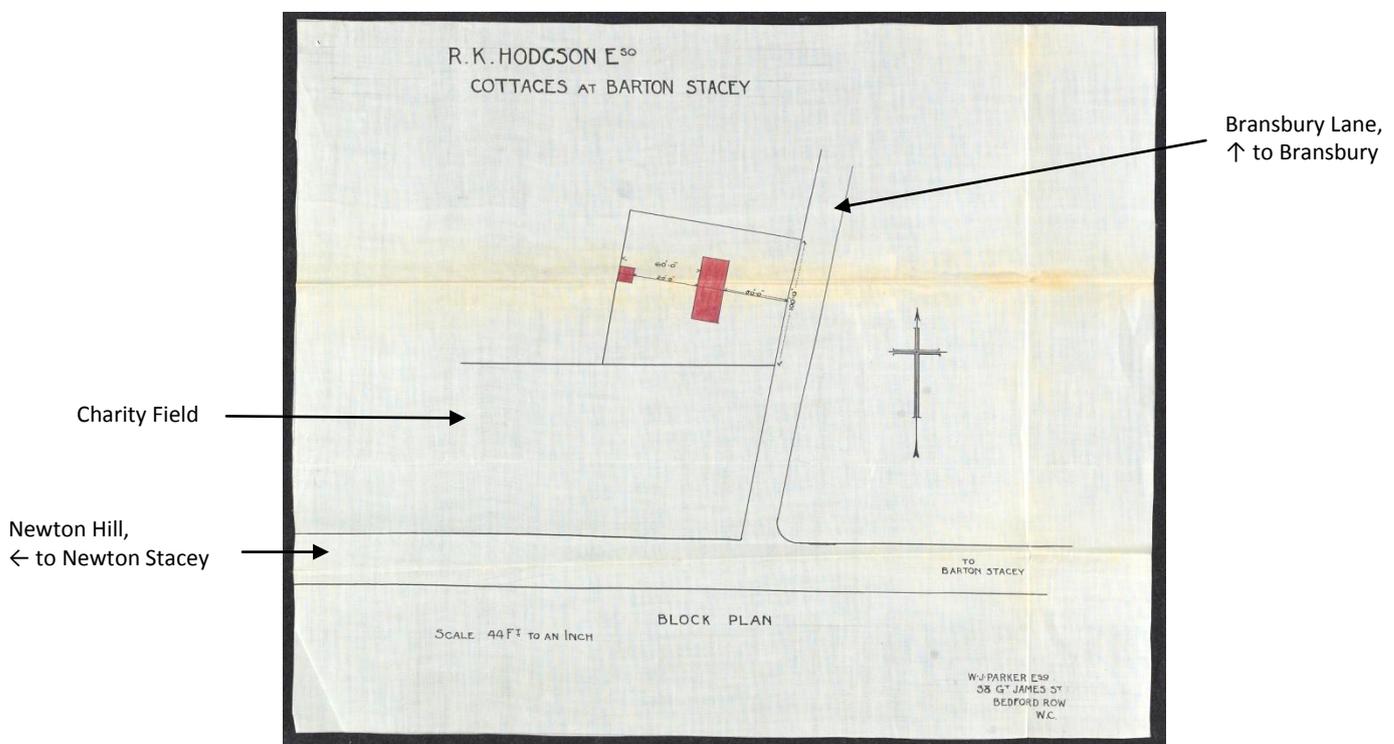


## THE HISTORY OF CHURCH FARM COTTAGES, BRANSBURY LANE, BARTON STACEY, FROM 1907

by Linda Moffatt ©  
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*If you are able to add any more information to this account, please contact the Barton Stacey Parish Local History Group at [history@bartonstacey.com](mailto:history@bartonstacey.com)*

