

Manor farmland sales February 1841 and February and June 1846<sup>1</sup>

On 4 February 1841, 269 acres of farmland together with the Manor of Wheatley and the Manor House was put up for sale, as shown in Figure 1. The sellers were the trustees of the Whalley Smythe Gardiner marriage settlement or trust.

Figure 1

## Oxford Chronicle and Reading Gazette 30 January 1841

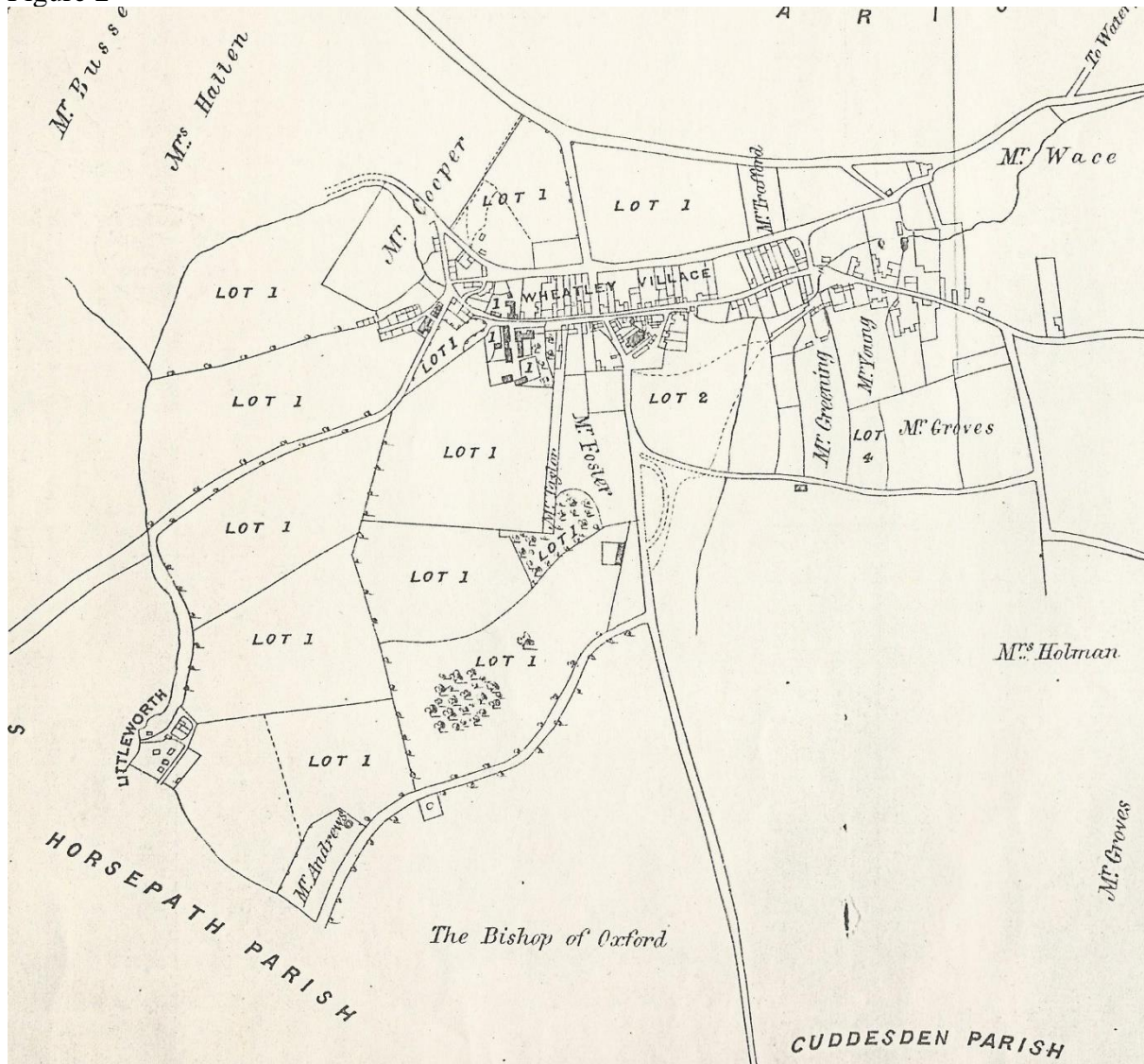
**OXFORDSHIRE.**  
**MANOR OF WHEATLEY,**  
And very valuable **FREEHOLD** and **TITHE-FREE**  
ESTATES, at **WHEATLEY,** near **OXFORD.**  
**TO BE SOLD BY AUCTION,**  
**By Mr. R. HOWLAND,**  
At the Crown Inn, in **Wheatley,** on Thursday the 4th day of  
February, 1841, at Eleven o'clock in the forenoon 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 neighbour-  
hood; place of Sale; and the Auctioneer, Thame.

