

PROCEEDINGS
OF THE
LEATHERHEAD & DISTRICT
LOCAL HISTORY SOCIETY



VOL. 4

No. 6

1982

145-168

SECRETARIAL NOTES

THE FOLLOWING Visits and Lectures were arranged during 1982:—

January 15th	Talk with exhibits: "Irons Through the Ages", by Mrs O. Poulter.
February 12th	Illustrated Lecture: "Surrey's Barn Heritage", by Mrs J. Morgan.
March 27th	Visit to Bridgefoot Farm, Ripley, by kind permission of Mr & Mrs D. Berliand.
April 23rd	Illustrated Lecture: "Easter Island", by J. Sykes
May 8th	Afternoon Visit to Fetcham Park House, by kind permission of Murray Clayton Limited.
May 22nd	All-day Visit to Portsmouth, including Southsea Castle, the Mary Rose Exhibition, and Fort Widney.
June 12th	Walk round Dorking, guided by Dorking & Leith Hill Preservation Society.
July 7th	A Visit to Rowhurst Cottage and Forge, Leatherhead, by kind permission of Mrs V. Quinnell and R. J. Quinnell Limited.
September 11th	All-day Visit to Ewelme and Wallingford.
October 15th	Dallaway Public Lecture: "The Restless House—a Study of Farmhouses and Cottages in Surrey and their Development", by Miss Joan Harding, F.S.A.
November 19th	Illustrated Lecture: "The History of Leatherhead Hospital" by Dr R. G. Gilbert.
December 10th	Christmas Miscellany. Contributions by Members.

No. 5 of Volume 4 of the *Proceedings* was issued during the year

SPECIAL GENERAL MEETING

Held at the Council Offices, Leatherhead, on 16th April 1982

THIS MEETING approved the introduction of a special junior membership for those aged 18 and under, with no minimum age, with the object of encouraging the interest of young people in local history. The Executive Committee have fixed the subscription at £1, to include the right to participate in all the Society's activities but not to receive the *Proceedings*.

THIRTY-FIFTH ANNUAL GENERAL MEETING

Held at the Council Offices, Leatherhead, on 16th April 1982

THE REPORT of the Executive Committee and the Accounts for the year 1981 were adopted and approved. An increase in subscription to £4 for 1983 was approved. Officers of the Society are shown below. The Executive Committee had been delighted during the year to appoint Mr S. E. D. Fortescue a Vice-President. The Accounts for the year 1981 are printed on page iii of the cover of this issue.

OFFICERS FOR THE YEAR 1982

President: J. G. W. LEWARNE

Vice-Presidents: F. B. BENDER, F.S.A.; S. E. D. FORTESCUE; D. F. RENN, Ph.D., F.S.A.

Chairman: L. A. SMITH, M.B.E.

Hon. Secretary: Miss J. FULLER
(2 Siddons House, Howard Close, Ashtead. Tel: Ashtead 77876)

Hon. Treasurer: H. J. MEARS
(Beverley, 43 The Glade, Fetcham. Tel: Bookham 53071)

Asst. Hon. Treasurer: J. R. BULL
(98 Woodfield Lane, Ashtead. Tel: Ashtead 72800)

Hon. Programme Secretary: E. S. BARNWELL

Hon. Editor: F. B. BENDER, F.S.A.

Hon. Membership Secretary: MRS C. BARRETT

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Hon. Library Secretary: J. R. GILBERT

Hon. Archaeological Secretary: E. A. CROSSLAND

Hon. Lecture Secretary: N. H. WEST, M.B.E.

Committee Members: R. A. LEVER, S. R. C. POULTER, M. A. SNELLGROVE

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OCCASIONAL NOTES

A RECENTLY LOCATED PORTRAIT OF COL. FULK GREVILLE HOWARD (1773–1846)

At the time of his marriage to the heiress Mary Howard in 1807, Col. Fulk Greville Upton, a younger son of Lord Templeton, assumed his wife's surname and the lordship of Ashtead manor. In addition to his parliamentary duties as M.P. for Castle Rising, Norfolk, he paid regular visits to two other Howard properties, viz. Elford, Staffordshire, and Levens Hall, Westmorland. He frequently stayed at his town house in Westminster.

A cartoon engraving, dated 1817, measuring $10 \times 8\frac{1}{2}$ inches, has been located at the National Portrait Gallery, London. The artist, Richard Dighton, labelled his impression as of Colonel Upton although this name had been discarded for ten years. Naturally it was filed under the surname cited and thus had not been listed as a member of the Howard family. The Colonel would have been forty-four when the etching was made—his widow Mary survived him by thirty years.

Thanks are due to the National Portrait Gallery for kindly waiving any reproduction fee for the appearance in the Society's *Proceedings* of this reduced photograph of the etching.

R. A. LEVER.

JOHN PEPYS OF SALISBURY COURT, FLEET STREET, AND ASHTEAD

Samuel Pepys in his diary for 30th January 1667/8 mentions dining at an inn in Hercules Pillar Alley, Fleet Street, and hearing a very good discourse between old men belonging to the law, "and here I first heard that my cozen Pepys of Salisbury Court, was Marshal to my Lord Cooke when he was Chief Justice." Henry B. Wheatley in his supplementary volume "Pepysiana" 1899, on page 24 lists him among a number of members of the Pepys family which he has been unable to place in the very comprehensive pedigree of the Pepys family facing page 8. The diary of September 1st 1662 mentions that the Duke and Duchess of York were going to "dine with my Lord Barkeley with the Queen (to Durdans where I have been very merry when I was a little boy)". One might infer that Samuel Pepys, as a boy, was introduced to the noble mansion, The Durdans at Epsom, by his cousin John Pepys of Perrycroft, Ashtead.

Charles Warburton James, in his book "Chief Justice Coke, his family and descendants at Holkham", Country Life Ltd. 1929, furnishes proof that John Pepys of Salisbury Court is identical with John Pepys of Ashtead, d. 1662. Samuel Pepys was very distantly related to John. John's great grandfather John of Southcreeke, was the brother of William of Cottenham, Samuel's great great grandfather. Although they were widely removed in relationship, they were near neighbours since Samuel's father John, the tailor, was also in Salisbury Court.

Through his position as confidential secretary to and eventually one of the executors of the great Sir Edward Coke, John Pepys had connections with the Durdans. This was the seat of the Berkeley family. After the Restoration, the palace of Nonsuch at Ewell was given by Charles II to his mother Henrietta Maria. In September 1660 she granted the office of Keeper of the House of Nonsuch and of the Little Park to George, Lord Berkeley.¹ Later, when Barbara Castlemaine Baroness of Nonsuch and Duchess of Cleveland demolished the palace, much of the materials was sold by her to the Berkeleys to be used in the reconstruction of the Durdans.



Courtesy of National Portrait Gallery

COL. FULK GREVILLE HOWARD
(né Upton) 1773–1846

Chief Justice Sir Edward Coke had seven sons and three daughters. The second son, Sir Robert Coke, married Theophila Berkeley, the sister of George Lord Berkeley. He inherited the Durdans, but they died childless. The property passed to his nephew George, Earl of Berkeley. He put a memorial tablet to his uncle and aunt in St Martin's parish church, Epsom. Also buried in this church is Robert Coke, of Nonsuch 1622–1681.² He was the youngest son of Sir Robert. He married his first cousin Theophilia, one of the seven children of Arthur Coke, Sir Edward's third son.

There was a relationship by marriage between the Coke and Pepys families. John Coke, Sir Edward's fourth son, married Merial Wheatley. John Pepys married Ann Walpole, daughter of Terry Walpole of South Creek. The Walpoles were related to the Mansers of South Creek and through them to the Wheatley family. So the second generation of the Coke and Pepys families had common relations.³

In 1702 Charles Berkeley sold the Durdans to Charles Turner, the nephew of William Turner, the Lord Mayor.⁴ In 1708 he sold it to the Duke of Argyll and Greenwich. In about 1712 it was bought by Lord North and Guilford, the father of the Prime Minister, Lord North.

It was probably due to the service of John Pepys to Chief Justice Coke and their relationship by marriage, that John Pepys was able to introduce his young cousin, Samuel, as a boy to the splendours of the Durdans, only two miles from the Pepys' Ashtead home.

There is a letter written by Sir Edward's fifth son Henry in 1635, after the death of his niece "Brigget", the daughter of his brother Clement. She died after a long illness and was buried in the Temple church. He asks his father's executors to show some appreciation of the nursing given in Brigett's illness by Mrs Pepys and her daughters Eliza and Jane. He suggests that they should be given £100 each and mourning.⁵

We know that John Pepys, of Ashtead, and his wife Ann had three children, Edward, Eliza and Jane.⁶ Edward married Elizabeth Walpole, probably a cousin. Eliza married Thomas Dyke. Jane married a lawyer, John Turner (1613–1688). He was the elder brother of William Turner, Lord Mayor of London 1688/89.

