## **Background**

Since 1787, the Whalley Smythe Gardiner family had held ownership through a succession of marriage settlements thus ensuring that the incumbent family member only had a life interest and with power of mortgage and sale held by the settlement trustees. The estate was put up for sale in 1812, 1813 and 1817 but failed to sell as, after the end of the Napoleonic Wars, there was a massive economic downturn which affected international trade and domestic values including rents, and this may well have been the reason that the disbanding took so long. By 1834, all their holdings in Oxfordshire (including Wheatley) and Hampshire had been burdened by a significant mortgage.

In February 1841, according to this press cutting, the estate was put up for sale.

# Oxford Chronicle and Reading Gazette 30 January 1841

# OXFORDSHIRE. MANOR OF WHEATLEY.

And very valuable FREEHOLD and TITHE-FREE ESTATES, at WHEATLEY, near OXFORD.

# TO BE SOLD BY AUCTION, By Mr. R. HOWLAND,

At the Crown Inn, in Wheatley, on Thursday the 4th day of February, 1811, at Eleven o clock in the forenoon for Twelve precisely, in lots,—269 ACRES, 1 Rood, and 36 Perches of fine ARABLE, Meadow, and Pasture LAND, with the MANOR of WHEATLEY, and a handsome MANOR HOUSE, and FARM BUILDINGS.

Lot L.—Will comprise the Manor, Homestead, and Manor or reputed Manor of Wheatley, with about 109 Acres of fine Land, in a high state of Cultivation, in a Ring fence, and excellent water.

The remainder, which is divided into convenient Lots, are delightfully situated, and present an opportunity rarely offered—for small Investments, several of the lots command an extensive frontage, and are very desirable for building ground or garden plots. The whole of the lots are in a high state of cultivation, close to the village of wheatley, and within 5 miles of the University, and well supplied with excellent water.

Full particulars, with plans of the Estate and conditions of Sale, may be had ten days prior to the Sale, of Mr. Joseph Way, of Wheatley (who will shew the Lots); also of Mr. W. A. Greatorex, solicitor, 70, Upper Norton-street, Portland Place; Messrs, Kinderley, Denton, and Kinderley, Solicitors, Lincoln's Inn, New Square; The Auction Mart, London; Mr. H. E. Landor, Land Agent, Warwick; Messrs, Percival Walsh and Son, Solicitors, Oxford; Mr. S. Seymour, Ironmonger, Aylesbury; the principal lans in the neighbourhood; place of Sale; and the Auctioneer, Thame.

### OXFORDSHIRE.

#### **PARTICULARS**

OF TH

VERY VALUABLE AND IMPORTANT

#### MANOR OR REPUTED MANOR,

FREEHOLD AND TITHE-FREE

## ESTATES,

IN THE

PARISH OF WHEATLEY, NEAR OXFORD;