There are no press reports on this sale but it appears that some 130-140 acres was sold as a smaller acreage appears in the 1846 sales, as shown in Figure 2. The Manor House was not sold. Figure 2 shows occupation of the sold land by Groves. Magdalen College deeds show J Graves as the owner in 1840 of 250 acres.<sup>2</sup> It is just possible that this was the complete Lot other than the Manor and its immediate land. There are no press reports in 1841 referring to Groves or Graves as the buyer. The Magdalen deed summary may be incorrect by 1 year.

<sup>1</sup> Scanned documents kindly lent by Edward and Elizabeth Hess of the Manor House, Wheatley, 3 June 2018

<sup>2</sup> Archive number 1017. But this acreage seems incorrect and most of the field are to the east where Groves' ownership is shown in Figure 2.

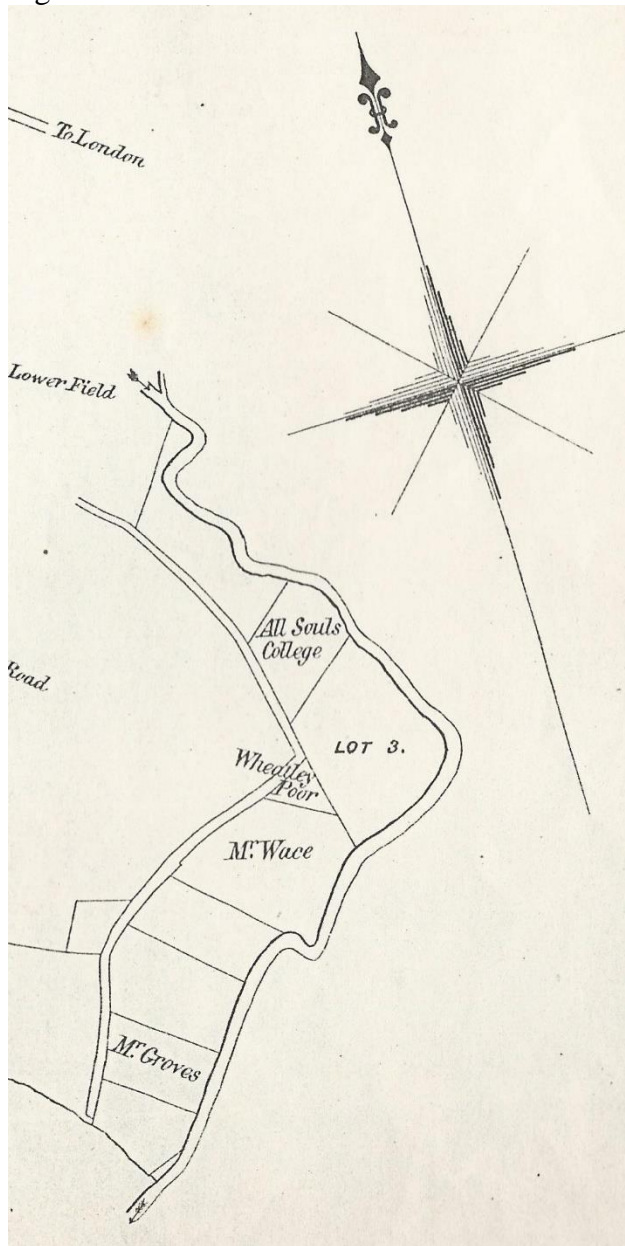
Figure 2



<sup>3</sup> But not, as shown in Dr Bill Hassall's notes, the new vicarage now the doctor's surgery, which was not part of this Lot.

Lot 3 was the meadow, Great Farm Close of 8-0-30 acres, at the eastern end of the parish adjacent River Thame and in the occupation of Mr Chillingworth as shown and this was also sold in the February auction or before the June one.