John Pepys died in 1652 and at a Court Baron held 2nd January 1653/54, Edward Pepys was admitted to the estate but soon after, he sold it to William Ogleshorpe (in April 1656). He sold it by 1662 to George Rouse, called by Pepys "The Queen's Tailor".

G. J. GOLLIN.

NOTES

1. Gordon Home, "Epsom", 1901, p. 163.
2. C. J. Swete, "A Handbook of Epsom", c. 1860, p. 52. Gordon Home, "Epsom", p. 70.
3. C. W. James, "Chief Justice Coke", 1929—Coke pedigree.
4. H. Whitear, "More Pepysiana", 1927—Turner pedigree.
5. C. W. James, "Chief Justice Coke", 1929, p. 114.
6. H. B. Wheatley, "Pepysiana", 1899, pedigree facing p. 8.

THE PORTWAY

Recent research (*Proceedings*, Vol. 4, No. 5, p. 115), based upon original sources, has shown that the Portway followed a more southerly route than was suggested in *Ashtead—a village transformed* (L.D.L.H.S., 1977, pp. 195–6). The earlier study of the Portway was based upon *Ancient Epsom, the common fields and ancient roads* (White, 1928), which has been found unreliable in other respects.

A. J. GILLIES.

Commenting on Mr R. A. Lever's note in *Proceedings*, Vol. 4, No. 5, at pp. 114–6, Dr John H. Harvey, F.S.A., has written "Portway can only be the Roman Stane Street near Langley Bottom, at the south end of the big area called The Breach. The name "Merlesherne" must mean Marl Corner, the Abbot's Pit being for marling the fields."

EDITOR.

CORRIGENDA

Proceedings, Vol. 4, No. 3 (1979)

p. 68 (Ashtead House article) last paragraph. The provenance of Rev. William Charles Denshire was from *Baston*, near Market Deeping, Lincolnshire, *not* Boston.

Proceedings, Vol. 4, No. 5 (1981)

p. 134, Beckford Family Tree. Frances [4], son of Peter Beckford (Speaker of Assembly, Jamaica) died 1768, *not* 1778.

William, son of William Beckford (twice Lord Mayor of London), was the author of *Vathek*.

MEDIAEVAL DEEDS OF THE LEATHERHEAD DISTRICT

By Dr. W. J. BLAIR

PART V

PROPERTIES OF THE DE MICKLEHAM AND DE APERDELE FAMILIES

CONTINUED

APPENDIX: ROYAL DOCUMENTS RELATING TO MICKLEHAM

The following is a summary of royal letters on the official enrolments which relate directly to the Mickleham deeds printed last year (Nos. 107–142). The entries have all been considerably condensed, and “Mickleham” is everywhere abbreviated to “M.” Except where otherwise stated, all properties are said in the original documents to be held in chief.

- 154** 1293. To escheator. Deliver to Alice, late wife of Gilbert de Mikkellham, 50 ac. land, 3 ac. meadow and 3s 7d rent in Wulvethelleye and M., whereof she and Gilbert were enfeoffed jointly. Deliver to the same $\frac{1}{3}$ messuage in M. worth 16d p.a., and land, meadow, wood, pasture and rent there worth 19s 9d p.a., assigned to her as dower. (*Cal. Close R.* 1288–96, 306–7.)
- 155** 1311. To John son of Gilbert [de Mikelham]. Licence to grant to Mr Richard Wodelok a messuage and carucate in M., with the advowson. (*Cal. Pat. R.* 1307–13, 306.)
- 156** 1318. To escheator. Intermeddle no further with the manor of M., which John de Mikelham granted to Mr Richard Wodelok for 6 years by charter, and which reverted to John after the term. (*Cal. Close R.* 1313–18, 539.)
- 157** 1321. To John de Mikelhame. Pardon for unlicensed acquisition of the manor of M. and the advowson from Mr Richard Wodelok. (*Cal. Pat. R.* 1321–4, 8.)
- 158** 1327. To Richard Denys, citizen of London, and wife Rohese. Pardon for unlicensed acquisition, in tail, of William Spray of M., bondsman, with chattels, issue and a messuage and land in M. which William held in villeinage of John de Mikelham, who held them in chief as of the honour of Rochester. (*Cal. Pat. R.* 1327–30, 19.)
- 159** 1331. To John son of Gilbert de Mikelham. Licence to enfeoff John son of Adam de Apperderle, and John son of John de Mikelham the younger, in a messuage and 2s 8d rent in M., and the advowson. (*Cal. Pat. R.* 1330–4, 107.)
- 160** 1332. To John de Mickelham. Licence to enfeoff Roger de Aperdele in the manor of M., except a messuage, 120 ac. land and 4 ac. wood. (*Cal. Pat. R.* 1330–4, 272.)
- 161** 1336. To John Dewy and wife Margery. Pardon for unlicensed acquisition from John de Mickelham, in tail, of the manor of M. (*Cal. Pat. R.* 1334–8, 232.)
- 162** 1345. To John son of John de Mikelham the younger. Licence, at the Queen’s request, for John to alienate in mortmain to Reigate Priory the advowson of M., and for the Priory to appropriate it. (*Cal. Pat. R.* 1343–5, 526.)
- 163** 1346. To escheator. Intermeddle no further in a messuage and 45 ac. land in M. which belonged to John Adryan, and restore the issues to John son of the said John. The land had been taken in hand because Gilbert de Mykelham, who was said to hold it in chief, alienated it without licence to John Adryan, his wife Cecily and his heirs; but the king later learned from John son of the said John, and established by inquisition, that it is not held in chief, but held of John de Mikelham son and heir of Gilbert de Mykelham for 2s 7d p.a.;

John son of Gilbert holds it of John de Leghe, lord of Waltone, who holds it of the honour of Clare. (*Cal. Close R. 1346-9*, 118-9.)

164 1346. To John de Newenham. Pardon for unlicensed acquisition of 18 ac. land in M. from Gilbert de Mikelham, tenant-in-chief of Edward II, and of 12 ac. land, 9 ac. wood and $\frac{1}{2}$ messuage in M. from John de Wauton who had acquired them from the said Gilbert; and for the trespasses of the said John and John, and Roesia daughter and heir of John de Newenham, and afterwards William de London tailor who has now married Roesia, in successively entering the property without Edward II's licence. (*Cal. Pat. R. 1345-8*, 57, 149.)

165 1349. To Roger de Aperdele. Licence to grant to Richard son of Roger de Aperdele, and the heirs of his body, the manor of M. except 80 ac. land and 4 ac. wood, with remainders to John and John, Roger's two sons, and the heirs of their bodies, and reversion to the grantor and his heirs. (*Cal. Pat. R. 1348-50*, 421.)

166 1353. To William de Cornewaill, citizen of London. Pardon for unlicensed acquisition from Roesia late wife of Richard Denys, citizen and goldsmith of London, of a messuage, 10 ac. land and 9 ac. wood in M.; and licence to retain, with successive remainders in tail to Thomas his son, John de Cornewaill and John Martyn, and reversion to Thomas's right heirs. (*Cal. Pat. R. 1350-4*, 434.)

167 1365. To Hugh atte Sonde of Surrey. Pardon for unlicensed acquisition from John de Frithle of a messuage, 80 ac. land and 4 ac. wood in M.; and licence to grant them to Joan widow of the said John for life, with remainder to John's right heirs. (*Cal. Pat. R. 1364-7*, 98.)

168 1366. To Simon de Bradestede. Grant of the custody of the manor of M. except 80 ac. land and 4 ac. wood, late of John son of Roger de Aperdele, the younger, outlawed for felony; to hold, while in the king's hand, without rendering anything. (*Cal. Pat. R. 1364-7*, 306.)

169 1366. To William Croyser. Grant of the custody of the manor of M. [*etc., as in 168*]; to hold during pleasure, rendering the extent yearly at the exchequer. (*Cal. Fine R. vii*, 339.)

170 1369. To William de Wykeham, bishop of Winchester. Grant of all the lands in M. which John son of Roger de Aperdele, the younger, held in chief, now in the king's hand because of John's outlawry for felony; to hold for the services for which they were held before. (*Cal. Pat. R. 1367-70*, 211.)

171 1403. To Nicholas Wykeham clerk, John Eylmer clerk, John Campeden clerk, John Wykeham parson of Mapulderham church, Thomas Ayleward clerk, and William Norton clerk. Pardon for unlicensed acquisition, from William bishop of Winchester, of $\frac{1}{2}$ the manor of M. (*Cal. Pat. R. 1401-5*, 227.)

172 1405. To Nicholas Wykeham [*and the others in 171*]. Licence to enfeof Robert Keton clerk, Thomas Lavyngton clerk, John Brymmesgrave and John's heirs in 133 ac. land, 150 ac. pasture, 6 ac. wood and 14s rent in M. (*Cal. Pat. R. 1405-8*, 17.)

