

**THE ESTATES OF CORPUS CHRISTI COLLEGE,
OXFORD,
IN OVERTON, QUIDHAMPTON AND POLHAMPTON,
HAMPSHIRE**

A survey of the land, burgages and tenants
(14th to the 19th centuries)

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Frontispiece: The Langdon Map of Overton, 1615 (II 28). Opposite: An extract from the 1st Series 6" Ordnance Survey Map of Overton, 1871, Sheet 17, showing the area covered by Langdon Map II 28.

ACKNOWLEDGMENTS

The Langdon Maps (II 25 & 28) have been reproduced with the permission of the President and Scholars of Corpus Christi College, Oxford, while the Particulars of Sale and extracts from the Ordnance Survey Map 6" First Series have been reproduced with the permission of the Hampshire Record Office.

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INTRODUCTION

Overton lies in the Upper Test valley approximately 12½ miles (20 km) to the north of Winchester, with chalk downland rising to the north and south of the river, and the principal cross-roads at G.R. SU 515497.

The Bishops of Winchester were lords of the manor of Overton, out of which the borough itself was one of the new towns created in the bishopric in the early 13th century (VCH IV, pp 210 *et seq*). The parish of Overton includes Quidhampton and Polhampton, each originally manors in their own right.

A later bishop, Richard Fox, founded Corpus Christi College, Oxford, in 1517, and funded it by the endowment of land, much of it in Hampshire; land and burgages in Overton made up one group of estates. The College's landlordship lasted for about 350 years, and a general paper concerning the estates and their management is to appear in the *Hampshire Studies* [formerly *The Proceedings*] of the Hampshire Field Club and Archaeological Society in 1996. This document is a survey of the Overton estates in somewhat greater detail.

The material for the survey is drawn from maps and documents to be found in the archives of Corpus Christi and from documents in the Hampshire Record Office. The former include two of the *Langdon Maps* (LM II 25 & 28), the so-called *Twyne Transcripts* (TT Vols. 6 & 7), and the *Lease Books* (LB Vols. 1 - 40), together with the *Grant Books* (F/4/1/1 to F4/1/9), and miscellaneous documents including correspondence with bailiffs and tenants. The latter include *Ordnance Survey Maps* and documents in the *Portal Papers* (5M52), together with photographs of three other *Langdon Maps* (LM II 26/7 & 29), which are now in private hands.

The *Langdon Maps* are extraordinarily accurate, and most of the boundaries shown in them can readily be identified with those shown in the 1871 series of 6" Ordnance Survey Maps.

The *Twyne Transcripts* are 'Evidences' of the College's title to the estates, and were taken from charters, indentures etc., many of which date from the 13th century. Transcribed by Scholars at the College in 1627, under the direction of Reader Brian Twyne, they are in many hands and suffer considerably from omission, duplication and mis-transcription.

Although many counterparts survive from the original indentures, the series of *Lease Books* contains transcripts of the grants and is more comprehensive.

The *Grant Books* contain miscellaneous information relating to the leases, including details of 'fines' paid at entry or renewal.

Corpus Christi College, Oxford, will be referred to as 'Corpus Christi' or 'the College' throughout and new style dating will be used, regardless of the change in the calendar in 1752. The College accounting year ran from Michaelmas to Michaelmas, and some years may be written to take account of this, where precise dates are not known, e.g. '1541/2'. For convenience, the spellings in extracts from some documents will be according to current usage; proper-names will be given a 'standard' spelling when used in general contexts, but will otherwise be spelt as they appear in the relative documents. All references are to documents in the Corpus Christi archives unless otherwise stated.

The College properties in Overton have each been allocated an identifying letter, as follows [N.B. Street names have changed. Winchester Street and High Street used to be known as South Street and West Street, respectively; London Road was sometimes known as East Street, or even High Street] :

- Leasehold A This originally comprised the site of Overton House, The White Hart, The Bandogg (the building opposite the White Hart on the corner of London Road and Winchester Street), the plot to the East of The Bandogg known as The Warren and a considerable amount of land in the open-fields. It was subsequently split into individual Leaseholds A2, A3 and A4. The visible survivors from this Leasehold are The White Hart, No 2 London Road and Nos 2 - 8 Waltham Road.
- Leasehold B Land only, dispersed within the demesne lands of the manor of Overton.
- Leasehold C A toft and some arable land known as 'Senches'.
- Leasehold D Originally two burgages in South Street with associated land in Foxdown and Maidenthorn. The burgages appear to have disappeared at an early date, and the land was incorporated in Leasehold C.
- Leasehold E A burgage and close at the southern corner of South Street and 'the way going towards Basingstoke' (Sprents Lane). Now Nos. 73-77 Winchester Street.
- Leasehold F A burgage on the South side of West Street, now part of the Library site.
- Leasehold G A burgage on the West side of South Street on the South side of Leasehold R, now No. 32 Winchester Street.
- Leasehold H A burgage on the North side of West Street, now the commercial building at Nos. 4-6 High Street.
- Leasehold J Unspecified lands in Polhampton and Quidhampton which were amalgamated with Leasehold C at an early date.
- Leasehold K A tenement and lands in Polhampton. No buildings appear to have survived.
- Leasehold L A burgage on the West side of South Street, with land in the open-fields. Now Nos. 48-50 Winchester Street and 1 Greyhound Lane.
- Leasehold M Part of Polhampton Warren.
- Leasehold N A tenement in Polhampton, which was added to Leasehold C in 1806. No buildings appear to have survived.
- Leasehold O A burgage and close on the East side of South Street and on the South side of Leasehold Q, now Nos. 65-67 Winchester Street.
- Leasehold P A burgage and close on the East side of South Street, now Nos. 3-13 Winchester Street.
- Leasehold Q A burgage and close on the East side of South Street and on the North side of Leasehold O, now Nos. 59-63 Winchester Street.
- Leasehold R A burgage, storehouse and large close on the West side of South Street and on the North side of Leasehold G, with land in Maidenthorn and the open-fields, now Nos. 1-3 Wintons in Winchester Street.
- Leasehold S A landless burgage on the West side of South Street, part of the Library site.
- Tenement T A house on the South side of West Street, part of Leasehold F.
- Leasehold U Part of Polhampton Coppice.
- Leasehold V A tenement on the Kingsclere Road, erected in 1852, now Foxdown Lodge.
- Leasehold W The house from Leasehold R, separately leased from 1847.

ACQUISITION

The College lands in Overton were dispersed within the three manors of Overton, Quidhampton and Polhampton, and were bought in four major purchases: (a) part of the demesne lands of Overton, including 'Kirbys lands', in 1510 (b) some land dispersed among all three manors in 1516, (c) land known as 'Senches' in Quidhampton in 1521, and (d) a quarter of the manor of Polhampton in 1527. There was also a 'petty' purchase on lands in Overton in 1521 'whereof there are only 2 Evidences' (TT 7, 2, 35-6). A synopsis of the contents of the relative *Twyne Transcripts*, most of which are in latin, is as follows:

(a) The *Twyne Transcripts* for part of the demesne lands of Overton, including 'Kirby's lands', are in Volume 6, Chapter 1, and there are 163 Evidences in all. Some are attributed to 'Edward I', but firm dates are from 1296 until 1552, when a belated Final Concord relating to the purchase from William Warrham is recorded.

Open-fields named are La Breche, Cumbe, Ravenhulle, Sourdowne, Chalvedowne, Foxedowne and Maydenthorn, which are all mentioned in the later leases, and in one reference the 'Herepath' is noted as a boundary.

South Street [later Winchester Street] is occasionally referred to as 'the old street of the town', and 'Langpoule' or 'Longpole' also appears; College leases show that the latter was subsequently corrupted to 'Lampool', and confirm the suggestion in VCH that this was the way from Overton to Quidhampton.

The texts make it clear that some burgages were divided. One (Vol 6, Ch. 1, Ev. 54) is a rental of the town 'Sub R Edw^d 3^o', which records rents of one, two and four shillings, in addition to odd amounts which imply the inclusion of land; '... Kyrkby' was paying 22s 4½d, and it seems likely that he was the original holder of 'Kirby's lands'.

Of the documents transcribed, those dated up to the early 15th century in the main comprise individual transactions involving single burgages or small pieces of land (mainly strips in the open-fields).

The following specific reference has been noted, however:

Ev. 32. 20 Jul 1347. John and Elizabeth Kyrkeby grant a messuage, 40 acres of land, 4 acres of meadow and 2 acres of pasture in the north field of Overton to Roger the Vicar of Overton.

Other Evidences show that John Kegill was aggregating land in the 1450s, and that the Bedell family were also aggregating in the last two decades of that century.

Further specific references are noteworthy:

Ev. 73. 2 Oct 1421. Sir Thomas Wykeham grants to William Bishop, of Overton, '13 messuages and 110 acres of land, with meadows and pastures, and with pasture for 80 ewes and 2 rams, which were John and Elizabeth Kirkeby's'. This Evidence was headed in latin 'Memorandum that these [lands] were first granted to a certain William Wykeham by Lord William Wykeham in the 29th year of his authority'. The extent of this grant coincides precisely with that subsequently made to Bishop Fox by Archbishop Warrham in 1510.

Ev. 84. 27 Feb 1442. This Evidence identifies the site of *The Hart* for the first time. In a lease of John Laurence to John Kegyll it is shown as extending between the way leading to Andover in the south and the Bishop of Winchester's mill in the north.

Ev. 131. *The Hart* is mentioned as an inn [*hospitium*] in William Bedell's Will of 1501.

Ev. 135. 23 May 1504. Walter Bedell grants all his lands in Overton to Nicholas Warham and his son William for 20 marks [£13. 6. 8.].

The Evidences do not show the continuous descent of Kirbys lands between 1421 and 1510, but they were in the hands of William Warrham, Archbishop of Canterbury, by the latter date; George Warrham, probably William's brother, had other lands in Overton at the same time. A series of transactions recorded in July and August 1510, in which Richard [Fox], Bishop of Winchester, acquired all these lands from William and George, and in 1522, when he passed them to John Claymond, President, and the Scholars of Corpus Christi (Evs. 145/153). The purchase from William Warrham, for £40 down and £64 on completion, was of 'Kirbys lands', i.e. 13 tofts, 110 acres of land, 6 acres of meadow, 23 acres of pasture and 15s 3d in rents. The purchase from George Warrham was of 15 messuages, 15 gardens, 100 acres of land, 20 acres of meadow, 200 acres of pasture and 20s 0d in rents.

[This section of the *Twyne Transcripts* also shows that Robert Morwent, President, bought other small pieces of land in Overton for the College in 1535, 1546 and 1551 (Evs. 157/160)]

(b) The *Twyne Transcripts* for a scattered holding of land in Overton, Polhampton and Quidhampton, ultimately sold to Bishop Fox by John Spencer, are contained in Vol. 7, Ch. 3, Fascicle 1, and total 44 discontinuous Evidences. Although sold as a single package, the documents do not show precisely how much land was involved. Separate grants appear to indicate that the amalgamation was of land in each of the three manors; individuals mentioned were William of Overton (1283), John Syfkerwast (1323), William atte Hurne and Thomas the Muleward, and Walter and Richard Syftrewast (1340). A wide miscellany of grants and quit-claims followed, relating to land in Polhampton and Quidhampton, and burgages in Langpol. The Bruton or Briton family figure widely in these transactions, which span well over 150 years. In 1516 Michael Briten granted all his lands in Overton, Polhampton and Quidhampton to John Spencer, and, in the same year, Spencer sold all his lands in the three manors to Richard Fox for £46. These lands were formally conveyed to the President and Scholars of the College, through trustees, in 1521.

(c) The *Twyne Transcripts* for land in Quidhampton called *Senches* are contained in Vol. 7, Chapter 2, Fascicle 1, and total 34 Evidences. Evidence of title is not completely continuous, particularly in the earliest years, and some aggregation appears to have taken place. The name of the land derives from Martin Senche, whose grant to his wife and daughter, Katherine and Mary, in 1295, at a rent of 1d, is the subject of the first Evidence. Mention is made of Sir John Syfrewast as Lord of the Manor of Quidhampton in 1319, but there is also the suggestion, as in the *Victoria County History* (III, 216), that this land was some sort of sub-manor; John Senche's grant to John Bonel of Hungerford in 1337/8 refers to 'his manor of Quidhampton'. Ralph of Overton and Elias Foreman granted further lands in Overton and Quidhampton to Bonel and his wife Alice in 1338. Further holders of the aggregated lands were: John of Haywood and his wife Alice (possibly Bonel's widow) and John of Oterborne (1366). In 1427 a later John Oterborne 'of Sarum' granted them to John Porter and his wife

and son, and they then passed through the hands of Robert Briton (1437) and John Rogers (1442), to Rogers's daughter Anne Brocas (1492). Richard Copley acquired the lands through his marriage to Anne Brocas's daughter Margery (1492), who was later widowed and remarried to Valentine Mason (1521). It was Mason who sold the lands to Bishop Fox's trustees in 1521, and John Claymond received seisin on behalf of the Bishop in that year.

(d) Volume 7 of the *Twyne Transcripts*, Ch. 3, Fascicle 2, contains the Evidences that relate to the acquisition of a quarter part of the manor of Polhampton. There were few documents before the date of the sale to the College, but it is clear that the lands were formerly Hugh Horewode's; Katherine Horewode granted a lease in 1470. By 1526 they were in the hands of Ingram Prior, who granted them to his son John on the condition that sub-tenant Thomas Goodale should remain in occupation. In 1527 John Prior bargained and sold a fourth part of the manor to the President and Scholars of Corpus Christi for £60, the documents revealing that he was son of Christian Prior, one of the four sisters and heirs of Hugh Horewode [the College rent rolls of 1539 (Cc2/20) show that Thomas Goodale was still in occupation]. In a Final Concord for the quarter-manor in 1528, the extent of the estate was given as three messuages, 200 acres of land, 5 acres of meadow, 100 acres of pasture, 60 acres of wood and 30s 0d in rents.

The evidence as to the quantities of land involved in these acquisitions is vague, and the 'Description of the Estates' (Mc13/1), which is based upon the cartouches of the *Langdon Maps*, gives no better picture; included was part of 'a game of conyes in the warren of Polhampton', which was subsequently converted to arable land. When the vast majority of the College land in the three manors was sold to the Portal family in 1864 a little over 330 acres was conveyed.

The disposition of all 15 of the messuages purchased from George Warrham cannot be identified with precision, but 11 of them were burgages which still can be clearly identified in the main streets of Overton. Two more deteriorated into outbuildings of a public house, and disappeared with the building of the National School in ~~1826~~
1869

THE TENANCIES

General

N.B. Unless otherwise stated, all the rents quoted herein, and in Appendix A, are annual rents; thus, a rack-rent of £2 12s 0d in 1868 would have represented a weekly payment of one shilling [5P].

The four major purchases by Bishop Fox were split up into individual tenancies from the outset. The *Lease Books*, supplemented by the Rent Collectors' rolls of 1528 to 1565 (Cc 2/9-43) and a fair proportion of the original counterparts, reveal that there were initially 19 leaseholds, together with Corpus Christi's portion of Polhampton Coppice; the latter does not appear to have been leased continuously, and was possibly managed directly by the College for some periods. For convenience, the original leaseholds have been lettered A to U, with additional letters when new tenancies were later created from them (see Introduction). This Section describes the leaseholds, and, in general terms, their management.

The lease indentures were more or less uniform throughout the College's landlordship, although they incorporated additional covenants to take account of developments such as the rise of insurance companies. Standard covenants included the exclusion of all timber on an estate, which the College reserved to itself, a requirement to maintain land and premises in good order and a ban on assignment [sub-letting] without licence.

Leases ran either from Michaelmas to Michaelmas (29th September up to 1752 and 10th October thereafter), or from Lady Day to Lady Day (March 25 up to 1752 and 5 April thereafter), but the date of sealing the indenture could have been somewhat different; in Appendix A the dates shown are frequently the date of sealing.

The term of each lease was almost invariably 20 years, although shorter terms were occasionally agreed, apparently to allow one lease to be 'synchronised' with another. A notable exception was the first grant of Leasehold A, for a period of 90 years, to William Fletcher, the College's rent collector for north-east Hampshire (LB 1/25).

Leasehold rents were generally regarded as immutable at the time the first grants were made, and this led to economic difficulties in the university colleges as prices rose steeply in the mid-16th century. In 1576 an Act of Parliament permitted colleges to 'reserve' one-third of their rents in wheat and malt, the object being to introduce a degree of index-linking, the cash value of the corn being collected rather than the grain itself. College rents were recalculated as leases fell in after that date, precisely one third of the 'Old Rents' being taken according to the value of corn; these values were initially set at 6s 8d per quarter for wheat and 5s per quarter for malt. A change of interpretation followed shortly afterwards, and further calculations were made, setting cash-rents for the burgages, and cash/corn-rents for the associated lands; further minor changes in the late 16th- early 17th centuries were possibly to correct initial errors, or possibly because of transfers of small pieces of land from one Leasehold to another. Thereafter, the overall income from rents fluctuated according to changes in the value of grain. Apart from minor alterations, however, these corn-rent formulae remained precisely the same until 'rack-rents' were introduced in the 19th century (see below).

Tenants were also required to pay 'fines' on entry or renewal of their leases, which were based upon multiples of the annual value of the land. Over the period of Corpus Christi's landlordship the actual rate varied between about one-and-three quarters' and three years' value, but rents and fines together seldom reflected true values. As a result, the College rightly described its leases as 'beneficial'. College land was always in demand for this reason, and the few external evidences that are to be found [e.g. in the *Portal Papers*] confirm that considerable profits were to be made from sub-letting.

It is evident from memoranda appended to entries in the *Grant Books* that this situation had long rankled with the College Society. Following the granting of the 'Senches' leasehold [C] to William Soper in 1663, with a fine of £12 and an annual rent of around £10, the following example appeared:

Memo. That after this graunt Mr. Soper said to one of the Fellows that this Lease [is] worth neere £1000 (F/4/1/4).

The renewal of the same leasehold to the same tenant on much the same terms 14 years later, occasioned further comment:

Mr. Soper's tenant says that he pays him above forty pounds per annum in money discharges all taxes Pays the Colledge Rent and entertains the Progress besides all of which he values at above 60 pounds per annum (F/4/1/4).

At a much later date, it was no less strikingly demonstrated in the sale of the lease of Leasehold R by the Executors of Thomas Waldren, 'lately deceased', in 1827 (HRO 10M57/C142). The College's corn-rent formula for Waldren's lease was £1 13s 4d plus 2 pecks of wheat and 14 bushels and 2 pecks of malt, and this, according to the Particulars of Sale, amounted to about £7 10s 0d at the time LB 32/419 & Cc9/6). A 7-year renewal of the lease one year earlier had been granted on payment of a fine of £116 7s 6d, making the College's average annual income for the property about £7 10s 0d plus 1/7th of the fine, a total of £16 12s 6d. The Particulars further showed that rents charged by the tenant to sub-tenants totalled £99 1s 0d per annum - a profit of nearly 500%.

Despite the benefits, many lessees tried to obtain even better terms, and often delayed the payment of their fines, or sought to have them reduced. In 1785, for instance, the Bailiff reported that Thomas Wright [the tenant of Leasehold O, who was sub-letting] had complained that his renewal terms were 'rather hard ... he is very old, above 80 years and very poor and his labour Quite done ... and he would like a small abatement'. It is significant, however, that if that were not possible, 'he must renew on the terms already specified' (Cc12/2).

In a few cases there were genuine reasons for requesting a reduction in the fine. In October 1840 the firm of Earle and Everett wrote to the President on behalf of lessee Thomas Heath on account of

... the depreciation which has taken place in the value of the White Hart [then a coaching inn] and other Inns at Overton in consequence of the loss of traffic owing to the completion of the South Western Railway. The Stabling alone at the White Hart which let before the railroad was completed at about £40 does not now produce one sixth of that sum and the deterioration of the property may be fairly estimated at more than one half (Cc12/25).

Nevertheless, the fine of £77 15s 9d requested and paid was only £2 13s 10d less than that levied on the renewal seven years previously.

Where a tenant wished to sub-let or completely alienate his lease, he was required to obtain a 'Licence to Assign', one condition of which was the renewal of the lease and the payment of a further fine. Where sub-letting was to be regularly practised, the tenant renewed at 7-yearly intervals, and could sub-let 'to any fit or convenient person'.

A special condition applying to the indentures for Leasehold C was that the tenant was obliged to entertain the College President and his party during the periodical Progress around the estates, but, since Overton was not visited on every occasion, a charge was made in lieu. In 1631/2 the charge was 15s 0d in lieu of wild boar meat, and in 1681 it was the same amount in lieu of brawn (Cc3/6 & Cc5/11).

In the late 18th and early 19th centuries the Portal family were increasing their holdings in Overton by taking additional leases from Corpus Christi. They do not appear to have been interested in the burgages except insofar as some of the small pieces of associated land were concerned.

Like other colleges, Corpus Christi was unable to dispose of any of its lands until its Statutes were overridden by a further Act of Parliament in 1858. This permitted colleges to sell land or introduce yearly agreements at rack-rent, the latter, in effect, being the best rent that could be obtained without the imposition of a fine. As the old 'beneficial' leases fell in, they were replaced by the new system, but the yearly rack-rent agreements were much more simple than the old indentures had been; for the dwellings at least, printed forms took the place of manuscript documents. The survival rate for these forms is comparatively low, and none have been found for the Overton estates; in most cases, however, rack-rents have been determined from the College accounts, and are included in Appendix A accordingly. More importantly, the imposition of rack-rents meant that sub-letting was no longer such a profitable exercise as it had been, and the College soon became directly involved in annual agreements with occupiers who had previously been sub-tenants. The College was unaccustomed to having to deal directly with the buildings on its estates, and the problems attendant upon management and maintenance may have hastened the decision to sell them off; this aspect is dealt with in the section headed Disposals.

Many of the foregoing aspects of the tenancies are apparent from the detailed lists of tenants that appear in Appendix A to this survey. In particular, the consistency of 7-year renewals in the later periods, frequently by 'gentlemen', reveals the 'beneficial' nature of the leases.

The composition of the tenancies

The descriptions that follow are generally taken from the early lease indentures, and the premises have been identified through the early Rent Collectors' rolls and *Lease Books* to the *Langdon Maps* of 1615. Identification of the burgage sites is continued through the *Lease Books* (see Appendix A) and finally confirmed by Conveyances, including plans, in the late 19th century.

As a result of its inability to dispose of land, the Corpus Christi's overall holding of lands in Overton remained completely unchanged from acquisition until sale under the Act of 1858; such minor changes in individual Leaseholds as did occur, therefore, were wholly due to the transfer of land from one to another. In later years, the Portal family, in particular, were

responsible for a number of changes, although their interest was principally in the arable lands to the North of Overton, and in Quidhampton and Polhampton. Where land associated with burgages lay in the enclosed areas within and to the South of the town it was generally unaffected; it was the land in the open-fields, where the Portals already had by far the largest holdings, that was the target for take-over, sometimes by means of exchange.