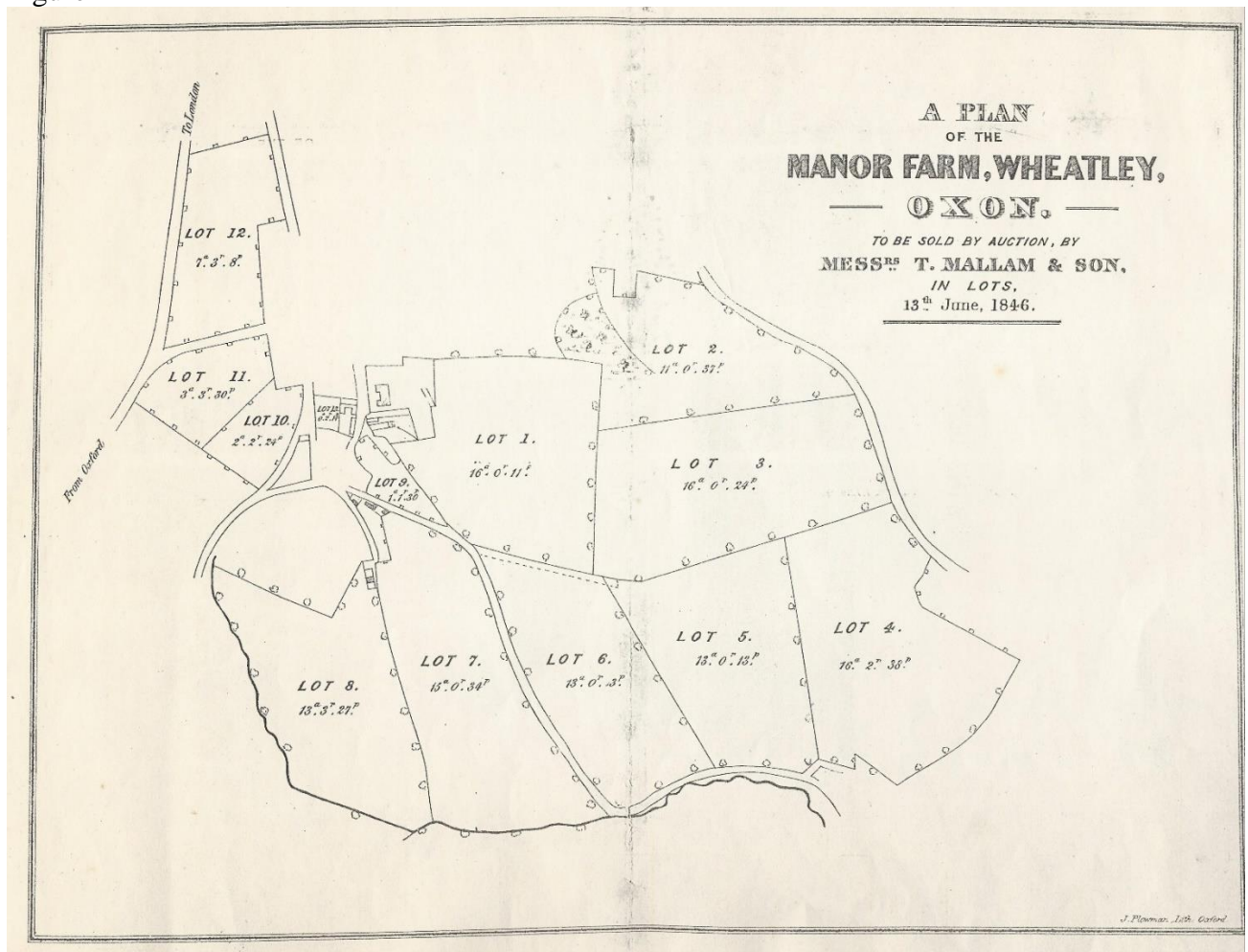
Figure 3





The June auction plan was as shown in Figure 4. This plan is orientated north on the left, east at the top and west at the bottom. The road on the left is London Road, with Holloway Road between Lots 11 and 12 and Church Road to the right of lots 10 and 12 (also Westfield Road). The frontages to Church Road either side of Holloway Road were not included, presumably sold between the two auction dates. The frontage to Church Road now excluded from Lot 12 is now the site of the row of cottages. Lot 12 was, presumably, bought by Rev. Elton for the vicarage and later for the Church. Acreages of these separate Lots are shown in Figure 6.

Figure 4



The main Lot 1 from February had been broken into smaller Lots as shown in Figure 4.<sup>4</sup> Lot 1, adjacent the Manor House and still in the ownership of this property, was pasture and has evidence of extant ridge and furrow.<sup>5</sup> A further map, Figure 5, shows this offered as two Lots after the Railway had come and crossed this land.

Figure 5



<sup>4</sup> No occupier schedule was either shown or has been saved.

<sup>5</sup> Inspected by Edward Hess and Michael Heaton 3 June 2018.