173 1431. To Laurence Doune alias Laurence James. Pardon for unlicensed acquisition, from John Bromesgrove of Surrey clerk, of 133 ac. land, 150 ac. pasture, 6 ac. wood and 14s rent in M., by name of $\frac{2}{3}$ the manor of M. (*Cal. Pat. R. 1429-36*, 121.)

174 1431. To escheator. Take fealty of Laurence Doune otherwise Jamys, and give him livery of $\frac{2}{3}$ the manor of M. and issues; as it is found by inquisition that John Brymmesgrove clerk at his death held no lands in chief nor of any other in demesne nor in service, but by indenture demised to Laurence to farm for 22 years from 26 August 7 Henry VI [1429] the said $\frac{2}{3}$, which he held in chief; that by writing of 21 March 9 Henry VI, within the said term, John made a release thereof to John, his heirs and assigns without the king's licence; that

Laurence was seised thereof; and that by letters patent of 9 Henry VI [173] the king pardoned the trespass. (*Cal. Close R. 1429-35*, 89.)

175 1441. To Thomas Morstede Esq., William Otteworth, Ralph Wymeldon and his wife Isabel. Pardon for unlicenced acquisition from Laurence Doune of all his lands, rents and services in M., by name of $\frac{1}{3}$ the manor of M., sometime of John Bremesgrove clerk; and grant to them and their heirs, to hold for due service. (*Cal. Pat. R. 1436-41*, 545.)

176 1441. To William Asshurst, Thomas Slyfeld, John Chamberlayn and Richard Asshurst. Pardon for unlicenced entry into 40 ac. land, 4 ac. wood and 120 ac. pasture in M., granted to them by Laurence Doune to hold for 100 years from Michaelmas 1434. (*Cal. Pat. R. 1441-6*, 28.)

177 1448. To Richard Horton gentleman. Pardon for unlicenced acquisition, from John Wydowesson, citizen and saddler of London, and his wife Isabel, of all lands in M. called the manor of M. otherwise Frydelees, with wards, reliefs, etc. and the advowson; and licence to grant the same to John de Audeley gentleman, John Broughton gentleman, John Endyrby gentleman, and their heirs. (*Cal. Pat. R. 1446-52*, 184-5.)

178 1449. To Richard Horton gentleman. Licence to grant to John Wydowesson, citizen and saddler of London, and his wife Isabel, all his lands in M. called the manor of M. otherwise Frydelees, with appurtenances and the advowson; and for William and Isabel to regrant the same to Peter Ardern, chief baron of the exchequer, William Grond, William Wydowesson and John Lokke, citizens and mercers of London, and their heirs. (*Cal. Pat. R. 1446-52*, 255.)

179 1464. To Richard Wymeldon. Pardon for unlicenced acquisition, from Isabel Wymeldon late wife of Ralph Wymeldon of M., of $66\frac{1}{2}$ ac. land, 75 ac. pasture, 3 ac. wood and 7s rent in M., by name of $\frac{1}{3}$ the manor of M. (*Cal. Pat. R. 1461-7*, 321.)

PROPERTIES, MAINLY OF THE DE MONTFORT FAMILY, IN ASHTEAD

INTRODUCTION

The small group of Ashtead deeds in Public Record Office class E210 must be strays from the thirteenth- and fourteenth-century manorial archives. They mainly relate to the transactions of the de Montfort family, who held the manor from 1260 (Cf. *VCH Surrey* iii, 247-8). Other deeds relevant to the manorial descent have been added from the Public Record Office and British Library collections. For permission to publish these deeds we are grateful to the Controller of Her Majesty's Stationery Office and the British Library.

TEXTS

180 Henry III pardons Matthew Bardulf, by request of Matthew de la Mare, of the royal forfeiture due for trespass done in the warren of Peter de Monte Forti of Astede, whereof Matthew Bardulf is accused and for which he is held in the royal prison of Guldeford'. Order to the sheriff of Surrey to release him. Windsor, 7 February 45 Henry III [1261.] [Close Roll, P.R.O. C54/77 m. 17; Cf. *Cal. Close R. 1259-61*, 344-5.]

181 Peter son of Peter de Monteforti to Henry de Fingrie. Demise (indented) of 8 marks annual rent owing me from Walter le Grant, constable of Reygate, at Christmas and Michaelmas in equal portions, for the whole tenement which he holds of me in the vill of Neudegate. To hold for life, until I provide Henry with a ploughland worth 6 marks in another suitable place to hold for life at 1d at Easter for all service; but while Henry holds the 8 marks rent he is to pay me yearly 2 marks at Christmas and Michaelmas in equal

portions, and do due service to the other lords of the fee. Warranty of the 8 marks rent for Henry's life until the ploughland is provided; and after Henry's death the 8 marks rent, or the ploughland if he has had it in exchange, will revert to me and my heirs. Alternate sealing. *Witnesses:* Sir Roger Bassete knight, John Aufray, John Aubrey, William son of John, Richard Neuman', Richard Malemeyns, and others. *Seal lost.* [c. 1270 ?] [P.R.O. E210/3616.]

182 John Florentin of Guldeford to Sir Peter de Monteforti, Maud his wife and their heirs. Release of 10 ac. land and 2 ac. wood in the vill and territory of Estede, which Richard le Barber once held. Sealing. *Witnesses:* John Aunfrei of Ledrede, John de Aperdurle, Walter le Stout, John son of the priest (*presbiter*) of Estede, Robert Cornet, Richard le Taylur, John le Clerc, and others. *Seal lost.* [c. 1290 ?] [P.R.O. E210/2965.]

183 Final concord, Westminster, quindene of Easter 14 Edward I [28 April 1286], between John son of Peter de Monteforti plaintiff and Peter de Monteforti defendant, concerning the manor of Ashtead [*and nine other manors in Warwickshire, Rutland and Nottinghamshire*]. Peter acknowledged the manors as John's right, to hold to John and his heirs by the body of Alice daughter of William de la Plaunche, of Peter and his heirs, at rent of £50 p.a. at Easter and Michaelmas in equal portions for all service. [*Further provision concerning another manor.*] Warranty to Peter. Reversion to Peter and his heirs, to hold of the chief lords of the fee for due service, in default of issue of John and Alice. Made in the presence of William, who did fealty to John. [Foot; P.R.O. CP25(i)/285/23(163).]

184 Margaret daughter of Anfrid le White of Astede, formerly wife of John son of John son of the chaplain of Astede, to her son Henry the chaplain. Grant, in my free power and widowhood, of 8 arable ac. in the parish of Astede in a field of John Aubrey called la Simonie, which my said father Anfrid gave me in free marriage with my said former husband John; whereof 6 ac. lie together in the same field between the said John Aubrey's land on either side and extend lengthwise from E to W, and the other 2 ac. lie together in the same field between the said John Aubrey's land to the W and the common of Astede and Ebesham to the E. To hold for due service (that is, 2s at the four principal terms) to the chief lord of the fee, and a clove to me at Christmas, for all service. Warranty. Sealing. Asted, Wednesday before Nativity of St John Baptist, 15 Edward [I, 18 June 1287]. *Witnesses:* Walter le Stut, John Aubrey, Walter le Hore, Richard le Taylur, John de la Leghe, Henry ate Wode, William son of John son of John the chaplain, John son of John the clerk, and others. "Et est interliniare. Jacent. positum ante consignationem" [*followed by ruling-up of rest of line*]. *Seal lost.* [P.R.O. E210/7107.]

185 Edith de Pariz, sister and heir of William de Pariz cellarer of London, to Roger le Graunt barber of London. Grant of all my tenement with lands etc. in the vill of Ass . . . which I have by inheritance from my said brother William. To hold of the chief lords of those fees for due service. Warranty. Sealing. *Witnesses:* John Payn, Gilbert ate Wode, Robert Payn, Roger Basse, Henry le Lepere, Richard atte H . . ., and many others. Asshestede, feast of St Catherine, 33 Edward I [25 November 1304]. *Seal: Multi-pointed device; fragmentary. White wax.* [P.R.O. E210/6836.]

186 John de Monteforti, son and heir of Sir John de Montefort' knight, to his mother Lady Alice de Montefort'. Concession of all her dower in my manor of Astede, of both villein and free tenants with their services, of land, wood, meadow and pasture, with houses, gardens, a field called la Gerstone, and a grove called la Barboresgrave; and there will be apportioned to me as much wood in la Northewode as the said grove, which [grove] Sir John de Mursenk' sold to Sir Peter de Monteforti and which the said Sir John inherited after the death of Sir Reynold formerly rector of Astede church. To hold her said dower as John earl Warrene dowered her with it, and as metes and fences (*meth' et stach'*) demarcate. Release also of all actions and demands which I have had against her because she had the

manor for some time by reason of socage (*ratione socagii*), so that I shall be able to demand no account from her for that period. For this release Alice pledges herself by all her goods to acquit and protect the said John de Montefort' against the executors of Mr William de Montefort', once dean of St Paul's London, if the said John is impleaded of the said manor by the said executors, provided that the plea is not initiated by collusion between John and the executors, as is more fully set out in a bond which the said John my son [*sic*] has of me. The parties have pledged to keep this agreement faithfully. Sealing. *Witnesses*: John Randolf', William de Northwode, John de Bures, John de Wolveston', John Payn, Gilbert le Hore, John de Chereborgh', and others. Astede, Thursday after Annunciation 2 Edward [II, 27 March 1309]. *Seal lost*. [P.R.O., E210/8973.]

