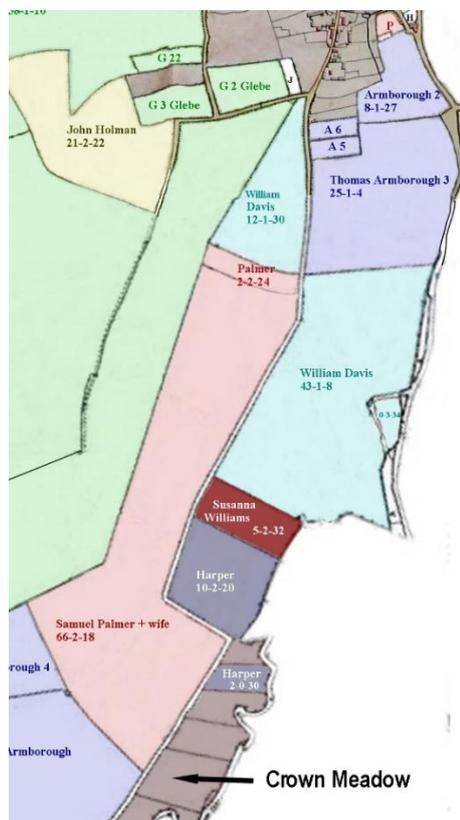
Figure 15 shows Crown Farm in pink and in the context of the other two farms in the area, College Farm (lighter blue) and Ambrose Farm (violet). The Figure also shows the two parcels which were acquired by Shepherd but not sold to Magdalen College. The Message was described at the time as 2-0-17 acres; the Lower Close 2-0-0 acres.

Figure 15: Representation of Hall's ownership from 1837, shown in light blue, on the Enclosure Award map of 1813



The holdings numbers 42, 41, 40, 21 and 20 of some 68 acres were identified, in pink, as being the allotment of Samuel Palmer and his wife of 66 acres 2 roods and 16 perches in the Enclosure Award of 1813, as shown in Figure 16

Figure 16: Samuel Palmer's allotment in 1813



Crown Meadow was already enclosed at that time, presumably also held by Palmer. Crown Meadow was then Weir Meadow of 5 acres more or less; the two Clay Hills were reckoned as 22 acres; the other three plots were Stoney Field/Ground of 14 acres, Mowmore/Boyermore Field of 14 acres, and Meadow Furlong of 18 acres.⁶ These cannot be easily reconciled with the field names and areas on the map.

Some of the censuses since 1840 provide information on the size and occupier of this farm, and of the adjacent Crown Inn, as shown in Table 3.⁷

Table 3: Occupier names from the various censuses from 1841 to 1911

Year	Crown Farm			Crown Inn	
	Occupier	Age	Acreage	Occupier	Age
1841	No information				
1851	Alfred Gardiner	24	85		
1861	Charles Bucknell	37	78		
1871	Not stated				
1881	Charles Bushnell	Not stated	70		
1891	To be done				
1901	No farms identified				
1911	To be done				

⁶ Abstract of Title of Mr Charles Shepherd, Wheatley Village Archive Accession No. 1051.

⁷ Censuses available at ancestry.com and elsewhere.

The field shape of the farm can still be clearly seen on the Google Earth map, Figure 17, outlined in blue with the line of the dismantled railway in red. This land is now part of Castle Hill Farm having been acquired by the current (2018) owners, the Greaves family, from Magdalen college at the same time as they acquired Rectory Farm. The Google earth map has been re-orientated 65° to the right to line up with the other map representation.