Leasehold A1 In 1525 this was described as 'All that tenement noble called the Hart and a thatched cottage adjoining between Basingstoke Way (alias the Street) and the river running to the Town Mill with all appurtenances and five acres in Foxdown and another house or burgage being a corner house, thatched and standing before the Hart and a thatched barn called Kyrkbes barn and two meads called Kyrkbes medes with a cottage adjoining one of the meads and two yardlands in the common field and all land known as Kyrkebes except such as the College has let to John Langton late farmer of the Bishop'. In its initial form, therefore, this Leasehold included a substantial amount of land as well as burgages in prestigious positions at the crossing of South Street and East Street; these were the *Hart Inn* [now the *White Hart*], with a thatched cottage adjoining [later the site of Overton House], and the *Bandogg* [now No 2 London Road], which stood on the south-eastern corner. The cottage adjoining 'Kyrkbes medes' is not identifiable, but the *Langdon Map* clearly shows individual strips in the open-fields. It seems that the lessees, all gentlemen, occupied a grand house on the cottage site until the mid-18th century, and the numerous Licences to Assign and 7-year leases imply that *The Hart*, at least, had been sub-let. All leases were for 20 years, except for William Fletcher's. Old rent: 69s 1½d. Corn-rent from 1595 was at £2 19s 4d plus 2 quarters 4 bushels of wheat and 2 quarters 5 bushels of malt, revised in 1603 to £2 6s 1d plus 14 bushels of wheat and 18 bushels 1 peck of malt [correct when based upon 69s 1½d].

In 1784 the 'package' was split into three separate Leaseholds, which have been renamed A2, A3 and A4:

Leasehold A2 *The White Hart* alone, was described as 'All that Messuage or Tenement noble called the Hart with the Stables, Granary Houses, Outhouses, Edifices, Buildings, Yard, Garden etc.' Rent was set at 12s 6d plus 3 bushels 3 pecks of wheat and 4 bushels 7 gallons of malt. In 1819 the corn-rent was revised to 23 gallons 2 quarts of wheat and 41 gallons of malt, and in 1826 it was again revised, to 3 bushels 2 pecks of wheat ('at the rate of 9 galls to the bushel') and 4 bushels 3 pecks 1 quart of malt ('at the rate of 8½ galls to the bushel').

Leasehold A3 *Holdipp's House*, which remained so-called despite the fact that Holdipp's tenancy had ceased in 1685; it is not known when the name *Overton House* was first used. In 1784 its description was - 'All that Messuage or Tenement wherein Master John Holdipp lately lived, now occupied by Henry Herring, with Garden, Orchard, Outbuildings etc. and also that piece of ground called the Warren on the opposite side of the Street to the aforesaid Messuage or Tenement, occupied by the said Henry Herring and Robert Brookman together with the Stables, the Dung Yard & Garden situate on the South side thereof, and also a Tenement occupied by John Hutchins on the South side. Which said premises called the Warren are bounded by Bramdown Lane on the East and by the Turnpike [Overton to London] on the North'. Rent 7s 5d plus 2 bushels of wheat and 3 bushels of malt.

The indenture of 1840 describes the premises as 'All that newly erected Messuage or Dwelling House with the Outbuildings Garden and Orchard etc. now in the occupation of ... Knight, Widow, ... next adjoining the White Hart Inn ... and also that piece of ground called

the Warren ... opposite the said Messuage ... with a Messuage lately built thereon and now occupied as four tenements ... Thomas Whitwick, James Bunny, Thomas Redding and George Lamb, Esq.' The corner house opposite the White Hart was now excluded.

From 1864 until the completion of the sale in 1876, the principal building [*Overton House*] was separated from the cottages on *The Warren*, and rack-rents were imposed. While the house was assessed at £40 per annum, rents for the cottages, now apparently in three 'tenements', were set at £5 4s 0d, £4 0s 0d and £2 12s 0d per annum respectively. Surviving buildings from this Leasehold are at Nos 2 - 8 Waltham Road, although a part of the old *Overton House* was incorporated into the recent development next to the *White Hart*.

Leasehold A4 This leasehold was the old A1 less *The Hart*, *Holdipp's House* and *The Warren* - in effect the 'corner house, thatched' opposite *The Hart* [*The Bandogg*], together with two yard lands in the open-fields. Rent 26s 2d plus 8 bushels of wheat and 10 bushels 3 gallons malt. The corner house, no longer a thatched property, is at No 2 London Road.

Leasehold B '39 acres 17½ perches of arable land called Kyrkbeys within the demesne lands of the manor of Overton with commons for 2 rams, 80 ewes and their lambs' in North Ravenhill, South Ravenhill, Foxdown, Harefield, North Field, Sheephouse Field and Brook Furlong. The Old Rent was 37s 6d to 1543 and 37s 0d by 1545. A corn-rent of 24s 8d plus 7 bushels of wheat and 10½ bushels of malt was introduced in 1589/90, becoming 24s 8d plus 7 bushels 2 pecks of wheat and 9 bushels 3 pecks of malt from 1631. The lands are detailed on the *Langdon Map*, and, leased to John Langton the Bishop of Winchester's 'farmer', they were also dispersed among the demesne lands. It would have been understandable, therefore, if the boundaries between the lands of the Bishop and those of the College had become blurred. This problem was already apparent in 1651, when Paul Andrew, who held the manor and was also the College tenant, was required to 'bring in a teriar [terrier] of his lands (to which he is bound by Lease) in respect our Lands lye intermixt with his' (F/4/1/4). The description and rent of the leasehold remained unchanged, but, following the Portals' acquisition of the lease in 1798, the question became acute, the College insisting upon the accuracy of Langdon's map of 1615. This leasehold now became known as 'The Demesne Lands'. Correspondence in the Portal Papers at the HRO (HRO 5M52/E34-35) reflects the College's concern about the boundaries, and the Portals' lack of it:

January 1813. The Bursar wrote to John Portal saying '... It seems to have been the practice of the College to continue in their Leases the ancient description of Lands without adverting to alterations which may subsequently have arisen from exchanges and other causes. But, between the years 1602 and 1615 most accurate surveys were taken of their property: in very many instances the accuracy, even in the open field lands, is testified by the present tenants on an inspection of the Maps.'

October 1828. James Norris, Bursar, proposed visiting Overton to sort out the boundaries of the College land. John Portal replied that he could not be present because he had to be in Weymouth with his family.

November 1828. Mr. Norris postponed his visit until the New Year.

June 1829. The President and Bursar would include Overton in the last stage of the Progress in this year. It would be of 'very material importance' for Mr. Portal to be present. Mr. Portal replied that he would be at home to receive the President and party on 22 July.

June 1832. Bursar Norris sent traced copies of the 'Old Maps' to a Mr. Lamb in Basingstoke

[presumably an agent for the Portals]

Oct 1832. Bursar Norris warned that further renewal of the lease [A4] would not be granted unless the boundaries had been ascertained.

John Langton's lease was for 21 years, but all leases were for 20 years thereafter.

Leasehold C For the first 40 years of the College landlordship, inter-related families (see section headed Tenants) appear to have paid for and occupied different elements of Leaseholds C, D and J, although this was not wholly reflected in the leases granted. In the early 19th century further aggregation, absorbing Leaseholds K and N, took place.

The earliest indentures for C fail to describe the lands with precision. As 'a toft and arable land in Quidhampton called Senches', they were clearly part of the original 'Senches' estate in Quidhampton, and a Rental of 1519, prior to purchase by Bishop Fox, shows that they were occupied by William Ayliffe at a rent of 40s 0d.

In 1525 the College leased both C and D to William Ayliffe, at the combined rent of 55s 0d; the Rent Collectors' accounts show that his rent was recorded in separate elements for C and D until 1539, after which his widow paid for C and his son, also William, paid for D.

In 1541, Nicholas and Ann Ivell were granted a lease for C to commence 'after William Aliffe's lease expires', i.e. from 1545; it was to run for 15 years, which would synchronise its expiry with that of the Ivells' newly-granted lease for J. William Ayliffe paid rent for the remaining five years of his father's lease (1540-45), after which the Ivells became tenants of all three Leaseholds [In fact, Nicholas Ivell paid for C and J, while Richard Ivell, probably his brother, paid for D].

In 1548 a further change took place, and John Dowse leased D at the old rent of 15s 0d, while John Fygon paid for C and J. This situation lasted for just two years, and, in 1551, John Fygon was granted a lease for all three, including 'Sensions', at a combined rent of £4 13s 4d.

The first indenture to include corn-rent was dated 1 May 1592, when it was set at £3 2s 2d plus 2 quarters 4 bushels of wheat and 2 quarters 7 bushels 1 peck of malt; there were further minor changes in this rent, no doubt due to additions of small amounts of land, but it remained essentially the same thereafter for 214 years.

In 1806 Leasehold N was included with the other elements of C, producing a combined rent of £3 12s 9½d plus 2 quarters 7 bushels 1 peck of wheat and 3 quarters 3 bushels and 2 pecks of malt, and in 1835 it was further extended to take in Leasehold K, with a rent of £4 5s 3½d plus 238 gallons 2 quarts of wheat and 268 gallons 1 quart of malt. When leased to the Portals in the mid-19th century, this Leasehold was known as 'Lefroys and Sopers', from the recent lessees of K and C.

Leasehold D In 1548 this tenancy was described as two tenements or burgages on the West side of South Street with four acres of land (two in Foxdown and two in Maidenthorn), 'being parcels of the land called Senchens now in the tenure of Anne Fygon'. It was thus associated with Leasehold C, and had in fact been part of it from 1525 until 1545. It was re-amalgamated with C in 1551, and remained with it thereafter. No buildings are shown on the Langdon Map, so the burgages were apparently demolished by 1615. Old Rent 15s 0d.

Leasehold E 'A tenement or burgage on the east side of South Street with a close adjoining between the land of Thomas Edmunds called Combe on the South side and the way going towards Basingstoke on the North side'. A house was built on the site shortly before 1544/5, and the tenement first appeared in the rent rolls of that year, described as 'newly-built' [see

section on Buildings]. The Old Rent settled at 14s 0d in 1547/8, and the corn-rent introduced in 1598 was 12s 2½d for the tenement and 1s 3d for the close and garden plus 1 bushel of malt. The tenement site is now occupied by Nos. 73/77 Winchester Street.

Leasehold F A tenement or burgage and garden on the South side of West Street with five acres of arable and meadow in the Town and fields of Overton, being one acre, enclosed, towards the south of Chaldown field, another half acre in Chaldown, half an acre of meadow in Lampool, two acres in Upper Foxdown and one acre in the upper corner of West Field. Rent in 1519 was 11s 4d plus 4d for a 'small piece of vacant land', which by 1529 was described as 'next to Edmunds', the occupier being Richard Watte. From 1528 to 1541 Richard and John Spicer, alias Edmunds, successively paid 12s 0d (11s 8d for the tenement and 4d for the vacant plot). From 1541 on, the rent remained at 12s 0d, although William Lancaster was paying rent for a newly-built tenement on 'the vacant plot next to Edmunds'. Corn-rent was first assessed in 1596, when the rent for F became 7s 0d for the tenement and 3s 4d for the land plus 2 bushels 3 pecks of malt. At some subsequent stage, it may be that the house on this plot became so run down that the adjoining plot was combined with it at no additional rent [see Leasehold T].

In 1812 this Leasehold was amalgamated with Leasehold S, again with no apparent increase in rent, and in 1840 the West Field and Foxdown lands were lost, apparently to the Portals, the Chaldown and Lampool lands following in 1851. In 1860, evidently no longer suitable for habitation, the buildings on F and S had both become outbuildings of the Poyntz Arms Inn. Later still their sites were to become part of the National School, now the Library.

Leasehold G A tenement or burgage on the West side of 'Hye' Street or South Street, with a close on the Western side and one acre in Combe Field, bounded on the north side by another College tenement [Leasehold R]. The basis of the rent charge remained the same from 1519 until 1826, the original rent being 16s 0d. Corn-rent, introduced here in 1585, was 10s 8d plus 4½ bushels 1 quart of wheat, but in 1597 it was adjusted to 15s 0d for the tenement and 7d for the land plus ½ bushel of wheat. It was amalgamated with Leasehold R in 1798. The house that survives at No. 32 Winchester Street stands on the site of this Leasehold, and appears to pre-date acquisition by the College [see section on Buildings].

Leasehold H A tenement and close in the West Street on the North side with two acres in Maidenthorn, two half-acres in Chaldown, one acre in Sheephouse Field, two acres in Ravenhill and three roods of meadow. The tenement was 'in decay' until 1553 according to the Rent Collectors' rolls, but an increase in rent to 40s 0d in 1550/1 shows that that was the year in which a new house was built on the site; a building account of 1550 also survives (Cc7/3). Corn-rent settled in 1640 at £1 13s 3d. for the tenement and 4s 6d for the land plus 1 bushel of wheat and 2 bushels 1 peck of malt. The West Street tenement was replaced by the large commercial building that now stands at Nos 4-6 High Street.

Leasehold J This tenancy comprised 'certain lands in Polhampton and Quidhampton' that were not specifically defined in the original lease. In 1551 it was united with Leasehold C. Rent 53s 4d.

Leasehold K A tenement in Polhampton and 'all several [i.e. individual] closes together with the arable lands, meadows, pastures and commons to the same belonging'. Old Rent 19s 0d. Corn-rent from 1579 to 1605 12s 9d plus 3 bushels of wheat and 6 bushels of malt; from

1605 12s 6½d plus 4 bushels of wheat and 5 bushels of malt [this variation appears to have been due to initial miscalculation]. In 1814 the corn-rent was revised to 36 gallons of wheat and 42 gallons 2 quarts of malt, possibly by the addition of land from another Leasehold. Even in 1821 the description was unchanged

Leasehold L A tenement or burgage on the West side of South Street with a close on the West side and with three acres of arable [one in West Field and two in Foxdown]. The rent was originally 10s 0d, and corn-rent, from 1578, 6s 8d plus 1 quarter of wheat, settling in 1639 to 3s 4d for the tenement and 4s 5d for the land plus 1 bushel and 2 pecks of wheat and 1 bushel 2 pecks 1 gallon of malt [the variation appears to have been caused by initial miscalculation].

This leasehold was amalgamated with P in 1814, but re-divided at least by 1835. The burgage site is now occupied by a terrace of cottages at No 1 Greyhound Lane and Nos 48-52 Winchester Street.

Leasehold M Polhampton Warren. Corpus Christi's part of 'a game of conyes in the warren of Polhampton [1557]'. Rents were described variously as 'pro cuniculario' or 'cuniculario' in the rent collectors' rolls. The Old Rent was 10s 0d plus 12 pairs of rabbits, but the latter were commuted to 8s 0d in 1595. The rent of 18s 0d that resulted then remained unchanged for 230 years. In 1820 the Bailiff observed that 'the Tenant whoever he may be is breaking up Polhampton Warren', and asked if he had the authority so to do (Cc12/21). By converting the land to arable, the tenant had rendered it liable to corn-rent, which was written into the lease at the next renewal at 4 bushels 3 pecks of wheat and 6 bushels 2 pecks of malt.

Leasehold N A tenement in Polhampton with houses and closes thereunto belonging, viz: a plot called Overmead, a plot called Herings, two acres in Bramdown, five acres and a half in South Field, three acres in Little Field, six acres in East Field, ten acres in Conyngsfield [Coneyfield in 1757] and eight acres and a half in North Field. Old Rent 14s 0d. Corn-rent from 1578 was 9s 4d plus 7½ bushels of wheat, adjusted to 9s 10d plus 3 bushels of wheat and 4 bushels of malt in 1588; the adjustment was probably to take account of an initial miscalculation. The buildings no longer exist.

Leasehold O A tenement or burgage on the East side of South Street with a close adjoining by estimation one acre lying between a tenement of Corpus Christi College on the North side [Leasehold Q], and a tenement of one pole on the South side. First mentioned in 1541/2, when it was described as 'the tenement of Widow Barlo .. newly built', the rent was paid by Nicholas Ivell until 1546/7. All other burgages have been accounted for at the time Thomas Style's payments began in 1547/8, and his house was described as 'newly-built', so the Ivell and Style burgages must have been one and the same. Ivell paid 12s 0d rent, raised to 15s 0d when Style took over. Corn-rent settled at 13s 2d for the tenement and 1s 2½d for the land plus 1 bushel of malt in 1614. Now Nos 65 - 67 Winchester Street.

Leasehold P A tenement or burgage on the East side of South Street with a tenement of Corpus Christi College on the North side [the *Bandogg* - part of Leasehold A] and a Back Lane to the East of the tenement, with houses, gardens, orchards and a void platt adjoining, together with one acre and a half in Maidenthorn and one acre in Delland. The Old Rent was 29s 4d plus 2s 0d for the vacant plot, and these were converted in 1595 to a combined corn-rent of £1 8s 10d for the amalgamated tenement and 20d [1s 8d] for the land, plus 2 pecks of

wheat and 1 bushel of malt. The whole of the frontage is now taken up by a terrace of cottages and shops at Nos 3 to 13; the southern limit is actually immediately to the left of an external, 1st floor door above No. 13.

Leasehold Q A tenement or burgage on the East side of South Street with a close adjoining and another Corpus Christi College tenement [Leasehold O] on the South side of it, together with one acre in Combe, three acres and a half in Maidenthorn, two acres in West Field and one acre in East Field [a total of seven and a half acres]. In 1651 three acres in Ravenhill were apparently substituted for an acre in each of East and West Fields, making eight and a half acres in all. The Old Rent was 14s 0d, and was converted to corn-rent in 1588; the latter settled in 1595 at 7s 6d for the tenement and 4s 4d for the land plus 3 bushels 2 pecks of malt. The burgage site is now occupied by Nos. 59-63 Winchester Street.

Leasehold R A tenement or burgage in the West side of South Street, a garden, all the housing belonging to it, also two acres in Maidenthorn, two acres in the several heath, two acres in Foxdown and eighteen acres in the Common Heath. Bounded on the South side by another Corpus Christi College tenement [Leasehold G]. The Old Rent rose from 20s 0d to 42s 0d after the building of a new house in 1542, and 7s 0d was added for a newly-built storehouse 'at the north end of the same [street]'. Corn-rent, introduced in 1585, was also complicated by the temporary inclusion of the storehouse, but was reset in 1611 at 17s 9d plus 14 bushels 2 pecks of malt [see section on Buildings]. The storehouse subsequently became a cottage, and was leased as a separate entity [see Leasehold S]. The buildings that survive on the principal site in Winchester Street [Nos. 1-3 Wintons], may contain an element of the 1542 construction, but no more (see the section on Buildings).

Leasehold S This burgage, on the West side of South Street, was on the site later occupied by the National School [now the Library], and was originally the storehouse associated with Leasehold R. The Old Rent was 7s 0d, and the lease of 1685 described the tenement as 'All that their cottage situate and being in Overton, late in the tenure of John Kent, containing 2 low roomes 2 upper roomes and a skilling in length from East to West 28 foote from North to South 24 foote, and the South Street leading to Winchester on the East'. By 1806 it had deteriorated to such an extent that it was used as a stable for the *New Inn* (later the *Poyntz Arms Inn*).

Tenement T. This was 'A vacant plot next to Edmunds' on the South side of West Street. The plot is first mentioned in the 1519 rental as 'a small piece of vacant land', for which Thomas Edmunds was paying 4d. By 1529, in the tenure of the Spicer (alias Edmunds) family, it was known as the 'vacant plot next to Edmunds'. From 1541/2 the Lancasters were paying 8s 0d for a newly-built tenement on the 'vacant plot next to Edmunds', and, although the rent changed to 6s 0d in 1551/2, it remained in their hands until at least 1564/5. There is no record after that year and no indentures have been found. It seems likely that T was amalgamated with F at an early date, and provided the principal building on the amalgamated Leasehold as the original building on it deteriorated.

Leasehold U Corpus Christi College's part of Polhampton Coppice. Few indentures relating to this leasehold have been found, and it seems likely that the College kept the coppice 'in

hand' for long periods. The leases that have been seen were at varying rents and for varying terms.

Leasehold V This tenement first appeared in 1852 as 'a newly-erected Messuage or Dwelling House now occupied by him [John Dodd] as a Beer House with stables cart shed and other outbuildings ... the scite of which premises was sometime since a Chalk Pit in a place known as Foxdown ... #809 on the Tithe Map ... and also one acre more or less in Foxdown in the occupation of --- Pyle ... #770 & 776 on the Tithe Map'. Rent £3 0s 0d plus 18 gallons of wheat and 20 gallons of malt. Now Foxdown Lodge on the Kingsclere Road.

Leasehold W This house, now Nos. 1 & 2 Wintons, Winchester Street, with its grounds, formerly belonged to Leasehold R. It became a separate Leasehold in 1847, when it was described as a 'Dwelling House on the West part of South Street formerly occupied by ... Ledbitter' containing 3r 34p and also a piece of pasture lying behind the two messuages now occupied by George Lambden and Charles Norris [Lambden and Norris were therefore the occupiers of the cottages on Leasehold G]. Corn-rent 10s 0d plus 18 gallons of wheat and 18 gallons of malt.

THE TENANTS

The College archives, supplemented by documents in the Hampshire Record Office, shed considerable light on the management of the estates, and this has been dealt with in detail in the article in the *Hampshire Studies* mentioned at Page 1. They also provide background comment upon some of the tenants themselves, and this section is devoted to such comment.

Corpus Christi's estates in Overton may be divided into two categories. The first was made up of tenancies comprising substantial areas of land, which would have been cultivated by servants or sub-tenants, and to which buildings were to some extent coincidental; these tenancies were leased to gentlemen or yeomen from the outset. The second comprised burgages, with which only small amounts of land were associated; the land in these cases was possibly originally intended for subsistence purposes, or to supplement an income from trade carried on in the burgage.

Lists of the tenants of each leasehold appear at Appendix A; although a high proportion of the counterpart indentures have survived, most of the detail has been taken from transcripts in the 40 volumes of *Lease Books*, which are almost comprehensive. The indentures frequently gave details of the occupations of the tenants, and the parish in which they lived. The latter is particularly valuable when it indicates that a tenant was an absentee sub-landlord, not resident in Overton. The heritable nature of the leases is not always evident from the lists, however, and some examples of the way in which some of them were handed down are given in this section

In particular, the deterioration of the agricultural economy in the second half of the 17th century is highlighted by comments made in the chronological *Grant Books* (F/4/1/3-5), e.g.:

- 1664 Edward Penton's fine set at £1 'in consideration of his poverty and sufferings for the King'.
- 1674 Andrew Sweetapple's fine abated by fifty shillings 'in consideration of his great poverty' [but see also Page 21].
- 1680 Widow Elderfield's fine abated, first by £30, and then by another £5, 'in consideration of her poverty'.
- 1682 Clement Kember's fine abated by £6 10s 0d 'because of his great poverty'.
- 1685 George Hawkins fine abated by £2 'in consideration of his poverty'.

