

83 and 87 HIGH STREET, WHEATLEY.
A Plain Man's Guide to the title deeds
(Better explained by the extract of a 1910 map attached below)

June 2, 1874 Brasenose College sold the title to part of the present property to Edwin Stanley, bricklayer, for £35. Described as "all that piece of ground in the parish of Wheatley then in the occupation of the said Edwin Stanley containing about 24 poles together with easements..."

June 24, 1890 Edwin Stanley raised a mortgage of £180 from Joseph Charles Stanley on the property.

May 30, 1899 A further mortgage of £70.

Nov 11 1899 Edwin Stanley sold part of the property to J. C. Stanley for £300. Described as 24 poles as above.

Jan. 26 1917 J. C. Stanley sold a part of that to Miss Edith Sarah Elizabeth Sheldon (later Mrs. Avery) for £340. Described as 13 1/2 poles or thereabouts bounded on North by a dwelling house and premises known as the Bungalow the property of the vendor on East by property belonging to Frederick Stamp on South by the High Street and on West by the White Hart." Occupied by the purchaser and Mrs. E.C.Sheldon.

April 7, 1920 Frederick Stamp sold to Emma Sheldon for £150 "...land...having a frontage of 46 feet to High Street and a depth from front to back of 97 feet or thereabouts bounded on North by land then or formerly belonging to Edwin Stanley on South by High Street on East by a footway then or formerly belonging to said Edwin Stanley leading into High Street aforesaid and on West by land then or formerly belonging to Edwin Stanley the Younger together with the stable and cart shed erected thereon which said premises have been for many years in the occupation of the vendor."

May 21, 1928 Mrs.E.S.E. Avery sold the property to Mrs.E.Sheldon for £500.Same description as in 1917 except that the Bungalow is owned by J.C.Stanley and the eastern boundary is "...the property formerly belonging to Frederick Stamp but now the property of the purchaser."

July 28, 1933 Mrs.E. Sheldon sold to W.J.Myall for £800. Described in 2 parts, the first following the 1917 pattern with its 13 1/2 poles, the second the 1920 with its 46 ft. frontage etc.

Dec 4, 1944 W.J.Myall sold to E.W.J.Tumer, motor engineer, for £1,400. Described as in 1933.

Aug. 31 1953 E.J.W.Tumer sold to E.A.B.Phillips, lecturer, for £2,300. Same description with the addition of the name "The Retreat" and of a diagrammatic sketch of the property.

April 29 1954 E. A.B.Phillips sold to R.V.Tomlinson, motor engineer, for £2,500. Same description but the name has changed to "Cambria House".

Feb 2 1963 R.V.Tomlinson sold to E.A.Holifield for £3,800. Same description but the name has changed to "Lynton House."

Dec 28, 1973 E.A.Holifield sold to present owners for £17,500. Same description and sketch.

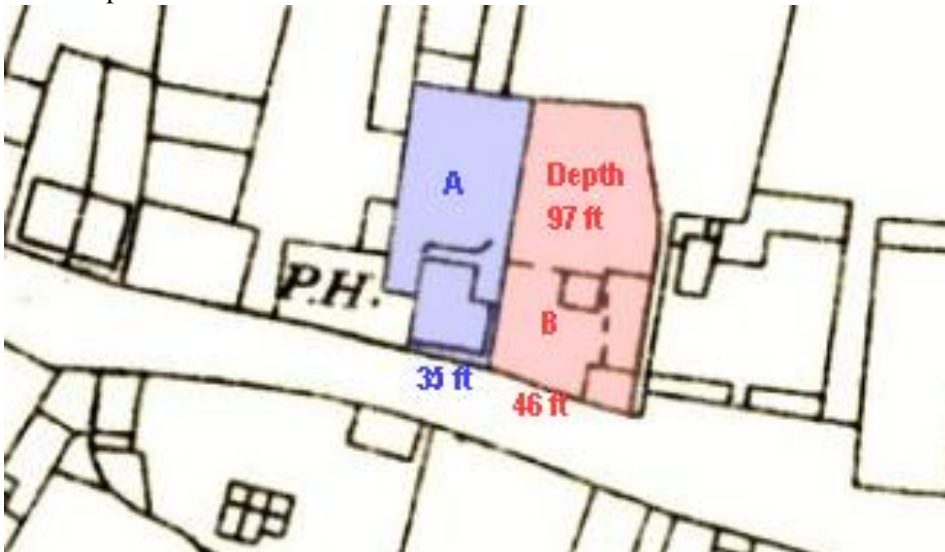
Attachment added by Michael Heaton July 2018

Extract of the 1910 revaluation map with owner and occupier detail



- 537 White Hart
- 535 Now Lynton House, see below (A)
- 657 Bungalow and frontage to Church Road
- 459 Property owned by Stamp family now re-built forward of the building line shown as 87 High Street (B)
- 540 Land owned by Stanley family

1937 map



Deed references in context

1874-1899	Properties 535 and 657 owned in 1874 by Brasenose College Purchaser Edwin Stanley, later J C Stanley
1910 Revaln	Stanley occupied 657 and owned 535 (A) occupied by E C Sheldon
1917	J C Stanley sold 535 (A) to Edith Sheldon, later Mrs Avery)
1920	Frederick Stamp sold 459 (B) to Emma Sheldon, property 46ft wide, 97 ft deep (verified by scaling 1937 and width verified on site but includes the 10 ft wide car access to (A), presumably acquired later by Lynton House. Previous ownership not known, but Frederick Stamp was a Shopkeeper in 1895, grocer & draper in 1899, and was a china and glass dealer in 1911, either from this property or elsewhere – see note below.
1928	Both properties (A) and (B) sold by Mrs Avery to Mrs E Sheldon. Mrs Avery, prev. Edith Sheldon, had presumably inherited (B) from Emma Sheldon.
1933	Mrs E Sheldon sells both properties (A) and (B) to W J Myall
1937	459 ((B) (now 87 High Street) built as a single-storey shop
1944	Myall sells to E Turner, motor engineer, either (A) and (B) or just (B)
1953	E Turner sells to E Phillips either (A) and (B) or just (B). House now called 'The Retreat'
1954	E Phillips sells to R V Tomlinson either (A) and (B) or just (B). House now called 'Cambria House'
Later	Probably separate sale of 83 High Street, now 'Lynton House' (1963) Origin of name not known
1978	Upper storey added to 87 High Street

Property (B) on the 1937 map does not look to be conducive to the business of grocer & draper or china and glass dealer, and that this trade was carried on elsewhere. The layout seems more conducive for the hiring of vehicles, so there is a possibility that Emma Sheldon (originally Emma Smith and whose father may have been Thomas Smith who, in 1895 had wagonettes and brakes for hire), may have taken over this business by 1899, which, perhaps, was being run (as a tenant) from property (B). If this was the case, this business of wagonettes and brakes for hire was being run by William Spearing from the White Hart by 1907.