## Which will be Sold by Auction,

BY

#### MR. R. HOWLAND,

IN THE FOLLOWING OR SUCH OTHER LOTS AS MAY BE AGREED UPON AT THE TIME OF SALE,

AT THE CROWN INN, WHEATLEY,

On THURSDAY, the 4th Day of FEBRUARY, 1841,

AT ELEVEN O'CLOCK IN THE FORENOON, FOR TWELVE PRECISELY,

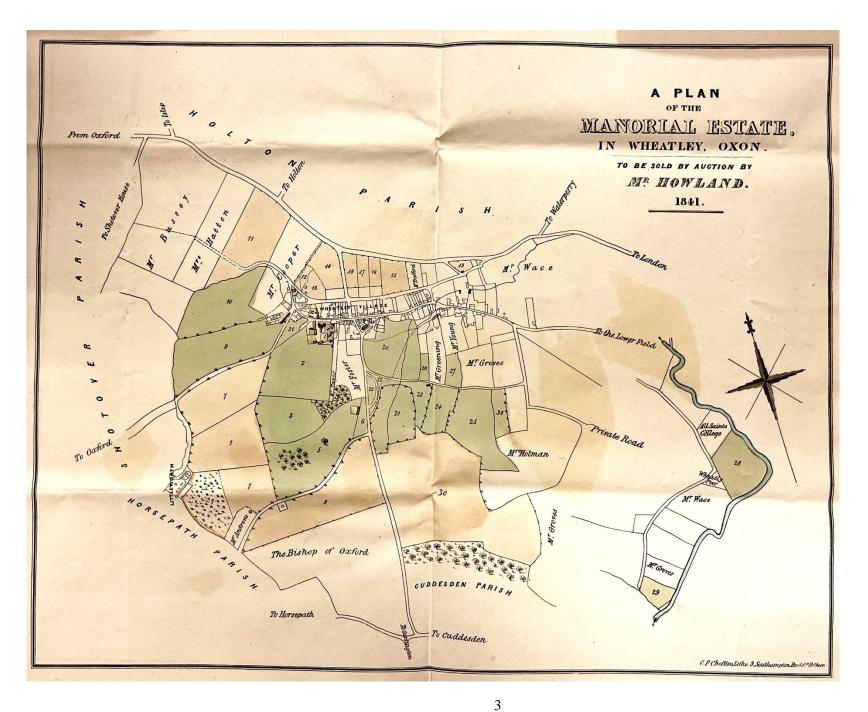
(BY DIRECTION OF THE TRUSTEES,)

SUBJECT TO THE CONDITIONS IN THE APPENDIX.

For view of the several Lots apply to Mr. Joseph Way, of Wheatley, who will shew the Estates, and of whom printed Particulars and Plans may be had; also of Mr. Greatoree, Solicitor, 70, Upper Norton Street, Portland Place; Messrs. Kinderley, Denton, and Kinderley. Solicitors, 16, Lincoln's Inn, New Square; and the Auction Mart, London; Messrs. Percival. Walsh, and Co. Solicitors, Oxford; Mr. H. E. Landon, Land Agent, Warwick; Mr. S. Seymour, Iromnonger, Aylesbury; the principal Inns in the neighbourhood; Place of Sale; and of the Auctioneer, Thame.

The whole of the Estate is supplied with excellent Water.

HAM, PRINTER, OXFORD.



## OXFORDSHIRE.

#### PARTICULARS

OF THE

VERY VALUABLE AND IMPORTANT

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The whole of the Estate is supplied with excellent Water.

HAM, PRINTER, OXFORD.

## PARTICULARS.

#### LOT 1.

A handsome MANOR HOUSE, built in 1603, stone and tiled; consisting of a spacious Entrance Hall and Parlour, Kitchen, Pantry, Dairy, and Cellar, six spacious Bed Rooms and two Attics, Shed, Yard, and Garden, Nag Stable and Loose Box, Stable for ten Horses, Feeding House, tiled Barn, with two capacious Bays and Thrashing Floor, Waggon Shed, and two warm walled Farm Yards and Rick Yard; the whole in good repair, and in the occupation of Mr. RICHARD WAY. This Lot contains in the whole 109 Acres, 1 Rood, and 10 Poles, of fine Arable and Pasture Land, in a Ring Fence, and is bounded by the Village of Wheatley, and the Road leading from Wheatley to Cuddesdon and Littleworth, and Land belonging to the Bishop of Oxford. Also the MANOR OR REPUTED MANOR OF WHEATLEY. This Lot is subject to an apportioned Land Tax of £8 16s. 2d. per Annum.

