

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, 1841, 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 1.—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, Iron-monger, Aylesbury; the principal Inns in the neighbourhood; place of Sale; and the Auctioneer, Thame.

The sale particulars and map were as below

OXFORDSHIRE.

PARTICULARS

OF THE

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. GREATORREX, 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. LANDOR, Land Agent, Warwick; Mr. S. SEYMOUR, Ironmonger, Aylesbury; the principal Inns in the neighbourhood; Place of Sale; and of the Auctioneer, Thame.

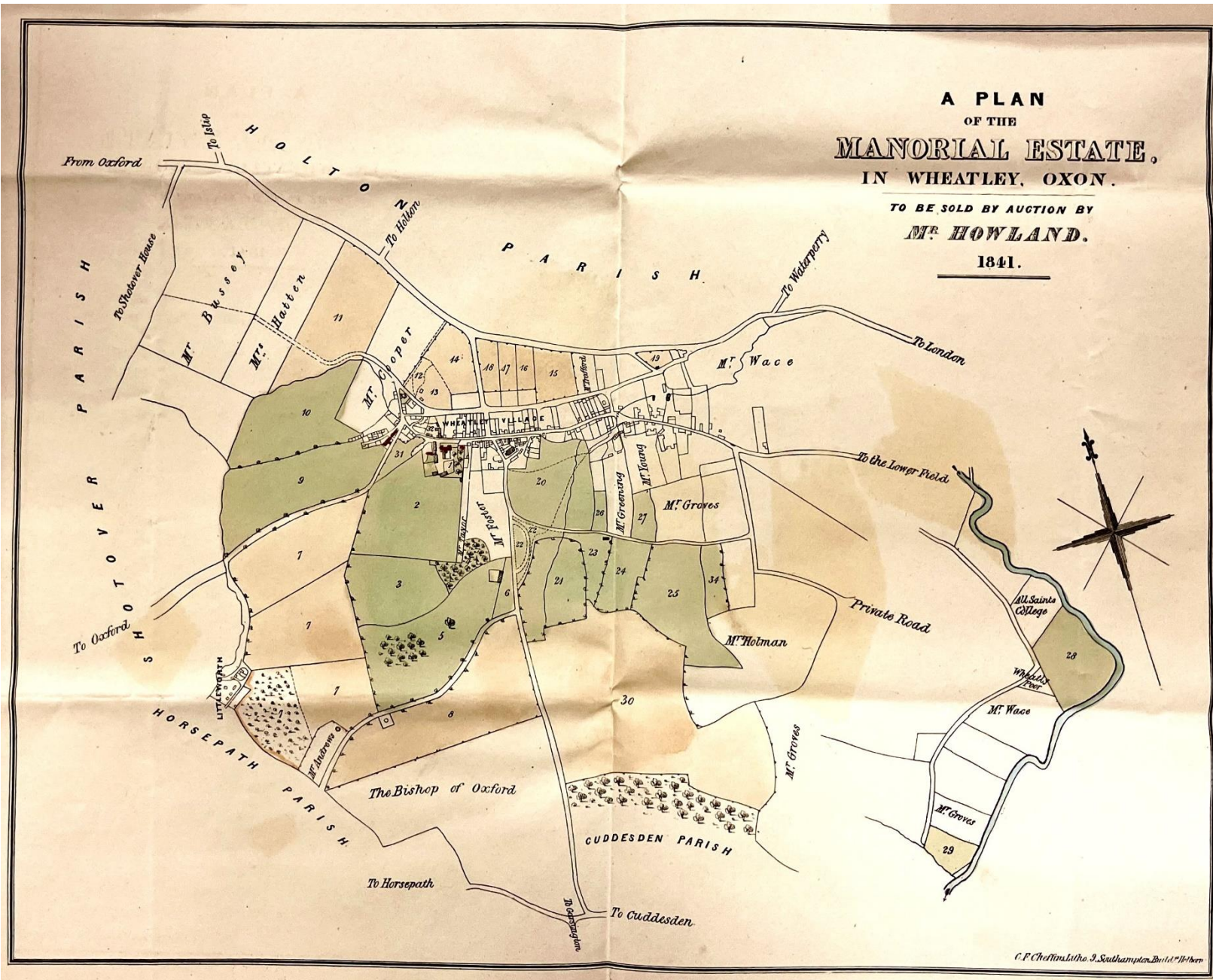
§3 The whole of the Estate is supplied with excellent Water.