A number of more general examples follow:

Leasehold A, with two yardlands in the common fields, was typical of the first category of estates. The earliest lessee, William Fletcher, appears to have been the only tenant to have been granted a long lease, in his case 90 years, and this was with the specific assent of the Founder; whether this was because the indenture also appointed him the College's rent-collector in the north-west part of Hampshire, a position that may have warranted special favours, or because he was a close associate of Bishop Fox, is not clear. Fletcher's will, proved in 1537, shows that his College leases were left jointly to his wife Thomasin, his daughter Alice and Sir William Paulet [who is known to have been a close friend of the Founder], possibly in trust for Alice (PRO PROB 11/26, Fol. 17); rent was paid under his

name at least until 1565, showing that the lease was still extant, but there can be little doubt that parts of the estate were sub-let. It appears that a great house was built on the site of the thatched cottage that originally adjoined *The Hart* [see the section headed *The Buildings*], and indentures of 1613 and 1677 indicate that it was occupied by the gentleman lessees.

In the years 1563-1565, the rent-collector noted that *The Hart* inn was 'now in the tenure of Henry Francis' (Cc2/42-43); this would have been a sub-lease, and successive College tenants probably made a regular practice of sub-letting it. During the 17th century, payments to sheep drovers and the like sometimes included tokens for redemption in *The Hart*. One such token dated 1670 bears the inscription 'Harte Inn Overton' and the initials H.I.S. and I.P.I. [Owner R. Oram]; since the College's tenant at this time was Henry Holdipp, it may well be that these initials related to a sub-tenant or sub-tenants who actually ran the inn.

Leasehold B, which consisted purely of arable land within the demesne of the manor of Overton, also attracted the attention of the gentry. It is probable that the Thomas Andrew, who became the College's tenant in 1666, was the same Thomas Andrew who bought the manor of Overton during the Commonwealth (VCH IV, 212). The Dicker family were the tenants of Leasehold B from 1728 until the 1790s, and the College indentures show that they moved from Horsebridge, near Kings Somborne, to the manor house of Overton [Court Farm] around 1742. The Soper family leased land in Quidhampton and Polhampton (Leaseholds C and N) from the 1630s to the 1770s.

From the mid-18th century onwards, the Portals figured largely among the College tenants, and gradually amalgamated their leases to complement their other land in Overton [they ultimately controlled virtually the whole of the parish (VCH IV, 212/3)].

It is significant that, in the early years of Corpus Christi's landlordship, the burgages that constituted the second category of estates were leased by husbandmen and artisans, and, in the majority of cases, they would have actually occupied the buildings. Furthermore, a high proportion of these tenants are seen [Appendix A] to have been connected with the wool trade, supporting the statement in the *Victoria County History* for Hampshire (Vol.V, p.484) that cloth was being made 'to a considerable extent' in Overton in the reign of Henry VIII; in addition to 'prime sites' at the two major crossings of South Street, the College's burgages occupied around 30% of its frontage, and it would have been remarkable if its tenants had been the only cloth workers in the principal market area. This close connection with the wool trade had more or less ceased by the middle of the 17th century, however, and from that point the leases were increasingly taken by well-to-do, often absentee, tenants, suggesting that they were becoming a useful form of investment.

John Dowse's occupation in 1545, when he was tenant of the newly-built tenement on Leasehold R, was given as 'Sherman' [the remover of excess nap from cloth], and he took on further College leases in 1548 (D) and 1559 (E - also newly-built). According to his will of 1563 (HRO 21M65 D2/014), Dowse had risen to become a wealthy clothier and Portreeve of Overton [Mayor or principal Magistrate]. The will mentions that some his lands were occupied by a weaver, and by vats, vessels and a dye-house. A storehouse at the north end of the same street [Winchester Street] was recorded as newly-built in the 1545 lease and was probably used for the purposes of his trade; that trade was soon to wane, however, and, by

1602, the storehouse had become a cottage, and was the subject of separate indentures. Although he left all his 'Indenture holdes' to his wife Alice and his younger son John, the latter only paid the rent for two more years and then relinquished the leases.

Another Dowce, Cornelius, tenant of Leaseholds A and G, died almost one hundred years later. He, too, was a wealthy man, and left over £400 in legacies and annuities (HRO 1662P/13). He appears to have been childless and, although he provided for his wife, much of his estate went to his Holdipp and Cheyney kinsfolk. Continuity in his leaseholds was provided by his nephew Henry Holdipp, who then occupied the 'great house'; the latter was thereafter referred to in the indentures as 'Holdipp's House' for at least 100 years.

Holdipp himself also appears to have died childless. His will of 1681 (HRO 1681P/21), revealed legacies of over £700, and his estates were to go to his sister Ann Cheyney; it was through her that Thomas Cheyney became the next tenant.

Following the death in 1659 of John Penton, tenant of Leasehold K, and the remarriage of his widow, the following comment appeared in a rental of College properties (Ca1/5)

Memo. That Elderfield be not allowed upon any Termes to renew the lease late Penton's (whose widdow he maryed) though his Wife desire it. Severall of the Chiefe of the Parish affirming that he is not to be trusted, least he cheate Pentons Children and leave them to the parish.

Penton had died intestate, and over four years elapsed before his widow Margaret was granted Administration. In her account of the estate (HRO 21M65/D8/177) she claimed an allowance of £40, with which to pay out legacies to her Penton children Anna, Margaret, Ellinor, John and Mary, which had been left by their grandfather Nicholas Illesley. Furthermore, the ecclesiastical court ruled that the children should each receive a portion of Penton's estate, £30 for the eldest son Richard, and £22 each for the others, who were now shown to include a third son, Nicholas. This was evidently regarded as a fair solution, for the College ignored the memo and William Elderfield of Polhampton and his wife Margaret were granted the former Penton leasehold in 1664. Following Elderfield's death around 1680, Margaret and her son William Elderfield continued in the lease. Margaret herself died in 1684, and she made further, small, bequests to her Penton children; to her 'beloved son William Elderfeild', however, she left the remainder of the College lease 'and the benefit of renewing the same' (HRO 1684/P9).

Another tenant of Leasehold A, John Hasker, died in the 1760s leaving his niece and sole executrix Elizabeth Woodward to sort out his estate (Correspondence in Cc11/21). He had left a mortgage of £500, and had made so many bequests that she was forced to sell some of his property. Her difficulties with regard to the 'Old [mansion] House' are noted in the section on 'The Buildings', but the financial problems must have been resolved by about 1770, when she and her husband completely refurbished *The [White] Hart*.

For about 70 years from 1772, Leasehold E was in the hands of 'Joseph Penton', probably two or more generations of the name, and their occupations suggest that the premises were used as a manufactory of ladies' stays during this period.

The continuing exploitation of the Polhampton Warren by mid-18th century tenants is evidenced by a letter from Bailiff Penton to President Randolf in 1766, in which he said

Sometimes there is a good stock of Connies [Coneys] and Sometimes there is but a few it is according as the year is for breeding. There is a cart as comes two or three times a week and carries them to London so they can sell them let there [be] few or many.

In 1827 a Catalogue of Sale of the lease of Leasehold R shows that the house in Winchester Street now known as Wintons, was in the occupation of a sub-tenant, Mr. Leadbetter, and contained a surgery (HRO 10M57/C142). From 1847, leases for the house [now Leasehold W] were granted to Leonard Wooldridge, and confirm that both he and Leadbetter were 'surgeons'; from the census return of 1841 it appears that Wooldridge was already in occupation, presumably as sub-tenant, and that he was a 33-year old 'Medical'. Successive censuses describe him as a G.P., and show that he remained unmarried until his late forties; in 1871 he was still occupying the house as a doctor, now with wife and teenage daughter.

The extent of Leaseholds L and P included one acre and a half in Maidenthorn and three acres of land in the open-fields, one in West Field and two in Foxdown, and these tenancies were held by the Farmer family from the 1730s until at least 1820. In that year an unsigned memorandum revealed that the current Moses Farmer had stated that

his Uncle gave him the Leasehold Property by will ... that he took possession of it himself when 21 years of age and that he is now in his 71st year ... That when he first had the land it was held by two leases but subsequently by one lease. He never occupied the one acre in West field nor the two acres in Foxdown, nor received any rent for them. ... The Land always went with Court Farm. ... He first heard that it was part of his land about 10 years ago when the Bursar came to Overton (HRO 5M52/E35).

The indentures confirm that the lands had been part of the lease from the beginning of the Farmers' tenure, and it seems that none of them had been able to read their leases. While it may have been that some other person had improperly profited from the use of the three acres for 85 years, a different story was told 19 years later; in 1839 the Bailiff suggested that 'when Dicker Budd lived at Overton he always ploughed and sowed the [Farmers'] Land in Maidenthorn and had the land in Foxdown and West Field for his trouble' [Cc12/21 - Dicker Budd was the tenant of the College's lands within the demesne of the Manor of Overton in the later part of the 18th century].

Although the precise date is unknown, for there is a gap in the indentures at the time, the Farmer leases were taken over by two brothers, Thomas and William Beale. The Beales were evidently set to make an impression, and, in March 1836, Bailiff William Thorp wrote:

The late Moses Farmer's College Property at Overton was formerly considered of very little value consisting of Old Houses in a very bad state of Repair. The whole might have been renewed at less than £40 [fine] which fortunately was not accepted at that time. Several Hundreds of Pounds have since been expended by the present occupiers and ... it was agreed to let the parties have a new lease for little more than £300 [fine] each (Cc12/21).

In fact, the fines paid by the brothers for renewal with effect from Michaelmas 1835 totalled £680 (F/4/1/9), a very considerable sum, even if some land was included in the leases. It appears that the family fortunes did not ride high for long, however. Thomas was dead by 1842 (LB 36/29), and his widow and son only retained the lease for a few more years.

William did stay on, to be succeeded by his son, also William, but the latter was paying rack-rent for only part of the premises in Dec 1864, when William Thorp the younger wrote:

William Beale is the son of the person who expended so much in building and he is as great a vagabond as any in Overton. His wife was so ill last year that I did not like to eject him. She is since dead and I can[not] have any mercy on him if he does not pay every 3 months (Cb17/1).

The College records sometimes give a more specific indication of the financial status of their lessees. John Loveet appears to have been an Overton tenant who had overstretched himself, for, in 1819, the following memorandum appeared in the current Grant Book:

John Loveet late lessee of the Warren [Leasehold M] ... having died insolvent (as it appears) and a Bankrupt since the last grant of it to him in the year 1809 (F/4/1/9).

When Michael Knight died in 1839, he left his estates to his wife Sarah, but his business as Grocer, with stock-in-trade in Overton, Micheldever and Crondall, was to be carried on by his sons for their joint benefit (HRO 1840B/048). The sons were Cornelius Sparkes, Richard and William Francis, and the two daughters were Martha, married to William Nation, and Susan. In 1847 Richard took on Leasehold H, and presumably carried on the Overton end of the business there - the Particulars of Sale in 1882 showed that 'For many years a business of Grocer and Provision Dealer' had been carried on in the premises. William Nation subsequently became the lessee and occupier of Leasehold Q.

A newly-built beerhouse on Foxdown [now *Foxdown Lodge*] was first leased, to John Dodd, in 1852, and it remained one of only two or three buildings on the Kingsclere Road in 1871 (Ordnance Survey 6" map, 1st Series, Sheet 17). The undertaking of this venture, in such an isolated position, appears somewhat surprising; had the Kingsclere Road been capable of sustaining a beerhouse, it may be thought that one would have already been in existence. The site is between the station and the village, however, and it is probable that Dodd financed the building himself, hoping to profit from the coming of the railway, with which it coincided. The whole situation changed in 1858, with the passing of the Act of Parliament which permitted all colleges to sell their properties or charge rack-rents, and it is doubtful whether *Foxdown Lodge* would have been built those few years earlier, if Dodd had known of the coming changes. In the event, there was no mention of use as a beerhouse when farmer George Batten took over at rack-rent in 1873, and it seems unlikely that Batten would have paid much by way of compensation to his predecessor; it can only be speculated, therefore, that Dodd's enterprise had been something of a disaster.

Susannah Gale was the yearly tenant of *Overton House* towards the end of the College's landlordship. The Census of 1871 (HRO RG10/1239) shows that, with her two unmarried daughters as governesses, and one servant, she was using the building as a boarding school for six young ladies.

Mrs. Gale's successor in *Overton House* was Captain Bury, tenant and occupier while the sale of 1874 was being completed. His situation was revealed in Richard Warner's letter to the College Bursar on 9th August 1875:

I was under the impression that you were content to allow your claim against Mr. Bury stand over until Oct. when I shall be in possession of some money of his. I cannot of course blame you for endeavouring to protect those for whom you are acting and I

should be very glad that you managed to get some part of the rent due from Mr. Bury at present but I am well aware of his having no funds in hand since the Account produced by the Auction. Whatever property he has in the County is fortunately vested in Trustees, his income passing through my hands as their agent. He has promised to make an effort to pay off whatever sum he owes, and has arranged with me to draw only a small portion of his Income, leaving the balance in my hands. I need scarcely say that I feel the necessity of meeting your claim as one of the first and as soon as I have sufficient funds, probably in October, will take care to forward you the amount due. This I trust will satisfy you. Any pressure placed on him at present might end in Collapse? (Cc12/25).

It appears that Bury had not made his intentions known either to Richard Warner or to the College, for the College's own agent had written to the Bursar six days earlier, saying:

I write a line to state that I see by the local paper that Mr. Bury your tenant is about to leave and a sale is fixed for next Friday but no doubt he has appraised you of his intentions ere this; still I thought it best to drop you a line [3rd August 1875 - Cc12/25].

Other information, particularly evidence of long term tenancy by families, will be evident from the lists themselves, but some caution is necessary. Whereas the rent collectors were local men, the indentures were prepared by scribes remote from Overton, and in some cases it is clear that the latter's information was faulty or lacking. A particular example may be that in Leasehold J, in which the *Lease Book* shows that Ann Figon and Ann Ivell became tenants in 1531 and 1541 respectively, while the rent-collectors' rolls show that Alice Figon and Alice Ivell paid the rent during the same period. It is highly probable that Ann and Alice were one and the same woman, and that, following the death of Thomas Figon she married Nicholas Ivell, holding the tenancy as her widow's right in the meantime.

That sources outside its archives can provide information that may not have been available to the College at the relevant time, is evident in the will of Andrew Sweetapple, who bequeathed the lease of Leasehold L to widow Elizabeth Akers in 1676 (HRO 1676P32). This was the same man whose renewal fine had been abated, just two years before, in 1674, 'in consideration of his great poverty' [see Page 16 above]. The inventory of his estate showed a total value of £249 6s 6d, of which £11 0s 6d was 'money in his purse', and £171 0s 0d comprised 'money due in Bonds' from more than a dozen named debtors, including a number of other College tenants. It is possible, of course, that Sweetapple ran out of 'ready money' through making generous loans to fellow villagers during a difficult period, and that the College was aware of, and sympathetic to, his position. It seems more likely, however, that the existence of so many bonds only became known after his death, and that his claim for a reduction in the fine had been a spurious one. An intriguing situation such as this also raises the question as to whether Sweetapple's willingness to make loans was widely known in Overton, and, if so, whether it had ever come to the College Bailiff's ears.

DISPUTES

Apart from the problem of identifying boundaries, which has already been mentioned, there are remarkably few recorded disputes, and only two of special note.

Thomas Elye wrote to the President in November 1605, requesting assistance and saying that 'It hath pleased God to make my youngest son Thomas Elye of 4 years of age a tenant unto certain of your lands [Leasehold B]'. He went on to complain of 'his badd neyghbor Mr. William Norton' who had:

hindered the sowing of the Coll[ege] lands by refusing to sow his own lands lying in the same [open] field ... Now of late in Ravenhill field (where the Coll[ege] hath most land) our tenant Richard Spurling being at plow upon the Coll[ege] lands the said Norton suddenly drew his hanger [short sword] and killed one of the horses in a plough which he had hyred (Cc10/7).

Neither the reason nor the outcome of this extraordinary event is recorded.

Another request for assistance was sent to the President by William Bear in 1766. He produced a copy of an assignment of 1729, that purported to show that his father Thomas had 'bought' a messuage from James Jackson for £38. Thomas had then 'sold' it on to his son in 1740, thinking that it was a freehold, and William had borrowed £50 to repair and partly rebuild it, as it was 'then in a ruinous condition'. It had, in fact, been part of Jackson's leasehold [A], and the original assignment had been illegal, in that it had been effected without the College's permission. The petition was made well into the tenancy of Jackson's successor, but the reason for the time lapse, and the precise outcome, are not known. The leasehold remained intact, however, and William Bear must have lost his case (Cc11/18-19).

THE BUILDINGS

General

In accordance with common practice, Corpus Christi tenants could legally regard their leaseholds as their own property for the term of the lease, and, provided that they complied with the covenants in their indentures, paid the annual rent and could find the requisite fine at renewal, they and their heirs were assured of continuing security of tenure. Given the potential of such long-term security, there was a great inducement to the lessee to improve the property; in town substantial building could be carried out without the added expense of buying the land itself.

It is likely that, apart from outbuildings, only one house stood on each burgage in Winchester Street until the late 18th century, when the prospect of greater profit would have induced sub-letting tenants to sub-divide existing houses or to build others alongside them. There are no early dwellings on Leaseholds G and R (Wintons and No 32) other than the 'principal messuages', for instance, and terriers for O and E (Nos 65-67 and 75-77), in 1793 and 1794 respectively, each refer to 'a' house (Cc5/22 & 24).

While finance and tenorial obligations may have occasionally posed problems for some of the artisan lessees, there would have been little difficulty for the more affluent ones, and, in the event that a tenant wished to recoup his expenses, he could always fall back upon a *Licence to Assign*. This document entitled the leaseholder to assign his lease to a third person, who then became the new legal tenant, with normal renewal rights. The only benefit to the College in these cases was the receipt of a nominal fee, but the transaction could involve payment of a much more substantial sum by the new tenant to the old. Such payments were usually 'off the record' so far as Corpus Christi was concerned, and they seldom come to light in the College archives [Documents among the *Portal Papers* (HRO 5M52) shed some light on this point, however. For example, an undated terrier of Kirbys Lands (Leasehold B) includes the comment that 'All the Lands that were lately held under lease from C C College by James Dicker Budd are now sold to Harry Portal Esquire' (E34). An associated memo in the same bundle shows how the price was calculated: 'Lands in Foxdown held under C C College, Oxford, 5 acres at 16s 0d acre at 20 years purchase [i.e. for the whole of the leasehold term] ... £80. 0. 0'. A further document of 22 Mar 1741 reveals that John Hasker of Norrington [Northington], Gentleman, assigned a meadow, lying in Lampoll Lane and containing about 47 lugs [perches], to Francis Redstall for the remainder of the 20-year lease of 1734 for £10. 10s. 0d. (T194); this was part of Leasehold A, but no dwelling was involved. In some cases, the administration of the estate of a deceased tenant necessitated the disposal of his lease, and sale by auction was not uncommon. Such a sale was occasioned by the death Thomas Waldren, tenant of Leasehold R, and was held at the *New Inn* in Overton in 1827. The poster advertising the sale showed that the rent actually in payment for the leasehold, in cash and corn, was about £7 10s 0d at that time, and there were 19 years of the lease to run. The amounts fetched by the separate elements of the lease, which included two houses, were pencilled in on the poster and appear to have totalled over £800 (HRO 10M57/C142)]

According to the *Langdon Map* (II, 28), the only dwellings standing on the College burgages of Overton in 1615 fronted upon the streets, the adjoining land being used as gardens, pasture or, possibly, in connection with the manufacture of cloth [in particular, the large area of ground to the rear of Leasehold R, occupied by John Dowse, clothier, in the mid-16th century, could have been used for tenting cloth]. Although modern houses have been built upon much of the land, most of those fronting on High Street, London Road and Winchester Street clearly pre-date sale by the College in the 1870s and 1880s [Exceptions are the large retail shop building in West Street (Leasehold H) and the house at No. 65 Winchester Street (part of Leasehold O)].

The maintenance of buildings was the responsibility of the tenants, and was written into indentures as such. While this may not have been quite such a problem in the earlier years, when tenants were more likely to live in their tenancies, it became more more difficult to enforce whenever a tenant sub-let. This is particularly evident in the 18th and 19th centuries as tenants regularly sub-let and were mainly concerned with the profits they would make, and the making good of dilapidations was often a condition of renewal of a lease. The College bailiff, William Thorp, wrote to the President in 1834 saying of the house of Leasehold R [Wintons in Winchester Street]:

These premises are getting into very bad repair. The Garden Wall adjoining the street I consider dangerous to the passengers, one end of which will certainly fall down. The Roof of the House is likewise getting very bad (Cc12/21).

The tenant at this time was Thomas Gale, a butcher of Micheldever, and the situation was even more acute by 1847, when legal action was taken; a letter, from one solicitor to another, said that the College 'refuses to accept less than £100 for delapidations' (Cc12/25). Inspection of the roof space of this house reveals that many of the old rafters were cut off at a short distance above the wall plate, and new timbers added.

The same bailiff reported in 1840 of Leasehold O [probably the house now No 67 Winchester Street]:

... the new lease of the House at Overton. Mr. Webb has put the House etc. in tolerable order but some things are not yet done ... The Premises are much improved in appearance and if on another inspection, after the whole is finished, I should think they are worth more money than £200 [the fine], I will not fail to state this to you (Cc12/25).

The repairs were presumably satisfactory, for Webb renewed in the same year, paying a fine of £210.

When the associated land was in demand, but buildings had not been left in habitable condition, the College could make due allowance to the next tenant. When, in 1656, Cornelius Dowse took over John Mansell's lease [G], the fine was set low 'by reason of the decay of the house'. In later years, however, it would have had little option but to have the delapidations assessed, carry out the repairs itself and hope to recoup its costs from the ex-tenant by legal process. The Rent Account book for 1856/7 recorded that Bailiff Thorp had paid out £14 10s 0d for five tons of straw for thatching cottages at Overton (Cb8/102).

While the College expressly excluded standing timber from its leases, the tenants were usually granted any necessary timber for repairs, or recompense where none was available

within its estates; in cases where deterioration was not due to a tenant's negligence, it often went further, and made monetary allowance. One such case occurred in 1705, when Stephen Freemantle's renewal fine was abated 'on account of his rebuilding a Stable blown down in the late Tempest'.

Although many of the buildings that survive from Corpus Christi's landlordship have brick facades, usually in Flemish Bond, and therefore difficult to date, a number have at least an element of timber-framing. A further significant feature of all of the older houses is that, regardless of the material from which they were constructed, almost all are whitened. While this process was traditionally desirable to keep the infill of timber-framed buildings weatherproof, it was a continuing requirement of the College's printed yearly rack-rent agreements of the mid-19th century; it was presumably this requirement that resulted in the otherwise unnecessary covering of brickwork.

Dwellings built by the College as landlord

Five new dwellings were built in Overton by Corpus Christi between the years 1541/2 and 1550/1. The College's financial position had not deteriorated greatly at this time, and it appears, from increases in the rents that followed, that these building projects were intended to enhance its income. One of the tenants, John Lancaster, appears to have acted as contractor for the College, and building accounts survive for three of the five houses (see Appendix B).

Lancaster's first account (Cc7/1) was for 'ij howsys a kytchyn and a baren in the yere of our lord god a thowsand Fyve hundreth xliij' [1542], and, from 'newly built' references in the rent collector's roll of the same year (Cc2/22), the houses can be identified as those in Leaseholds R and T. Further, that the less-expensive house was a 'housse by [i.e. next to] Thomas Edmundes' identifies it as Leasehold T [the 'vacant plot next to Edmunds' disappeared from the rent collector's roll at the same time]. The other house was built for John Dowsse, and he can also be identified as the first tenant of 'newly-built' Leasehold R (Cc7/1 & LB 1/86).