No. on Plan.			Descriptio	n.				Cultivation.	Q	uantity	· .
	77		—	. 1	1. T	æ .l.l	and l		Α.	R.	Р.
1	Manor Homestead	t and .	Runging	s, mer	uaing 1	umeia	ana	1	2	0	33
23	Holder's Cot	tages a	nd Gard	$\mathbf{ens}$	•	*	•	D (	13	3	2
2	The Breach						٠	Pasture	100000000000000000000000000000000000000	0	20
3	Wood Close							Pasture	9	1000	
4	Howe Coppice							Wood	2	0	2
<b>4</b> <b>5</b>	Howe Pasture							Pasture	16	1	
6	Howe Barn Close	in wh	ich is a	two-ba	v Barn	and a C	ow-			0.0	
	house for sev			-	,			Pasture	1	1	1
	2 (2) (2) (3) (4) (4) (4) (4) (4) (4) (4) (4) (4) (4	cm co,			7	-		Arable and	43	2	١.
7	Windmill Hill						•	Pasture	40	~	
8	Little Windmill 1	Siold						Arable	20	3	1
O	Little Williamin i	reid	•	•	•		-		109	1	1

#### LOT 2.

A Piece of Pasture Land (adjoining the Road from Wheatley to Littleworth) in the occupation of Mr. John Edmonds. Apportioned Land Tax, 18s. 6d. per Annum.

No. on Plan.	41	Descript	ion.			Cultivation.	Q	uantity	7.
9	The Green .		•	•	•	Pasture	А. 15	R. 0	P. 34

#### LOT 3.

A Piece of Pasture Land adjoining Lots 2 and 4, in which is a Cottage, Barn, and Cow-house for eight Cows, in the occupation of Mr. John Edmonds. Apportioned Land Tax, 18s. per Annum.

No. on Plan.	Description.	Cultivation.	Q	Quantit,	у.
10	West Close, or Eats Ground, including Cottages, &c.	. Pasture	л. 13	R. 3	P. 27

#### LOT 4

A Piece of Arable Land adjoining Lot 3 (and fronting the high Road from Oxford to London) to occupation of Ma. Joux Edmonds. Apportioned Land Tax, 17s, per Annum.

No. on Plan.		Descript	ion.			Cultivation.	(	tuantit	
11	West Field		ž	•	×	Arable	12	R. 2	P. 17

#### LOT 5.

Two Pieces of Arable Land and a Stone Pit, with Buildings thereon (adjoining the Village of Wheatley, and fronting the high Road from Oxford to London) in the occupation of Messrs, John Edmondes, William Lambert, and John Stanley. Apportioned Land Tax, 7s, 6d, per Admum.

No. on Plan.			Descripti	on.			Cultivation.	Q	uantit	y.
12	Temple's Close						Arable	А. О	R. 3	21 21
13	Stone Pit .			•			Quarry Arable	4	ő	
14	Upper Racks	*			٠.	3 <b>*</b> 000	111	6	2	2

#### LOT 6.

A Piece of Arable Land adjoining Let 7 (and Mr. Trafford's Land, and fronting the high Read from Oxford to London, and at the other end to Mr. Herdsteln's Land and the Village Read) in the occupation of Mr. John Edmonds. Apportioned Land Tax, 4s, 6d, per Annum.

No. on Plan.		Descript	ion.		Cultivation.	(	Quantity	
15	Lower Racks, East				Arable	л. З	R. 1	Р. 6

#### LOT 7.

A Piece of Arable Land adjoining Lots 6 and 8 (and Mr. Herdsfield's Land, and fronting the high Road from Oxford to London) in the occupation of Mr. John Ednonds. Apportioned Land Tax, 1s, 6d, per Annum.

No. on Plan.	Description.	Cultivation.	Q	uantity	
16	Lower Racks	Arable	i.	в. О	P. 28

#### LOT 8.

A Piece of Arable Land adjoining Lots 7 and 9 (and Messas, Morrell's Land, and fronting the high Road from Oxford to London) in the occupation of Mr. John Edmons. Apportioned Land Tax, 1s. 8d. per Aunum.

No. on Plan.		Descript	ion		Cultivation.	q	uantit	у.
17	Lower Racks				Arable	A. I	R. 1	1.

