

THE SALE OF WADE'S FARM, BARTON STACEY, IN 1894

by Linda Moffatt © April 2013

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In 1894 John Wade sold Wade's Farm to George Judd. The sale included not only the farmhouse and farmland, but also several pieces of pasture and meadow, and cottages, scattered around the village itself and in Bransbury. This article describes the sale particulars and attempts to track down the fate of the various constituent parts of the sale.

We feel sure there must be much more information to be added to this account, from house deeds and other documents.

If you are able to add any more information, please contact the Barton Stacey Parish Local History Group at the email address above.

Readers wishing to learn of the histories of the Wade and Judd families in Barton Stacey will find these in due course in the Family History section of this website.

Wade's Farm was sold by the auctioneers James Harris & Son, Winchester on 5 September 1894 through the solicitors Bowker & Sons, Winchester. The sale began at 3 pm at the Royal Hotel in Winchester and consisted of **eight lots**, including the farm house and cottages and 415 acres of fertile arable and pasture land. In addition, six plots of 'meadow and accommodation land' and a cottage and garden in the village were auctioned. The extent of the properties is shown on the accompanying plan¹. See page 2.

The sale particulars explain that the title to lots 1-7 commences with a conveyance dated 21 December 1838. The exception was the piece of land with a block of four cottages 'then thereon', which was purchased in 1863 by John Wade from Mary Ann the widow of John Courtney of Wyke, St Mary Bourne. At the time of the sale in 1894 lots 1 to 7 inclusive were let to Edward Bailey, on an agreement expiring at Michaelmas, 1895, at the 'very reduced rental of £200 a year free of tithes, (the previous tenant having paid £540 a year, in addition to tithes)'.

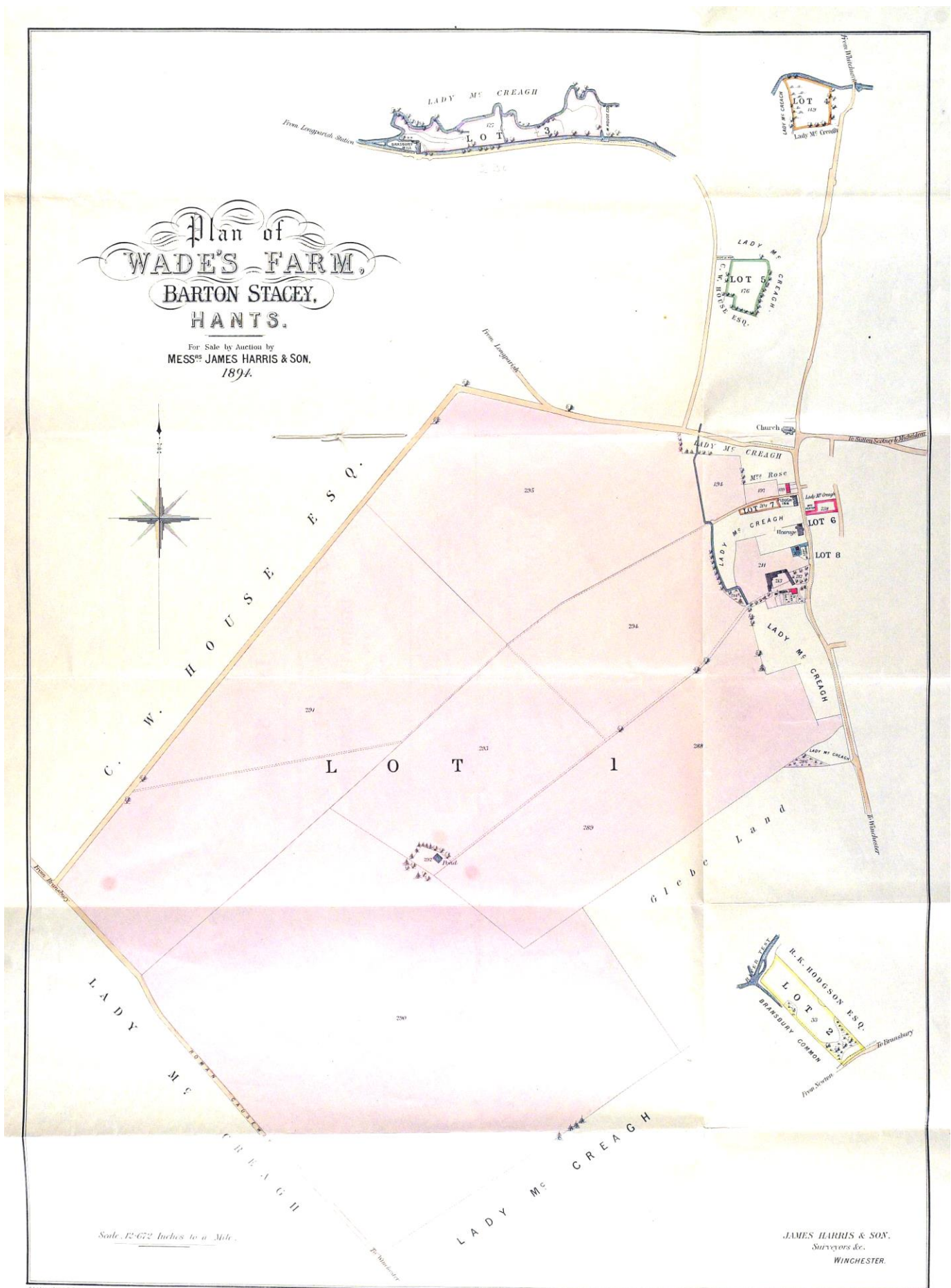
The title to lot 8 begins on 30 November 1865 when it was assigned by John Lewis and William Challis to John Wade. These indentures dated 1838, 1863, 1865 and 1894 I have not yet seen and are presumably amongst the deeds to Wade's Farm.