Inspection of the account shows that the house at T and the barn were thatched, and each cost around £7; their details take up a relatively small portion of the document. This suggests that this house was not of high quality; it appears to have been the one that survived into the 19th-century as an outhouse to the *Poyntz Arms*.

The house on Leasehold R [Nos. 2 & 3 Wintons in Winchester Street], on the other hand, cost about £35, and was apparently of a quality that would befit Dowse, its first tenant (see the Tenants section above). Its status is demonstrated by the fact that it had latticed windows, was tiled, had chimneys and boasted a cellar; 20,000 tiles and 4,000 bricks were used in its construction, and a fair quantity of the latter may have gone into the lining of the cellar. Dowsse himself contributed £4 towards the costs, possibly in the way that the modern house-buyer pays for 'extras' above the builder's specification. It is also possible that the kitchen in the building account was a detached structure adjacent to the house.

It is highly likely that the 'barn' of the building account was the storehouse mentioned in the early leases; John Dowse's lease of 1545 was for 'a burgage that he now dwelleth in lyeinge in the Southe Strete on the Weste parte of the same Strete and a storehouse at the northe end of the same [street]'. The lease granted in 1566 to his successor, William Lancaster, expanded its description to include the term 'newe buylded'. The storehouse disappeared from the

indentures for Leasehold R after Lancaster's tenure and Leasehold S, which was at the north end of the same street, appears at the same time and at the same rent. This suggests that the storehouse had been converted to domestic use as a small cottage.

The building account indicates that local timber, from Berrydown Copse, was used, and suggests that at least one local craftsman was employed in the construction; there seems to be little doubt that the William Fynkly who was paid 26s 8d for 'yren workes' (Cc7/1), was at least a kinsman of the William Fynkely 'alias Smyth' who had been tenant of Leasehold H some 20 years before (TT 30,151).

Although the extensively altered, 'Georgian-fronted' complex that stands on the site today is timber-framed, the basic structure contains no more than a possible element of Dowse's house, and is not of high quality. Edward Roberts suggests that the two-bay wing fronting Winchester Street is of early-17th century date (pers. comm.), and this poses the question as to why the high-status house of 1546 should have required such early rebuilding; very few relevant documents survive from this period, and no specific reason has been found for it. The Lease Books provide a possible explanation, however. William Lancaster, a yeoman farmer and member of a prominent Overton family, followed Dowse in this Leasehold, and his indenture renewing the lease in 1585 showed that he was himself in residence, i.e. not sub-letting (LB 3/141). His lease should therefore have fallen in at least by 1605, but there was, in fact, no further indenture until 1611, when shoemaker Robert Lovill became lessee at a considerably lower rent [LB 5/117 - see Appendix A]. Lovill's indenture shows no reduction in the amount of associated land, and his own lower social status suggests that something had happened to depreciate the value of the burgage itself. It is possible, therefore, that some calamity such as fire overtook the house, and that the College, now in less than satisfactory financial circumstances, rebuilt in a much more modest style.

Lancaster's second account (Cc7/3) was made in 1550 for 'the howse that Richard Denbie of Overton hath taken of Corpus Christi colege'. Corresponding entries in the rent collector's rolls (Cc2/30-31) show that John Finkel occupied a site 'in decay' until 1549/1550, and that Richard Denby took over, at a greatly increased rent, in 1550/1; this site is clearly identifiable as Leasehold H, and is now occupied by the modern building at Nos. 4-6 High Street. This house was also of high quality, and was apparently rather larger than that on Leasehold R. It, too, was timber-framed and tiled and had latticed windows and chimneys; 26,000 tiles and 6,000 bricks 'from Buckle[y]' were used. Two 'great locks' for the doors also featured in the account. The very large building that now stands on this High Street site is of modern construction, with no external evidence of the survival of any part of the timber-framed structure.

Two further houses were built, on Leaseholds E and O, ^{in 1544/5 and 1541/2} ~~1541/1545~~ (Cc2/22 & 25), but no account of their building appears to have survived.

Leasehold E. Although the three cottages on the southern corner of Winchester Street and Sprents Lane, Nos. 73 to 77 Winchester Street, contain elements of differing dates, they are still under one thatched roof; there is a catslide to the rear. Nos 75 and 77 are timber-framed, although that is not evident in the case of No 75, which has a brick facade. No 73 appears to be wholly brick-built, and is probably the building referred to in the Bailiff's letter to the President 3 June 1842, in which he says, 'You will observe that one of the Tenements, late Penton, has been recently erected' (Cc12/21). The first mention of a new house on this

site appears in the rent-collector's roll of 1544/5 (Cc2/25), and Edward Roberts has confirmed that the timber-framed combination of Nos 75 and 77 agrees with this date. It was built with a central open hall, since floored over, and floored bays on either side. The original joists of the southern bay were subsequently cut to facilitate the insertion of a stack to heat the hall and the newly created chamber over it. A window with wooden mullions, together with axial first floor joists, still exist at the southern end, and are original; the curved braces are also typical of the period (E. Roberts, pers. comm.).

Leasehold O. A new house was first mentioned here in 1541/2 (Cc2/22). The burgage now comprises Nos 65 and 67 Winchester Street, of which No. 65 is a modern house, built after the end of Corpus Christi's landlordship.

The house at No 67 has a 'Georgian' facade and buttresses at the southern end. Its roof, now tiled, but possibly thatched at one time, is hipped at its northern end and has a catslide to the rear. In 1847 William Thorp, the Bailiff, wrote to the President saying of this Leasehold;

Webb's property consists of a dwelling House in two tenements and Wheelwright's shop. He paid £200 for a new lease 7 years ago (Cb17/1).

In 1864, Thorp again wrote, now saying that:

Kersley will undertake to make a New Shop and also an effective drainage on being allowed one years rent and I have given him authority to commence the work immediately [Cb17/1 - Kersley was a carpenter and the new shop was no doubt the 'wheelwright's shop' mentioned in the 1874 Particulars of Sale - 10M57/SP574]

No 67 was 'modernised' externally by the addition of the facade in the late-18th or early-19th century, and the interior is said to have been extensively refurbished recently; although elements of the 16th-century structure may survive within it, it is doubtful whether any attempt to prove this would be practicable.

Buildings erected or altered by the lessees

Such documentation as can be found relating to the structure of these houses relates principally to the 19th and 20th centuries, and further physical evidence would be required to date some of the earlier ones.

The most significant early building among the College burgages was possibly that on the site adjoining the *White Hart* to the East. Although it was described as a thatched cottage in the original lease, it may, nevertheless have been a substantial building, and its site was referred to as a 'Capital Messuage' when Richard Ely, Gentleman, was in residence in 1603 (Ca1/1). Other 'Gentlemen' followed Ely and at some stage a grand house was built; this building may have been carried out by Henry Holdipp (1662-c1685), since the name *Holdipp's House* was applied to it from his time until the latter part of the 18th century. Decay was already advanced by 1756, however, and John Hasker's lease was renewed on condition that 'he puts the chief messuage in effectual Repair or agrees to except it out of the lease'. Correspondence from Elizabeth and William Woodward concerning their lease in 1770 (Cc11/22), reveals that they had been unable to assign the lease of the 'Old Mansion House' because it was in a state of disrepair (see the note on *The Hart* below), and they wanted to pull it down. It survived, however, and, when John Lovett renewed the lease in 1791, the Bailiff reported that it was 'a Miserable Old House only now put into Decent repair' (Cc12/6). Michael Knight built the next house on the site. In April 1839 William Thorp, the college

Bailiff, reported:

Knight has pulled down the House late Lovett and is about to begin building a new one under the superintendence of Mr. Hellis who is instructed to be very careful about the interests of the College (Cc12/21).

Knight did not enjoy his new house for long, for, in 1840, his three sons were acting as his executors to renew the lease, in which the house was described as 'that newly erected Messuage or Dwelling House with the Outbuildings Garden Orchard etc. now in the occupation of [Sarah] Knight Widow next adjoining the White Hart Inn' (LB 35/132). This house became known as *Overton House*, and it survived as a separate entity until quite recently, when a major part of it was incorporated into the central block of a housing development also known as *Overton House*; a complex of modern domestic buildings, which also includes *Streatwells Lodge*, *Norris House*, *Lampool House* and *Butler Lodge*, now occupies the site of the former house and grounds.

The Hart, now *The White Hart*, was mentioned as an inn at least as early as 1501 (TT 6,131); no record has been found to indicate that rebuilding or renovation was ever carried out by the College. Structural information has been provided by Edward Roberts, who divides it into two blocks. He considers that the western block, which runs north-south alongside the Kingsclere Road, dates to the 16th century; features include a queen-post roof and a late 16th century chimney piece. The high-quality eastern block, which runs west-east along London Road and dates to about 1650, included the passageway for coaches to the courtyard behind; to the rear, there are west-east corridors on both floors, and an external tower-staircase.

The present 'Georgian' facade to the inn can almost certainly be dated to around 1770, the year in which William and Elizabeth Woodward renewed the lease in succession to Elizabeth's uncle, John Hasker. On 18th July of the same year, Woodward wrote to the College President, Dr. Randolph:

Thursday last I saw Mr Hampton [Bailiff] whoe informed me of the Contents of your Directions to him as to the Repairs of the Inn the Houses Oposite and Barnes Tenements Out Houses etc etc etc has not I daresay been in so good Repairs for this Hundred Years as they are now I've laid out upwards of Seven Score Pounds In repairing your Estate and that Mr Hampton can Justify the Materials of the Great House will not replace anything like what I've laid out I should be very glad to get One Hundred Guineas for the House etc thoe I don't know I shall take down the Stableing of the Old House for I'm in hopes to see the Inn in such Credit before long as to make use of the above Stableing In regard to repairs whare lath and plaster Walls was at the Inn I've had Brick Works put in Flowers [floors] new layed Parlours Painted Every Chamber Papered the tyling all stripped and new rafters all over put in the Expences In repairing the Inn was nigh £90 the adding [of] the platt of Ground on which the Old House stands will make the Inn as Commodious as any Inn on the Road therefore when you and the Gentlemen [College Society] have considered the affair over I hope you'll give me the Liberty of taking the Old House down and allow me the Materials to Defray the Expences (Cc11/22)

The letter was endorsed by Dr. Randolph 'laid before Society consent given to pull down Ho- and dispose of materials provided Stable and other Premises kept in repair', but, in the event this did not happen immediately.

William Taplin was a later sub-tenant of the inn, and Bailiff Thorp wrote to the President in

October 1833 saying:

Messrs Mays [have] put the Buildings into common Repair but it cost him [Taplin] £150 last year to erect a new Stable and £50 the year before for a similar building. He has also expended a considerable sum on the House (Cc12/21).

Taplin was about to take on the lease in his own right, and obviously considered that such an outlay ought to be taken into account. Thorp went on; 'Under these circumstances and the depreciation of Public Houses by the numerous Beer Shops at Overton Taplin hopes the Fine will be corrected'. In December of the same year Taplin himself wrote (Cc12/23), complaining about the fine that had been set at £86 15s 0d, and saying that he had laid out more than £200 in two years in repairs and improvements. These appeals delayed the granting of the lease, and, in the event, Taplin died before the matter was settled; his executors renewed the lease, back-dated to Lady Day 1833, at a fine of £80 9s 7d.

Associated with the 'Mansion House' was the corner house, originally thatched, that is now a florist's shop [No 2 London Road] standing opposite the *White Hart*. The building here was known as *The Bandogg* in 1615, and was apparently another inn (R. Oram, pers. comment), on a plot that stretched back to the Waltham Road. It was part of Leasehold A and nothing more is known about its origins or development. The plot includes the two simple cottages at No 1 Winchester Street that adjoin this building.

Adjoining the plot of *The Bandogg* to the South was Leasehold P, now the site of a terrace of cottages and shops that comprises Nos. 3 to 13 Winchester Street. The southern end of this terrace is apparently marked by the left-hand side of a first-floor doorway immediately to the South of No 13. The will of George Hawkins, Senior, in 1684 (HRO 1684AD/70), shows that the building on this site was a hall-house with 'Lodging Chamber Cellar Buttery Malt House Barn at home Lofts at home New Malt House and Barnes abroad'; the close or 'backside' of the house accommodated a horse, two cows and two hogs. His goods included 48 quarters of malt and a quantity of corn, suggesting that, although Hawkins was described as a yeoman, the premises were used to specialise in the production of malt. A malthouse 'having two floors to the same', and measuring 13 feet by 101 feet, is also prominent in the description of the premises in Thomas Beale's lease of 1835, further suggesting that the specialty had been continued until a recent date. In August 1836 the Bailiff reported that Beale would not give anything for the 'Old House', and would 'only consent to make what alterations he may think necessary for his own convenience' (Cb17/1). In the event, surveyor Edward Hellis rendered an account, at Michaelmas 1837, for 'the plan and survey of Thos. Beale's New Building at Overton'. The account included the making of a plan and specification 'for erecting a House, Granary etc.' on the site of a 'dilapidated Cottage and Gateway' (Cb8/81-82) [one half of Hellis's account was paid by the College, but there was apparently no specific contribution towards the building works]. Beale made his will in 1841, leaving 'all his Colleghold Houses and Malthouse in Winchester Street', and his 'Colleghold land' in Maidenthorn, to his wife Mary. The will mentions that there were three houses at this time; one in his own occupation and the other two in the occupation of William Hennessey and John Lott (HRO 1841A/13).

A further valuation made for the lessee, George Lamb, in 1863, described the property as follows:

Two houses now used as one consisting of 3 Sitting Rooms in (*sic*) from 5 Bed

Rooms Kitchen Wash House 2 underground cellars and a dilapidated Malthouse not capable of being worked without a very grand outlay, now in the occupation of Mr. Edmund Beale.

A Tenement in the occupation of Moses Farmer containing 2 Sitting Rooms 3 Bed Rooms a Wash House and a small Garden.

A Tenement in the Occupation of George Hobbs Saddler comprising Shop and Sitting Rooms in from Kitchen and Underground Cellar 5 Bed Rooms detached Wash House Small Garden Gateway now used as a Stable and Loft over.

The above Tenements have a good Brick Front and are Tiled and Slated.

I value the above for a fine at £34 per annum (Cb17/8).

Precisely how much new work had been carried out in 1836 is not known, but timber-framing is still evident in some of the present properties; the Flemish Bond brick frontages are not keyed together, and appear to be of differing periods.

To the East of No 2 London Road and Nos 1 to 13 Winchester Street, is a plot of land which, with *Overton House* itself, formed Leasehold A3. It is on this plot, which was created out of the eastern ends of *The Bandogg* and Leasehold P, that four cottages, Nos. 2 to 8 Waltham Road, were erected. One of these was built in about 1833, for, in that year Bailiff Thorp wrote to the President;

... lest you should forget; the cottage erected by Knight, valued at £8 per annum, should not be taken into consideration [for a fine] until the next renewal (Cc12/21)

The indenture of 1840 described the premises as 'a piece of ground called the Warren ... with a Messuage lately built thereon and now occupied as four tenements by Thomas Whitwick, James Bunny, Thomas Redding and George Lamb, Esq.'. By 1863/4 the messuage appears to have been occupied, now as three tenements, by J. Rolfe, J. Field and R. Vickery (Cb8/110).

The Rent Account book for 1864/5 reveals that a disastrous fire had occurred in these tenements. The three tenants were recorded as paying for 47 weeks only, and the same account showed that the agent had received £150 on account of 'insurance from Norwich Union on cottages at Overton Burnt down Aug 25/65', i.e. 47 weeks after the financial year began at Michaelmas 1864.

The tenements were apparently totally destroyed by the fire, but it is not known precisely when rebuilding took place or how much it cost, although the College did pay for a wall to be built on the site in 1866. The vacant plot was temporarily let, for £3 10s 0d per annum, while the rebuilding was carried out. There is no record of further cottage rents being paid until 1873/4, when rack-rents reappeared, now for four tenements; rebuilding would therefore have been completed during that financial year or, perhaps, a little before (Cb8/111-114 & F/1/4/1-5).

Moving South, the frontage of Leasehold Q is now represented by Nos. 59 to 63 Winchester Street, a small terrace of brick and slate houses. Although the dates of building are not known, their external appearance is of the early-19th century period, and a combination of records suggest that they were built by tenant James Crimble a little after 1847. Crimble renewed in 1854 and 1861, but he appears to have assigned the lease to Mr. Charles Simmons, Gentleman, for most of the time, possibly as collateral for a mortgage; this suggestion tends to be confirmed by the sale of his lease, in July 1863, 'By order of the

Mortgagee' (HRO 10M57/SP568). It may be that, like some other College tenants before him, he had overstretched himself financially, a possible cause being that he had borrowed money from Simmons in order to finance the building, but had then been unable to sustain his debt. The Particulars of Sale certainly confirm that there were three brick and slate dwellings on the site in 1863, describing them as follows:

Brick & Slate Dwelling House Containing a Large Parlour, Kitchen, Pantry and Dairy, two Bed Rooms, and two Attics, with capital underground Cellar, and double floor Malthouse adjoining, very productive Garden, Stable, Barn, Piggery, Yard and Paddock behind.

In addition there were:

Two Brick and Slate Cottages adjoining the above, each containing a roomy Sitting Room, Kitchen and two Bed Rooms (HRO 10M57/SP568). [See App. C]

Externally, at least, there appears to have been little change since that time.

The plot of Leasehold L is on the southern corner of Winchester Street and Greyhound Lane, and was apparently originally occupied by a single building. Andrew Sweetapple's will of December 1676 notes that it contained a hall, a kitchen, the 'best chamber', a chamber over the kitchen and a chamber over the buttery. There was also a cellar, and a barn in the 'backside' (HRO 1676P32).

In March 1836, however, the Bailiff said of it:

William Beale's consists of one Tenement erected 14 years since and six other old Tenements not worth together more than £22 p.a. including the new one ((Cc12/21).

The plot is now occupied by a small, elevated, terrace of cottages, Nos 48 to 52 Winchester Street and 1 Greyhound Lane. Except for No 52, the walls of these are of brick to the front and of brick and flint to the rear, and it seems likely that it was No 52 that was erected around 1822. The plot was put up for sale by the College in 1874, when it was described as 'four cottages occupied as five tenements'; construction was said to be of brick and flint, and slated 'with the exception of one that is thatched' (Cc5/46). The property was not sold on that occasion and was put up again and sold in 1882 as 'five cottages and gardens' (LB 40/390). It is known that a further cottage on this site had been pulled down in 1871/2 (F/1/4/4), and the possibility is that the lot remained unsold in 1874 because part of it was run down. Two of the occupiers in 1871 were described as paupers in the Census of that year (HRO RG10/1239), and their rents were probably paid by the parish. Described in the 1882 Catalogue as 'substantially built', it seems likely that the cottages were substantially refurbished in the intervening period.

Moving northwards again, No. 32 Winchester Street was the house of Leasehold G. Apart from the change to corn-rent in 1585, its basic rent remained unchanged from the earliest surviving record of 1519 until amalgamation with Leasehold R in 1826. The implication here is that no new building took place on this site at a time when the College was building new houses elsewhere in Overton, and that the structure could pre-date the purchase of the burgage in 1510. Externally, the house is rendered, and, if this was the 'White House' bequeathed by George Small, the miller, to his son Thomas in 1742 (HRO 1743P/117 - also see Appendix A), it is possible that the rendering was already in place at that time. Inside the house, however, a well-preserved timber-framed structure is totally open to view. It is an open hall-house similar to that at Leasehold E [Nos 73 - 75 Winchester Street], but, in the

opinion of Edward Roberts, is probably a little older; this accords with the inference to be drawn from the records. It has larger curved braces, a more steeply-cambered tie beam and massive joists of medieval section in the parlour; the hall has been floored over with re-used joists from a jettied building. At the parlour end of the hall was a daïs canopy [which emphasised the importance of the head of the house as he sat at table], and to the side is evidence of a doorway leading into his private chamber.

There is no doubt that the cottage at No 32 was formerly divided into two, and the sale particulars of 1874 describe it as 'two cottages'. Nevertheless there appear to have been other dwellings on the site at an earlier time, for the particulars accompanying the sale of the lease of the late Thomas Waldren in 1827 show that it included four 'tenements' in the occupation of five men, and, presumably, their families (Cc9/6). The most likely explanation for this is that an outhouse shown on the 1874 plan had been pressed into service as a dwelling.

The last of the surviving leasehold buildings started its life as a beerhouse, and was not on a burgage; it lies at some distance out of the village, and is now Foxdown Lodge on the Kingsclere Road. There is no evidence to show that it was erected by the College, and no references to its building have been found in the archives; it seems likely, however, that the first tenant, John Dodd, at least put up the money [see section on Tenants]. Its size is consistent with use as a substantial public house, and, although first leased at Michaelmas 1852 as 'a newly-erected dwelling house ... the scite of which premises was sometime since a Chalk Pit in a place known as Foxdown ... now in use as a Beer House with stables cartshed and other outbuildings' (LB 37/204), it appears to have been built at least a year before that date; the census of March 1851 (HRO HO107/1682) shows that John Dodd, innkeeper, was already at Foxdown at that time, and it is possible that the College delayed the granting of a formal lease until the business had settled down.

DISPOSAL OF THE OVERTON ESTATES

Because the Founder's Statutes prohibited Corpus Christi from disposing of any of its lands, its Overton estates remained intact into the 19th century. Only an Act of Parliament could override the Statutes, and the first record of a sale came in 1853, when several small pieces of land on the down were conveyed to the London & South Western Railway, for £455 2s 8d, under the London & South Western Railway, Basingstoke and Salisbury Extension Act of 1846 (LB 37/150).

It seems that other university colleges were similarly unable to alienate, for, in 1858, an Act of Parliament gave them all the power to sell lands or impose 'rack-rents'. Rack-rents have been explained in the section concerning Tenancies, and the College implemented the provisions of the Act as leases began to fall in. As soon as rack-rents were imposed, however, and the 'beneficial' features of the old leasehold system were lost, the former tenants could no longer make great profits by sub-letting; as a result, the College soon found itself making yearly agreements with the actual occupiers, thus becoming directly involved in the management of its Overton burgages. Such a situation would not have been satisfactory, and, in the slightly longer term, it seems that the capitalisation of its assets was recognised as the better option.

Under the Act sales were regulated by the Copyhold Commissioners, and allowance was made in the selling price to a sitting tenant for any unexpired years of a lease

Sales

The buildings on Leasehold F, whose lands were now separately leased, and those on Leasehold S and Tenement T, which had always been landless, had deteriorated to the status of outbuildings to the *Poyntz Arms Inn* by 1860. In that year they were sold to Charles Paice of Basingstoke, Auctioneer, and Henry Walsh of Oxford, Gentleman, for £100 (LB 38/72). The National School, later to become the Library, was subsequently built upon the site. The lands from F were similarly conveyed to George Lamb for £440 in 1862 (LB 38/204).