#### 6 LOT 14.

A Piece of Pasture Land adjoining College Close, Coombe Wood Field (and Land belongin to Mis. Holmans) in the occupation of Mis. Richard Way. Apportioned Land Tax, 9s. pc

No. on Plan.		Descrip	tion.			Cultivation.	6	antit	у.
25	Wheatley Bottom					Pasture	A. 12	R. 1	2:

#### LOT 15.

A Piece of Pasture Land adjoining Wheatley Bottom (and Land belonging to Mrs. Holmans) to occupation of Mrs. Elizabeth Hayres. Apportioned Land Tax, 3s, per Annum.

No. on Plan.		Descript	ion.		Cultivation.	q	uantit	у.
34	Crown Close				Pasture	2	R. 0	P. 32

#### LOT 16.

A Piece of Pasture Land adjoining Farm Close (and Land belonging to Ma. Greening and Ma. Clarke) in the occupation of Mas. Elizabeth Hannes. Apportioned Land Tax, 1s. 6d. per Annum.

No. on Plan.		1	Descripti	ion.		Cultivation.	(	Quantit	<i>j</i> .
26	Davis's Paddock					Pasture	^i	R. 0	P.

A Piece of Pasture Land (adjoining to Land belonging to Mr. Greening, Mr. Young, and Mr. Groves) in the occupation of Mrs. ELIZABETH HAYNES. Apportioned Land Tax, 2s. per

No. on Plan.		Descripti	ion.		Cultivation.	٩	uantity	<i>r</i> .
27	Haynes's Close		•		Pasture	i i	R. 3	P. 34

A Piece of Meadow Land (adjoining the River and the private Road to Wheatley, and Land belonging to All Souls College and Mr. Wace) in the occupation of Mr. Richard Way. Ap-portioned Land Tax, 10s. per Annum.

Ne. on Plan.		Descript	ion.			Cultivation.	0	mantit	y.
28	Great Farm Meadow	98/3/		".	· (-	Meadow	8	R. 0	30

#### LOT 9.

A Piece of Arable Land (fronting the high Road from Oxford to London, and the Road leading to the Village, and adjoining Ma. Robbus's Land) in the occupation of Mr. John Edmonds. Apportioned Land Tax, 2s. 6d. per Annum.

No. on Plan.		Description.	Service.	ala are a	Cultivation.	Q	nantity	
18	Lower Racks, West				Arable	2	n. 0	P. 0

#### LOT 10.

of Mrs. ELIZABETH HAYNES. Apportioned Land Tax

No. on Plan.		Descripti	on.		1	Cultivation.	Q	uautity	
19	The Crown Rick Yard			•6			A. 0	R. 2	1

#### LOT 11.

A Picce of Meadow Land (adjoining the Road from Wheatley to Cuddesdon) in the occupation of Mn. Richard Way. Apportioned Land Tax, 8s, 9d, per Annum.

No. on Plan.		Descript	ion.		 Cultivation.	q	huantit	
20	Farm Close .				Meadow	A. 10	R.	P. 35

#### LOT 12.

A Piece of Pasture Land and the Waste on Ladder Hill (adjoining the Road from Wheatley to Cuddesdon) in the occupation of Mr. RICHARD WAY. Apportioned Land Tax, 6s. per Annum

No. ou Plan.		Descripti	on.		Cultivation.	q	uantity	r.
21 22	Hollis's Close Waste on Ladder Hill				Pasture	9	R. 0	7
22	Waste on Ladder Hill				1	11	3	-

#### LOT 13.

Two Pieces of Pasture Land (adjoining Holli's Close, Wheatley Bottom, and Coombe Wood Field, in the occupation of Mr. John Ring. Apportioned Land Tax, Us. 3d. per Annum.