Echoes of times past are seen in the general remarks section of the sale particulars;

'All timber and landlord's fixtures will be included in the purchase-money. The grates, bells, copper, sinks, force pump, &c. are the property of the tenant' and

'The Lady of the Manor [of Barton Stacey, Lady McCreagh] claims a right of sporting over the estate but this right has been seldom exercised'.

¹ Hampshire Record Office, Particulars of Sale, 46M84/F8/2.



Lot 1

'The desirable **FREEHOLD ESTATE KNOWN AS WADE'S FARM** is situate in the village of Barton Stacey'.
Coloured pink on the plan. This comprised the residence and farm buildings and the land.

The farm house was described as 'very substantially modern built and commodious', with a dining room 15ft by 15ft, a drawing room 17ft by 15ft, a morning room 15ft by 12ft, with kitchen, back kitchen, pantry, dairy, underground cellars, 4 good bedrooms, 2 servants' rooms, and W.C.

The farm buildings were tiled and slated and comprised stabling for 8 horses, a large double barn with 2 floors, cow pens, piggeries, and sheds, 4-bay wagon lodge, carpenter's shop, granary, 2-stall nag stable and coach-house. In no. 199 on the plan (north of the Plough Inn) were four 'recently built cottages' with tiled roofs, each containing four rooms, and good gardens.

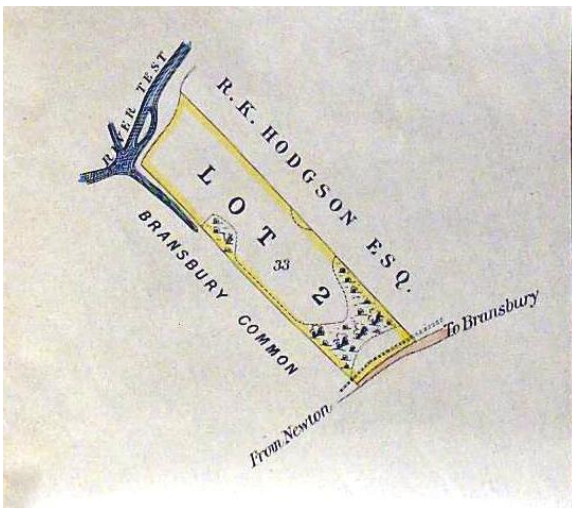
The land comprised in total 413a. 1r. 39p., of good quality light loam on chalk subsoil, all worked by 2 horses. Corn, sainfoin and roots were grown and it was 'specially noted as a healthy Sheep Farm'. The farm was also noted for its good partridge shooting.