The Breach, part of this Lot, was mentioned in 1278-9 when it was already enclosed.<sup>6</sup> Lots 2 and 3 were presumably not sold as this is probably the time when these were given to the village, later forming the basis of the Howe Trust allotments. Lot 9 was the Little Green on High Street bought at some stage by Mrs Thame who sold it for private housing despite Mr Emden's attempts to preserve it at his own expense as a village green – this was also pasture. Lots 7 and 8 were also pasture. Lots 7 and Lot 8 were bought by the Shotover Estate. Lot 7 and much of Lot 8 was subsequently sold for a County Secondary School, now the Primary School. Lot 8, is adjacent to West Field (as it now is), which has very marked extant ridge-and-furrow. the surviving part of this Lot, completely hedged around, has no ridge-and-furrow evidence.

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<sup>6</sup> Notes from Dr Bill Hassall.

Figure 6

PARTICULARS.			A.	R.	P.
Lot 1.—A substantial and spacious Stone-built DWELLING HOUSE, in good repair, replete with every convenience for the occupation of a respectable family, with Orchard, Pleasure and Kitchen Gardens, two large Farm Yards, Barn, Stabling, Cowhouse, and other Buildings; a Cottage and Garden adjoining (known as <i>Duffields</i> ); also a valuable Close of Pasture Land adjoining, called <i>The Breach</i> , with the Manorial Rights, together . . . . .			16	0	11
The Fences to this Lot are on East, South, and West; and bounded by the Street on the North.					
Lot 2.—The eastern side of Howe Pasture, as now staked out, including the Coppice Arable . . . . .			11	0	37
The entrance to this Lot will be from the Windmill Road.					
The Fences to this Lot will be on East, South, West, and North.					
Lot 3.—The western side of Howe Pasture, as now staked out . . . . . Arable			16	0	24
The entrance to this Lot will be from the Old Turnpike Road, through the Lower and Middle Furlongs of Windmill Hill Field.					
The Fences to this Lot will be on the South and West.					
Lot 4.—Upper Furlong of Windmill Hill Field, as now staked out . . . . . Arable			16	2	38
The entrance to this Lot will be from the Windmill Road and the Littleworth Road.					
The Fences to this Lot will be on the South and West.					
Lot 5.—Middle Furlong of Windmill Hill Field . . . . . Arable			13	0	13
The entrance to this Lot will be from the Littleworth Road and through the Lower Furlong. The Fences to this Lot will be on the South and West.					
Lot 6.—Lower Furlong of Windmill Hill Field. . . . . Arable			13	0	3
A Right of Road will be reserved through part of this Lot to Lots 3 and 5.					
The Fences to this Lot will be on the South, West, and North.					
Lot 7.—The Green . . . . . Pasture			15	0	34
The Fence to this Lot will be on the South side thereof.					
Lot 8.—West Field Close, with Cow-house, Cottage, Barn, and Garden . . . . . Pasture			13	3	27
The Fences to this Lot will be on the South and North.					
Lot 9.—The Little Green . . . . . Pasture			1	1	30
The Fences to this Lot will be on the North and West.					
Lot 10.—The Stone Pit and Templer's Close . . . . . Arable			2	2	24
The Fences to this Lot on the East, West, and South.					
Lot 11.—The Upper Racks, adjoining the London Turnpike Road . . . . . Arable			3	3	30
The Fences to this Lot are on the East and South.					
Lot 12.—The Lower Racks, adjoining the London Turnpike Road . . . . . Arable			7	3	8
The Fences to this Lot are on North, South, and West.					
Lot 13.—The Homestead, opposite the Manor House, with Stabling, Barn, and other Buildings thereon . . . . .			0	2	14
The Fences to this Lot are on the South and North.					
The Land Tax upon the whole is £7-19s.-4d., also a Fee-Farm Rent of 7s., which will be apportioned at the time of Sale.					

It is understood that all these Lots were sold either at the auction of soon thereafter.



In June 1846, the plots marked with a red cross were sold to Chillingworth, these areas marked with a red cross, other than the 12-acre Farm Close (smaller dark green area) which was sold to Davis the same year.



Figure 6

These sales represent only a relatively small part of the 1813 holding awarded to Gardiner by the Enclosure Award. The Enclosure map has been varied to show these sale holdings in darker sage green and dark grey and as indicated by letters, as shown in Figure 6.