HAM, PRINTER, OXFORD.

**A PLAN
OF THE
MANORIAL ESTATE,
IN WHEATLEY, OXON.**

**TO BE SOLD BY AUCTION BY
MR. HOWLAND.**

1841.



C. F. Chaffin & Co. 3, Southampton Buildings, London

OXFORDSHIRE.

PARTICULARS

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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.	Description.	Cultivation.	Quantity.		
			A.	R.	P.
1	Manor Homestead and Buildings, including Duffield and Holder's Cottages and Gardens		2	0	33
2	The Breach	Pasture	13	3	27
3	Wood Close	Pasture	9	0	20
4	Howe Coppice	Wood	2	0	21
5	Howe Pasture	Pasture	16	1	3
6	Howe Barn Close, in which is a two-bay Barn and a Cow-house for seven Cows	Pasture	1	1	8
7	Windmill Hill	Arable and Pasture	43	2	4
8	Little Windmill Field	Arable	20	3	14
			109	1	10

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.	Description.	Cultivation.	Quantity.		
			A.	R.	P.
9	The Green	Pasture	15	0	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.	Quantity.		
			A.	R.	P.
10	West Close, or Eats Ground, including Cottages, &c.	Pasture	13	3	27

LOT 4.

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

No. on Plan.	Description.	Cultivation.	Quantity.		
			A.	R.	P.
11	West Field	Arable	12	2	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 EDMONDS, WILLIAM LAMBERT, and JOHN STANLEY. Apportioned Land Tax, 7s. 6d. per Annum.

No. on Plan.	Description.	Cultivation.	Quantity.		
			A.	R.	P.
12	Temple's Close	Arable	0	3	21
13	Stone Pit	Quarry	1	3	3
14	Upper Racks	Arable	4	0	3
			6	2	27

LOT 6.

A Piece of Arable Land adjoining Lot 7 (and Mr. TRAFFORD's Land, and fronting the high Road from Oxford to London, and at the other end to Mr. HERDSFIELD's Land and the Village Road) in the occupation of Mr. JOHN EDMONDS. Apportioned Land Tax, 4s. 6d. per Annum.

No. on Plan.	Description.	Cultivation.	Quantity.		
			A.	R.	P.
15	Lower Racks, East	Arable	3	1	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 EDMONDS. Apportioned Land Tax, 1s. 6d. per Annum.

No. on Plan.	Description.	Cultivation.	Quantity.		
			A.	R.	P.
16	Lower Racks	Arable	1	0	28

LOT 8.

A Piece of Arable Land adjoining Lots 7 and 9 (and Messrs. MORRELL's Land, and fronting the high Road from Oxford to London) in the occupation of Mr. JOHN EDMONDS. Apportioned Land Tax, 1s. 8d. per Annum.

No. on Plan.	Description.	Cultivation.	Quantity.		
			A.	R.	P.
17	Lower Racks	Arable	1	1	14

LOT 14.

A Piece of Pasture Land adjoining College Close, Coombe Wood Field (and Land belonging to Mrs. HOLMANS) in the occupation of Mr. RICHARD WAY. Apportioned Land Tax, 9s. per Annum.

No. on Plan.	Description.	Cultivation.	Quantity.		
			A.	R.	P.
25	Wheatley Bottom	Pasture	12	1	29

LOT 15.

A Piece of Pasture Land adjoining Wheatley Bottom (and Land belonging to Mrs. HOLMANS) in the occupation of Mrs. ELIZABETH HAYNES. Apportioned Land Tax, 3s. per Annum.

No. on Plan.	Description.	Cultivation.	Quantity.		
			A.	R.	P.
34	Crown Close	Pasture	2	0	32

LOT 16.

A Piece of Pasture Land adjoining Farm Close (and Land belonging to Mr. GREENING and Mr. CLARKE) in the occupation of Mrs. ELIZABETH HAYNES. Apportioned Land Tax, 1s. 6d. per Annum.