The Land Schedule:

No. on Plan	Description	State	Quantity		
			Acres	Roods	Perches
194	Cur Lane Croft**	Arable	3	3	4
199	Four Cottages and Garden	....	0	0	33
197	Cur Lane Garden	Garden	0	2	20
211	Broad Hedge##	Pasture	2	3	4
212	The Orchard	Orchard	0	1	2
213	House, Buildings, Yards and Gardens	....	0	2	20
214A	Plantation	Wood	0	1	11
286	France Field Plantation	ditto	0	1	21
288	France Field	Arable	24	2	34
289	Eighteen Acres	ditto	29	0	0
290	Strong Hills	ditto	144	2	5
291	Marsh's Hill	ditto	89	3	24
292	Yards and Gardens	....	0	3	3
293	Forty Acres	ditto	31	2	30
294	Twenty Acres	ditto	28	0	0
295	Bury Shed	ditto	55	3	28
			413	1	39

** **Cur Lane Croft** was later sold by Judd to the Parish and became the Recreation Ground.

The galvanised iron shed used as a **blacksmith's shop, standing in Broad Hedge**, was the property of the tenant, or his sub-tenant who was paying £1 a year rent for the right.



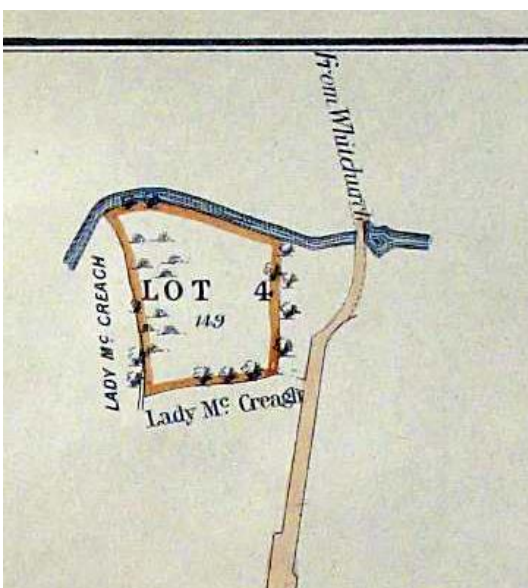
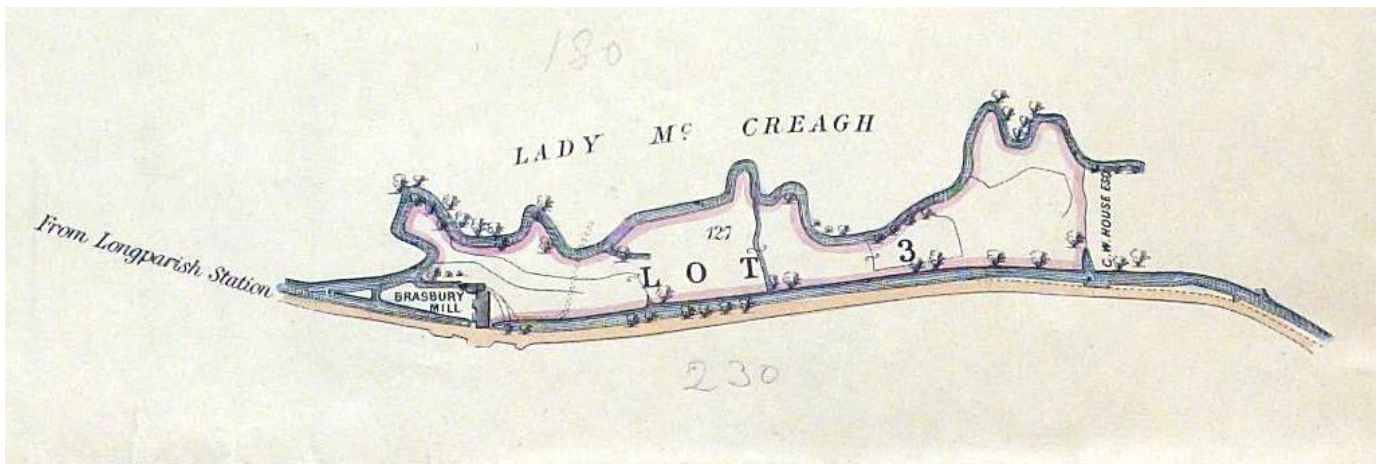
Lot 2