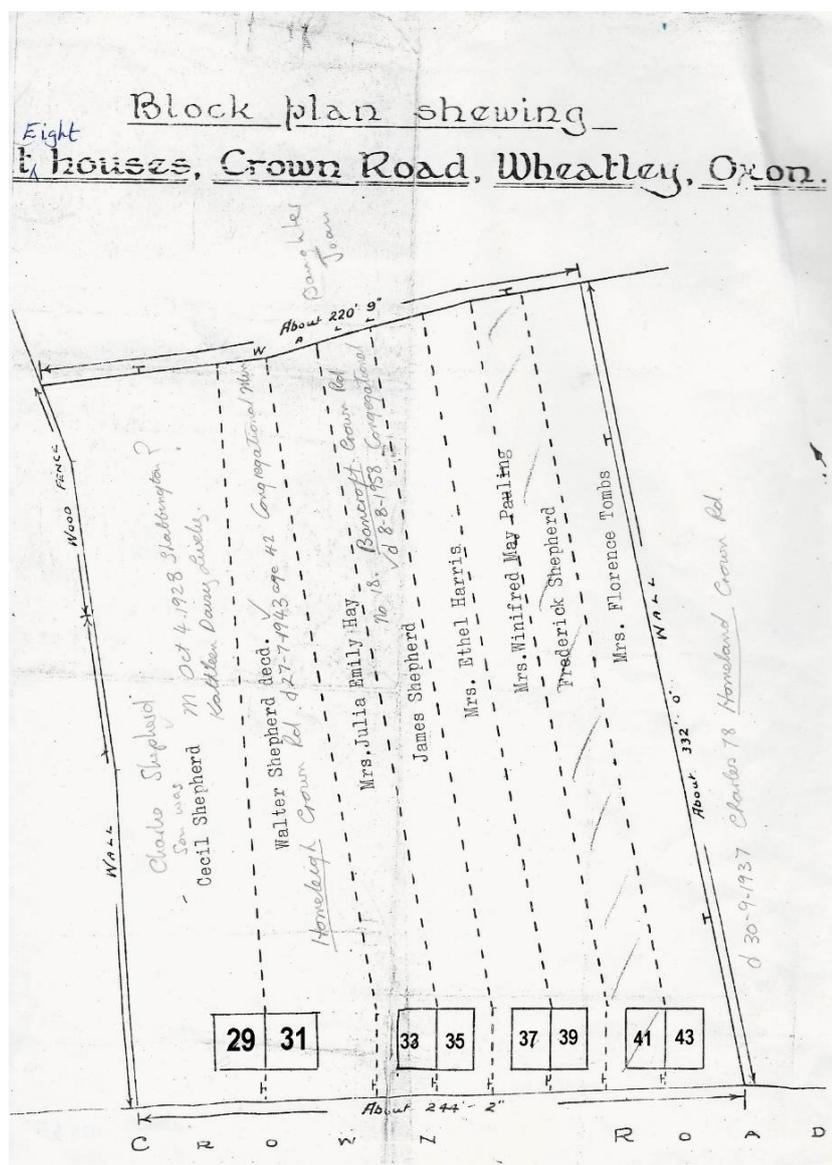
Figure 17: *Google Earth representation of this holding in 2018.*



In 1922, Charles Shepherd bought the blue lands subject to the mortgage paying the arrears to the mortgagee and £175 to the trustees. Shepherd had already bought Ambrose Farm, the green land plus 37 acres to the east (shown in Figure 1 in dark green), which he had tenanted in 1910.⁹ The frontage plots numbered 471 and 472 were also owned by Halls of Oxford, one of these (472) let to Elisha Shepherd, the other to James Gomm, and it is presumed that he bought this also in 1922. So Charles Shepherd now controlled all the Crown Road frontage from point A in Figure 2 eastwards, and all the land coloured light blue and dark green in Figure 1.

In 1927 Shepherd sold to Magdalen College Ambrose Farm and all the ex-Hall land, other than the Crown Road frontage of the plot shown as 'messuage' on which he had built four pairs of semi-detached houses for his family, three pairs of which remain today as numbers 33-43, as shown in Figure 19.¹⁰

Figure 19: Block plan showing the four pairs of semi-detached houses



Numbers 29 and 31 were clearly larger as there are today and as shown in Figure 20, with the other three pairs in Figure 21.

⁹ It is probable that, in common with many transactions at the time across the country, that Shepherd bought this in 1919.
¹⁰ Wheatley Village Archive, Accession No. 1049.

Figure 20: *Numbers 29 and 31 in 2018*



Figure 21: *Three pairs of the Shepherd houses in Crown Road built in the mid-1920s*