No. on Plan.	Description.	Cultivation.	Quantity.		
			A.	R.	P.
26	Davis's Paddock	Pasture	1	0	5

LOT 17.

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 Annum.

No. on Plan.	Description.	Cultivation.	Quantity.		
			A.	R.	P.
27	Haynes's Close	Pasture	1	3	34

LOT 18.

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. Apportioned Land Tax, 10s. per Annum.

No. on Plan.	Description.	Cultivation.	Quantity.		
			A.	R.	P.
28	Great Farm Meadow	Meadow	8	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 Mr. ROBINSON's Land) in the occupation of Mr. JOHN EDMONDS. Apportioned Land Tax, 2s. 6d. per Annum.

No. on Plan.	Description.	Cultivation.	Quantity.		
			A.	R.	P.
18	Lower Racks, West	Arable	2	0	0

LOT 10.

A Piece of Land in the occupation of Mrs. ELIZABETH HAYNES. Apportioned Land Tax, 1s. 5d. per Annum.

No. on Plan.	Description.	Cultivation.	Quantity.		
			A.	R.	P.
19	The Crown Rick Yard		0	2	16

LOT 11.

A Piece of Meadow Land (adjoining the Road from Wheatley to Cuddesdon) in the occupation of Mr. RICHARD WAY. Apportioned Land Tax, 8s. 9d. per Annum.

No. on Plan.	Description.	Cultivation.	Quantity.		
			A.	R.	P.
20	Farm Close	Meadow	10	1	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. on Plan.	Description.	Cultivation.	Quantity.		
			A.	R.	P.
21	Hollis's Close	Pasture	9	0	7
22	Waste on Ladder Hill		1	3	0
			10	3	7

LOT 13.

Two Pieces of Pasture Land (adjoining HOLLIS's Close, Wheatley Bottom, and Coombe Wood Field, in the occupation of Mr. JOHN RING. Apportioned Land Tax, 11s. 3d. per Annum.

No. on Plan.	Description.	Cultivation.	Quantity.		
			A.	R.	P.
23	Fyvie's Close (in which there is a Shed)	Pasture	2	2	30
24	College Close, formerly College Close and Piked Close	Pasture	4	2	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. ELIZABETH HAYNES. Apportioned Land Tax, 2s. per Annum.

No. on Plan.	Description.	Cultivation.	Quantity.		
			A.	R.	P.
29	Little Farm Meadow	Meadow	1	2	37

LOT 20.

A Piece of Arable Land, adjoining the Road to Cuddesdon, Coombe Wood, Wheatley Bottom, College Close, FYVIE's Close, and HOLLIS's Close (and Land belonging to Mrs. HOLMANS and Mr. GROVES) in the occupation of Mr. RICHARD WAY. Apportioned Land Tax, £1 10s. per Annum.

No. on Plan.	Description.	Cultivation.	Quantity.		
			A.	R.	P.
30	Coombe Wood Field	Arable	45	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.	Description.	Cultivation.	Quantity.		
			A.	R.	P.
31	Little Green	Pasture	1	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 Mr. JOHN EDMONDS. Apportioned Land Tax, 5s. per Annum.

No. on Plan.	Description.	Cultivation.	Quantity.		
			A.	R.	P.
32	Homestead		0	2	14

