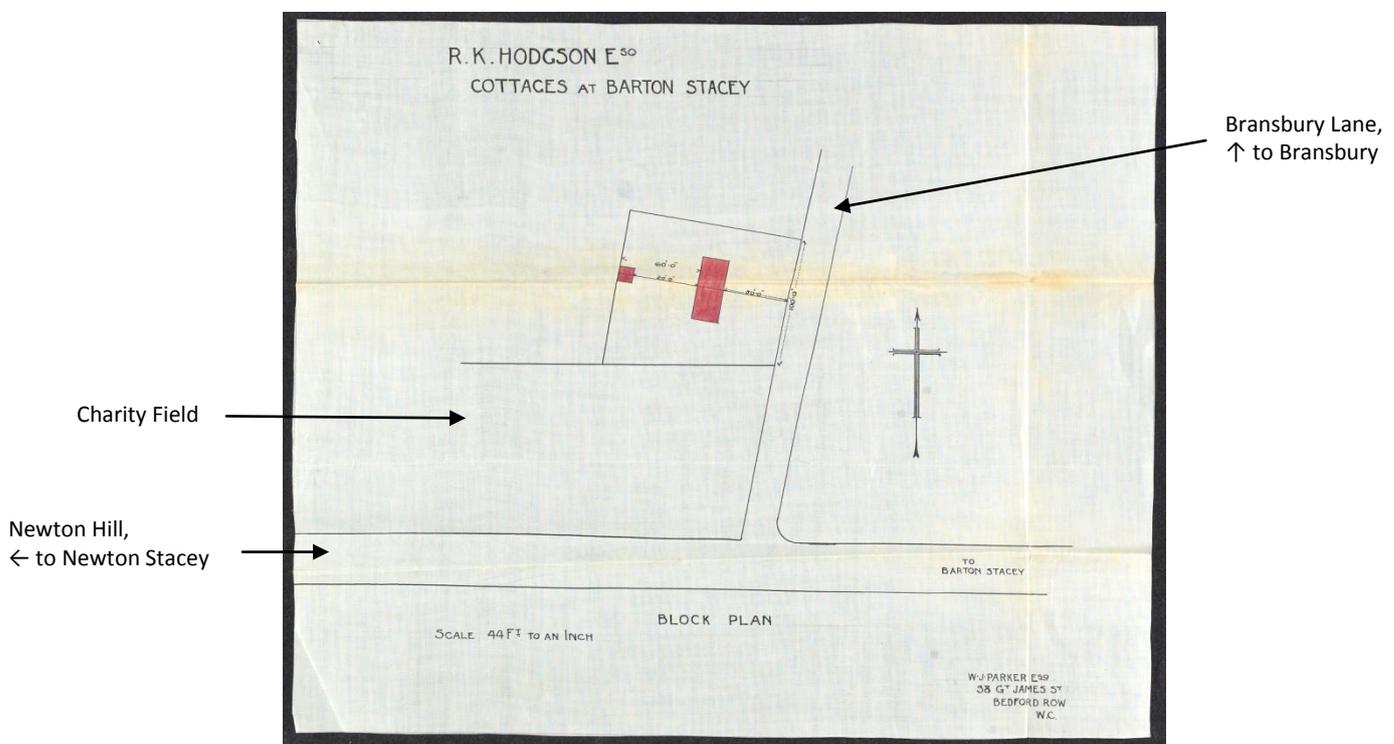


## THE HISTORY OF CHURCH FARM COTTAGES, BRANSBURY LANE, BARTON STACEY, FROM 1907

by Linda Moffatt ©  
February 2013

*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)*

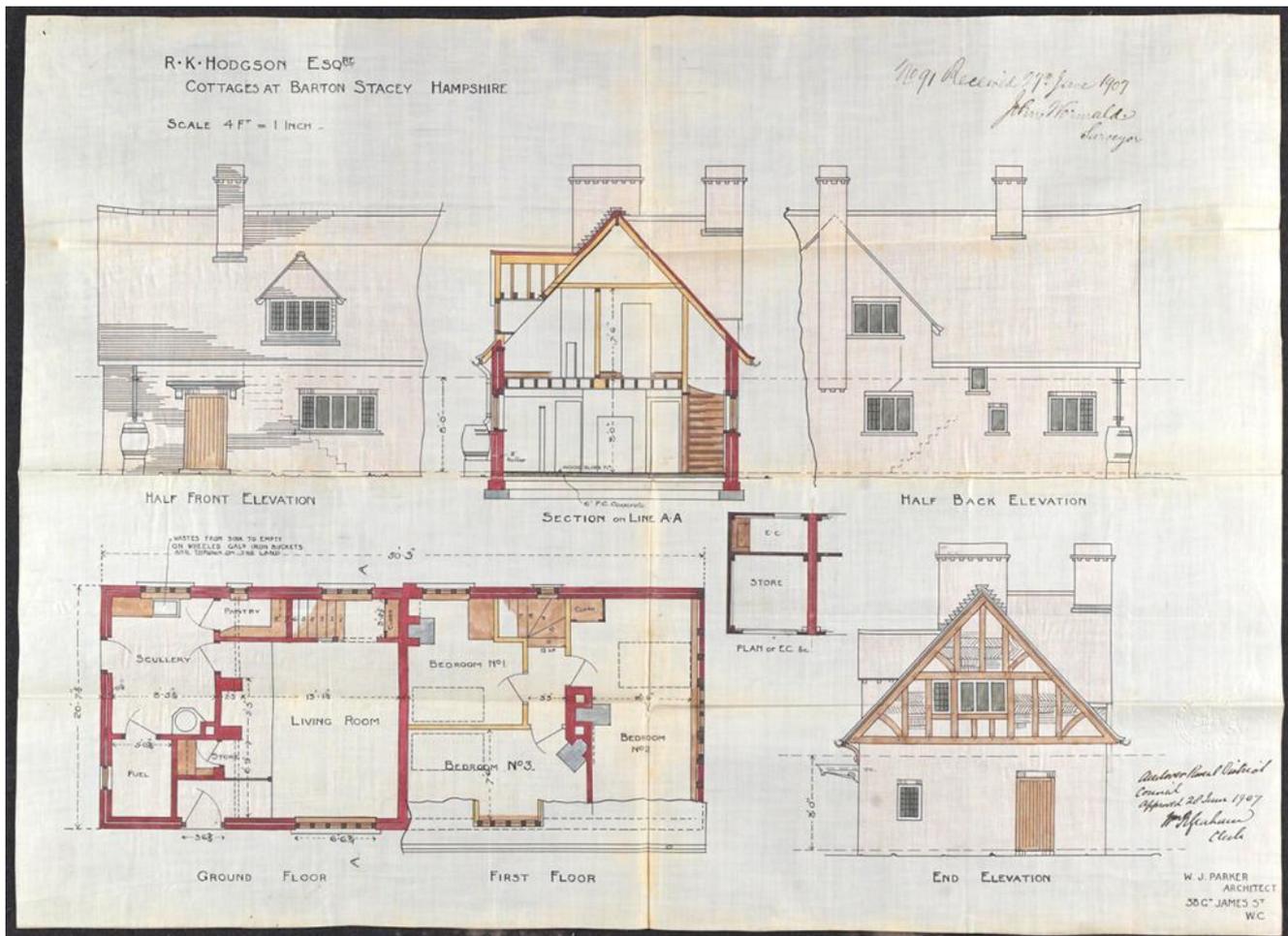
The building plans for these '2 Dwelling Houses' were submitted to Andover Rural District Council on 27 June 1907<sup>1</sup>. The land upon which they were built was part of the Gavelacre Estate, owned by Robert Kirkman Hodgson (1850-1924), a merchant of London. An article on the Gavelacre Estate can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

The first census to show the occupants of the cottages was that of 5 April 1911.

No. 1 Church Farm Cottages.

1.	2.	3.	4.	5.	6.	7.	8.	9.	10.	11.	12.	13.	14.
Louisa Jane Lutton	Head	47	Single						Certificated <sup>Kent</sup> teacher, Elementary school, C.C. Hants. W. Dover.				Kent, Plumstead.
Jane Slade	Aunt	74	Single										Somerset, Yeovil

Miss Lutton was born in 1864 in Plumstead, Kent. She was teaching by the time of the census of 1891 in Newington, London and living there with her aunt Miss Jane Slade. The two ladies moved to Barton Stacey in the 1890s and, before what we now call no. 1 Church Farm Cottage was available to house the school teacher, had lived in a home close to the Vicarage<sup>4</sup>. Jane Slade died in 1927 at the age of 90, her niece in 1947 aged 83.

No. 2 Church Farm Cottages.

1.	2.	3.	4.	5.	6.	7.	8.	9.	10.	11.	12.	13.	14.
William Webb	Head	41	Married						Road Man 7+8	Andover Rural District Council			Hants Barton Stacey
Emma Webb	Wife	41	Married 15	6	6								Hants Itchen Abbas
May Webb	Daughter	14											Hants Barton Stacey
Charles Webb	Son	13											Hants Bullington
Walter Webb	Son	11											Hants Bullington
Alexander Webb	Son	9											Hants Bullington
John Webb	Son	4	months										Hants Bullington
Amelia Webb	Daughter	11											Hants Barton Stacey