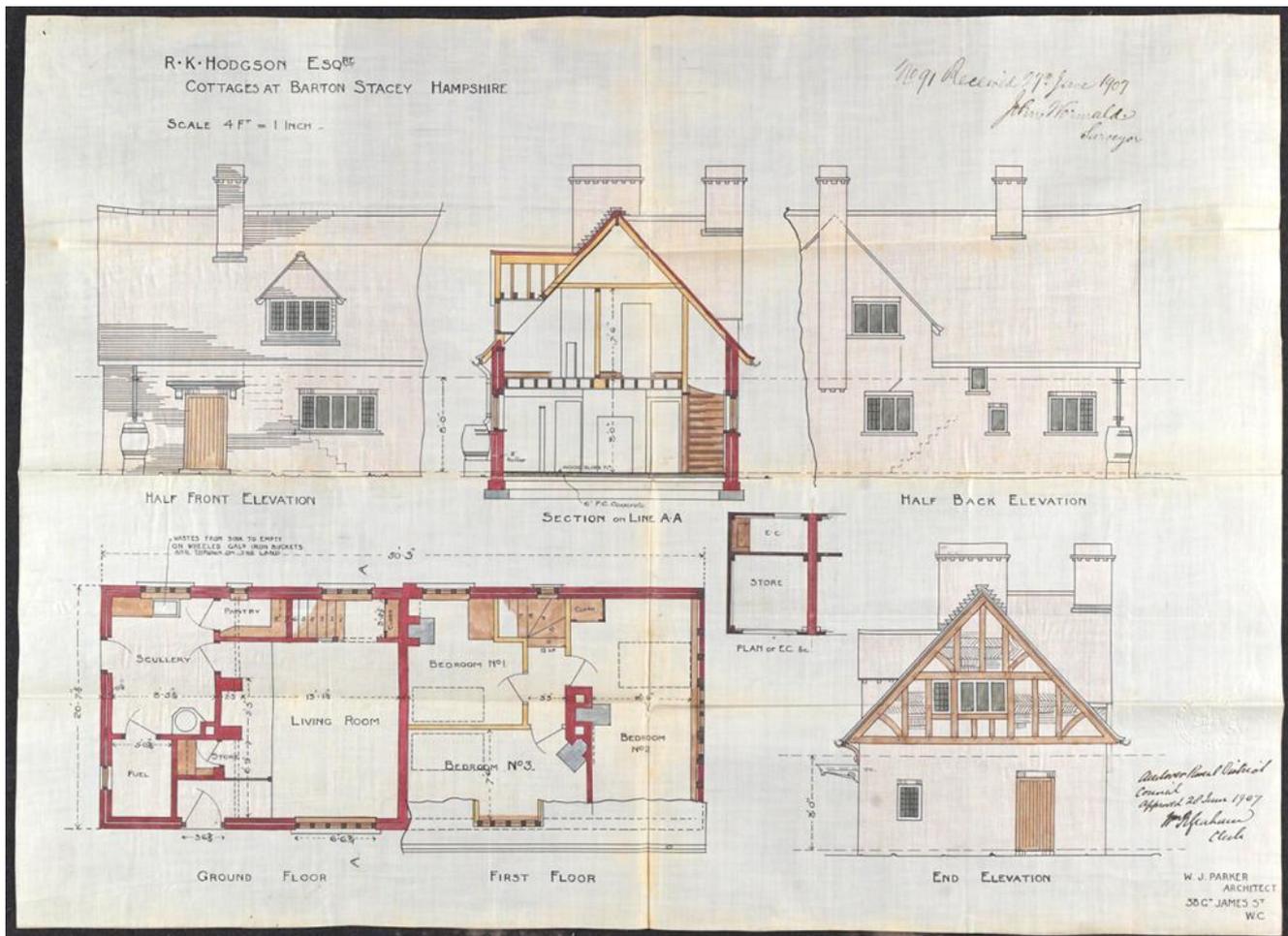
The building plans for these '2 Dwelling Houses' were submitted to Andover Rural District Council on 27 June 1907<sup>1</sup>. The land upon which they were built was part of the Gavelacre Estate, owned by Robert Kirkman Hodgson (1850-1924), a merchant of London. An article on the Gavelacre Estate can be found elsewhere on this website.



The architect was W.J. Parker, a London firm at 38 Gt James St, Bedford Row, London W.C.