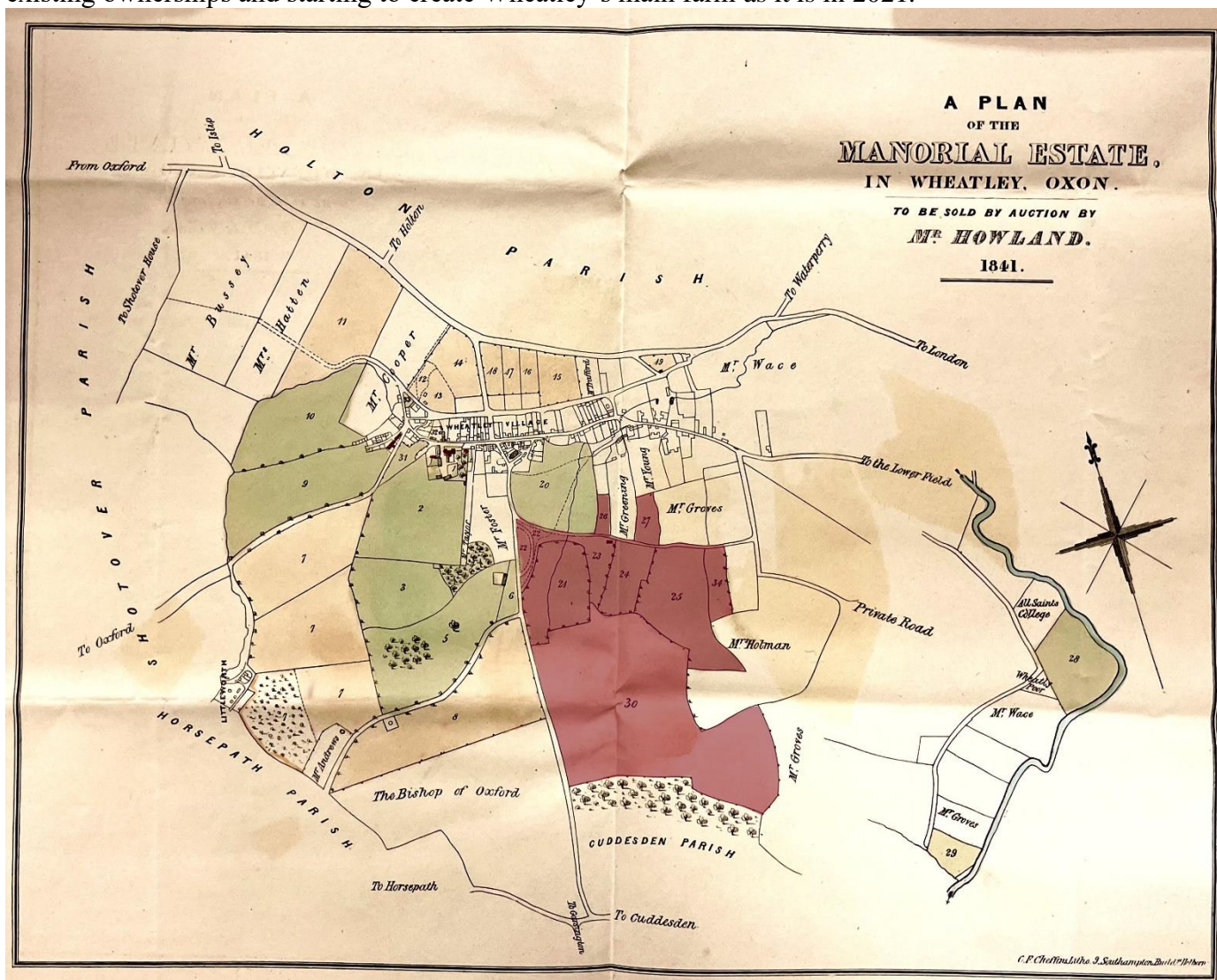
LOT 23.

A productive Garden in the Village, in the occupation of Mr. JOHN EDMONDS.

No. on Plan.	Description.	Cultivation.	Quantity.		
			A.	R.	P.
33	Sturge's Garden		0	0	18

The Tenants of the different Lots are under Notices to Quit (except the two Cottages in the occupation of DEVERILL and HOLDS, in Lot 1); and the Purchasers will be required to take possession according to the terms of the existing agreements and the custom of the Country as between 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.