No. on Plan.	Description.	Cultivation.	Qu	ontity.	
23 24	Fyshe's Close (in which there is a Shed) College Close, formerly College Close and Piked Close	. Pasture . Pasture	A. 2 4	R. 2 2	9. 30 8
			7	0	38

#### LOT 19.

A Piece of Meadow Land (adjoining the River and the private Road to Wheatley, and Land belonging to Mr. Groves) in the occupation of Mrs, Elizaberi Havres. Apportioned Land Tax, 2c, per Annum.

No. on Plan.		Descript	ion.			Cultivation.	G	Quantity.		
29	Little Farm Meadow			,		Meadow	۸. 1	R. 2	P. 37	

A Piece of Arable Land, adjoining the Road to Cuddesdon, Coombé Wood, Wheatey Botton, College Close, Fysig's Close, and Hollis's Close (and Land belonging to Mrs. HOlmans and Mrs. Groves) in the occupation of Mrs. RICHARD WAY. Apportioned Land Tax, £1 10s, per Ann

No. on Plan.	Description.	Cultivation.	0	Quantity	7.
30	Coombe Wood Field	Arable	45	R. 0	28

#### LOT 21.

A Piece of Pasture Land adjoining the Village, in the occupation of Mr. RICHARD WAY. Apportioned Land Tax, 1s. 3d. per Annum.

No. on Plan.		Descripti	ion.		Cultivation.	q	tuantity	j.
31	Little Green				Pasture	ı.	R. 1	30

#### LOT 22.

A convenient Farm Homestead in the Village; comprising a two-bay Barn, Stable for five Horses, Cow-house for seven Cows, Cart and Cow Shed, Farm Yard and Rick Yard, surrounded by stone walls, in the occupation of Ma, John Edmonds. Apportioned Land Tax, 5s, per Annum.

No. on Plan.	Description.	Cultivation.	Quantity.	
32	Homestead	1 1	0 R. P. 14	1

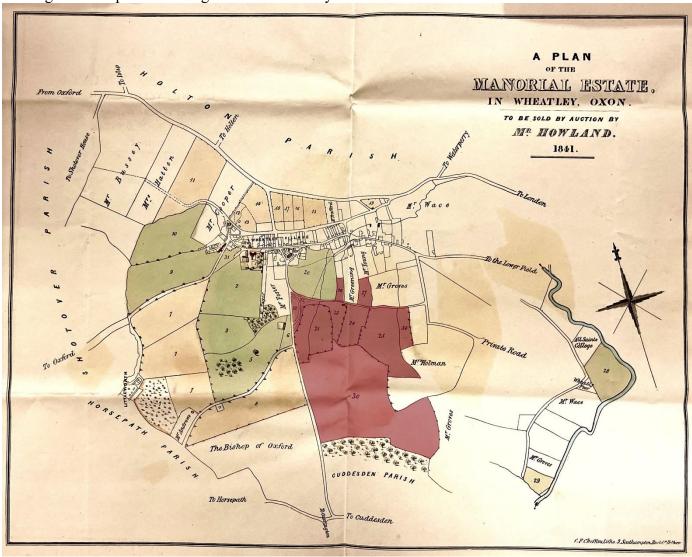
#### LOT 23.

A productive Garden in the Village, in the occupation of Mr. John Edmonds.

No. on Plan.		Descr	iption.		Cultivation.	Quantity.
33	Sturge's Garden .			- 50		A. R. P

The Tenants of the different Lots are under Notices to Quit (except the two Cottages in the coupation of Duffield and Holder, in Lot 1); and the Purchasers will be required to take assession according to the terms of the existing agreements and the custom of the Country as atween out-going and in-coming Tenants.

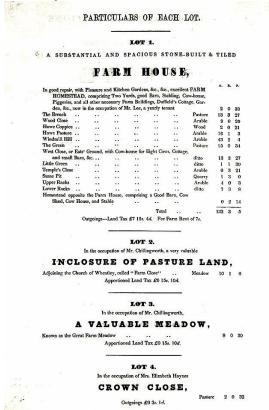
It appears that a sale to J Groves took place of the areas marked in red on the sale plan, these extending his existing ownerships and starting to create Wheatley's main farm as it is in 2021.