187 John de Warenne, earl of Surrey, to Sir Peter de Montfort and heirs. Release of all actions and demands touching his manor of Ashstude which he holds of us, saving 3s 4d yearly at Easter and Michaelmas in equal portions for all actions and demands of that manor. Sealing. At our castle of Reygate, 20 July 9 Edward II [1315]. [*In French.*] *No sign of seal*. [P.R.O. E210/5163.]

188 Joan formerly wife of John de Wolveston' of Ledrede to Sir Peter de Monteffoti knight. Release of the croft called Simondescroft in Asstede. Sealing. *Witnesses*: John de Hayton', John Randolff, Roger de Aperdele, John Faukes, Walter le Hore, Robert Payn, Thomas le Hayward, and others. Asstede, 1 January 14 Edward [II, 1321]. *Seal lost*. [P.R.O. E210/1972.]

189 Roger le Graunt, barber of London, to Sir Hugh de Rovecestr' of Bromshulf*, executor and sole administrator of the will of Sir James de Dalilegh' deceased. Release of the tenement once William de Paris's in the vill of Ashstede. Sealing. Westmethefeld, London, Tuesday on the morrow of Hilary, 5 Edward III [14 January 1332]. *Witnesses*: Robert de Duton', Thomas Jelyng' of Ledrede, Sir John de Bampton clerk, John Milis, William Prest, and others. *Seal (hexagonal): Moon and star with object between; S' ROGERILE BARBO[R]. Red wax*. [P.R.O. E210/6099.]

190 Final concord, Westminster, quindene of Easter 6 Edward III [3 May 1332], between John de Tidilmynton' clerk plaintiff and Bartholomew de Malvern' of London and Alice his wife defendants, concerning a messuage and 10 ac. land in Ashstede. The defendants acknowledged the tenement as John's right because he had it of their gift, to hold to John and his heirs of the chief lords of that fee for due service. Warranty by Bartholomew and his heirs to John and his heirs. For this John gave the defendants 40 marks. [Foot; P.R.O. CP25(i)/229/44(87).]

191 Hugh de Rovecestr' of Bromshulf', sole executor and administrator of the will of James de Dalilegh', to John de Tydilmynton' clerk. Demise of a toft and 13 ac. which were Richard de Whaddon's in the vill of Ashstede, which James held during his life and which were afterwards adjudged and delivered to me as executor (for £250 pledged to James by Richard according to Statute Merchant, and then in arrears), before John Bourser and Geoffrey de Hertelpol, the king's justices, at the Surrey assizes held on Saturday after St Lucy, 12 Edward II [16 December 1318]. To hold to John as his free tenement, for the whole term that I have the toft and land, and for the whole interest that I have in it, by virtue of the said statute and the statute issued in this cause. Warranty. Sealing. *Witnesses*: Robert Payn, Richard Aubrey, Richard Malemeyns, Thomas de Jelyng', John Faukes of Ledrede, Gilbert atte Wode, Henry Neumon, and others. Ashstede, Sunday before Nativity of St John Baptist, 6 Edward III [21 June 1332]. *Seal (oval): Seated Virgin and Child with praying figure below, all in cusped oval; . . . ANVM IN CATH . . . Brown wax*. [P.R.O. E210/6197.]

192 Henry son and heir of John de Wolvestone of Ledrede to Sir Peter de Montefforti knight. Grant (for a sum of money) of all my croft with adjoining hedges and ditches in

Asstede called Simondescroft. To hold of the chief lord of that fee for due service. Warranty. Sealing. *Witnesses*: John de Haiton', John Randolff, John de Bures, Walter le Hore, Robert Payn, Richard Aubrey, Thomas le Hayward, and others. Asstede, Sunday after St Catherine, 14 Edward III [26 November 1340]. *Seal lost*. [P.R.O. E210/1768.]

193 Final concord, Westminster, octave of Hilary 22 Edward III [20 January 1349], between Guy de Montefforti and his wife Margaret plaintiffs, and Richard de Budiford chaplain, Thomas de Cumpston' chaplain, Walter de Hereford' and John Cullecuppe of Fosshawe defendants, concerning [*eight manors in Warwickshire, Nottinghamshire and Rutland*] and the manor of Ashstede, all of which Peter de Montefforti knight holds for life. The defendants acknowledged for themselves and the heirs of Richard that the manors, which Peter held for life of Richard's inheritance on the day this concord was made, and which should revert on Peter's death to the defendants and the heirs of Richard, shall remain to Guy and Margaret and the heirs of Guy's body, to hold of the chief lords of that fee for due service. Reversion in default of Guy's issue to Thomas de Beauchamp, earl of Warwick, Catherine his wife and his heirs, to hold of the chief lords of that fee for due service. For this Guy and Margaret gave the defendants 1000 marks. Made in the presence of Peter, who did fealty to Guy and Margaret. [Foot; P.R.O. CP25(i)/287/43(435).]

194 Sir Peter de Mou[n]tfort] to William Poundy, shepherd of Asshstede. Lease[?] of 8 ac. in a field . . . Asshstede, whereof 6 ac. lie together in the same field between Richard Aubrey's land on either side, and 2 ac. lie together in the same field between the said Richard's land to the W and [the common of] Asshstede and Ebesham to the [E]. To hold for his life, at rent of a rose at St John Baptist for all service. Warranty. Sealing. Munkespath, Monday . . . 23 Edward III [1349/50]. *Seal (oval): Virgin and Child in tabernacle with kneeling figure below; . . . ATRO . . . HVGONI PATERI . . . Light-brown wax*. [P.R.O. E210/6479; badly damaged. Cf. **184**.]

195 Edward III to Thomas de Beauchamp, earl of Warwick, and his heirs. Grant, of special grace, of free warren in all their demesne lands of [*among others*] Asshstede. Westminster, 10 December 26 Edward III [1352]. [Charter Roll, P.R.O. C53/138 m.11; Cf. *Cal. Charter Rolls* v, 126.]

196 Thomas de Beauchamp earl of Warwick, lord of Gower and marshal of England, to John de Bukyngham now bishop of London, John de Beauchamp, Ralph Basset of Sapcote, Richard de Piryton, Walter de Shakenhurst, Nicholas de Henton, and John le Rous, their heirs and assigns. Release, with warranty, of [*among very many other properties*] the manors of Asshstede and Neudegate, which Thomas lately granted to the said grantees and to Robert de Herle, the said Robert and Nicholas de Henton [*sic*] being now dead. Sealing. *Witnesses*: William bishop of Winchester the chancellor, Richard earl of Arundel, William de Montague earl of Salisbury, John de Mohun lord of Dunsterre, and William de la Zousche lord of Haryngworth. London, 28 August 43 Edward III [1369]. [Transcript endorsed on close roll, P.R.O. C54/207 m.8d, with memorandum of acknowledgement in the chancellor's lodging at Southwark on 26 August; Cf. *Cal. Close R. 1369-74*, 108-9.]

197 John de Beauchamp of Poywyk, knight, and Richard de Piriton', clerk, to Thomas de Beauchamp earl of Warwick. Grant of [*eighteen manors in Worcestershire, Warwickshire, Gloucestershire and Oxfordshire*], the manors of Asshstede and Neudegate, Surrey, [*manors and lands in Wiltshire, Kent, London, Warwickshire and Nottinghamshire*], which have fallen to us after the death of Peter de Montefforti, and [*other manors in Worcestershire etc.*]; all which lands Thomas de Beauchamp late earl of Warwick, father of the said earl, granted to John now bishop of London, Ralph Basset of Sapcote, Walter de Shakenhurst and John Rous, and to us the present grantors, forever; and which the bishop, Ralph, Walter and John released to us. To hold, with all appurtenances, liberties etc. of the chief lords of those fees for due service. Sealing. London, 23 April, 44 Edward III [1370]. *Seals (both in*

red wax): (i) *Canted shield charged with a fess between six martlets[?], crest on helm effaced, supporters two leopards; legend (in black-letter) "Seel: Jehan de Beauchamp."* (ii) *Shield, hanging on tree, charged with two crossed swords between four keys; fragmentary black-letter legends including the name "Piriton"*. [Brit. Lib. Add Ch. 20422.]

198 Thomas de Beauchamp, earl of Warwick and lord of Gower, to William de Burton and Hugh de Segrave, knights, Richard de Piriton clerk, Edmund fitz John, Henry de Arderne, John de Harwode and William de Morton. Grant of [*among many other properties*] the manors of Asshstede and Neudegate. Warranty. Sealing. London, 5 July 44 Edward III [1370]. [Transcript endorsed on close roll, P.R.O. C54/210 m. 15d.]