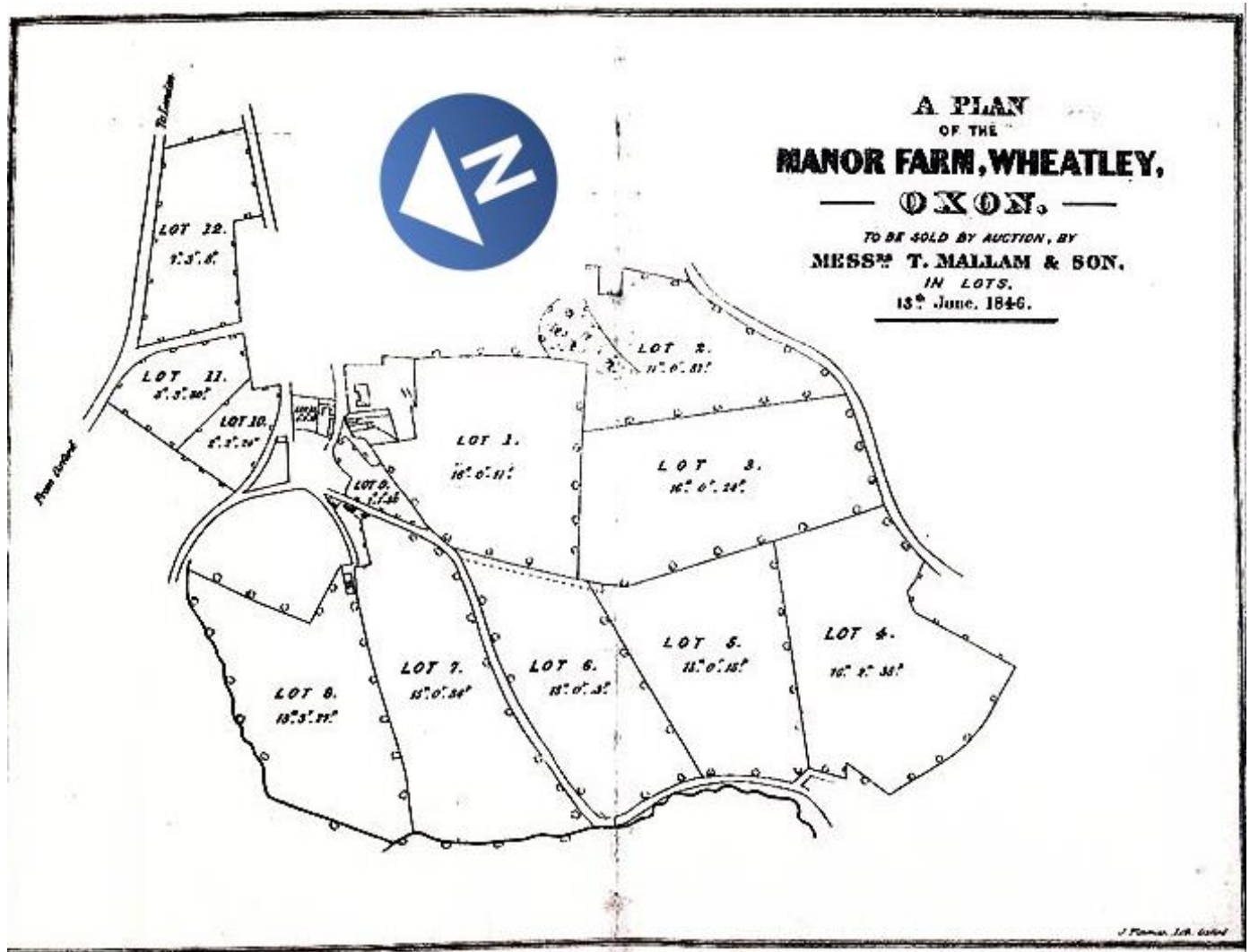
In February 1846, according to this press cutting, the remainder of the estate was put up for sale. Particulars and sale plan also shown.