These holdings were initially tenanted to James Orpwood in 1845 and to William Bracher from 1851.

In February 1846, according to this press cutting, the remainder of the estate was put up for sale. Particulars and sale plan also shown.

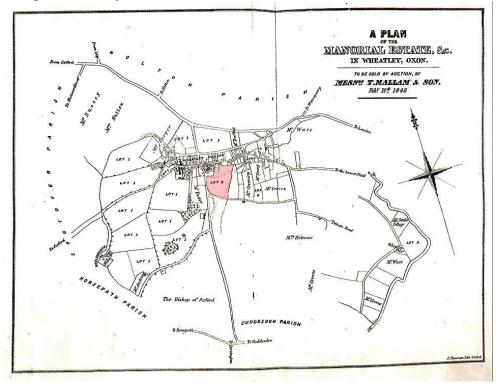
## February 1846 Particulars



#### 1846 21 February Oxford Chronicle and Reading Gazette

SALE THIS DAY, WHEATLEY, within Five Miles FREEHOLD AND TIT			700	D.
ESTATE,				
WITH THE				
MANOR or reputed Manor of	WHE	TI	E	Y.
TOO BE SOLD BY A	UCT	1 (	0 1	N.
At the Mitre Hotel, Oxford, This Day, S.	and SO	N.		
At the Mitre Hotel, Oxford, This Day, S.	aturday,	the 2	Ist	of
February, 1846, at Three o'clock,-The	aluable	MA.	NU	R
FARM, with the MANOR or rep WHEATLEY, near OXFORD, in a l	uigh state	of.	col	or i-
vation: also several Inclosures of valuable	e MEAI	OOV	Fa	nd
vation; also several Inclosures of valuable ARABLE LAND, &c. &c. Freehold at	d Tithe-	free	wi	th
sundry Quit Rents and Cottages, in the f	ollowing	lots:	-	
Lor L-A substantial and spacious sto				
and tiled FARM HOUSE, in good rep	ur, with			
pleasure and kitchen gardens, orchard, excellent FARM HOMESTEAD, con	ac ac.;			
2 yards, good barn, stabling, cow-hou	se, piga			
geries, and all other necessary farm bu	ildings:			
Duffield's cottage and garden, &c. no	w in the	A.	R.	P.
occupation of Mr. Lee, a yearly tenant		2	0	53
The Breach	Pasture	13		
Wood Close	Arable Wood	9 2	0	20 21
Howe Coppice	Arable	16		3
Windmill Hill	Arable	43	2	4
	Pasture	1.5		34
West Close, of Ear's Ground, with cow-house for 8 cows, cottage, and				
cow-house for 8 cows, cottage, and	n			
small barn, &c	Pasture Pasture	13	3	
Little Green	Arable	0		21
Stone Pit	Quarry	1	3	
Upper Racks	Arable	4	0	2
Lower Racks Homestead opposite the farm house,	Arable	7	8	8
Homestead opposite the farm house,				
comprising a good barn, cow-shed,				
cow-house, and stable		0	2	14
Total		132	3	-
Outgoings-Land Tax £	7 19 4	17	-	1
Lor 2 In the occupation of Mr. Chil-				
lingworth. A very valuable inclosure of PASTURE LAND, adjoining the				
of PASTURE LAND, adjoining the				
Church of Wheatley, called Farm				
Close	Mendow	10	1	
	15s. 10d.			
Lot 3.—In the occupation of Mr. Chil- lingworth. A valuable MEADOW,				
known as the Great Farm Meadow	Meadow	8	0	3
	15s. 10d.	125	-6	
Lot 4 In the occupation of Mrs. Eii-		114		
zabeth Haynes. Crown Close	Pasture	2	0	32
Outgoings-Land Tax	3s. Id.			
For view of the several lots apply to M				
Farm, or Mr. Chillingworth, Cuddesdon, o				
ticulars and plans may be had 10 days p also of Messrs. Kinderley, Denton, and K	inderies	soli	cit	er.
6. Lincoln's Inn New Square, and at t	he Old	Bell	Ho	tel
6. Lincoln's Inn New Square, and at t Helborn, London; Crown Inn, Wheatle inn in the neighbourhood; place of sale	ey; at the	e pri	net	pa
nn in the neighbourhood; place of sale	e; and o	the	n	ac-
noncers, High Street, Oxford, of whom a	my furth	er pa	rtic	u-
nn in the neighbourhood; place of sale ioneers, High Street, Oxford, of whom a ars may be known.	my furth	er pa	rtic	uc-