(no.33 & edged yellow on the plan) was 'a piece of accommodation pasture' near Bransbury Common known as **WEST MOOR**, containing 4a. 0r. 0p. and adjoining land of Robert Kirkman Hodgson.

R.K. Hodgson owned the Gavelacre Estate, the history of which can be found elsewhere on this website.

Lot 3

(no.127 & edged pink on the plan) contained 5a. 0r. 10p. and was described as a very valuable **WATER MEADOW NEAR BRANSBURY MILL**. It had extensive frontages on two sides to the branches of the River Test with the right of about half a mile of fishing.



Lot 4

(no.149 & edged brown on the plan) was a valuable piece of accommodation pasture land 'situate near Difford Bridge', known as **HAMBLEDON'S MEADOW**.

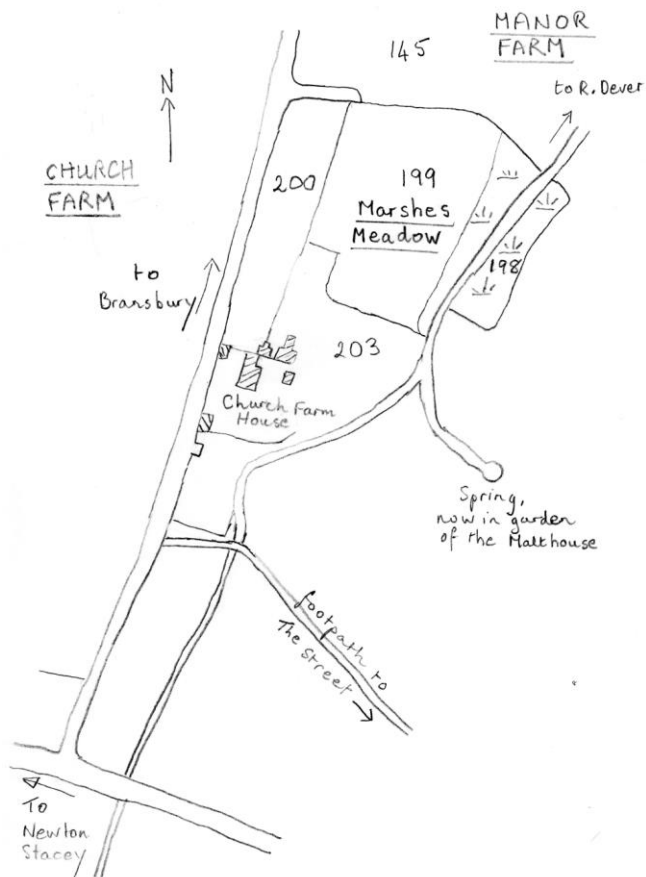
It contained 2a. 0r. 17p. and was bounded on the north side by the river with the right of fishing 'extending to about 130 yards therein'. On the other three sides it was bounded by lands of Lady McCreagh, presumably part of Manor Farm.