199 Thomas de Beauchamp, earl of Warwick and lord of Gower, to William de Sallewarp clerk, Richard de Ruyhale, Edmund de Brugge and Nicholas Bertram of Warrewyk. Power of attorney to deliver seisin [*etc. as in 198*]. Sealing. London, 5 July 44 Edward III [1370]. [Transcript endorsed on close roll, P.R.O. C54/210 m. 15d.]

200 Agreement by indenture between Sir William de Burton [*and the others as in 198*] on one part, and Thomas de Beauchamp, earl of Warwick and lord of Gower, on the other. Sir William etc. lease to Thomas [*among many other properties*] the manors of Asshstede and Neudegate. To hold for two years, at rent of £800 at Michaelmas and Easter in equal portions; the lessors may enter and re-possess if the rent falls in arrears. Sealing. London, 30 July 44 Edward III [1370]. [*In French.*] [Transcript endorsed on close roll, P.R.O. C54/210 m. 15d.]

201 Thomas de Beauchamp, earl of Warwick and lord of Gower, to Sir William de Burton [*and the others as in 198, omitting Edmund fitz John.*] Grant and release, with warranty, of [*the properties as in 200 including*] the manor of Asshstede, wherein I enfeoffed them and their heirs forever, and whereof they made me a lease ending at St Peter ad Vincula last. Sealing. London, 6 August 46 Edward III [1372]. [*In French.*] [Transcript endorsed on close roll, P.R.O. C54/210 m. 15d.]

202 Agreement by indenture between Sir William de Burton [*and the others as in 201*] on one part, and Thomas de Beauchamp, earl of Warwick and lord of Gower, on the other. Sir William etc. lease to Thomas [*the properties as in 200 including*] the manor of Asshstede. To hold for three years, at rent of £800 at Michaelmas and Easter in equal portions; the lessors may enter and re-possess if the rent falls in arrears. Sealing. London, 7 August 46 Edward III [1372]. [*In French.*] [Transcript endorsed on close roll, P.R.O. C54/210 m. 15d. Memorandum of acknowledgement of **198–202** in Chancery on 8 August 1372. For all these deeds Cf. *Cal. Close R. 1369–74*, 453–5.]

203 Agreement by indenture, sealed interchangeably, between Hugh de Segrave and Henry de Arderne, knights, and Richard de Purton and John de Harwode, clerks, on one part, and Sirs Henry de Caytwayt and Richard de Geytyndon, clerks, on the other. Lease, by Hugh, Henry, Richard and John to Henry and Richard, of the manors of Asshted and Neudegate with appurtenances etc., which the lessors received by grant of Thomas de Beauchamp, earl of Warwick and lord of Gower. To hold for two years from the present date, at rent of a rose at St John to us, and due service to the chief lords of the fees. London, 3 July 50 Edward III [1376]. [*In French.*] *Seals (all in red wax, all with black-letter legends): (i) Shield, hanging on tree, charged with a lion rampant debruised by a barrulet; "... ugoni ... graue."* (ii) *Apparently letter H within oval. (iii) Same as (ii) on 197; (iv) Shield charged with a cross engrailed, a mullet for difference; "+ sigillum. Thome. A-debury."* [P.R.O. E329/344.]

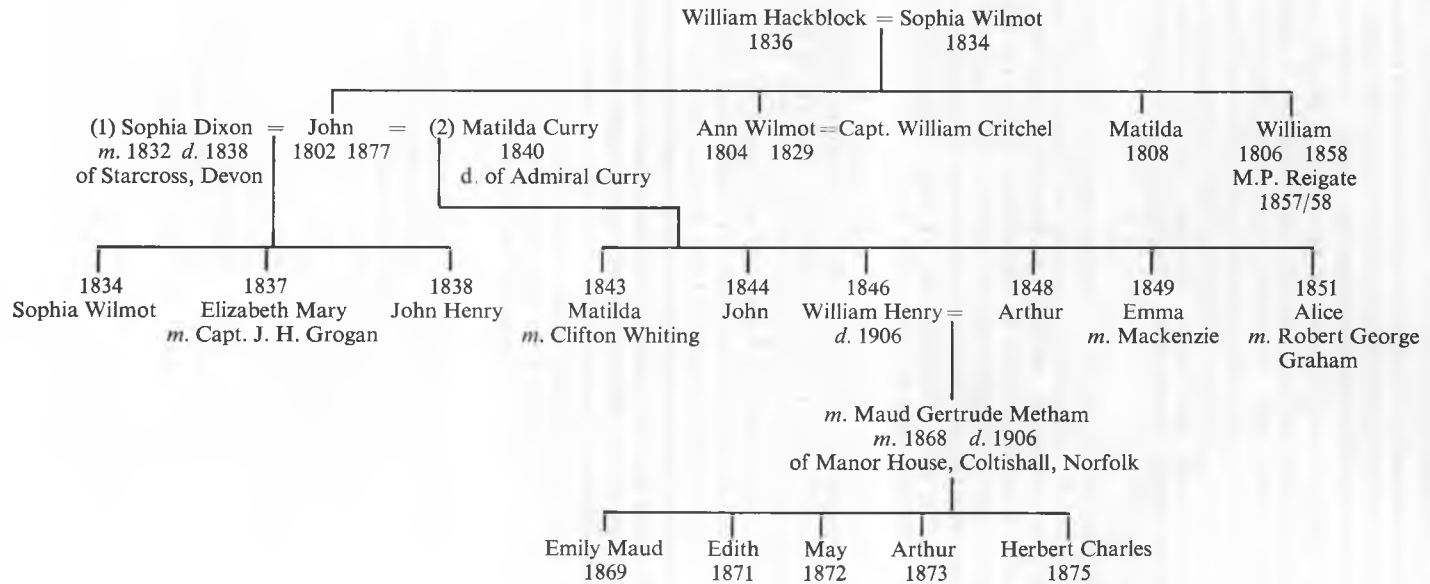
204 Agreement by indenture, sealed interchangeably, between Sir Baldwin de Frevile knight on one part and Sir Thomas Botiler knight on the other, cousins and heirs of Sir Peter de Mountefort, concerning the partition of the manors of Asshstede (Surrey), Gouthorp and Loutham (Notts.) and Whichirche and Welesborne (Warwicks.), which manors

Baldwin and Thomas have recovered in the King's court as cousins and heirs of the said Peter: Baldwin will have Asshstede, Gounthorp' and Loudham; Thomas will have Whichiriche and Wellesborne. If either party is impleaded or ousted by anyone who claims title, the costs of defense or recovery will be at their common charge. When the manor of Henley en Arderne escheats to Baldwin and Thomas on the death of Sir William de Beauchamp, Baldwin will have it as his alone with the manors of Beudesert, Haselholt, Forwood and Whitelie, giving Thomas other lands, tenements etc. to half the value of these manors. Sealing. *Witnesses:* Sir John de Eynesford knight, John Rous of Raggle, Sir John de Berford, Sir William de Boule, Sir Henry Cattewait clerk, Thomas Stoke, Henry Standich, William Boule, John Hertishorn', and others. Raggle, Tuesday on the vigil of All Saints, 9 Richard II [31 October 1385]. [*In French.*] [Inspeximus in charter of Henry VII, Brit. Lib. Add. Ch. 42394.]

205 Henry IV to the escheator in Surrey. Order to remove the King's hand and meddle no further with the manor of Asshestede, delivering to Thomas de Hulton clerk, Thomas de Stoke, William de Lee of Stotfold, William de Boule and Alan Waldeyefe any issues taken therefrom; as the King has learnt by inquisition, taken by William Weston late escheator, that Baldwin Frevyll knight, long before his death, gave it (among others) to the said Thomas etc. still living and to John de Yoxhale now deceased, their heirs and assigns, and that it is not held of the King. Westminster, 18 May 2 Henry IV [1400]. [Close roll, P.R.O. C54/248 m. 17; Cf. *Cal. Close R. 1399-1402*, 341.]

206 Final concord, Westminster, octave of St John Baptist 13 Henry VI [5 September 1434], between Hugh Wyllughby knight and his wife Margaret plaintiffs, and John Wodehous clerk, Richard Byngham and Hugh Teverey defendants, concerning [*numerous manors and other property in Nottinghamshire, Warwickshire, Worcestershire, Wiltshire, Herefordshire and Staffordshire*], and $\frac{1}{3}$ of the manors of Asshstede and Newdegate, Surrey. The plaintiffs acknowledged [*some of the property*] as the right of the defendants, and [*the rest, including the $\frac{1}{3}$ of Ashtead and Newdigate*] as the right of John, because they had it of their grant. For this the defendants conceded all the property to the plaintiffs and surrendered it in court. To hold to Hugh, Margaret and the male heirs of their bodies of the chief lords of that fee for due service, with reversion in default of issue to the right heirs of Margaret. [Foot; P.R.O. CP25(i)/292/68(170).]