Following the passing of the Act, the Portal family, who already owned a great deal of the arable land around Overton, lost little time in acquiring the College's open-field estates. In 1864, land specified in three Schedules and totalling 332a 3r 35p (including some in Polhampton, Quidhampton and the College's part of Polhampton Warren) was conveyed to Melville Portal for £17878 15s 0d (LB 38/338). Apart from the burgages, this was the greater part of the College's property in Overton, and represented the land leased to the Portals in 1847 and 1849 (Leaseholds A4, B, C and M). Open-field cultivation persisted in Overton well into the 19th century, and the blurring of territorial boundaries has already been mentioned. By the 1840s the Portals' leases had been making reference to the 'ancient' [i.e. Langdon] maps, implying that they now provided the only true definition of the College land; the Conveyance of 1864 made similar comment. The Langdon Maps relating solely to lands in Overton, Quidhampton and Polhampton, i.e. that did not include burgages or buildings [II 26,27 & 29], are missing from Atlas II because they went with the sale.

The first multiple disposal was advertised as a sale by auction on 9th July 1874. Six small lots of land were included, and three of these, part of the Fair Ground totalling 7a 2r 2p, were

conveyed to Mr. William Sprent on 19 October 1874 for £722 10s 0d (LB 40/24); another two, Sparks Ground and an allotment in Maidenthorn totalling 7a 0r 22p, were conveyed to George Lamb on 5 November 1874 for £630 (LB 40/38).

Several of the burgages were also to be sold. The Catalogue of Sale describes the buildings as they were at the time, and names the occupiers.

Lot 7 was of four cottages, 'occupied as five Tenements', which were 'brick and flint built and slated, with the exception of one which is thatched'. This comprised Leasehold L (48-50 Winchester Street and 1 Greyhound Lane), and the occupiers were Moses Farmer, George Munday, Nathaniel Smith and Henry Lambden, with one tenement 'void'. It was not sold on this occasion (but see below).

Lot 8 was a 'House and Cottage, adjoining is Carpenter's Shop, Sawpit and Shed ... and very convenient Paddock ... in the occupation of Mr. Anthony Kersley, Carpenter'. This was Leasehold O (65-67 Winchester Street). The sale was not completed until January 1877, when it was conveyed to Charles Sprent for £275 (LB 40/143).

Lot 9 comprised the two cottages and 'garden ground' that made up Leasehold G (32 Winchester Street), and was in the occupation of George Lambden and Charles Smith. This was conveyed to William H. Loveridge 19 October 1874 for £160 (LB 40/18).

Lot 10 included the four cottages in Waltham Lane that had been built around 1840 on the plot formerly known as 'The Warren', now Nos. 2-8 Waltham Road. The cottages were occupied by Mrs. Blake, William Blake, George Reedings and J. Prince, and the site included a 'Wheelwright's Shop ... and very convenient Paddock'.

Lot 11 was *Overton House* (Leasehold A3). It was described as:

A Convenient and Detached Residence, in occupation of Captain Bury, very pleasantly situate, with walled Garden, having capital fruit trees, Fish Pond, and small Paddock, with Granary ... The House is Brick-built and Slate, and contains 3 Reception Rooms, together with large Dining Room, formerly used as a School Room, with Kitchen, Scullery, Larder, Store room &c. and 5 Bed Rooms, with Dressing Room Box Room, &c.

When the sale was finalised, Lots 10 and 11 were included in one conveyance to G.H. Fitz Herbert on 11 December 1876 for £800 (LB 40/124). Fitz Herbert, a 29-year old Railway Shareholder, was occupying the house with his family in 1881 (HRO RG11/1259).

Lot 12 was 'a Convenient House' with two allotments of land in Foxdown, each of about an acre. This was Leasehold V, no longer a Beer House; in the occupation of Mr. Batten, the College tenant, it contained '3 Sitting Rooms, Kitchen and Scullery, and 4 Bed Rooms, together with small Garden and Stabling, Outhouses, &c'. It was conveyed to George Lamb, together with 'Sparks Ground and a piece of land in Maidenthorn [Lots 1 and 2], in November 1874 for the total price of £630 (LB 40/38).

In a further major sale by auction, which took place at *The White Hart* on 6 March 1882, the College disposed of the remainder of its Overton burgages and land. The Sale Catalogue included eight lots, the last being a small 'piece of occupation or building land, situate in Waltham Lane, and in the occupation of Mr. John Budd, Butcher', which was conveyed to Edward Goble on 1 May 1882 for £75. The whole was said to be:

situate in the pleasant and proverbially healthy Town of Overton, and close to the River Test (so noted for its Trout Fishing). The scenery, which includes the beautiful

valley of the Test, is very picturesque, and the district is noted for its capital Field Sports, comprising Hunting, Trout Fishing, and Shooting. The kennels of the famous Vine Hounds are situated in the Village, and other packs meet in the neighbourhood.

Lot 1 was a 'Block of Buildings in three Tenements Situate in Winchester Street ... in the occupation of Messrs. Farmer, Wake and Dodd ... the one occupied by Farmer having a Meadow and Buildings attached. The East portion of this Lot has a frontage to Waltham Lane and is well adapted for Building purposes'. This was Leasehold E, now Nos. 73-77 Winchester Street. It was conveyed to Mrs. Amelia Hunt [presumably the same Mrs. Hunt, widow, who was shown as occupier of *The White Hart* in the same Catalogue, and in the Census of 1881] for £225 on 1 May 1882 (LB 40/389).

Lot 2 comprised a block of cottages in five tenements situate in Winchester Street, and was the site which remained unsold from the 1874 auction - Leasehold L, now Nos. 46-52 Winchester Street. All five tenements were occupied, by 'Messrs. Farmer, G. Mundy, W. North, W. Smith and H Lambden'. The cottages were now described as 'substantially built', and each had a sitting room, pantry, scullery and two bedrooms. The buyer was T.H. Loveridge, to whom the cottages were conveyed on 1 May 1882 for £265 (LB 40/390).

Lot 3 was described thus:

This nicely situated Property is in the occupation of Mr. J. Hockey, as Yearly Tenant at £24 0s 0d per annum, and is well adapted for a Fishing or a Hunting Box, and might be made a charming Residence, the House contains three Sitting Rooms, Kitchen, Pantry, Wash-house, Cellar, together with four Bed Rooms, Out-buildings, large walled-in Garden and productive meadow.

This was Leasehold R - now Wintons Nos. 1-3 in Winchester Street. It was also conveyed to Mrs. Amelia Hunt, for £360, on 1st May 1882 (LB 40/392).

Lot 4, also situated in Winchester Street, was:

a small comfortable residence in the occupation of Mr. A. Sprent, as Yearly Tenant and contains Parlour, Sitting Room, Kitchen, Pantry, Brewhouse, with four Bed Rooms, usual Offices and extensive Garden, and Cottages are let to good Tenants, the East portion has a frontage to Waltham Lane, of 96 feet, and is well adapted for Cottage Building. The whole produces the low rental of £24 0s 0d per annum.

This was Leasehold Q, now Nos. 59-63 Winchester Street, and was sold to Mrs. H. Dodd for £385. The conveyance, also dated 1 May 1882, actually described the property as three cottages and gardens (LB 40/394).

Lot 5, a residence and five tenements in Winchester Street 'in the occupation of Messrs. Hobbs, Switzer, Hall, Oram, Lambden and Richardson, as Tenants under the Executors of the late George Lamb, Esq., the Lessee, at rents amounting to £43 0s 0d per annum', was still under lease from the College. This was Leasehold P, now the terrace of cottages and shops at Nos. 3-13 Winchester Street. It was sold to E.F. Kelsey for £460, and conveyed 1 May 1882 (LB 40/396).

Lot 6 was Leasehold H, the forerunner of the large building now at Nos. 4-6 High Street. In the Sale Catalogue it was described as substantial premises occupied by Mr. H. Cooke as Yearly Tenant, and containing:

a large well lighted, double-fronted shop with Store, 33-ft. by 10-ft. 6-in. with Loft over, Ditto in Yard, Large Yard, Stable, Garden, &c. The Residence with separate entrance has three Sitting Rooms, Kitchen, Pantry, Scullery and Cellars, Brewhouse,

usual Offices and seven Bed Rooms. The Garden is well cultivated and extends to the River Test with right of Fishing in the same. For many years a business of Grocer and Provision Dealer has been carried on in these Premises.

It produced a rent of £40 0s 0d per annum, and was sold for £530 to the occupier. The conveyance was also dated 1 May 1882 (LB 40/399).

The final building to be sold in this sale (Lot 7) was the *White Hart Inn* itself. Sold and conveyed to Messrs. R.T and J. Barrett for £1175 on 1 May 1882 (LB 40/401), it was described in the Catalogue as

Large, Free, and fully Licensed Premises ... held by Messrs. Hawkins, Brewers, of Newbury, on a yearly agreement, in the occupation of Mrs. A. Hunt ... The House contains covered Entrance, Smoking Room, Bar, Bar Parlour, Kitchen, Tap Room &c. and Large Room used as the Magistrates' Court Room, seven Bed Rooms, two Attics, and Sitting Room on the First Floor. The Yard is commodious and Stabling is afforded for 15 horses, Saddle Room, Chaise House, Piggeries, &c. together with productive Garden extending to the River Test. The whole of these Premises have lately been put in thorough repair. As a place of business and an investment this is an opportunity seldom offered to the public. This Hotel has been held by the present Tenant's Family for a considerable number of years and is the principal one in the Town.

The rent of *The White Hart* was also £40 0s 0d per annum at this time.

THE FREEHOLDS

The purchase of a fourth part of the Manor of Polhampton in 1527 brought with it the income from a number of freehold tenancies, apparently five in number. These acquisitions entailed the setting up of a Manorial Court, at which most of the jurors appear to have been College leaseholders. Freeholders were required to pay a fine known as a relief on first entry, to pay their quit-rents and make their homage to Corpus Christi as Lord, but they could do what they liked with their land; the College had no interest in it beyond ensuring that the manorial obligations were met. For this reason, the College did not commission Thomas Langdon to include such lands in his maps. Furthermore, the survival rate of the Rent Collectors' Account Rolls and early Court Rolls is low, and it is not until the introduction of the Court Books in 1649 that a continuous record of the transactions is to be seen.

Under the freehold system, which was nationally widespread in application, reliefs were usually equal to one year's quit-rent, but quit-rents were fixed for all time. As a result, the system fell into decay; the true value of freehold dues was gradually reduced by inflation, to the point where tenants could cease to pay them, knowing that it was not worth the landlord's while to try to enforce payment. Freehold then took on its modern meaning.

The Rent Collectors' Rolls of 1539-1565 (Cc2/20-43) record the payment of the quit-rents in detail, prior to that period they were included as a lump sum in the Polhampton rents. The five freeholders paid 11s 8d, 3s 2d, 2s 6d, 1s 2d and 2d respectively. Although the twopenny rent was apparently for 'Good Hill', the others were not identified in the early accounts. From the later Court Books, however, it is clear that the 11s 8d was paid for at least part of what is now known as Polhampton Farm, but the extent of the land it contained is unknown. The major freeholds were often held in conjunction with leases of Polhampton land, and there was greater continuity of tenure within families, as might be expected.

Since there were few transactions to be made, Courts were held very infrequently, and several years sometimes separated sessions. Only four court rolls survive for the period prior to 1649 as fit for production; these were for sessions in 1634, 1637, 1640 and 1642, at which no transactions were carried out (Cc1/20-23). From 1649 onwards the records are contained in Court Books (F/3/3/1-5).

The manorial court's jurisdiction appears to have covered the protection of all the College's interests in Polhampton, for, in April 1658, William Covey was presented for ploughing up the banks between his own and John Penton's holdings in the Downland. It was 'ordered that he lay back the same before 29 September upon pain of 2 shillings'. Covey was not a Corpus Christi tenant, but Penton was the lessee of Leasehold K.

In 1661 it was presented that the 'bridge and way called Wallbridge' were in disrepair, and, in May 1663, in order to protect the coppicing, it was presented that:

Noe man put any milch kine into Bramdown Copices before they [the coppices] be seaven yeares growth upon the penalty provided by Statute.

At the same Court, William Elderfield, a later lessee of Leasehold K, was fined £1 for cutting down two elms, and he was presented again in October 1667 for further offences in Bramdown Coppice.

In April 1692, 'Mr Soper's tenant' was granted 'a pollard ash standing near his house for ploughboote [timber for the repair of a plough]'

Some of the tenants were as follows [unless otherwise stated, the detail was taken from the unpaginated Rent Collectors' Account rolls (1539/1565 - Cc2/9-43) and Manorial Court Books (F/3/3/1-4) *passim*]:

(A) Rent at 11s 8d (the 'Polhampton Farm' freehold)

1539-1565 The Ayliffe family [William Ayliffe's widow, William and widow Alice].
1648 Richard Compton (Ca1/3).
13 Aug 1661 Richard Compton had died since the last Court. Richard Beale and Anthony Palmer, gent., were next heirs. A relief of 17s 6d was paid, possibly including one or more of the other freeholds.
11 May 1677 Richard Beale, gent., had died since the last Court. Richard Beale, gent., his son, was next heir. Relief 11s 8d.
c1681 Mr. Beale (Cc5/11).
14 Oct 1684 R. Beale surrendered. Edward Head, gent., of Winterbourne, Berks., admitted. Relief 11s 8d.
1734 John Brown 'for the farm' (Cb8/6)

(B) Rent at 2s 6d

1539-1565 The Brodeway family [Thomas and William].
1648 Thomas Kember (Ca1/3).
3 Apr 1649 Thomas Kember had died since the last court. His son, Thomas Kember, was next heir and paid a relief of 5s 0d.
21 Apr 1658 Thomas Kember had died since the last court. His co-heirs were Ellinor, Mary and Margaret Kember, who paid a relief of 2s 6d.
19 Jul 1670 Francis Norris [probably Trustee for the Kember children] had died since the last Court. Elinor, Marie and Margaret Kember were his co-heirs. Relief 2s 6d.
c1681 The heirs of F. Norris (Cc5/11).
1734 Widow Croft (Cb8/6).

(C) Rent at 1s 2d

1539-1547 The Ivell family [Nicholas and Richard].
1548-1559 John Figon.
1559-1565 William Hunt.

(D) Rent at 3s 2d

1539-1559 William Knight.
1559-1565 William Ayliffe.
1648 Robert Cooper (Ca1/3).
11 May 1677 Anthony Palmer, gent., had /died since the last Court, John Palmer, gent., next heir. Relief 3s 4d.

(E) Rent at 2d (Good Hill)

1554-1565 John Truelove.
1648 John Co.... (Ca1/3).

Combined Freehold (D) + (E) - Rent at 3s 4d

c1681 Mr. Palmer (Cc5/11).
28 Apr 1692 Anthony Palmer surrendered, William Yalden admitted. Relief 3s 4d.
1734 John Vyner for 'Yaldens' (Cb8/6).

Courts were held in 1701 and 1704, but there were no presentations. Only one further record for Polhampton is to be found in the Court Books thereafter; it was noted on 15th June 1749 that 'For want of a Sufficient number of Homagers no court could be held'.

Selective examination of the Bailiff's Account Books for 1732 - 40 (F/8/16) and 1770 - 1795 (Cb8/30-43) show that undetailed quit-rents totalling 17s 6d were still being paid, however. These would appear to have been for a combination of Freeholds A, B, D and E. Further selective examination for 1831 - 1837 (Cb8/75-76) and 1844 - 1862 (Cb8/90-108) shows that undetailed quit-rents totalling 14s 2d were paid until 1862; these would appear to have been for a combination of Freeholds A and B [Polhampton Farm]. There is no record of quit-rent payments thereafter.

ABBREVIATIONS

LB	Lease Books
LM	Langdon Maps
TT	Twyne Transcripts
VCH	Victoria County History

BIBLIOGRAPHY

In the Corpus Christi College archives

Ca1/1	A valuation by Thomas Langdon, 1615
Ca1/3	Names of tenants in Overton, 1648
Ca1/5	A rental of Overton, 1635
Cb8/6	Bailiff Penton's account, 1734/5
Cb8/30-43) 75-76) 81-82)	Bailiffs' Accounts, various dates between 1734 and 1869
Cb17/1	Bailiffs' Correspondence, 1835 to 1864
Cb17/8	Particulars of a property in South Street, Overton, and Corresp., 1863
Cc2/9-43	Rent Collectors' Account Rolls, 1528 to 1565
Cc3/6	Bailiff Jackson's Account, 1631/2
Cc5/11	A rental of Overton and Polhampton, c1680
Cc5/22	Francis Flower's terrier, 29 Aug 1793
Cc5/24	Joseph Penton's terrier, 18 Jul 1794
Cc5/46	Particulars of Sale [with map] of College properties in Overton, 1874
Cc7/1	John Langcaster's Account for building two houses, a kitchen and a barn, 1542
Cc7/2	John Langcaster's Account of materials delivered for repairs, c1550
Cc7/3	John Langcaster's Account for building a house, 1550
Cc9/6	Particulars of Sale of leasehold property, 1827
Cc10/7	Thomas Elye to the President Nov 1605
Cc11/18	Bailiff Charles Penton to the President, 20 Jan 1766 and A copy of James Jackson's assignment to Thomas Bear, 15 Apr 1729
Cc11/19	William Bear's petition to the President, n/d 1766
Cc11/21) Cc11/22)	Bailiff Hampton, Elizabeth Woodward and William Woodward to the President, various dates 1768 to 1770
cc12/2	Bailiff William Thorp to the President, 28 October 1785
Cc12/6	Bailiff William Thorp to the President, 9 April 1791
Cc12/21	Bailiff William Thorp to the President, various dates 1834 to 1842
Cc12/23	William Taplin to the President, 26 December 1833
Cc12/25	Earle & Everett to the President, 17 October 1840, and Bailiff William Thorp to the President, 6 November 1840
Dr. Milne's List	A list of surviving lease counterparts compiled by College Librarian, Dr. Milne, undated
F/1/4	Series of Rent Account Books, various dates between 1868 and 1882
F/3/3	Series of Manorial Court Books, continuous from 1649

- F/4/1/1-9 Series of Grant Books [brief record of leases granted and fines paid], more or less continuous from 1599
- F/8/16 Bailiff's Account Book, 1735-1740
- Lease Books Series of books containing transcripts of leases. 40 volumes, #1-40, covering period 1525 to 1882
- LM II Atlas of Langdon Maps. Maps 25 to 29, drawn 1615, relate to Overton, Quidhampton and Polhampton.
- Mc13/1 'Description of the Estates'. Undated, but based upon the cartouches of the 1615 Langdon Maps
- Mc27/9 Particulars of Sale [with map] of College properties in Overton, 1882
- Twyne) Transcripts of evidence of title to lands purchased for the College,
Trans-) transcribed in 1627 from charters, indentures etc., dating from 13th century
cripts) to the date of purchase

In the Hampshire Record Office

5M52 [The Portal Papers]

- E34-35, Miscellaneous correspondence, valuations etc, between 1741 and
T69 & T194 1834, many undated

10M57

- C142, Particulars of Sale of a lease, 1827
SP568 Particulars of Sale of a lease, 1863
SP574 Particulars of Sale [with map] of College property in Overton, 1874

21M65

- D2/014 The will of John Dowse, 1563
D8/177 Margaret Elderfield's Account of the Estate of John Penton, 1663

81M75

- PR2 Parish Registers for Overton, Vol 2.
1662P/13 The will of Cornelius Dowce, 1662
1676P/32 The will of Andrew Sweetapple, 1676
1681P/21 The will of Henry Holdipp, 1681
1684AD/70 The Administration of George Hawkins estate, 1684
1684P/9 The will of Margaret Elderfield, 1684
1743P/117 The will of George Small, 1742
1841A/13 The will of Thomas Beale, 1841
RG10/1239 Enumerators' Returns in the Census of Overton, 1871
RG11/1259 Enumerators' Returns in the Census of Overton, 1881
VCH The Victoria County History of Hampshire, Vols III, IV and V

In the Public Record Office, Chancery Lane

- PROB 11/26 The will of William Fletcher, 1537

This Appendix contains lists of tenants names from about 1525 until sale in the mid- to late-19th century, together with the entry or renewal fines paid. Leases normally ran from Michaelmas to Michaelmas (29 September up to 1752, and 10 October thereafter), but some of the later ones ran from Lady Day to Lady Day (25 March up to 1752, and 5 April thereafter). The dates given on the indentures were originally the actual date of sealing, but later changed to the relevant Michaelmas or Lady Day starting date. All Leaseholds are included, and, where known, dates of transfer from one tenant to the next are also given, together with a note as to any relationship.

Many of the Leaseholds can be identified from the rents payable in a rental of 10 May 1519 (TT30/149-154), after acquisition by Bishop Fox, but before formal transfer to the College.

Almost all of the rent-collectors' rolls of 1528 to 1565 survive (Cc2/9-43) and overlap the formal Lease Books (LB 1-40). No two Leaseholds were liable to the same amount of rent.

Individual holdings are identified in Langdon's Map of the Overton estates in 1615 (Atlas II, map 28) and are marked with the tenants' names. These names may then be identified in the Lease Books in every case.

The Lease Books then continue in an almost uninterrupted series, until, in 1882, the last of the burgages were sold. They also contain full transcripts of the relevant Conveyances, and, in most cases, excellent plans of the properties in the context of Overton town.

It is thus possible to identify every continuing holding with certainty, the only exception being Tenement T. Leasehold F and Tenement T appear to be represented by one small tenement on the Langdon Map, and, since no Leaseholds are unaccounted for, the assumption that they were amalgamated at an early date is likely to be correct.

Rents are detailed in the section on Tenancies, and are not repeated herein except as changes took place. Some minor adjustments in the 19th century are probably attempts to produce uniformity of treatment as between properties in Hampshire and those in other Counties, where standard corn measures may have differed.

The details of entry and renewal fines have been taken from the Grant Books (F/4/1/1-9), and show how the market value of land rose, dramatically so in the period leading up to and during the Napoleonic Wars, and then fell back again. The 'years expired' shown in the Grant Book, e.g. [12 years] in the lists, are not always accurate, but are a useful indication as to the completeness of a list.

Leasehold A1 *Overton House, The White Hart*, No 2 London Road, No 1 Winchester Street Nos 2 - 8 Waltham Road and a quantity of land in the open-fields.