Lot 5

(no.127 & edged green on the plan) was 'A valuable piece of accommodation pasture land, known as **MARSH'S MEADOW**, and situate near Church Farm; bounded by lands of Lady McCreagh and C.W. House, Esq., containing 2 acres, 0 roods and 4 perches¹².

In 1902 Robert Kirkman Hodgson, the owner of the Gavelacre Estate (which covered parts of the three parishes of Barton Stacey, Longparish and Wherwell), purchased Marshes Meadow from George Judd for £70.

This is a somewhat abbreviated transcription of the 1902 conveyance³:



Sketch to show the position of Marshes Meadow, numbered 199 on the 2nd Ed. OS map of Barton Stacey (and numbered 176 in 1st Edition).

31 March 1902.

George Judd Esq. of Cocum, Barton Stacey

to

R.K. Hodgson Esq. of Ashgrove, Sevenoaks, Kent J.P.
[Justice of the Peace], D.L. [Deputy Lieutenant]

Conveyance of Freehold Meadow at Barton Stacey, Hants whereby an indenture dated 10 November 1894 between John Wade .. & the said George Judd .. in fee simple⁴ subject to the tenancy made 29 September 1892 between John Wade .. & Edward Bailey⁵ .. the tenancy since expired which concerned the tithe rent charge & an apportioned land tax of 2s 6d.

£70 to George Judd paid by Robert Kirkman Hodgson for the purchase of the fee simple .. that part or parcel of land at or near Barton Stacey & near Church Farm known as Marshes Meadow 2a 4p⁶ bounded on the North & East by land of Lady McCreagh & on the South & West by lands of Robert Kirkman Hodgson, & numbered 199 on the 2nd Edition of the OS Map of the parish of Barton Stacey 2.078a.

But not including the right of way from the said meadow into the road on the west side mentioned in the 1894 indenture.

Signed by George Judd in presence of U.Z. Rule, Vicar of Barton Stacey.

The lands 'on the south and west', belonging to R.K. Hodgson, is a reference to Church Farm House and its grounds. Church Farm was part of the Gavelacre Estate. When Church Farm House was sold by Hodgson in 1911, Marshes Meadow was included in the plan of the land included in the sale.⁷

² The auctioneers' sale particulars were viewed by the author at the Hampshire Record Office, ref. 46M84/F8/2. The actual 1838 and 1894 conveyances referred to in these sale particulars are presumably with the deeds of Wade's Farm, which have not been studied.

³ Hampshire Record Office, ref. 34M94/1.

⁴ Owners with fee simple have no legal restrictions on their freedom sell the property, give it away, or leave it at death.

⁵ Born about 1827 in Hursley, he was by the time of the 1881 census a retired farmer, living with his wife Elizabeth in a farmhouse in East Tytherley. Widowed during the 1880s he was living by 1891 at Wade's Farm House, Barton Stacey, and, according to this conveyance, as a tenant of John Wade. Edward Bailey died in 1898 aged 71.

⁶ As a unit of area, a square perch is equal to 25.29 square metres. There are 160 square perches to an acre.