## Sale plan February 1846



Lots 1 and 3 did not sell. Lot 2 (hatched red) was sold to Davis

#### 1846 6 June Oxford Chronicle and Reading Gazette

WHEATCRY
WITHIN TITES BILLEN OF TOWN D.

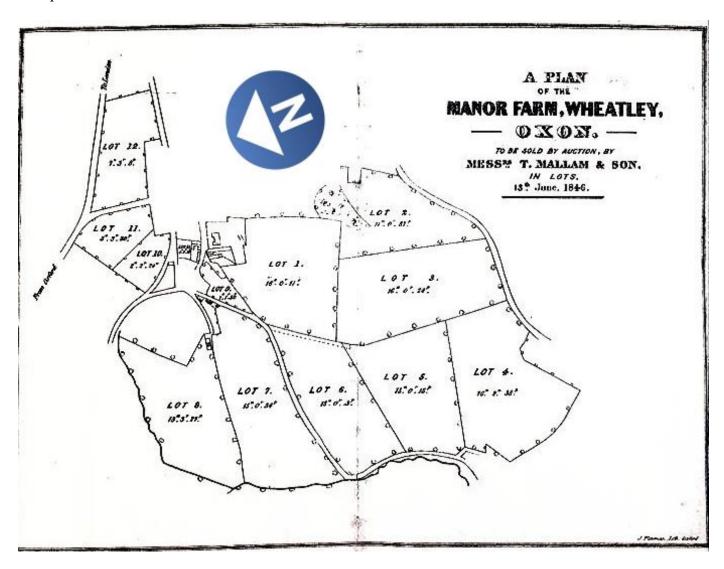
Valuable Freehold and Tithe-Free
ESTATE.
Presenting a very clightle opportunity for
INVESTMENTS IN LAND, &c.
Being a driving of the "standon" palks.
TO BE SOLD BY AUCTION.
By Measer. T. MALLAR and SON.
On Saturdy next. the 18th of June, 186, at Two oclock, at the Mire Holes. Oxford.—I MANOR of WHEATLEY.
PREEHOLD and TITHE-FIRES, with sundry Geit Rena Central of the Complex of the Co

According to a further press cutting, another sale was therefore planned in June 1846. Also shown are the particulars and the sale plan, Sale particulars June 1846