February 1846 Particulars

PARTICULARS OF EACH LOT.		
LOT 1.		
A SUBSTANTIAL AND SPACIOUS STONE-BUILT & TILED		
FARM HOUSE,		
In good repair, with Pleasure and Kitchen Gardens, &c., &c., excellent FARM HOMESTEAD, comprising Two Yards, good Barn, Stabling, Cow-house, Piggeries, and all other necessary Farm Buildings, Duffield's Cottage, Garden, &c., now in the occupation of Mr. Lee, a yearly tenant	A. R. P.	
The Breach	Pasture	2 0 33
Wood Close	Arable	13 8 27
Howe Coppice	Wood	9 0 20
Howe Pasture	Arable	2 0 21
Windmill Hill	Arable	16 1 3
The Green	Arable	43 2 4
West Close, or East's Ground, with Cow-house for Eight Cows, Cottage, and small Barn, &c.	Pasture	15 0 34
Little Green	ditto	13 3 27
Temple's Close	ditto	1 1 30
Stone Pit	Arable	0 3 21
Upper Racks	Quarry	1 3 0
Lower Racks	Arable	4 0 3
Homestead opposite the Farm House, comprising a Good Barn, Cow Shed, Cow House, and Stable	ditto	7 3 8
	Total	0 2 14
Outgoings—Land Tax £7 19s. 4d. Free Farm Rent of 7s.		132 3 5
LOT 2.		
In the occupation of Mr. Chillingworth, a very valuable		
INCLOSURE OF PASTURE LAND,		
Adjoining the Church of Wheatley, called "Farm Close"	Meadow	10 1 0
Apportioned Land Tax £0 15s. 10d.		
LOT 3.		
In the occupation of Mr. Chillingworth,		
A VALUABLE MEADOW,		
Known as the Great Farm Meadow		8 0 30
Apportioned Land Tax £0 15s. 10d.		
LOT 4.		
In the occupation of Mrs. Elizabeth Haynes		
CROWN CLOSE,		
Outgoings £0 3s. 1d.	Pasture	2 0 32

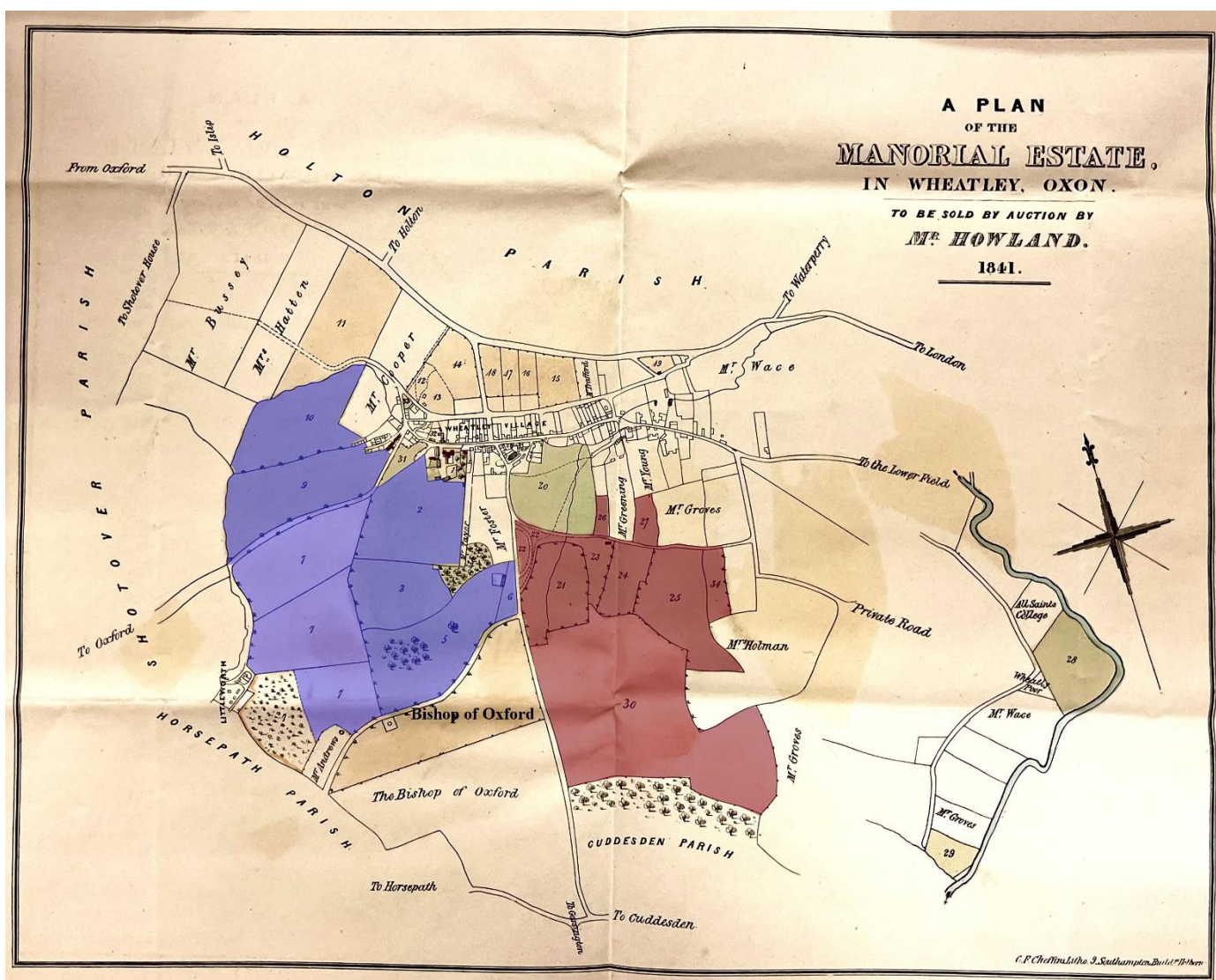
1846 21 February
Oxford Chronicle and
Reading Gazette