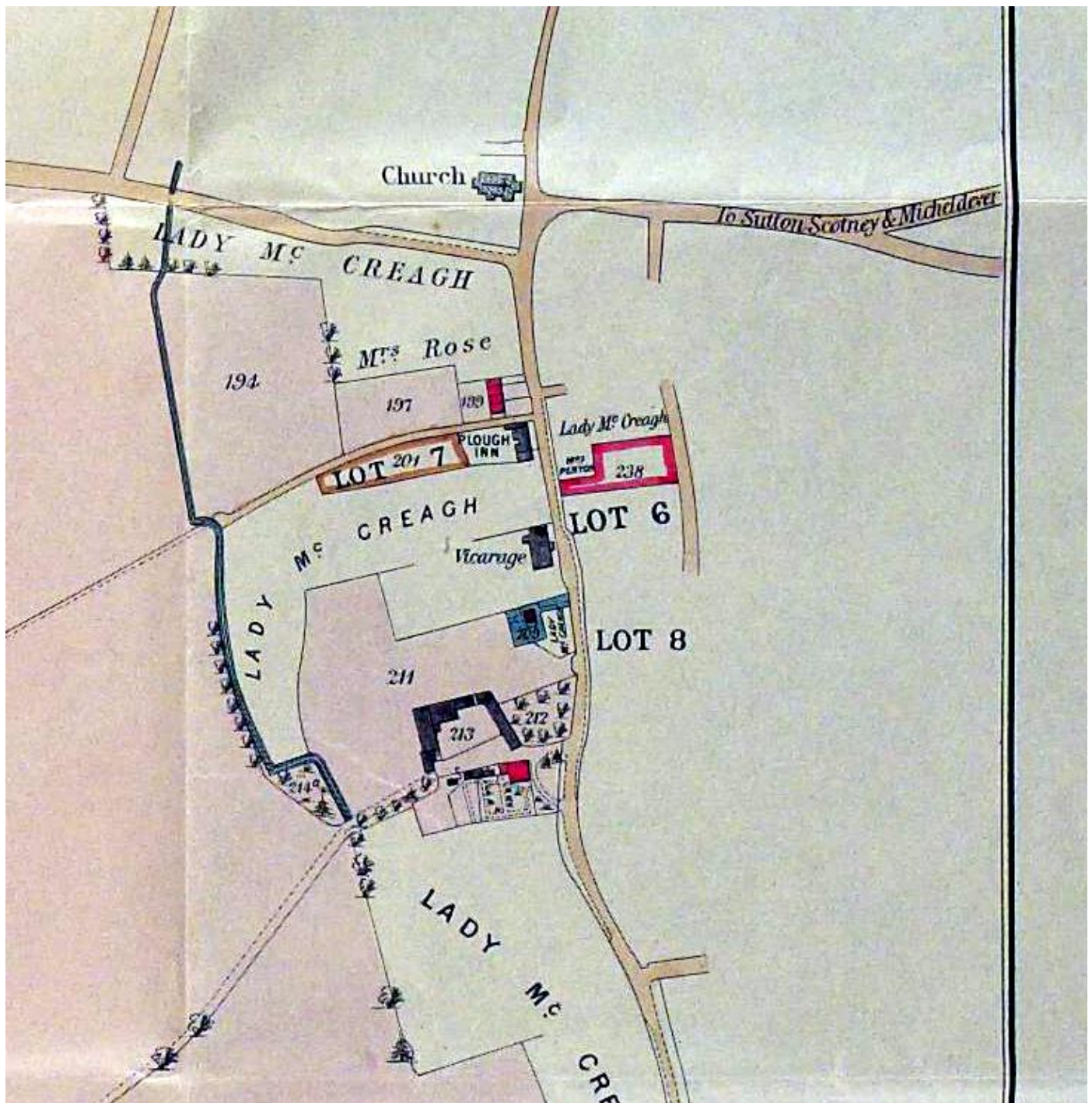
⁷ The Gavelacre Estate was sold by R.K. Hodgson's widow in 1924 to Captain Arnold Stancomb Wills. A fuller account of this sale can be found elsewhere on this website.

Lots 6, 7 and 8 were in Barton Stacey village.

Lot 6

(no. 238 & edged in red on the plan) was called a 'valuable piece of accommodation pasture land known as Pigeon House Piece' and measured 2r. 37p. It had a frontage to the main road and offered 'a good site for building cottages'.

Enlargement of part of the 1894 plan for the sale of property of John Wade, to show the Wade's Farm buildings and other lots within the village.



Lot 7

(no.201 & edged orange on the plan) was a desirable piece of garden ground known as **CUR LANE GARDEN**, 'at the rear of the Plough Public House'. It measured 1r. 28p.

Lot 8

(coloured blue on the plan), a cottage and garden, brick built and tiled, containing four rooms and pantry, in the occupation of Albert Crook, at a yearly rental of £7, the landlord paying rates.

This is the house now called The Forge which houses the Manager of the Middleton Estate.