- 8 Feb 1525 William Fletcher for 90 years. Fletcher was appointed as the College's Rent Collector for this part of Hampshire, and this may have accounted for the exceptionally long lease, which was with the Founder's assent.
- 1528-1565 69s 1½d rent was paid in Fletcher's name, *The Hart* being described as an inn [*hospitium*]. In 1563/5 the occupier was said to be Henry Francis.
- 20 Mar 1595 John Middleton, B.A., of Oxford University. Corn-rent was introduced.
- 28 Nov 1607 Richard Ely, Gent. Fine £30 0s 0d. The rent settled at £2 6s 1d + 14B wheat and 18B 1P malt.
- 1 Dec 1613 Richard Ely, Gent [for 'all the tenements wherein the said Richard now dwelleth']. Fine [6 years] £16 0s 0d.
- 2 Oct 1615 Richard Ely, Gent., who was the tenant according to the *Langdon Map*. Fine [8 years] £40 0s 0d.
- 12 Oct 1626 'Roger Heath' was granted a licence to assign to Francis Hussie.
- 7 Nov 1627 Francis Hussie. Fine [9 years (sic)] £50 0s 0d.
- 21 Oct 1634 Thomas Coteel, Esq., 'to renew Francis Hussies lease', 'granted with especial favour'. Fine [6 years] £16 0s 0d.
- 26 Dec 1647 Mr. Richard Edgcumbe, Esq. Fine [13 years] £40 0s 0d.
- 30 Jul 1653 Cornelius Dowse, Gent.
- 23 Jul 1661 Cornelius Dowse, Gent. Fine [8 years] £30 0s 0d. His will 19 Sep 1662 [HRO 1662P/13] shows that Henry Holdipp was his nephew, to whom his leases were bequeathed.
- 13 Dec 1662 Henry Holdipp, Gent. Fine [1 year] £5 0s 0d.
- 20 Nov 1669 Henry Holdipp, Gent. Fine [7 years] £26 0s 0d.
- 29 Nov 1677 Henry Holdipp. 'All that their messuage wherein he now liveth and all that tenement noble called the Hart'. Fine [8 years] £29 0s 0d.
- 13 Oct 1685 Thomas Cheyney, Fellow of Winchester College, Clerk. Fine £50 0s 0d. Holdipp's will shows that his lease had been bequeathed to his sister Anne Cheyney, and that Thomas Edmonds was a trustee [HRO 1681P/21].
- 13 Nov 1693 Lease Book shows Thomas Edmonds of Bossington, Gent., but Thomas Cheyney according to Grant Book. Fine £45 0s 0d [8 yrs].
- 10 Nov 1699 Thomas Cheyney. Fine £30 0s 0d [6 yrs].
- 18 Oct 1706 Laurence Jackson, Gent. Fine £36 0s 0d.
- 17 Oct 1713 James Jackson, Gent, 'late his father Laurence Jackson'. 'The tenement in which Mr Holdipp lately lived and the tenement noble called the Hart. Fine £36 0s 0d.
- 27 Feb 1721 James Jackson, Gent.
- 29 Feb 1728 James Jackson, Gent. Fine £40 0s 0d.
- 8 Jan 1735 James Jackson's licence to alienate
- 22 Feb 1735 John Hasker, Gent., of Norrington [Northington]. Fine £40 0s 0d.
- During the period 1732-1740 the corn-rent actually paid by Jackson and Hasker varied between £6 10s 5¾d (1740) and £3 8s 6¾ (1733)
- 6 Apr 1742 John Hasker, Gent., of Norrington. Fine £40 0s 0d.
- 23 Mar 1748 John Hasker, Gent., Fine £40 0s 0d.
- 2 Apr 1756 John Hasker, Gent., Fine £40 0s 0d.
- 13 Apr 1763 John Hasker, Gent., Fine £40 0s 0d.

Leasehold A1. Queen's Arms, The White Hart Inn, 11, White Hart Street, No. 2 - 2 William Road and a quantity of land in the open fields.

8 Feb 1525 William Fletcher for 90 years. Fletcher was appointed as the village's Rent Collector for this part of Hampshire, and this may have accounted for the exceptionally long lease, which was with the Founder's consent. For 1564 rent was paid in Fletcher's name, the year being described as an 'abominable'. In 1563 the occupier was said to be Henry Francis.

29 Mar 1530 John Middleton, B.A., of Oxford University. Condemned was introduced.

28 Nov 1607 Richard Fitz Gent. Fine £20 0s 0d. The rent total in £2 6s 1d + 10d wheat and 18b 17 malt.

1 Dec 1612 Richard Fitz Gent for 'all the tenements wherein the said Richard now dwelleth'. Fine (5 years) £10 0s 0d.

2 Oct 1612 Richard Fitz Gent, who was the tenant according to the 'Lambton Map'. Fine (8 years) £40 0s 0d.

12 Oct 1628 'Roger Heath' was granted a license to assign to Francis Haines.

7 Nov 1637 Francis Haines. Fine (9 years) £20 0s 0d.

21 Oct 1674 Thomas Costel, Esq., to renew Francis Haines lease, 'granted with especial favour'. Fine (8 years) £10 0s 0d.

20 Dec 1677 Mr. Richard Edgcombe, Esq. Fine (17 years) £40 0s 0d.

30 Jul 1682 Caroline Doves, Gent.

28 Feb 1683 'George Doves, Gent. Fine (8 years) £20 0s 0d. His will to 28 Feb 1683.



During the period 1732-1740 the consent actually paid by Jackson and Harker varied between £10 (1732) and £15 (1740).

Leasehold A2. Now The White Hart Inn

17 Apr 1737 John Harker, Gent. Fine £10 0s 0d

2 Apr 1738 John Harker, Gent. Fine £40 0s 0d

23 Mar 1748 John Harker, Gent. Fine £40 0s 0d

2 Apr 1756 John Harker, Gent. Fine £40 0s 0d

6 Apr 1742 John Harker, Gent. of Nonington. Fine £40 0s 0d

Leasehold A1 (contd.)

- 5 Apr 1770 William Woodward, Cornchandler, and his wife Elizabeth, of Winchester. Fine £40 0s 0d. Elizabeth Woodward was Hasker's niece.
- 7 Apr 1770 William & Elizabeth Woodward's Licence to Assign includes reference to 'great house at Overton commonly called the Mansion House.'
- 5 Apr 1777 The executors of Wm. Woodward deceased [including Francis Lavington of Chilcomb]. Fine £46 15s 0d. The indenture still described the premises as 'Wherein Master Holdipp lately lived'

In 1784 this Leasehold was split into three, see Leaseholds A2, A3 and A4, which follow.

References: Leases LB 1/15; Cc2/9-43; LB 4/42, 5/44, 5/159, 6/40, 7/213, 8/180, 10/19, 10/37, 10/55, 11/47, 13/7, 13/123, 14/110; 15/25, 16/121, 17/70, 18/63, F/8/16, 19/101, 20/87, 21/116, 22/114, 23/133; Cc11/21; LB 23/134, 25/32. Fines F/4/1/3-10.

Leasehold A2 *The White Hart*

- 5 Apr 1784 William Pink of Basingstoke, Brewer. The rent was 12s 6d + 3B 3P wheat and 4B 7G malt [the aggregate rent of the new Leaseholds A2, A3 & A4 in 1784 precisely equalled the rent of the old A1. The fine was still related to the old A1 and totalled £46 15s 0d].
- 5 Apr 1791 Mr. Tim Mullen of Basingstoke, Brewer. Fine £16 5s 2d.
- 5 Apr 1798 Mr. Tim Mullen of Basingstoke, Brewer. Fine £16 5s 6d.
- 5 Apr 1805 Mr. Tim Mullen of Basingstoke, Brewer. Fine £18 0s 6d.
- 5 Apr 1812 Thomas May and Charles May of Basingstoke, Brewers. Fine £61 5s 6d.
- 5 Apr 1819 Thomas May and Charles May of Basingstoke, Brewers. Fine £69 4s 0d.
- 5 Apr 1826 Thomas May and Charles May of Basingstoke, Brewers. Fine £58 7s 1½d.
- 5 Apr 1833 John Hugh Brown & Sarah Taplin, Executors of William Taplin. The fine was £80 9s 7¾d. This 7-year indenture was back-dated; William Taplin was still alive in December 1833.
- 30 Nov 1836 Licence to J.H.Brown & S.Taplin to alienate to Thomas Heath
- 5 Apr 1840 Thomas Heath. Fine £77 15s 8¾d. The rent was now 12s 6d plus 32G 1Pott of wheat and 40G 1Qt of malt.
- 21 Dec 1843 Licence to Thomas Heath to alienate to Mr. John Penfold.
- 10 Oct 1847 Joseph Beck of Overton, Innkeeper. Fine £77 6s 6d.
- 5 Aug 1848 J. Beck alienated to John King, of Andover, 'by way of mortgage', subsequently repaid.
- 5 Apr 1854 Joseph Beck, Innkeeper. Fine £78 0s 0d.
- 22 Nov 1854 Licence to Joseph Beck to alienate to Elizabeth Halsey, spinster, of Andover.
- 5 Apr 1861 Joseph Beck of Overton, Innkeeper. Fine £80 0s 0d.
- 8 Feb 1862 Licence to Joseph Beck to alienate to Elizabeth Halsey
- 1868 - 1871 Rent Account Books show that the corn-rent Beck actually paid during this period varied from £4 7s 0d to £3 15s 6d per annum.
- 29 Aug 1872 Licence to Ann Austin and Eliza Beck, Administrators, to assign Joseph Beck's lease to Thomas Edward Hawkins and Edward Black Hawkins.
- 1881 - 1882 The lease of 1861 having fallen in, Messrs. Hawkins, Brewers of Newbury, became yearly tenants at an annual rack-rent of £40 0s 0d. The Sale



Part of Leasehold A3 - The former *Overton House*

(This photograph of the rear of the house (?c1950s) is the only one available for reproduction)



Part of Leasehold A3. Now Nos 2 - 8 Waltham Road

Leasehold A2 (Contd)

Catalogue of 1882 shows that Mrs. A. Hunt was sub-tenant.
1 May 1882 Conveyed to Messrs. R.T. & J. Barrett for £1175 0s 0d.
References: Leases LB 26/113, 27/158, 28/231, 29/361, 30/396, 31/275, 32/409, 33/171, 34/264, 35/127, 35/362, 36/188, 36/239, 37/231, 37/234, 38/119, 38/122; F/1/4/1-2; LB 39/388; F/1/4/8; Mc27/9; LB 40/401. Fines F/4/1/6-10. Rack-rents F/1/4/9.

Leasehold A3 *Overton House and The Warren* (Nos 2 - 8 Waltham Road)

5 Apr 1784 Mr. William Warne, waggoner, of Overton. Rent 7s 5d + 2B 1P wheat and 3B malt [the aggregate rent of the new Leaseholds A2, A3 & A4 in 1784 precisely equalled the rent of the old A1. The fine was still related to the old A1 and totalled £46 15s 0d].
5 Apr 1791 - Loveet, Esq. Fine £9 13s 7d.
5 Apr 1798 - Loveet, Esq. Fine £9 14s 0d.
5 Apr 1805 John Loveet of Overton, Esq. Fine £10 14s 0d.
5 Apr 1812 John Loveet. Fine £55 17s 6d.
10 Oct 1819 Thomas Knight of Overton, Esq. [In this indenture the corn-rent was revised to 20G 1Qt of wheat and 25G 2Qts of malt]. Fine £158 10s 0d.
5 Apr 1826 Michael Knight of Overton. In this indenture the corn-rent was again revised, to 2B 1P of wheat ('at the rate of 9 gallons to the bushel') and 3B of malt ('at the rate of 8½ gallons to the bushel'). Fine £72 7s 1½d.
5 Apr 1833 Michael Knight of Overton. The rent was now 7s 5d plus 20G of wheat and 24G 1 Pott of malt. Fine £58 8s 0d. Michael Knight died in 1839.
5 Apr 1840 Cornelius Sparks Knight and Richard Knight, of Overton, and William Francis Knight of Micheldever, all yeomen, sons and executors of Michael Knight. Fine £92 14s 6d.
5 Apr 1847 C.S. Knight, R. Knight and W.F. Knight. Fine £92 12s 6d.
5 Apr 1854 Grant Book shows 'Mr. Thomas Knight'. Fine £92 19s 1¾d.
5 Apr 1861 Grant book again shows 'T. Knight'. Fine £100 0s 0d [14 yrs (sic)].
7 Apr 1861 The census of this date shows that William F. Knight, farmer, miller and coal merchant, was actually in occupation at Overton House.

In 1864 the Knight lease was surrendered, Overton House was separated from the Waltham Lane cottages and rack-rents were imposed.

Overton House

11 Oct 1864 Susannah Gale, widow, was granted a 16-year lease at £40 0s 0d rack-rent.
21 Jun 1874 Mrs. S. Gale surrendered her tenure.
1874 - 1875 Capt. Bury paid rack-rent of £40 0s 0d as a yearly tenant.

The Waltham Lane cottages

1864 At the time of the division, the cottages were occupied as sub-tenants by Joseph Blake [a carpenter], William Lott, George Reddings [Reading - a carpenter] and Joseph Blackburn (LB 38/370).
1864/5 From Michaelmas 1864 until 25 Aug 1865, J. Field, J. Rolfe and R. Vickery paid rent for 47 weeks totalling £3 12s 3d, £2 7s 0d and £4 14s 0d



Part of Leasehold A4. *The Bandogg* - now No 2 London Road.

revised to 20G 10T of wheat and 25G 20T of malt. Fine £158 10s 0d
 2 Apr 1801
 Michael Knight of Overton. The rent was now 7s 5d plus 20G of wheat
 and 24G 1 Pot of malt. Fine £28 8s 0d. Michael Knight died in 1801
 2 Apr 1840
 Cornelius Sparks Knight and Richard Knight of Overton, and William
 Francis Knight of Micheldever, all yeomen, sons and executors of Michael
 Knight. Fine £92 14s 0d.
 7 Apr 1847
 C.S. Knight R. Knight and W.F. Knight. Fine £97 12s 0d.
 2 Apr 1854
 Grant Book shows Mc. Thomas Knight. Fine £32 19s 192d.
 2 Apr 1861
 Grant Book again shows T. Knight. Fine £100 0s 0d (11 yrs rent)
 7 Apr 1861
 The census of this date shows that William R. Knight, farmer, holder and
 coal merchant, was actually in occupation at Overton House.
 In 1804 the knight lease was surrendered, Overton House was separated from the William
 Lane cottage and rent-rents were imposed.
 Overton House
 11 Oct 1864
 Susannah Gale, widow, was granted a 16-year lease at £10 0s 0d rent-year.
 Mrs. S. Gale surrendered her tenure.
 21 Jun 1874
 1874 - 1875
 Capt. Bury paid rent of £40 0s 0d as yearly tenant.
 The William Lane cottage
 1864
 At the time of the dilapid, the cottage was occupied as a sub-tenancy by
 Joseph Blake (a carpenter), William Lord George Robinson (a
 carpenter) and Joseph Blackham (L.B. 187230).
 1865
 From Michaelmas 1864 until 22 Aug 1865, Field J. Rolfe and his wife
 paid rent for 47 weeks totalling £1 12s 7d and £1 14s 0d

Leasehold A3 (Contd.)

respectively as direct tenants [see Buildings section concerning the fire on the latter date].

1874 - 1876 (1) William Blake; (2) Joseph Blake [1874], Hutchins [1875], Grounsell [1876]; (3) G. Reading; (4) Joseph Prince were yearly tenants at at (1) £9; (2) £5; (3) £5; (4) £5 per annum, respectively.

11 Dec 1876 Overton House, together with the Waltham Lane cottages, was conveyed to G.H. FitzHerbert for £800.

References: Leases LB 26/113, 27/159, 28/235, 30/3, 31/366, 32/401, 34/244; HRO 1840B/048; LB 35/132, 36/268; HRO RG9/712; LB 38/370; F/1/4/1-5; LB 39/509; F/1/4/6-7; LB 40/123. Fines F/4/1/6-10. Rack-rents Cb8/109-114 & F/1/4/1-7.

Leasehold A4 *The Bandogg* (No 2 London Road) and open-field land.

5 Apr 1784 James Randall, Francis Lavington and Thomas Randall (Executors of William Woodward - see A1). Rent 26s 2d + 8B wheat and 10B 3G malt [the aggregate rent of the new Leaseholds A2, A3 & A4 in 1784 precisely equalled the rent of the old A1. The fine was still related to the old A1 and totalled £46 15s 0d].

5 Apr 1791 Joseph Portal of Freefolk. Fine £34 1s 3d.

5 Apr 1798 Henry Portal of Freefolk. Fine £34 1s 6d.

5 Apr 1805 William Portal of Laverstoke. Fine £37 11s 6d.

5 Apr 1812 William Portal of Laverstoke. Fine £126 7s 0d.

5 Apr 1819 William Portal of Laverstoke [in this indenture the corn-rent was revised to 72G wheat and 88G malt]. Fine £168 15s 0d.

5 Apr 1826 William Portal of Laverstoke. Fine £176 5s 7d.

5 Apr 1833 William Portal. Fine £158 7s 2½d

23 Jun 1840 William Portal. Fine £229 8s 7d.

5 Apr 1847 William Portal. Fine £251 12s 2½d.

10 Dec 1849 The lease was surrendered in order to add 4a 3r 3p of 'demesne lands ... formerly Elizabeth Dicker'.

11 Dec 1849 To run from 10 Oct 1847. Rev. Spencer Rodney Drummond and Philip William Mure, Trustees of the Portals. This indenture was endorsed 'The demesne lands of Overton' and 'The Grand Lease', and included land formerly Thomas Waldren and Elizabeth Dicker. It is made clear that the 'Corner House opposite the Hart' was part of this Leasehold. Fine £1500. Rent £1 14s 8d plus 87G wheat and 102G 2Qts 1Pt malt.

5 Apr 1854 Melville Portal. Fine £316 3s 8d.

10 Oct 1861 Melville Portal. Fine [14 years (sic)] £350 0s 0d.

1845 - 1862 The cash-and-corn rent actually paid varied between £11 16 6d [1855/6] and £8 0s 6d [1844/5] during this period.

4 Apr 1864 The lease was surrendered and the Trustees rewarded by annuities. The lands were included with other Leaseholds in a comprehensive conveyance to Melville Portal Esq. for the sum of £17878 15s 0d.

Leasehold A4 (Contd.)

References: Leases LB 26/115; HRO 5M52/T66; LB 28/230, 30/1, 30/437, 31/492, 33/323, 36/305, 36/308, 38/327-338. Fines F/4/1/6-10.

Leasehold B Open-field land dispersed within the demesne lands of Overton Manor.

- 20 Aug 1520 John Langton. Rent 37s 6d.
1528-1543 John Langton paid 37s 6d rent.
1545-1551 John Fisher paid 37s 0d rent.
6 Mar 1550 William Ketell, Gent.
1551-1559 William Ketell paid 37s 0d rent.
& 1565
17 Jun 1573 John Fisher, 'Gent' per John Dowse's Will.
U/D 1589/90 Christopher Lester, Yeoman. Corn-rent introduced.
1596-1598 These lands were temporarily included in Leasehold 'O' during this period.
3 Dec 1603 Richard & Thomas Ely, Yeoman & Clerk.
20 Dec 1611 Sir Thomas White, Esq., the tenant according to the Langdon Map.
5 May 1631 Henry Holdipp, Clerk. Fine [4 years] £2 4s 0d. Rent settled at 24s 8d + 7B 2P wheat and 9B 3P malt.
7 Nov 1640 Henry Holdipp, Clerk. Fine [9 years] £14 0s 0d.
9 Jan 1648 Henry Holdipp of Southington, Gent. Fine [7 years] £8 0s 0d.
15 Apr 1651 Paul Andrews, Gent. Fine [4 years] £6 10s 0d.
13 Jun 1666 Thomas Andrew of St. Giles London, Gent. Fine [15 years] £35 0s 0d.
20 Sep 1683 Thomas Andrew of Wandsworth, Gent. Fine [17 years] £58 0s 0d.
11 Sep 1690 Thomas Andrew of Wandsworth, Gent. Fine [7 years] £9 0s 0d.
9 Dec 1704 Mary Andrews of Wandsworth, Spinster. Fine [14 years] £50 0s 0d.
19 Nov 1705 Licence to assign granted to Mary Andrews.
9 Jul 1714 Sir Peter Mews. Fine [9 years] £18 0s 0d.
2 Nov 1721 Sir Peter Mews. Fine £12 0s 0d.
9 Oct 1728 William Dicker of Horsebridge, Gent. Fine £12 0s 0d.
9 Oct 1735 William Dicker of Horsebridge. Fine £12 0s 0d.
During the period 1732-1740 the corn-rent actually paid varied between £1 16s 7¾d (1733) and £3 9s 9¾ (1740).
8 Oct 1742 William Dicker of Court Farm, Overton, Gent. Fine £12 0s 0d.
27 Sep 1749 Mr. James Dicker of Court Farm, Gent. Fine £12 0s 0d.
8 Oct 1756 Mr. James Dicker of Court Farm, Gent. Fine £12 0s 0d.
4 Oct 1763 Mr. James Dicker of Court Farm, Gent. Fine £2 10s 0d.
10 Oct 1770 Mr. James Dicker of Court Farm, Gent. Fine £12 0s 0d.
10 Oct 1777 Elizabeth Dicker of Overton, Widow. Fine £12 0s 0d.
10 Oct 1784 Mr. James Dicker Budd of Birmingham, Gent. Fine £15 15s 0d.
10 Oct 1791 Mr. James Dicker Budd of Birmingham, Gent. Fine £15 15s 0d.
10 Oct 1798 Henry Portal of Laverstoke, Esq. Fine £16 1s 0d.
10 Oct 1805 The Executors of Henry Portal. Fine £16 0s 0d.
10 Oct 1812 John Portal of Freefolk. Fine £88 17s 6d.

This indenture described the leasehold as 'All those pieces or parcels of land lying within the demesne fields of the manor of Overton with common of pasture for 2 rams and 80 ewes and their lambs namely 4 pieces in Foxdown, 9 parcels in Ravenhill, 1 parcel in Harefield called

Leasehold B (Contd.)

three half acres, 3 parcels in North Sheepphouse Field, 2 parcels in Sheepphouse Field 7 parcels in West Field or Brook Furlong and also those 4 pieces in Sheepphouse & N Ravenhill which were taken in exchange with Miss Martha Dicker for 4a 3r 3p lying in Foxdown - altogether 57a 1r 31p as by certain terriers and ancient maps thereof now in the possession of the President and Scholars do more plainly appear'

- 10 Oct 1819 John Portal of Freefolk. This indenture revised the corn-rent to 67G 2 Qts wheat and 82G 2Qts malt. Fine £104 14s 0d.
- 10 Oct 1826 John Portal of Freefolk House. This indenture again revised the corn-rent to 6B 6P wheat ('at the rate of 9 gallons to the Bushel') and 9B 3P malt ('at the rate of 8½ gallons to the bushel'). Fine £117 9s 3¾d.
- 10 Oct 1833 John Portal. Fine £85 16s 10d.
- 10 Oct 1840 John Portal of Freefolk. The corn-rent was again revised, to 65G 1Pott wheat and 80G 1Pott malt. Fine [14 years] £453 15s 0d (sic).
- 10 Oct 1847 The Rev. Spencer Rodney Drummond and Philip William Mure, the Portal Trustees. Fine £185 4s 6¼d. This lease was endorsed 'The Demesne Lands'.
- 1 Jul 1851 Licence granted to Drummond and Mure to assign 4a 1r 29p of land to the Basingstoke and Salisbury Railway Co. [This may relate to Leasehold A4].
- 10 Oct 1854 Melville Portal. Fine £186 6s 6d.
- 10 Oct 1861 Melville Portal. Fine [14 years (sic)] £200 0s 0d.
- 1845 - 1862 The cash-and-corn rent actually paid varied between £8 19s 0d [1855/6] and £6 8s 6d [1849/50] during this period.
- 4 Apr 1864 The lease was surrendered and the Trustees rewarded by annuities. The lands were included with other Leaseholds in a conveyance to Melville Portal Esq. for the sum of £17878 15s 0d.