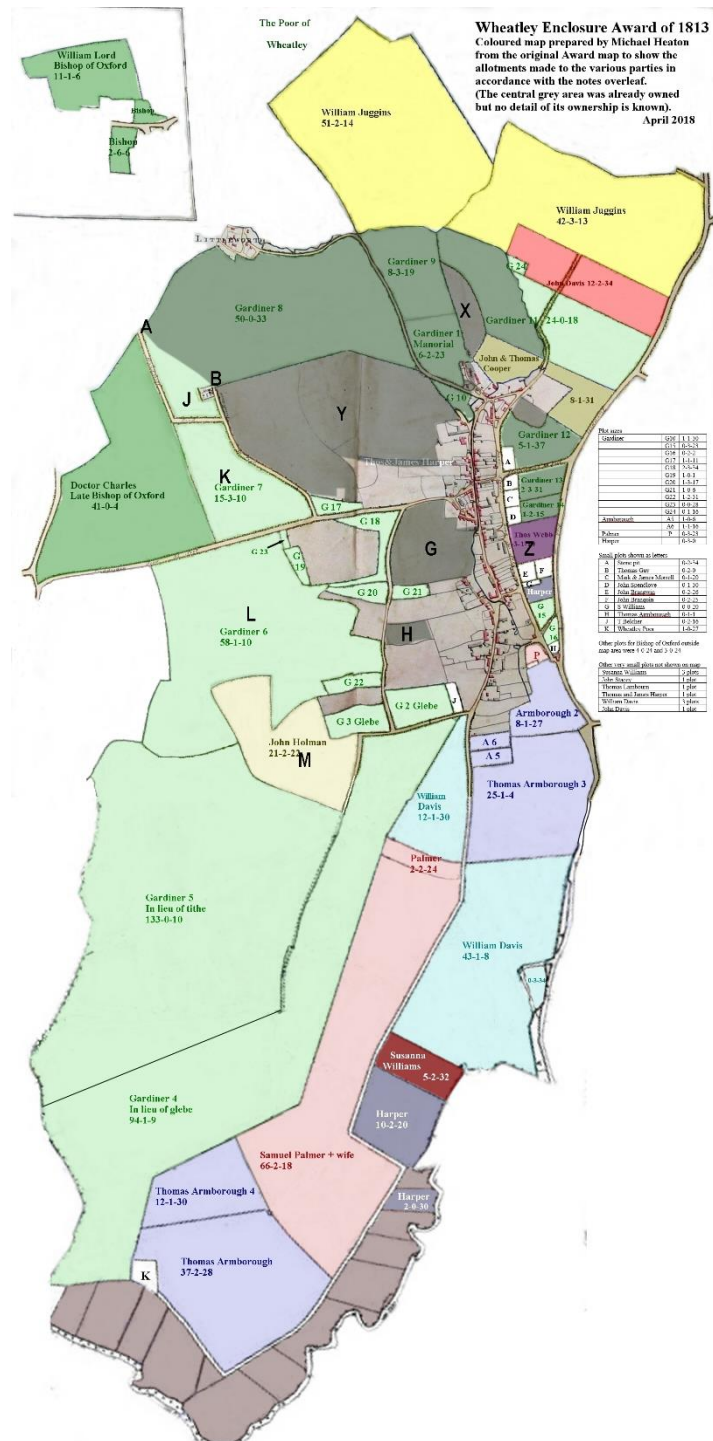
The precise boundary of the holding between A and B is not known but is approximately as shown.

Areas shown as G, H, X and Y were part of the 'ancient' enclosures, and this resolves the previously unknown ownership of a substantial part of these earlier enclosures.

Area Z was awarded in 1813 to Thomas Webb so, presumably, had been acquired in the meantime.

In conclusion, all the light green Gardiner holdings must have been sold between 1813 and 1846.<sup>7</sup> There was a sale at £6113 of Rectory Farm in 1816 to Charles Greenwood and this was probably when the bulk of the light green land was disposed of by Gardiner.<sup>8</sup>

Areas J, K and L were owned by John Chapman in 1910 (tenanted to William Dennis), and M by James Hunt Senior (owner occupier). These had, presumably, been bought by either these families or others between 1813 and 1846.



<sup>7</sup> This may, therefore mean that the court case of 1819 might yet apply to Wheatley land.

<sup>8</sup> This information in Wheatley Archives was sourced many years ago from Magdalen College as this farm was gifted to them in 1926 by the trustees of Joseph Stowe dec'd, the then owners. The farm was sold again in 1840 to J Graves and again in 1857 to Gammie-Maitland at £10,500. These records are no longer held at Magdalen and are assumed to be held by the current owners. Gammie-Maitland bought Shotover in 1854. Rectory Farm was valued at £15,400 in 1862. From 1871 to c. 1902, Gammie-Maitland sold off Rectory Farm in parcels, with the Stowe family owning it from 1902. In 1910, it was tenanted to Edward Walker.