SALE THIS DAY.		
WHEATLEY , within Five Miles of OXFORD.		
A VERY VALUABLE		
FREEHOLD AND TITHE-FREE		
ESTATE,		
WITH THE		
MANOR or reputed Manor of WHEATLEY.		
TO BE SOLD BY AUCTION,		
By Messrs. T. MALLAM and SON,		
At the Mitre Hotel, Oxford, This Day, Saturday, the 21st of February, 1846, at Three o'clock.—The valuable MANOR FARM, with the MANOR or reputed MANOR of WHEATLEY, near OXFORD, in a high state of cultivation; also several Inclosures of valuable MEADOW and ARABLE LAND, &c. &c. Freehold and Tithe-free; with sundry Quit Rents and Cottages, in the following lots:—		
LOT 1. —A substantial and spacious stone-built and tiled FARM HOUSE, in good repair, with pleasure and kitchen gardens, orchard, &c. &c.; excellent FARM HOMESTEAD, comprising 2 yards, good barn, stabling, cow-house, piggeries, and all other necessary farm buildings; Duffield's cottage and garden, &c.; now in the occupation of Mr. Lee, a yearly tenant		
The Breach	Pasture	2 0 33
Wood Close	Arable	13 8 27
Howe Coppice	Wood	9 0 20
Howe Pasture	Arable	2 0 21
Windmill Hill	Arable	16 1 3
The Green	Arable	43 2 4
West Close, or East's Ground, with Cow-house for 8 cows, cottage, and small barn, &c.	Pasture	15 0 34
Little Green	ditto	13 3 27
Temple's Close	ditto	1 1 30
Stone Pit	Arable	0 3 21
Upper Racks	Quarry	1 3 0
Lower Racks	Arable	4 0 3
Homestead opposite the farm house, comprising a good barn, cow-shed, cow-house, and stable	ditto	7 3 8
	Total	0 2 14
Outgoings—Land Tax		£7 19 4
LOT 2. —In the occupation of Mr. Chillingworth. A very valuable inclosure of PASTURE LAND, adjoining the Church of Wheatley, called Farm Close		
Apportioned Land Tax	Meadow	10 1 0
LOT 3. —In the occupation of Mr. Chillingworth. A valuable MEADOW, known as the Great Farm Meadow		
Apportioned Land Tax	Meadow	8 0 30
LOT 4. —In the occupation of Mrs. Elizabeth Haynes. Crown Close		
Outgoings—Land Tax	Pasture	2 0 32
For view of the several lots apply to Mr. Lee, at the Manor Farm, or Mr. Chillingworth, Cuddesdon, of whom printed particulars and plans may be had 10 days previous to the sale; also of Messrs. Kinderley, Denton, and Kinderley, solicitors, 6, Lincoln's Inn, New Square, and at the Old Bell Hotel, Holborn, London; Crown Inn, Wheatley; at the principal inns in the neighbourhood; place of sale; and of the auctioneers, High Street, Oxford, of whom any further particulars may be known.		



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.