References: Leases LB 1/6; Cc2/9-23 & 26-31; LB 1/111; Cc2/32-38 & 43; LB 3/48, 4/16, 4/75, 4/154, 5/133, 7/124, 8/100, 8/171, 9/91, 11/100, 13/98, 14/62, 14/344, 16/144, 17/74, 18/94; F/8/16; LB 19/13, 20/86, 21/126, 22/100, 24/11, 25/54, 26/129, 27/167, 29/47, 30/22, 30/445, 31/298, 32/357, 35/145, 36/386, 36/497, 38/327-338. Rents F/8/16; Cb8/90-114. Fines F/4/1/1-10.

Leasehold C Land in Quidhampton known as 'Senches'

- 10 May 1519 William Ayliffe was tenant at a rent of 40s 0d.

Leaseholds C and D

- 20 Sep 1525 William Ayliffe. Rent 55s 0d. This lease amalgamated Leaseholds C and D.
- 1528 - 1539 William Ayliffe paid 55s 0d.
- 1539 - 1541 Widow Ayliffe paid 40s 0d and William Ayliffe paid 15s 0d.

Leaseholds C, D and J

- 15 Jan 1541 Nicholas and Ann Ivell 'after William Ayliffe's lease expires'. This lease amalgamated Leaseholds C and J, but separate payments were made for some time afterwards.

Leaseholds C, D and J (Contd.)

- 1541 - 1545 William Aliffe paid 40s 0d for the remaining 5 years of his [father's] lease.
1545 - 1547 Nicholas Ivell paid 40s 0d rent.
1548 - 1559 John Figon paid 40s 0d rent.
20 May 1551 John Figon, Husbandman. Combined rent £4 13s 4d.
1559-1562 William Hunt paid separate amounts of rent - 40s 0d and 53s 4d.
28 Mar 1562 William Hunt and John Figon the Younger, Husbandmen.
1562-1565 William Hunt paid separate amounts of rent - 40s 0d and 53s 4d.
27 Dec 1566 John Greneway the elder of Basingstoke, Woollen Draper [This lease was to commence following the expiry of the Hunt/Fygon lease]. The rent now settled at £4 13s 4d.
- Undated Licence granted to John Greneway to alienate to Hunt and Figon.
6 Aug 1569 William Hunt, Husbandman, for 12 years only.
1 May 1592 Nicholas Evelegh, Gent. Corn-rent introduced.
2 Dec 1592 Thomas Morrell of Andover, Gent.
Undated 1597 Licence to Thomas Morrell to alienate to his son Richard.
22 Jul 1603 Richard Morrell, Gent., and Mary Morrell.
16 Jun 1609 Richard and Mary Morrell. Fine part of £40 0s 0d, 'abated £10'.
13 Dec 1613 Richard and Fryswide Morrell, children of Richard. Fine part of £40 0s 0d, 'increased to £50'.
28 May 1625 Thomas Morrell, son of Thomas. Fine [11 years] part of £50 0s 0d. The rent now settled at £3 2s 11½d + 2Q 4B 1P wheat & 2Q 7B 2P malt.
19 Dec 1628 Thomas Morrell and Hester Hide.
1 Oct 1631 Richard Sooper, Yeoman.
11 Nov 1640 Richard Soper, Yeoman. Fine [9 years] £60 0s 0d.
1 Dec 1652 John Soper, Yeoman. Fine [12½ years] £67 0s 0d.
13 Dec 1659 John Soper, Yeoman. Fine [7 years] £34 10s 0d.
21 Jan 1663 William Soper, Gent., brother of John. Fine [3 years] £12 0s 0d.
6 Dec 1671 William Soper, Gent., brother of John. Fine [9 years] part of £53 0s 0d.
13 Nov 1677 William Soper, brother of John. Fine [6 years] part of £30 0s 0d.
20 Oct 1685 William Soper, Gent., of Dummer. Fine [8 years] part of £55 0s 0d.
1 Jan 1692 Richard Soper, Gent. Fine [7 years] part of £40 0s 0d.
1 Dec 1699 Richard Soper, Gent. Fine part of £43 0s 0d.
18 Dec 1706 Mr. Soper. Fine part of £41 0s 0d.
20 Dec 1714 John Soper, Gent., of North Oakley, in trust for the children of Mr. Soper deceased. Fine [8 years] part of £50 0s 0d.
14 Dec 1722 John Soper, Gent., of North Oakley, still in trust. Fine part of £60 0s 0d.
12 Dec 1729 John Soper, Gent., of N. Oakley, still in trust. Fine part of £51 0s 0d.
14 Oct 1736 John Soper, Gent., of North Oakley. Fine part of £51 0s 0d.
During the period 1732-1740 the corn-rent actually paid by Mr. Richard Soper varied between £9 1s 0¾d (1740) and £4 13s 4¾d (1732)
3 Oct 1743 John Soper, Gent., of North Oakley. Fine part of £51 0s 0d.
8 Oct 1750 Mr. Henry Soper, Gent., of Oakley. The description of the land remains vague: '... Messuage situate and being in Polhampton ... and all arable lands meadows pastures closes feedings and commons ... also a toft called Senchons ... and all lands ... thereto belonging'. Fine part of £60 0s 0d.
27 Sep 1757 Mr. Henry Soper of Oakley. Fine part of £55 0s 0d.

Leaseholds C, D and J (Contd)

- 3 Oct 1764 Mrs. Frances Soper of Oakley, widow. Fine part of £55 0s 0d.
22 Dec 1770 Licence granted to Richard Soper to alienate to John Dyer [Dyer paid Soper £500].
10 Oct 1778 John Dyer, Maltster, of Kingsclere
2 Jul 1781 Licence granted to Dyer to alienate to Ellis St. John [St. John paid Dyer £600].
16 Oct 1785 The Rev. Ellis St. John. Fine part of £85 0s 0d.
10 Oct 1792 The Rev. Ellis St. John. Fine part of £85 0s 0d.
16 Oct 1799 The Rev. Ellis St. John. Fine part of £87 10s 0d.

Leaseholds C, D, J and N

- 10 Oct 1806 The Rev. Ellis St. John. This indenture further aggregated the St. John holding by absorbing Leasehold N. Fine part of £113 0s 0d.
10 Oct 1813 The Rev. Henry Ellis St. John. Fine part of £230 6s 0d.
10 Feb 1820 Henry St. John surrendered in order to make new lease.
17 Feb 1820 Licence granted to alienate the St. John lease to John Portal.
10 Oct 1825 John Portal of Freefolk House. Fine [12 years] part of £461 17s 6d.

Leaseholds C, D, J, K and N

- 10 Oct 1835 John Portal of Freefolk. This Indenture further aggregated the Portal holding by absorbing Leasehold K. It included schedules for the first time (Lefroys 82a 1r 18p and Sopers 200a 0r 0p) and had a map attached. Fine part of £732 0s 0d. The rent became £4 5s 3½d + 238Galls 2Qts wheat and 268Galls 1Qt malt.
10 Oct 1842 John Portal of Freefolk. Fine £474 11s 6d.
10 Oct 1849 The Rev. Spencer Rodney Drummond and Philip William Mure, Trustees of John Portal. Fine £475 4s 7¼d.
10 Oct 1856 Melville Portal. Fine £500 0s 0d.
10 Oct 1863 Melville Portal. Fine £550 0s 0d.
4 Apr 1864 The lease was surrendered and the Trustees rewarded by annuities. The lands were included with other Leaseholds in a conveyance to Melville Portal Esq. for an inclusive sum of £17878 15s 0d.

References: Leases TT 30/134; LB 1/16; Cc2/9-19 & 20-21; LB 1/55; Cc2/20-25 & 26-27; LB 1/104, Cc2/29-31; LB 1/119, 4/28; Cc2/39-40; LB 2/75; Cc2/41-43; LB 2/120, 3/28, 3/36, 4/28, 4/32, 4/149, 5/72, 5/157, 7/27, 7/91, 7/123, 8/94, 8/219; F/8/16; LB 10/3, 11/52, 12/72, 13/37, 13/122; Dr. Milne's List; LB 14/22, 16/12, 17/130, 18/119, 19/149, 20/141, 21/148, 23/7; HRO 5M52/T130; LB 25/86, 27/1, 28/30, 29/81, 30/99; HRO 5M52/T66 & T131; LB 32/269, 34/340, 35/296, 36/394, 38/327-338. Fines F/4/1/1-10.

Leasehold D Originally two burgages in South Street - later land only. It was let in conjunction with Leasehold C until 1548.

- 1528-1535 William Aliffe paid 15s 0d rent.
1535-1539 The widow of William Aliffe paid 15s 0d rent.
1539-1545 William Aliffe paid 15s 0d rent.

Leasehold C, D and E (cont.)

10 Oct 1784 Mrs Frances Sopor of Colfax, widow. Fine part of £25 0s 0d.

23 Dec 1779 Licence granted to Richard Sopor to alienate to John Dyer [Dyer paid Sopor £500].

10 Oct 1778 John Dyer, Minister, of Kinsclere.

2 Jul 1781 Licence granted to Dyer to alienate to Ellis St John [St John paid Dyer £600].

18 Oct 1782 The Rev Ellis St John. Fine part of £85 0s 0d.

10 Oct 1782 The Rev Ellis St John. Fine part of £85 0s 0d.

18 Oct 1799 The Rev Ellis St John. Fine part of £87 10s 0d.

Leasehold C, D, E and F

10 Oct 1808 The Rev Ellis St John. This indenture further aggregated the 2d John holding by abeyance Leasehold B. Fine part of £11 7s 0d.

10 Oct 1813 The Rev Henry Ellis St John. Fine part of £200 0s 0d.

10 Feb 1820 Henry St John surrendered in order to make new lease.

17 Feb 1820 Licence granted to alienate the St John lease to John Foral.

10 Oct 1822 John Foral of Fifeholm House. Fine [12 years] part of £461 17s 0d.

Leasehold C, D, E, K and N



Leasehold E. Now Nos 73 - 77 Winchester Street.

Leasehold E

1528-1542 William Ailbe paid 12s 0d rent.

1542-1559 The widow of William Ailbe paid 12s 0d rent.

1570-1582 William Ailbe paid 12s 0d rent.

Leasehold D (Contd.)

1545-1546 No record of rent being paid in this year.
1546-1547 Richard Ivell paid 15s 0d rent.
11 Oct 1548 John Dows.
1548-1551 John Dowse paid 15s 0d rent.

No separate payments of rent appear to have been made for this Leasehold after 1551, when Leasehold C was leased to John Fygon. The two burgages were said to have been 'at the turn of the Street', but no buildings were shown at this position on the *Langdon Map*, and they may have already been demolished by 1551. The 4 acres of land were probably absorbed into another Leasehold.

References: Cc2/9-27 & 29-31; LB 1/104.

Leasehold E Now Nos 73 - 77 Winchester Street.

1544-1545 John Lancaster paid 16s 0d for a 'newly-built' tenement. '6s 8d' deleted and '16s 0d' inserted.
1545-1547 John Lancaster paid 16s 0d.
1547-1548 William Grove paid 14s 0d.
10 Oct 1548 William Grove. '16s 0d' deleted and '14s 0d' inserted. No reason can be found for the decrease in rent.
1548-1559 William Grove paid 14s 0d.
1559-1565 John Dowse paid 14s 0d. The house was still shown as 'newly-built'. No indenture found but rent roll confirms 'formerly Grove'.
10 Apr 1565 Thomas Bradway, Carpenter.
3 Oct 1581 Thomas Luffe, Carpenter.
9 Oct 1598 John Gillat, Husbandman. Corn-rent introduced, 12s 2½d for the tenement and 1s 3d for the close + 1B malt.
12 Dec 1617 Phillip Gillat, Husbandman [Tenant per Langdon Map]. Fine £2 0s 0d [19 years].
1631/2 In this year the corn-rent actually paid was 2s 2½d.
21 Nov 1634 Phillip Gillat, Husbandman. Fine [17 years] £2 0s 0d.
5 Jun 1654 Valentine Kember, Yeoman. Fine [19½ years] £2 5s 0d.
4 Nov 1673 Valentine Kember, Yeoman. Fine [19 years] £3 0s 0d.
10 Jul 1690 Clement Kember, Yeoman. Fine [17 years] £6 0s 0d. Kember was also lessee of Leasehold O. When he made his will 19 Aug 1695, he empowered his executors to sell his leases (HRO 1696P36).
3 Dec 1697 Silas Lacy. Fine £15 0s 0d.
20 Jul 1713 Silas Lacy, Husbandman. Fine [16 years] £6 0s 0d.
9 May 1722 Silas Lacy, Husbandman. Fine £1 0s 0d.
12 May 1730 Joseph Grigg, Yeoman. Fine [8 years] £1 0s 0d.
29 Sep 1737 Joseph Grigg, Yeoman. Fine £1 0s 0d.
15 Jun 1739 Licence to alienate granted to Joseph Grigg.
During the period 1732-1740 the corn-rent actually paid varied between 1s 10½d (1733) and 2s 7½d (1740).
2 Oct 1744 Richard Heron, Distiller, of Shadwell Dock, Middlesex. Fine £1 0s 0d.
26 Sep 1751 William Hearn, Apothecary, of Basingstoke. Fine £1 10s 0d.

Leasehold E (Contd.)

- 10 Oct 1758 Mr. William Hearn, Apothecary, of Basingstoke. Fine £1 10s 0d.
- 10 Oct 1765 Mr. William Hearn, Apothecary, of Basingstoke. Fine £2 2s 0d.
- 10 Oct 1772 Mr. Joseph Penton, Staymaker. Fine £2 2s 6d.
- 11 Oct 1779 Mr. Joseph Penton, Staymaker. Fine £3 0s 0d.
- 16 Oct 1786 Mr. Joseph Penton, Staymaker. Fine £3 0s 0d.
- 10 Oct 1793 Mr. Joseph Penton, Staymaker. Fine £3 0s 0d.
- 10 Oct 1800 Joseph Penton, Staymaker. Fine £4 4s 6d.
- 10 Oct 1807 Joseph Penton, Staymaker. In this indenture the rent was revised to 13s 4d plus 8G 2Qts malt. Fine £5 0s 0d.
- 10 Oct 1814 Joseph Penton, Staymaker. Fine £13 14s 6d.
- 10 Oct 1821 Joseph Penton, Staymaker, of Overton. Rent 13s 4½d plus 1B malt. Fine £24 7s 7d.
- 10 Oct 1828 Joseph Penton, Staymaker. Fine £24 10s 0d.
- 10 Oct 1835 Joseph Penton. Amount of fine not shown. At some point the lease appears to have passed to John Penton, also a staymaker. In his will of 12 Nov 1836 John left 'all his Colledgehold Messuages' etc. to his daughter Harriet, wife of George Wiltshire.
- 10 Oct 1842 George Wiltshire, Yeoman, of Overton. Fine £29 14s 0d. Rent 13s 4½d plus 8G 1Qt malt.
- 10 Oct 1849 William Dowling, Yeoman, of Otterbourne [Grant Book showed G. Wiltshire, possibly as 'carried forward' error, or possibly paying as sub-tenant]. Fine £40 18s 8½d.
- 10 Oct 1856 William Thorp, Yeoman, of Mapledurwell [Grant Book showed G. Wiltshire, possibly as 'carried forward' error, or possibly paying as sub-tenant]. Fine £41 0s 0d.
- 19 Jun 1857 Surrender of William Dowling's lease by his widow Mary, so that a lease could be granted to William Thorp. The surrender should have been made before the date of Thorp's lease [see previous entry].
- 16 Jul 1862 Licence granted to Thorp to alienate to Richard Henry King, Gentleman, of Basingstoke.
- 1845 - 1863 The cash-and-corn rent actually paid by Wiltshire, Dowling, Thorp and King, during this period varied between £1 2s 0d [1846/7] and 19s 6d [1849/52].
- 21 Dec 1863 Licence granted to King to alienate to Mr. Charles Eeles, Builder, of Overton.
- 10 Oct 1863 The Representatives of William Thorp. Fine [7 years] £45 0s 0d. No doubt a belated transaction in order to legalise the situation created by the two previous entries.
- 1868 - 1872 Corn-rent of £1 1s 6d per year was paid for the lease during this period.
- 1876 - 1882 Despite the 7-year renewals, Thorp's lease of 1856 had now run its full term, and the three cottages on this site were let at rack-rent to Edward Farmer (£9), James Wake (£3 18s 0d) and Harriet Dodd (£5 4s 0d) by yearly agreement.
- 1 May 1882 Conveyed to Mrs. Amelia Hunt for £225.

Leasehold E (Contd)

References: Leases Cc2/25-43; LB 1/103, 2/99, 3/108, 4/100, 6/93; Cc3/6; LB 7/222, 10/34, 12/104, 14/65; F/4/1/7; LB 15/154, 16/144, 18/19, 19/7, 19/188, 21/3, 22/17, 23/34, 24/85, 25/129, 27/25, 28/53, 29/162, 30/134, 31/9, 31/454, 33/89, 35/293, 36/414, 37/394, 37/396, 38/203, 38/250; F/1/4/1-3 & 8-9; LB 40/389. Fines F/4/1/7-9. Rents F/8/16; Cb8/90-110; F/1/4/1-9.

Leasehold F Now part of the Library site.

13 Sep 1541 Richard Spicer alias Edmund. Rent 12s 0d.
1542-1543 Richard Spicer alias Edmunds paid 12s 0d.
1543-1559 John Spicer paid 12s 0d to 1554, his widow thereafter.
1559-1563 Edward Burrough paid 12s 0d.
24 Sep 1557 John Spencer, Cordwainer, to commence 'after Richard Edmund's lease expires'
1563-1565 John Spencer paid 12s 0d.
16 Feb 1570 John Spencer, Cordwainer. The leasehold was 'late Agnes Edmunds, late wife of Richard Edmunds'.
22 Dec 1596 John Magicke, Clothier. The leasehold was 'late Spencer'. Corn-rent introduced, 7s 0d for the tenement and 3s 4d for the land + 2B3P malt.
29 Nov 1615 Richard Wylde, Weaver [Tenant per Langdon Map]. Fine £5 0s 0d abated to £3 0s 0d [18 years].
1631/2 In this year the corn-rent actually paid was 6s 1½d.
20 Mar 1634 Richard Wilde, Weaver. Fine [18 years] 5 marks [= £3 6s 8d].
8 Dec 1653 Anthony Abbott, Tailor, Richard Wild's son-in-law. Fine £4 0s 0d [19½ years].
17 Dec 1666 John Hayley, Plumber. Fine [13 years] £1 15s 0d.
2 Aug 1680 Thomas White. Fine [14 years] £2 0s 0d.
27 Mar 1682 William Spire, Mercer. Fine [1 year] 5s 0d.
10 Dec 1691 William Spire, Mercer. Fine [9 years] £3 10s 0d.
2 Dec 1698 William Spire. Fine £2 0s 0d.
8 Dec 1705 William Spire, Mercer. Fine £2 0s 0d.
26 Nov 1712 Joseph Spire, Mercer. Spire was described as a 'shopkeeper' when his daughter Susannah was baptised in 1715. Fine £2 0s 0d.
30 Oct 1719 Joseph Spire, Mercer. Fine £2 0s 0d.
23 Sep 1741 Elizabeth and Susanna Spire, Spinsters. Fine £2 5s 0d.
During the period 1732-1740 the corn-rent actually paid by Spire varied between 7s 3¼d (1740) and 5s 2½d (1733)
23 Sep 1748 Mr. James Dicker, Gent, of Court Farm, Overton. Fine £2 0s 0d.
2 Oct 1755 Mr. James Dicker, Gent. Fine £2 0s 0d.
4 Oct 1762 Mr. James Dicker, Gent. Fine £2 0s 0d.
10 Oct 1769 Mr. James Dicker, Gent. Fine £2 0s 0d.
10 Oct 1776 Elizabeth Dicker of Overton, Widow. Fine £3 0s 0d.
10 Oct 1783 Mrs. Elizabeth Dicker of Overton. Fine £4 11s 6d.
5 Apr 1790 John Cotman. Fine £4 14s 6d.



Leasehold G. Now No 32 Winchester Street.

John Colman	2 Apr 1790	£4 14s 0d
Mrs Elizabeth Dicker of Overton	10 Oct 1783	£4 11s 0d
Elizabeth Dicker of Overton Widow	10 Oct 1776	£3 0s 0d
Mr James Dicker, Gent	10 Oct 1769	£3 0s 0d
Mr James Dicker, Gent	4 Oct 1762	£3 0s 0d
Mr James Dicker, Gent	2 Oct 1755	£2 0s 0d
Mr James Dicker, Gent of Court Farm, Overton	29 Sep 1748	£2 0s 0d
(1740) and 2s 2d (1733)		
During the period 1732-1740 the rent actually paid by Spire varied between 7s 7d		
Elizabeth and Susanna Spire, Spinners	23 Sep 1741	£2 2s 0d
Joseph Spire, Mercer	30 Oct 1719	£2 0s 0d
daughter Susannah was baptised in 1715. Fine £2 0s 0d		
Joseph Spire, Mercer. Spire was described as a 'shopkeeper' when his	26 Nov 1713	
8 Dec 1702		
William Spire, Mercer	£2 0s 0d	
William Spire	2 Dec 1698	£2 0s 0d
William Spire, Mercer	10 Dec 1691	£2 10s 0d
William Spire, Mercer	27 Mar 1683	£2 0s 0d
Thomas White	2 Aug 1680	£2 0s 0d
Thomas White	17 Dec 1666	£1 12s 0d
John Hayley, Plumber	13 years	£1 12s 0d
years		
Anthony Abbott, Tailor, Richard Wild's son-in-law	8 Dec 1653	£4 0s 0d
Richard Wild, Weaver	20 Mar 1634	£3 6s 8d
In this year the rent actually paid was 6s 19d		
1633		
to £3 0s 0d 18 years		
20 Nov 1615		
John Mayster, Clozier	22 Dec 1596	

Leaseholds F and S

- 10 Oct 1797 John Cotman. Fine £5 1s 0d.
10 Oct 1804 Mr. John Cotman. Fine £5 2s 0d.
10 Oct 1812 Mr. John Cotman. This indenture absorbed Leasehold S into Leasehold F.
Fine for Leasehold F [8 years] £52 0s 0d
10 Oct 1819 Mr. John Cotman. Combined fine £37 6s 0d.
13 May 1823 Licence granted to Cotman to alienate to John Portal.
5 Apr 1826 John Portal, Esq., of Freefolk House. Combined fine £49 18s 1d. The
tenant's indenture describes the West Street messuage as a 'Malt House'.
3 May 1828 Licence granted to Portal to alienate the rest of the term to James Compton,
Ann Hawkins (Spinster) & Elizabeth Abrahams (Widow), Innkeepers.
5 Apr 1833 John Portal. Combined fine £50 4s 0¾d
5 Apr 1840 Ann Sawkins, James Compton & William Abraham, all of Overton. A
plan accompanying the indenture confirms that it combined Leaseholds F
and S, within the premises of the Poyntz Inn. The land now comprised a
close in Chaldon Field (1a 29p) and the 'Half Acre' in Lampool. The
Foxdown and West Field lands were now excluded, but there was no
change in rent. Combined fine [14 years] £148 7s 0d.
5 Apr 1847 Mr. Compton. Fine £67 8s 10½d.
10 Oct 1851 The closes in Chalden Field & Lampool Meadow (5a 1r 7p) were
separately leased to George Lamb of Basingstoke, at a rent of £4 0s 0d plus
28G wheat and 28G 1Qt 1Pt malt. There appears to have been no fine.
5 Apr 1854 Mr. Compton. Fine £67 9s 6¼d.
1845 - 1856 The cash-and-corn rent actually paid by James Compton or his executors
varied between £1 13s 6d [1846/7] and £1 6s 6d [1849/52] during this
period.
10 Dec 1860 Despite the 7-year renewals, the 1840 lease, 'expired 5th April 1860', had
run for its full term, and the New Inn had been renamed the Poyntz Arms.
In 1860 the buildings belonging to this Leasehold, now described as 'a
stable and an old brewhouse', were conveyed for £100 0s 0d. to Mr. Charles
Paice, and Mr. Henry Walsh.
U/D 1863 Eight detached pieces of land in Chalden Field and Lampool Meadow,
totalling 6a 3r 31p and formerly belonging to this Leasehold, were
conveyed to George Lamb for £440.