HACKBLOCK PEDIGREE



G. J. GOLLIN
November 1980

JOHN HACKBLOCK AND HIS COPTHORNE ESTATE

By G. J. GOLLIN

JOHN HACKBLOCK, the son of William Hackblock and Sophia Wilmot of Shoreditch and Hackney, was born at the beginning of the 19th century. In 1823 his father had premises as a currier at 162 Shoreditch while the firm of Hackblock, Clark and Mask had a tannery in Bermondsey. John had a brother, William, and a sister, Ann Wilmot, who married William Critchell, R.N., in 1829. William Hackblock senior died in 1836 and was buried at St John's, Hackney.

John Hackblock married in 1832 Sophia Dixon of Starcross, Devon. By her he had three children, Sophia Wilmot, Elizabeth Mary, and in 1838, John Henry. Soon after John Henry's birth, Mrs Sophia Hackblock died. The boy seems to have become a permanent invalid.

In 1840 John Hackblock married again. His wife was Matilda Curry of Plymouth. She was one of the daughters of Admiral Curry, who had a long and distinguished career. After his second marriage, John and his brother William moved from Hackney to Denmark Hill in Camberwell. There John and Matilda had two sons and three daughters.

In 1851 the Ashtead estate of the Dackombe family was put up for sale by auction. The owner, Daniel Dackombe, died in 1844 within a year of his father's death. The interest of Dackombe's eight children caused the necessity of selling the estate, which had been let in 1793 to Richard Howard, Lord of the manor and later in 1834 to the Hon. Fulke Greville Howard. In selling the estate, provision had to be made, in the form of annuities for several of the Dackombe family.

The estate was put up for auction in two lots:

Lot 1. The Kingston estate, including the Ram inn and the Quaker Meeting house.

Lot 2. The Ashtead estate plus the farm at Stoke D'Abernon and an area by the Linden Pit, Leatherhead.

(See Appendix 1—*The Times*, 19th August, 1851.)

The auction was held at Garroways on August 27th, 1851. Both lots were bought by Thomas Fricker, a brewer of Kingston. His mother's first husband was Thomas Hunter of London, from whom Thomas Fricker inherited a considerable fortune.¹ He paid £2600 for Lot 1 and £3000 for Lot 2 subject to the provision of four annuities for the Dackombe children value £270 p.a.²

In 1853, John Hackblock, who had now moved from Denmark Hill to Brockham Warren near Box Hill, bought the contents of Lot 2, acquiring the large estate in Ashtead. Soon after, he moved from Brockham Warren to Portobello House in Mortlake. This had been built in 1750 by Admiral Perry Mayne (1700–1761) who took part in the battle of Portobello. The grounds covered ten acres.

Having acquired the Dackombe estate, he added to it in 1858 some 41 acres in Leatherhead on the north side of the Ashtead-Leatherhead road. This included the "Linden Pit chalk hole". He bought this from Felix Ladbrook of Headley. Hackblock called his Surrey land the Copthorne Estate. The map for the auction of the Bolton estate of Leatherhead in 1866 shows a long stretch of land between the Knoll roundabout and St John's School as "Mr. Hackblock's Copthorne Estate".

From this time, Hackblock sold off some fields as building plots and built several houses which he let. In 1861 he bought two copyhold fields south of Ottways Lane from farmer George King of Slyfield Manor, Bookham. Among the houses constructed for which

tenants were found was the school Downsend, originally called the Marions and later Gateforth House. There were also Hillfield, which stood in the grounds of St Andrew's school and was demolished by a bomb, and Uplands. Wayside, opposite to and west of the Warren was built by Hackblock as an hotel, but he demolished it when the Epsom magistrates refused him a licence. A note by Messrs. White of Dorking dated 1876 states: "We have rated Mr Hackblock's shooting on 150 acres at a shilling, i.e. £7-10 gross, £6 rateable; also Mr Hackblock's gardens are rated separately from the hotel". The Grange at the corner of Ottways Lane and Grange Road he built for his daughter Mrs Clifton Whiting.

In 1863, Mr Hackblock made an important exchange of land with Hon. Mrs Mary Howard, amounting to 190 acres. Mr Hackblock exchanged all the area of White House farm, Old Court and other land in Lower Ashtead for a large tract of land on the south side of the Ashtead-Leatherhead road. This is the 150 acres of shooting.³

In 1872 Mr Hackblock tried to sell the Copthorne Estate as advertised in *The Times* of July 6th, 1872 (Appendix 2). The auction catalogue included a plan showing the 25 lots (illustration). Nobody appears to have been anxious to buy the estate and the advertisement for the sale continued weekly in *The Times* until November.

John Hackblock died on 2nd June, 1877. Just before, the Copthorne estate was valued by Messrs. White for Col. Gleig at £39,650. In his will, he is described as "late of Slaney Park, near Baltinglass, Wicklow, and of 12 Bolton Gardens, Kensington".

John's brother William went to live at Reigate and was the penultimate member of parliament for Reigate as a Borough before the Reform Act abolished it. He died in 1858 and having no children left everything to his brother.

John Hackblock's son William died in 1906 at the Manor, Coltishall, Norfolk, leaving two sons Arthur and Herbert Charles.

Messrs. White of Dorking, who from about 1865 were responsible for collecting Ashtead tithes, generously presented their records to the Leatherhead & District Local History Society. These records show the payments made by the Hackblock Trustees for the estates, which they administered after Hackblock's death. Gradually the land was sold off as building plots. By 1928 the estate had been reduced to 98 acres. The land on both sides of the turn-pike road to Leatherhead was divided into small plots and sold to Ashtead and Leatherhead builders. The remainder of the estate was sold by 1926. This completes the story of the man who transformed some 300 acres of farm land into desirable villas and gardens.

Messrs. Bircham & Co. have kindly made an indefinite loan of all the Hackblock estate papers to the Surrey Record Office, which owns the ledgers of Messrs. White, which provide many useful details of local sales, leases and valuations.

It is possible to make a rough estimate of the result of John Hackblock's investment in his Copthorne estate:

	<i>BOUGHT</i>	£		<i>SOLD</i>	£
1851	Lot 2 at auction Ashtead, Leatherhead & Stoke d'Abernon 286 acres If the cost of 4 annuities was shared with Thomas Fricker who bought Lot 1 half of £5,000	3,000	1859	To Capt. Gleig Parsons Mead 3 acres 38r	720
			1877	To Col. Gleig 2 strips land	400
		2,500	1878	To Mary Steward Beattie Wayside 3 acres	950

<i>BOUGHT</i>		£	<i>SOLD</i>		£
1858	Leatherhead land from Felix Ladbroke	3,179	LEASES		
1859	Leatherhead 41 acres from Felix Ladbroke	550	1834	to Howard 227 acres	1,643 p.a.
1861	Ashtead Plots 13a and 13b from George King	1,700	1869	Ermyrn House 5 acres Henry Brooks	145 p.a.
			1869	to David Taylor $\frac{3}{4}$ acre	
			1869	Lease to Col. Gleig	100 p.a.
			1869	Lease of Downsend to E. T. Scudamore 2 acres	125 p.a.
			1872	to Edward Adams Ashtead Grange	225 p.a.
	(In 1872 Messrs. White valued the Cophorne Estate for Col. Gleig— 172 acres—as £39,650)		1874	To S. S. Harper Hillfield	307 p.a.
			1873	To A Crawford Uplands	105 p.a.
			1877	Sale Col. Gleig $2\frac{1}{2}$ acres	400
			1878	Sale Wayside to M. S. Beattie	950

It will be seen that for an outlay of some £11,000, within 30 years the value of the Cophorne estate had increased fourfold. John Hackblock was able to transfer large sums to his sons and leave the Hackblock Trust for all his remaining Surrey estate for the benefit of his daughters.

NOTES

1. Fricker papers, S.R.O. 250.
2. Account of 1851 auction, "County Chronicle & Surrey Herald", September 2nd, 1851.
3. Hackblock papers, S.R.O. 2628/81.

APPENDIX 1

From *The Times*, Tuesday, 19th August, 1851, page 12.

KINGSTON, LEATHERHEAD, ASHTEAD AND DAUBERNON, SURREY.

Valuable Freehold Estates in Houses, Freehold Farms and detached Lands etc. the whole producing a rental of about £600.