married 15y, 6 children, all living      Road Man      Rural District Council, Andover



William and Emma Webb at the gate of 2 Church Farm Cottages

William Henry Webb was born in Barton Stacey in 1869, son of James Webb, a 'market carrier' and his wife Martha. Judging from their place in the census, his family lived in a cottage to the north of the Vicarage<sup>5</sup>. Emma was from Itchen Abbas, daughter of farm worker George Waterman of Dears Lane Farm, and his wife Fanny (née Carey). The Watermans moved to Wherwell in the 1870s and by the time of the 1891 census Emma was housemaid to a family in Hammersmith, London<sup>6</sup>. William and Emma were married in 1895 and around 1898 went to live in Lower Bullington Lane, where they appear to have stayed until around 1909-10. They were the grandparents of Barton resident Mrs Peggy Carter. Peggy tells me that her grandfather was a hedger and ditcher and that he was responsible for maintaining the hedges and verges from the Bransbury turning up Newton Hill and round the left bend at the top, past the Trig point as far as the junction with the Roman road at the next bend. The census of 1911 reveals that he was employed by Andover Rural District Council. Mr and

Mrs Webb raised seven children at 2 Church Farm Cottage and while Mr Webb had to enter a nursing home in the late 1940s, his wife lived there until her death in 1962 at the age of 92. Their daughter Vera married Reginald Riggs and they lived between 1939 and 1945 in one of the two

<sup>4</sup> 1891 census piece 364 folio 45; 1901 census piece 1113 folio 24.  
<sup>5</sup> 1871 census piece 1240 folio 70; 1881 census 1260 27; 1891 census 962 20.  
 There was another William Webb in the village at the time of the same age but he was born in Andover.  
<sup>6</sup> 1871 census piece 1208 folio 36; 1881 census 1260 117; 1891 35 110; 1901 census 1113 31.

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.*

\*\*\*\*\*

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