The builder, A. Spratt, was probably Albert Spratt of West Mill, Fullerton Road, Wherwell, described in the 1901 census as a builder and farmer.

<sup>1</sup> Hampshire Records Office, 17M73/BP91.



Building plans for Church Farm Cottages, submitted 27 June 1907

Our next known document concerning these cottages is a lease of 1908<sup>2</sup>.

An agreement made this November 2nd 1908 between Mr Robert Kirkman Hodgson of Gavelacre, Hants ... the lessor ... and the Reverend U.Z. [Ulric Zwinglius] Rule, Vicar of Barton Stacey, Hants, as Chairman of the Managers of the National School, Barton Stacey ... the lessee ...

Whereby the said lessor agrees to let, and the said lessee agrees to take a cottage with garden adjoining situate in the lane from Barton Stacey to Bransbury and in a field adjoining the "Charity Field", for the term of one year, to commence from September 29th 1908 and so on from year to year, ... at the annual rental of six pounds ten shillings payable half yearly ... the sum ... to include all tithe, rates, and taxes chargeable on the same.

The witness to the signatures of Hodgson and Rev. Rule was M.G. Barter<sup>3</sup>.

The cottage to which the lease refers - that nearer the corner with Newton Hill and which is now known as no. 1, Church Farm Cottages - was rented in this way for occupation by the school teacher for many years after this.

<sup>2</sup> Hampshire Record Office, 60M70/PJ21.

<sup>3</sup> Probably Mary Gertrude Barter, wife of baker Herbert Barter.



cottages (since demolished) behind the forge and between West View (the house now used as Goldings' offices) and the school building (now the site of Goldings). They then moved back to Church Farm Cottages to care for Mrs Webb. Mr Riggs died in 1976 and Mrs Riggs moved up to a bungalow in Kings Elms in 1979, where she died in 1996.

At the death of Robert Kirkman Hodgson in 1924<sup>7</sup> his widow Honora Janet Hodgson sold the Gavelacre Estate to Captain Arnold Stancomb Wills of Middleton House, Longparish, Hampshire and it became known as the Middleton Estate. The major tenant on the Gavelacre Estate (holding 816 acres at its sale in 1924) was farmer Charles Cornthwaite Stidston of Bransbury Manor House, Barton Stacey. Other tenants were the executors of W. Taylor (15½ acres) and of W. White (38 acres).

In addition to these farming tenants - and pertinent to the story of Church Farm Cottages - there were a small number of cottages also paying rent to the Estate:

Estate, Carpenter Cottage and Garden	0.436 acres
Longparish	0.671 acres
Keepers Cottage and Entrance Ditto in occupation of Mrs Taylor at no rent	0.447 acres
<b>School Managers Cottage and Webb Ditto</b>	<b>0.427 acres</b>
<b>Rent £6.10.0 per annum (Rent £6.10.0 per annum)</b>	<b><u>1.981 acres</u></b>

The rent had seemingly remained the same since 1908.

Arnold Stancomb Wills died in 1961 and his trustees conveyed the Middleton Estate, including what had been the Gavelacre Estate, to Captain Andrew Arnold Lyon Wills, his grandson. The quarterly tenancies of what is now no. 1 Church Farm Cottages and its garden to Miss Clarke, the school teacher, and of no. 2 to Reginald H. Riggs, were continued.

In December 1977 A.A.L. Wills sold both the Church Farm Cottages to George Edwin Histed and his wife Jacqueline Ruth Histed of Longparish. The sale was subject to the statutory tenancy of Mrs Riggs 'in respect of 2 Church Farm Cottages by transmission of the tenancy of R. H. Riggs dated 4 November 1962'. Mrs Histed afterwards lived in no. 1 Church Farm Cottages until 1980 when she sold both cottages to their present owners.



*Church Farm Cottages, no.1 on the left, no.2 on the right.*

*" I can certainly remember the house looking like that with the vegetable garden coming nearly up to the house and it was definitely taken before 1950 when we grassed down a large area where the beans are in this picture." Peggy Carter, January 2013.*

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<sup>7</sup> A memorial tablet to Robert Kirkman Hodgson can be seen in Barton Stacey church.