Messrs. Farebrother, Clark and Lye have received instructions to sell at Garroways on Wednesday August 27th the following very valuable FREEHOLD ESTATES viz. in Kingston upon Thames, the Ram Public House, situate in the West by Thames Street, several Houses and Shops adjoining, with good gardens extending to the river, let to Messrs. Long, Brown, Barnsley, Havill, Collins, Welch and Smallpiece; also a Chapel in Brick Lane let to Mr. Dawson; several enclosures of detached Land near Richmond park-wall, Norbiton Hill, and Norbiton Common, containing about 55 acres let to Mr. White; in the parishes of Ashtead and Leatherhead—Whitehouse Farm, with newly erected farm house, and good and substantial buildings, with 225 acres of land let to Col. F. G. Howard,—Three Enclosures of Land, containing about 10 acres in the parish of Leatherhead let to Mr. Richardson: a compact Farm, known as Pasham, with farm house and suitable agricultural buildings and 52 acres of land let to Edward Wortfold: the whole producing a rental of £600. The estate may be viewed by leave of the tenants, and particulars and plans may be had at the several inns in the neighbourhood: of J. Kempster Esq. solicitor 1 Portsmouth Place, Kennington Lane, Lambeth and of Messrs. Evans & Clode solicitors Grays Inn Square; at Garroways; and at the office of Messrs. Farebrother Clark & Lye 6 Lancaster Place, Strand.

APPENDIX 2

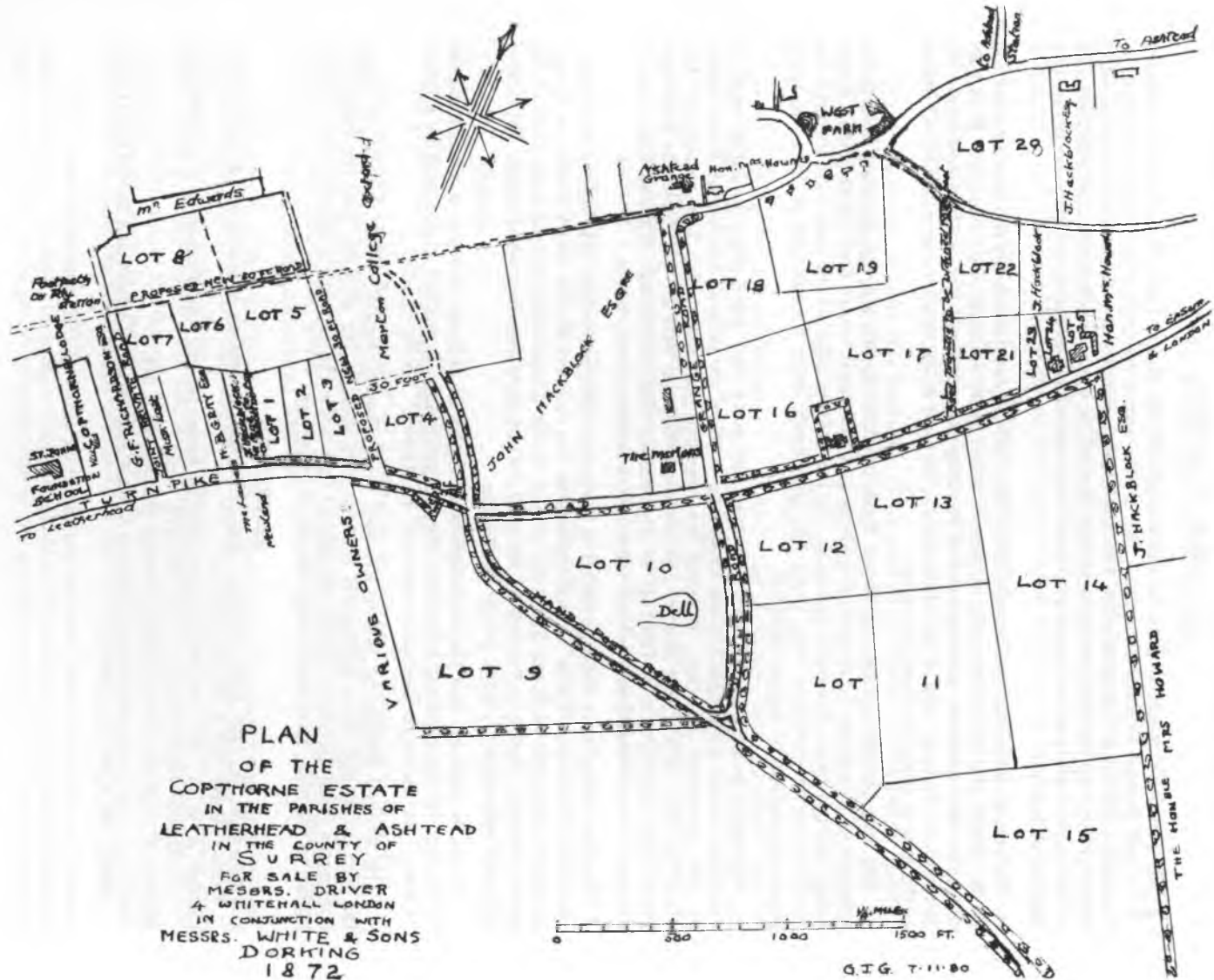
The Times—Saturday, 6th July, 1872.

SALES BY AUCTION MESSRS. DRIVER

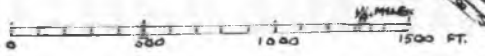
LEATHERHEAD & ASHTEAD, SURREY—The Copthorne Estate about 180 acres free from

Land Tax, a valuable Freehold Property, situate adjoining the town of Leatherhead and on the high turnpike road to Epsom, about 18 miles from London with stations at Leatherhead and Ashted on two lines of Railway viz. The South Western and Brighton and South Coast, with termini at London Bridge, Waterloo, Victoria, Charing Cross and Cannon Street. The estate will be sold with an undefensible title under the Land Registry Act. The soil is loam, on gravel and chalk and the property being somewhat undulated and the country around exceedingly well wooded. The estate is well timbered and in parts independent of the Turnpike Road, there having been other roads recently formed, some of which have been taken by the parish, and thus the estate is well roaded. Portions of the estate are specially adapted for superior residences, especially those fronting the turnpike road and that portion nearer to Leatherhead is adapted for villas. The property is immediately in the neighbourhood of Ashted Park and is also near to Epsom and Mickleham downs and the river Mole where there is excellent fishing. Possession at Michaelmas 1872.

Messrs. Driver (in conjunction with Messrs. White of Dorking) are instructed to offer the above very desirable FREEHOLD ESTATE to auction at The Mart, Token House-yard, London on Tuesday, July 23rd, at 2 o'clock precisely in 25 lots (unless an acceptable offer be previously made by private contract). Particulars of Messrs. Sladen & Mackenzie, solicitors, 14 Parliament Street, Messrs. White & Sons, land agents and auctioneers, Dorking. Henry Parsons Esq. 20 Devonshire Road, South Lambeth and Messrs. Driver, surveyors, land agents and auctioneers, 4 White Hall, London.



PLAN
 OF THE
 COPTHORNE ESTATE
 IN THE PARISHES OF
 LEATHERHEAD & ASHTEAD
 IN THE COUNTY OF
 SURREY
 FOR SALE BY
 MESSRS. DRIVER
 & WHITEHALL LONDON
 IN CONJUNCTION WITH
 MESSRS. WHITE & SONS
 DORKING
 1872



A SECOND LAWRENCE MAP OF ASHTEAD, 1638

By R. A. LEVER

THE SURVEY made by John Lawrence in 1638 for Henry Lord Maltravers of Ashted is well known to local historians. An article with a reduced re-drawing of the map by Lowther (1956) was followed in 1979 by the local parish history whose index lists ten references to the map but cites the surveyor as James Lawrence. The existence of a second map of the same date does not appear to have been described so that a comparison of the two may be of interest.

This map, at the Surrey Record Office (SRO 203/2), comprises only the southern portion of the parish, bears neither scale, names of fields, their occupiers nor acreages. However, the serial field numbers correspond and the lettering appears to be in the same hand. By reference to the large map of the whole parish, the scale of the smaller one is half viz. 13 inches to the mile in place of about 26 inches.

The area covered is from the Sheep Walk northwards through the common field to the junction of Woodfield Lane with the Street and eastwards where Park Lane (then Church Lane) meets Epsom Road (Grig Lane). As the bottom edge of the map cuts through the carefully-drawn compass rose, there had previously been a continuation into the more populous portion of central Ashted.

Although, as explained above, this map has much less detail than the larger one, an exception occurs with regard to the small field north of the present Addlestead Wood which in 1638 comprised 29 acres. Whereas the complete map marks this field merely as "Mr. Cole 7[a]. 2[r.] 36[p.]", the smaller one has the additional data of "Mr. Cole *libe* Adlestead Feild" thus denoting it as freehold of that name. The owner was Thomas Cole, son of George Cole of Petersham, both of whom were Ashted landowners.

Various names have been pencilled at some later date on certain holdings on the incomplete map: these are "Syms" which appears on the isolated 6½ acre block known as King's Grove to the north of Stane Street as well as on the 13 acre Berry Piece lying west of the parish church. Similarly the name "Warren" has been written over the Knights Field near the south-west corner of the parish boundary.

It can be inferred that the two maps were drawn at different times as a small tripartite block near the Leatherhead boundary, the original Stagly, is marked as occupied by Edward "Otway" on the large Lawrence map and as "Otwey" on the smaller.