#### PARTICULARS.

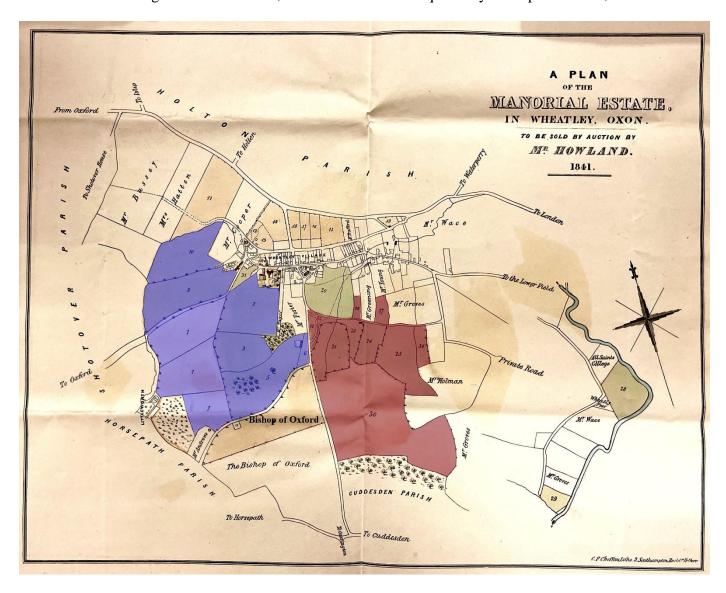
(vr.1.—A substantial and spacious Stone-built DWELLING HOUSE, in good replete with every convenience for the occupation of a respectable family Orchard, Pleasure and Kitchen; Gardens, two large Farm Xurds, Baro, St Cowhouse, and other Buildings; a Côdage and Garden adjoining (tm	, with
Duffields;) also a valuable Close of Pasture Land adjoining called The I with the Manorial Rights, together	Breach,
The Pences to this Lot are on East, South, and West, and bounded b Street on the North.	y the
Lor 2.—The eastern side of Howe Pasture, as now staked out, including the Coppier The entrance to this Lot will be from the Windmill Road. The Pences to this Lot will be on East, South, West, and North	
Lor 3.—The western side of Howe Pasture, as now staked out  The entrance to this Lot will be from the Old Turnpike Read, through the and Middle Parlongs of Windmill Hill Field.  The Fences to this Lot will be on the South and West.	Arable I Lower
Lor 4.—Upper Purlong of Windmill Hill Field, as now staked out The entrance to this Lot will be from the Windmill Road and the Littlewo The Fences to this Lot will be on the South and West,	Arable i eth Road.
Lor 5,—Middle Furlong of Windmill Hill Field.  The entrance to this Lot will be from the Littleworth Road and thro Lower Furlong. The Fences to this Lot will be on the South and West	
Lat 6.—Lower Furlong of Windmill Hill Field.  A Right of Road will be reserved through part of this Lot to Lot 3 a The Fences to this Lot will be on the South, West, and North.	Arable ad 5.
Lot 7.—The Green The Fence to this Lot will be on the South side thereof.	Pasture
Lot 8.—West Field Close, with Cow-house, Cottage, Barn, and Garden . The Fences to this Lot will be on the South and North.	Pasture
Lot 9.—The Little Green The Fences to this Lot will be on the North and West.	Pasture
Lor 10.—The Stone Pit and Templer's Close.  The Fences to this Lot on the East, West, and South.	Arabic
Lor 11.—The Upper Racks, adjoining the London Turupike Road The Fences to this Lot are on the East and South.	Arable
Lot 12.—The Lower Racks, adjoining the London Turnpike Road: The Fences to this Lot are on North, South, and West.	Arable
Lor 13.—The Homestead, opposite the Massor House, with Stabling, Barn, a Buildings thereon  The Fences to this Lot are on the South and North.	ad other

Land Tax upon the whole is £7. 19s. 4d., also a Fee Farm Rent of 7s., which a



Chillingworth bought Lots 1-11; Edward Elton the whole of Lot 12 in 1849; and The Manor House and adjacent 16 acres (Lot 1), owned by then by the Whalley Smythe Gardiner family, was sold to the Diocese of Oxford in 1851.

1846 sales to Chillingworth shaded blue, and additional land acquired by Bishop of Oxford, shaded brown.



Reverting to the land previously part of the Manor Farm holding, a further sale of this took place in 1857 to Gammie Maitland, who had bought the Shotover Estate in 1854. He was profligate and had to sell it in 1871 to Lieutenant Colonel James Miller. It was subject to various mortgages and part sales took place until, in 1902, the rump of the Rectory Farm land was sold to Joseph Stowe, as confirmed by the 1910 Valuation map, where it is the green holding of 246 acres shown numbered 324.