The writer's thanks are due to the staff of the Surrey Record Office, Kingston, where the two maps and some additional tracings, are stored. He also has had the benefit of comments from Geoffrey Gollin who noted that while the Ordnance Survey was at 25.33 inches to the mile, Lawrence's map was at 26.25 inches.

REFERENCES

- Lowther, A. W. G., 1956, John Lawrence's map of Ashted, *Proceedings of Leatherhead & District Local History Society*, Vol. 1, No. 10, pp.20-23.
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THE LEG OF MUTTON AND CAULIFLOWER INN, ASHTEAD IN THE 18th CENTURY

By R. A. LEVER

AMONG a number of indentures concerning the well-known inn above which are available at the Surrey Record Office, Kingston, are two documents of more than usual interest. The first is a plan with notes on different soils and the second is an indenture giving some particulars of the rooms of the *Leg of Mutton* near the end of the 18th century.

The plan (203/4/10) dates from 4 February 1769, is drawn at the scale of 5 chains to one inch and shows four parallel shots in the North Field and one at right angles to the others. Details of each of the strips are given with their measurements and the soil types as set out below:—

- | | | |
|-------|--|---|
| No. 1 | A strong soil and clay bottom fit for beans and wheat | This shot shoots down to Johnson's Meadow along the foot path to Woodfield. Lies for $\frac{1}{2}$ an acre but is only 70 rods and a quarter [should be 80]. 784 links long by 59 and 56 links at the ends. |
| — 2 | Strong and almost the same nature [as No. 1.] | Lies in the shot and Short Popfore. Lies for a butt; is only $\frac{1}{4}$ acre. 478 links by 47 and 50 links. |
| — 3 | A "hasely" soil about 14 inches deep with "a gravelly burning bottom". | Lies in the Long Popfore shot. Lies for an acre but is only 140 rods [should be 160 rods]. 1043 links by $77\frac{1}{2}$ and $86\frac{1}{2}$ links. |
| — 4 | Almost the same as the last but a better bottom. | Lies in Long Popfore. Lies for $\frac{1}{2}$ acre but is but 70 rods. 1085 links by $39\frac{1}{4}$ at each end. |
| — 5 | A dark "hasel" soil about 18 inches deep, dry with a chalky bottom. | Lies in the Chalk pit shot, the sides of one end in the pit. Lies for an acre, is only what is in the chalk pit, $\frac{3}{4}$ and 27 rods, 950 links by 96 links at ends. |

The total area of the five strips is only $2\frac{3}{4}$ acres.

The meaning of the term "hasel" as applied to soils is to be found in J. O. Halliwell's Dictionary of Archaic and Provincial Words, 1889, where a hazel brick earth is defined as a kind of loam found in some parts of Essex. So far as Ashtead is concerned, this type of soil best fits the Reading bed which runs south of the London clay and follows approximately the route of the Epsom/Leatherhead highway.

At the bottom of the plan is a note that these pieces were "measured and stumped out" on the date already given and that the shots "belong to the House known by the Name of the Leg of Mutton and Colliflower". Fortunately it is possible to locate the main fields as the catalogue and map for the sale of farmland in 1879 (Lot 11), show fields of 25 and $11\frac{1}{2}$ acres lying north of the Brewery Inn. The name Long Popfore is shown as in the occupation of Edward Otway in a terrier dated 1656 which records rent rolls for 1637-8. It seems likely that the shots lay between Woodfield Lane and what is now Greville Park Road.

The second document (203/4/11a) is an indenture between James Reynolds of Ashtead, Gentleman and Thomas Hitchins, a wine merchant of Westminster who jointly lease the inn to William Hutchins on 20 January 1786 at the annual rent of £30. Of most interest is

a list of the various rooms of the inn with their fittings which are given as a final schedule as follows:—

Bun Room: Deal dressers with 5 drawers and small cupboard under, 3 locks and keys, 2 small deal drawers, 7 shelves, mahogany tally board fixed.

Servant's Room: and Closet by [nearby]: Deal dresser with 5 drawers, 2 shelves, cupboards over the chimney, deal chest fixed with lock and row of cloak pins in closet, dresser with 3 drawers and 10 shelves.

Kitchen: 2 deal drawers and 7 shelves, brick sink and stewing stove ditto.

Larder: 1 deal dresser, round and deal shelf with brackets ditto.

Tap Room: A circular settle, a small ditto with iron legs behind, 2 small seats, a deal table fixed, coal box under, seats round one old folding board, mantle shelf, 3 small shelves, pot sink lined with lead.

In a valuable combined atlas and guide entitled "A Companion from London to Bright-helmston in Sussex" by J. Edwards, 1801, is a note on page 39: "At this house is held on the second Monday in every month, a Clergyman's club. Horsham coach stops here in going up [to London], where a dinner is provided for the passengers."

It is known that this inn was used for meetings of the court baron, coroner's court and later for the tithe commutation; clearly with its normal catering and victualling, this must have been a hive of activity. The rear portion retains much earlier features than the modern front of the building.



FOUR LOCAL ENGRAVED ACQUATINT VIEWS FROM JOHN HASSELL'S
PICTURESQUE RIDES AND WALKS, WITH EXCURSIONS BY WATER, THIRTY MILES ROUND THE BRITISH METROPOLIS
 London, 1817. 2 volumes, octavo

The view of Leatherhead Bridge shows the southern side before it was widened; that of Leatherhead Church was drawn before the extension of the north transept, and shows Church House standing in the site of the present public garden; Mickleham Church is shown in its original form before the almost complete rebuilding of the body of the church in the 19th century; the view of the inn at Burford Bridge depicts the modest hostelry where Nelson stayed before embarking in the expedition which culminated at Trafalgar, and where Keats wrote part of *Endymion*.

LEATHERHEAD & DISTRICT LOCAL HISTORY SOCIETY

ANNUAL ACCOUNTS

	<i>Previous Year 1980</i>	<i>Year under report 1981</i>
RECEIPTS		
Subscriptions	769.75	948.25
Donations to Society	176.96	227.44
Grant from Mole Valley District Council	50.00	—
Grant from Surrey County Council	25.00	—
Collection for Society at Dallaway Lecture	23.23	49.19
Profit on Refreshments	12.18	12.25
Donations etc., received for Museum	38.00	75.00
Sales of Ashted History Book	389.35	297.08
Sales of other Literature	145.99	153.59
Profits from Visits	22.10	130.25
Lecture Fees donated by Members	8.00	10.00
Interest on Lloyds Bank Deposit Account	306.63	101.33
	<u>£1 967.19</u>	<u>£2 004.38</u>
EXPENDITURE		
Printing	2 171.35	1 427.25
Expenses of Administration	107.84	144.18
Insurance Premium for Museum	6.66	—
General Disbursements	139.67	155.36
Transferred to Museum Fund	22.50	109.93
Hire of Hall for Lectures	19.00	22.50
Part repayment Loan for Ashted History Reprint	350.00	350.00
Subscriptions:		
Surrey Record Society	5.00	5.00
Surrey Archaeological Society	7.50	7.50
Surrey Local History Council	3.00	5.00
	<u>£2 832.52</u>	<u>£2 226.72</u>
Excess of Expenditure over Income	£865.33	£222.34
Bank Balance brought forward at beginning of year	£3 753.93	£2 888.60
Income and Receipts for year	1 967.19	2 004.38
	<u>£5 721.12</u>	<u>£4 892.98</u>
Expenditure for year	£2 832.52	£2 226.72
Balance at Banks at end of year carried forward:		
Lloyds Bank Current Account	714.24	466.26
Lloyds Bank Deposit Account	2 174.36	—
National Savings Bank (Not including interest)	—	2 200.00
	<u>£5 721.12</u>	<u>£4 892.98</u>
Note: The £2,200 carried forward in the National Savings Bank comprises:		
Sheila Hind Publications Fund including part Interest but deleting		
£440 drawn for printing Occasional Paper No. 3		£855.38
Balance of Loan owing on Ashted History reprint		300.00
Society Funds (this figure includes the Interest from Lloyds Deposit		
Account but omits that earned on the new account since early		
June with the National Savings)		1 044.62

H. J. MEARS,
Honorary Treasurer.

I certify that the above Statement is in accordance with the Books and Records produced to me and is, in my opinion, correct.

A. H. KIRKBY,
Honorary Auditor.

29th January 1982.



E. Allen

Eng. for the Engraver's History of Surrey

Radclyffe

*Entrance Lodge to Norbury Park,
on the Dorking Road.*

Dorking Published by R. for M^{rs} R.B. Eds.

PRESSFORWARD LODGE

circa 1850

Pressforward Lodge was the northern entrance to Norbury Park and stood beside the road from Leatherhead to Dorking nearly at the southern end of the straight from Givons Grove roundabout to the Mickleham bends. The stile seen to the right in the engraving led to footpath No. 149. Though not of great antiquity (it was built in the first half of the 19th century) the lodge was an interesting survival of the romantic period, and its demolition at the time of the construction of the Mickleham By-Pass road is to be regretted.

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