References: Leases TT 30/149; Cc2/9-43; LB 1/62, 2/34, 3/30, 4/74, 6/45; Cc3/6; LB 7/230,
8/191, 10/30, 11/105; Dr. Milne's List; 13/57, 14/80, 14/354; F/4/1/7; LB 15/113; HRO
81M75/PR2; LB 16/100, 19/89, 20/52, 20/109, 22/97, 23/139, 25/30, 26/100, 27/152,
28/221, 29/350, 30/99, 31/300; HRO 5M52/T69; LB 32/354, 33/39, 35/142, 37/51, 38/70,
38/204. Fines F/4/1/1-10. Rents F/8/16; Cb8/90-102.

Leasehold G Now No 32 Winchester Street.

- 19 May 1519 John Chamberlayn. Rent 16s 0d.
1528-1538 John Chamberlain paid 16s 0d rent.
16 Sep 1538 Margaret Chamberlain, Widow.
1538-1549 Margaret Chamberlain paid 16s 0d.

Leasehold G (Contd.)

- 1549-1551 John Chamberlain paid 16s 0d rent.
16 May 1551 John Dorber, Mason.
1551-1555 John Dorber or Derberow paid 16s 0d rent.
1555-1559 William Derberowe or Durber paid 16s 0d rent.
20 Sep 1557 Humfrey Boldyn, Weaver.
1559-1565 Humphrey Baldwynne paid 16s 0d rent.
1 Mar 1570 Humfrey Boldin, Weaver.
19 Dec 1580 Joan Boldin, Widow of Humphrey.
20 Sep 1585 Joan Boldin, Widow, and her son John. Corn-rent introduced.
20 Dec 1597 John Boldyn, Husbandman. Corn-rent settled at 15s 0d for the tenement and 7d for the land + 2P wheat.

19 Oct 1598 Edward Mascall, Shepherd.
16 Jun 1614 Edward Mascall, Shepherd. [Tenant per *Langdon Map*]. Fine £3 0s 0d [16 years].

1631/2 In this year the corn-rent actually paid was 2s 6¾d.
6 May 1631 Thomas Robards, Yeoman. Fine 16s 0d.
22 Jul 1637 John Mauncell, Butcher. Fine £1 0s 0d.
10 Jun 1656 Cornelius Dowse, Yeoman. Fine [19 years] £7 0s 0d, 'set at £7 by reason of the decay of the house'.
20 Jul 1661 Cornelius Dowse, Gent. Fine [5 years] £2 0s 0d. [Dowse made his will 19 September 1662]
20 Dec 1662 Henry Holdipp, Gent. [Cornelius Dowse's nephew]. Fine [1 year] 13s 4d.
23 Nov 1669 Henry Holdipp. Fine [7 years] £1 0s 0d.
29 Nov 1677 Henry Holdipp, Gent. Fine [8 years] £3 0s 0d.
13 Oct 1685 Edward Covey, Rector of Stoke Charity. Fine [8 years] £2 10s 0d.
13 Nov 1693 Edward Covey, Rector of Stoke Charity. Fine £2 10s 0d.
30 Nov 1700 Edward Covey, Rector of Stoke Charity. Fine £1 15s 0d.
20 May 1710 Thomas Clarke, Gent. Fine [9 years] £5 0s 0d.
20 Nov 1717 Frances Clarke, Widow. Fine £2 15s 0d.
15 Apr 1726 Frances Clarke, Widow. Fine £3 10s 0d.
19 Jul 1734 John Clarke, Yeoman. Fine £3 0s 0d.
During the period 1732-1740 the corn-rent actually paid for the lease varied between 1s 1¾d (1733) and 2s 11½d (1740).
30 Sep 1741 George Small. Fine £3 0s 0d. Small's will of 1742 shows that a Thomas Clarke was his brother-in-law and that the next tenant, Thomas Small, was his son (HRO 1743P/117).
23 Sep 1748 Mr. Thomas Small, Tallow Chandler, of Basingstoke.
2 Oct 1755 Thomas Small, Tallow Chandler, of Basingstoke. Fine £3 0s 0d.
4 Oct 1762 Thomas Small, Tallow Chandler. Fine £3 0s 0d
5 Apr 1770 Mr. Thomas Small, Tallow Chandler, of Basingstoke. Fine £3 5s 0d.
5 Apr 1777 Mr. Thomas Small, Tallow Chandler, of Basingstoke. Fine £4 10s 0d.
5 Apr 1784 Mr. Thomas Small, Tallow Chandler, of Basingstoke. Fine £9 10s 0d.
5 Apr 1791 Mr. Thomas Small, Tallow Chandler, of Basingstoke. Fine £4 10s 0d.
5 Apr 1798 Mr. Thomas Small, Tallow Chandler, of Basingstoke. This indenture amalgamated Leaseholds G and R, the new rent being a precise

Leaseholds G and R

- 5 Apr 1805 combination of the two former rents. Fines: G - £4 15s 0d; R - £23 12s 6d. Mr. Thomas Small, Tallow Chandler, of Basingstoke. Combined fine for the two Leaseholds £31 10s 0d.
- 1 Jun 1809 Licence granted to the Executors of Thomas Small to alienate his estate.
- 5 Apr 1812 Thomas Waldren. Combined fine for the two Leaseholds £71 7s 0d.
- 5 Apr 1819 Thomas Waldren. Combined fine for the two Leaseholds £91 10s 6d.
- 5 Apr 1826 The Executors of Thomas Waldren (Thomas Beak, Thomas and Maria Dicker). Fine £116 7s 6d. In this indenture the corn-rent was adjusted to 2P wheat ('at the rate of 9 gallons to the bushel') and 14B 2P malt ('at the rate of 8½ gallons to the bushel'). N.B. An abstract of Thomas Waldren's will shows that his daughters were Maria Dicker and Ann Allen. Combined fine for two Leaseholds £115 7s 6½d.
- 9 May 1827 Licence granted to Waldren's Executors to assign the 1826 lease as follows:
1) Thomas Gale of Micheldever, Butcher (the original house for Leasehold R plus 3r 34p and 1a 3r 12p of land, then occupied by Mr. Leadbetter).
2) George Toogood of Overton, Carpenter (two tenements occupied by John Redstall and Messrs. Sheerman and Toogood, Carpenters (1r 1p). [A survey and valuation of delapidations in 1853 makes it clear that these were the cottages of the former Leasehold G (Cb8/98)]
3) William Lipscomb of Micheldever (two tenements occupied by Abraham Marshall and William Craft, possibly other parts of former Leasehold G - 30p).
4) John Corps, Fellmonger, of Overton, land in Maidenthorn (1a 3r 35p)
5) George Small, Yeoman, of Greenham, Berks, a pasture (1a 0r 27p). Fine £4 0s 0d.
6) George Pyle, Butcher, of Overton, a piece of arable (1a 3r 34p) and two pieces in Foxdown (1a).
7) Michael Knight, Shopkeeper, of Micheldever, 'Parks Pasture' at Overton Hill (5a 2r 22p).
8) John Portal of Freefolk, two pieces of pasture (3a 0r 1p & 1a 3r 28p) and a piece arable (3a 2r 32p).
- 5 Apr 1833 A combined fine of £115 12s 10d was paid by the Executors of Thomas Waldren, the Grant Book being endorsed 'The estates having been sub-divided.
- 23 Jun 1840 A combined fine of £122 16s 1¾d was again paid by the Executors of Thomas Waldren.
- 5 Apr 1847 A combined fine of £147 11s 10¾d was paid, but the payer was not named. The estates remained sub-divided, however, and individual payments of rent were recorded at least in 1847/8 and 1848/9; George Lamb appears to have paid rent for the associated lands thereafter.

Leasehold G continues

- 1847 - 1849 'Toogood' paid rent for the tenement; 18s 0d [1847/8] and 17s 0d [1848/9] respectively.
- 1849 - 1862 It is not known who formally leased the cottages on Leasehold G during

completion of the two former rents. There is a further entry in the 1852 lease for the two Leasehold E and F. The 1852 lease for the two Leasehold E and F is granted to the Executors of Thomas Small to assign his estate to Thomas Waldron. Combined fine for the two Leasehold E and F is £115 7s 6d. The 1852 lease for the two Leasehold G and H is granted to the Executors of Thomas Waldron (Thomas Beck, Thomas and Maria Dicker). Fine £116 7s 6d. In this indenture the covenant was adjusted to 20 bushels (at the rate of 9 gallons to the bushel) and 148 2P malt (at the rate of 8 1/2 gallons to the bushel). It is an abstract of Thomas Waldron's will which shows that his daughters were Maria Dicker and Ann Dicker. Combined fine for two Leasehold G and H is £115 7s 6d. Licence granted to Waldron's Executors to assign the 1852 lease as follows: (1) Thomas Gale of Micheldever, butcher (the original house for Leasehold H plus 1/4 of land and 1/2 of land, then occupied by Mr. Waldron); (2) George Toogood of Overton, Carpenter (two tenements occupied by John Redhall and Messrs. Sherrin and Toogood, Carpenters (1/4 of land); (3) John Redhall and Messrs. Sherrin and Toogood, Carpenters (1/4 of land). A survey and valuation of the premises in 1852 makes it clear that these were the cottages of the former Leasehold G (CP/4081).



Leasehold H. Now Nos 4 - 6 High Street.

1847 - 1849 Toogood, paid rent for the tenement. 18-04 [1847] and 17-04 [1849] respectively. It is not known who formerly leased the cottages on Leasehold G (CP/4081).

Leasehold G (Contd.)

- this period.
- 1862 - 1864 Income from rack-rents for cottages 'late Toogood' was recorded but details of the tenants were not given.
- 1864 - 1869 The tenants of the cottages were (1) Mrs. Blake [1863/68], Willis [1868/9]; (2) James Crimble [1863/9] and (3) G. Lambden [1863/9], at rack-rents of £2 12s 0d, £4 0s 0d and £5 4s 0d respectively
- 1869 - 1871 During this period the two tenements on this site were among eight cottages at rack-rent that were aggregated in the rent books for account purposes. No details of occupiers were given.
- 1872 - 1874 There were two tenants during this period: Charles Smith and George Lambden, paid rack-rents which varied from £3 4s 0d to £3 9s 4d and from £5 4s 0d to £5 0s 0d. Both men were agricultural labourers.
- 19 Oct 1874 The messuage, described as 'Two cottages and a garden in Winchester Street in the occupation of George Lambden and Charles Smith'. was conveyed to William H. Loveridge for £160 0s 0d.

References: Leases TT 30/149; Cc2/9-43; LB 1/45, 1/120, 2/34, 3/31, 3/103, 3/142, 4/87, 4/101, 5/168; Cc3/6; LB 7/171, 8/19, 10/62, 11/38, 11/56, 13/8, 13/124, 14/230, 15/74, 16/63, 17/29, 18/83; F/8/16; LB 18/84, 20/52, 21/106, 22/103, 23/145, 25/36, 26/110, 27/155, 28/227, 29/359, 30/403, 31/450, 32/419; HRO 5M55/T103; F/1/4/1-2 & 3-6; LB 40/18. Fines F/4/1/1-9. Rents and rack-rents Cb8/109-114 & F/1/4/1-6

Leasehold H Now Nos 4 - 6 High Street.

- 10 May 1519 William Fynkely alias Smith. Rent 12d.
- 1528-1533 John Finkel paid 12d. The tenement was 'in decay'.
- 1533-1549 John Finkel paid 3s 0d, but the tenement was still described as 'in decay'.
- 20 Jul 1550 Richard Denby, Clothmaker. Rent 40s 0d.
- 1550-1553 Richard Denby paid 40/=d, but the 'in decay' memo remained against each entry.
- 1553-1565 Richard Denby paid 40s 0d, but the tenement was now 'newly built'.
- 20 Dec 1567 Richard Denby, Clothmaker. The tenement was still 'newly built'.
- 30 Sep 1585 Leonard Ely, Yeoman. Corn-rent was introduced.
- 28 May 1595 Edward Addison, Son of the parson of Michelmersh.
- 22 Nov 1596 John Mannyng or Banning, Clothier. Corn-rent settled at £1 13s 3d for the tenement and 4s 6d for the land + 1B wheat and 2B 1P malt.
- 22 Nov 1610 Richard Raye, Gent. [Tenant per *Langdon Map*]. Fine [13 years] £5 0s 0d.
- 5 Jun 1616 Ray was granted a licence to assign to Henry Smart.
- 3 Aug 1624 John Savig, Yeoman. Fine [14 years] £5 10s 0d.
- 21 Oct 1634 Laurence Jackson, Gent. Fine [10 years] £3 0s 0d.
- 19 Jun 1640 The lease was made to Thomas Hussey, Esq., 'late Jackson who sold it to Stampe', but the fine of £2 0s 0d was attributed to Mr. Stampe.
- 19 Jun 1641 Mr. Edmund Stampe, Clerk.
- 9 Jan 1648 Edmund Stampe, Clerk. Fine [7 years] £1 15s 0d.
- 27 Sep 1655 Mr. Stampe. Fine [8 years] £3 0s 0d.
- 5 Jul 1659 Thomas Mayhew, Gent. Fine [4 years] £1 10s 0d.

Leasehold H (Contd.)

- 6 Mar 1675 Margery Mayhew, Widow. Fine [16 years] £10 0d 0d.
18 Dec 1682 Nathaniel Bassett, Gent, of Church Oakley. Fine [8 years] £2 0s 0d.
10 Jul 1690 Anne Whisham [?Worsum]. Fine [late Bassett - 8 years] £4 0s 0d.
6 Feb 1696 Richard Worsum. Fine [late Bassett - 13 years] £7 0s 0d.
9 Dec 1704 Richard Worsum. Fine £10 0s 0d.
3 Dec 1712 Richard Worsum, Barber-Surgeon, of Overton. Fine [8 years] £10 0s 0d.
3 Dec 1719 Richard Worsum, Barber-Surgeon, of Overton. Fine £10 0s 0d.
20 Mar 1728 Richard Worsum, Barber-Surgeon, of Overton. Fine [8 years] £15 0s 0d, 'abated 40s on account of his circumstances'.
19 Nov 1735 Richard Worsum, Barber-Surgeon. Fine £13 0s 0d.
During the period 1732-1740 the corn-rent actually paid varied between 6s 7³/₄d (1733) and 11s 9¹/₂d (1740).
8 Oct 1742 Thomas Savage, Yeoman, of Clidesden. Fine £13 0s 0d.
7 Jul 1744 Licence granted to Savage to alienate to Mr. Dicker.
27 Sep 1749 Mr. William Dicker, Gent., of Court Farm, Overton. Fine £13 0s 0d.
8 Oct 1756 Mr. James Dicker, Gent., of Court Farm. Fine £13 0s 0d.
4 Oct 1763 Mr. James Dicker, Gent., of Court Farm. Fine £13 0s 0d.
10 Oct 1770 Mr. James Dicker, Gent., of Court Farm. Fine £12 0s 0d.
10 Oct 1777 Mrs. Elizabeth Dicker paid a fine of £15 15s 0d.
10 Oct 1784 Mr. James Dicker Budd, Gent., of Birmingham. Fine £12 0s 0d.
12 Oct 1791 Mr. James Dicker Budd, Gent., of Birmingham. Fine £12 0s 0d..
12 Oct 1798 Miss Martha Dicker of Overton. Fine £12 12s 0d.
10 Oct 1805 Mrs. (sic) Martha Dicker of Overton. fine £12 10s 0d.

Leaseholds H and Q

- 10 Oct 1812 Miss Martha Dicker of Overton. This indenture amalgamated Leaseholds H and Q. The description of the combined tenancy was: A messuage or tenement malthouse and garden ground in West Street with two pieces of land in Chaldowen containing 1a 1r 15p, one piece in Maidenthorpe containing 1a 2r 32p and one piece in Lamppole Mead containing 3a 0r 12p, together with a tenement and ground on the East side of North (sic) Street containing altogether 2r 35p and two pieces in Maidenthorpe containing in total 1a 2r 5p and one piece in Foxdown containing 4a 3r 3p (which last piece was taken in exchange with John Portal for four pieces in Sheepher Field and North Raven Hill Field, formerly Elizabeth Dicker). The combined rent of H and Q was £2 9s 7d plus 1 bushel of wheat and 5 bushels 3 pecks of malt, the precise sum of the previous individual rents. Fines; for Leasehold H £16 15s 6d, for Leasehold Q £54 14s 0d.
10 Oct 1819 William Leigh, Administrator for Martha Dicker. In this indenture the corn-rent was revised to 9G wheat and 48G 3Qts 1Pt malt. The combined fine for the two Leaseholds was £92 7s 0d.
10 Oct 1819 William Leigh's terrier showed that the house in West Street, with a new malthouse adjoining, was sub-let to John Bond of Overton, Maltster
10 Oct 1826 William Leigh, Administrator for Martha Dicker. In this indenture the corn-rent was again revised to 1B wheat ('at the rate of 9 gallons to the bushel') and 5B 3P malt ('at the rate of 8¹/₂ gallons to the bushel'). The

Leaseholds H and Q (Contd.)

- combined fine was £133 3s 6d.
- 1 Dec 1827 William Leigh assigned the lease to John Bond, George Small, Thomas Beale, Thomas and Maria Dicker, and George and Maria Allen.
- 5 Jul 1828 The lease was further assigned, to John Portal.
- 10 Oct 1833 William Leigh as Administrator. The combined fine was £133 3s 6¼.
- 23 Jun 1840 William Leigh as Administrator. The combined fine was £142 3s 6¾.

Leasehold H only

- 10 Oct 1847 Richard Knight of Overton. Fine £165 11s 10¾d. Leaseholds H and Q were again re-divided; H was now a Messuage on the north side of West Street with a storehouse late a malthouse and a piece of garden ground; no other land mentioned. The rent, £1 4s 9½d plus 4G 3Pts wheat and 23G 3Qts malt, was precisely half of the previously combined rents.
- 10 Oct 1854 Richard Knight, Yeoman, of Overton. Fine £75 0s 0d.
- 10 Oct 1861 Cornelius Sparks Knight and William Francis Knight, Yeomen, Executors of Richard Knight, and Michael William Knight, Gent., all of Overton. Fine £70 0s 0d.
- 1847 - 1864 The cash-and-corn rent actually paid by Richard Knight or his executors varied between £2 11s 0d [1855/6] and £1 19s 0d [1849/50] during this period.
- 6 Oct 1864 C.S. and W.F. Knight surrendered their interest in the lease, being rewarded by an annuity for the unexpired term.
- 10 Oct 1864 Michael William Knight's lease assigned to Susannah Gale, Widow, of Ashe Park for 16 years.
- 1868 - 1872 The corn-rent actually paid on the Knight lease in this period varied between £2 13s 6d and £2 11s 0d.
- 16 Jul 1880 Michael William Knight's lease assigned to H. Cooke. This was against Cooke's undertaking to carry out all repairs required by the College surveyors.
- 1882 The Knight lease of 1861 having fallen in, the premises were described as 'in hand' in 1881. They were let to Henry Cooke at rack-rent of £40 0s 0d.
- 1 May 1882 Leasehold H conveyed to Henry Cooke, the occupier, for £530 0s 0d.

References: Leases TT 30/151; Cc2/9-29 & 31-43; LB 1/117, 2/133, 3/142, 4/64, 4/73, 5/106, 7/25, 7/217, 8/81, 8/104, 8/176, 10/73, 12/129, 13/91, 15/123, 16/105, 17/66, 18/91; F/4/1/8; LB 19/143; LB 20/84, 21/125, 22/99, 24/10, 26/118, 27/169, 29/50, 30/6, 30/440, 31/405; Cc5/40; LB 32/412, 33/17, HRO 5M52/T103 & 1840B/048; LB 36/272, 37/235, 38/133, 38/368, 38/370; F/1/4/1-3; LB 40/360; F/1/4/9; LB 40/399. Fines F/4/1/1-9. Rents Cb8/92-110; F/1/4/9.

Leasehold J Lands in Polhampton and Quidhampton.

- 10 May 1519 Thomas Fygon.
- 1528-1531 Thomas Fygon paid 53/4d. Thomas must have died around 1531
- 16 Sep 1531 Ann Fygon, Widow, John, William and John Fygon. Rent 53s 4d.

Leasehold J (Contd.)

- 1531-1538 Alice Fygon paid 53s 4d.
1538-1540 Alice Ivell paid 53s 4d.
15 Jan 1541 Nicholas and Ann Ivell
20 May 1551 John Fygon. This indenture amalgamated Leasehold J with Leasehold C.

References: TT 30/152-3; Cc2/9-20; LB 1/25, 1/55, 1/119.

Leasehold K Lands in Polhampton.

- 1528-1539 19s 0d rent was paid, but the tenant was not named.
10 Dec 1539 Thomas Brown, Husbandman. Rent 19s 0d.
1539-1557 Thomas Browne paid 19s 0d.
1557-1565 William Browne paid 19s 0d.
10 Mar 1551 Thomas Brown, Husbandman.
7 Mar 1564 Thomas Brown, Husbandman.
6 Aug 1568 James Brown, Shoemaker.
1 Jan 1579 William Hockley and James Brown, son of James Brown, Husbandmen.
Corn-rent introduced.
22 Oct 1589 William Hockley and James Brown, Husbandmen.
10 Jun 1605 Richard Paynton [Tenant per Langdon Map]. Fine 11s 4d. Corn-rent settled at 12s 6½d + 4B wheat and 5B malt.
14 Dec 1617 Richard Peynton, Husbandman. Fine [12½ years] £10 0s 0d.
1 Oct 1631 Richard Peynton, Husbandman. Fine £4 0s 0d (Cc3/6).
1631/2 In this year corn-rent actually paid was £1 11s 6½d.
4 Feb 1648 John Penton, Husbandman. Fine [16 years] £20 6s 8d.
16 Feb 1664 William Elderfield, Yeoman, and his wife Margaret. Fine £25 0s 0d [16 years].
21 Jun 1680 Margaret Elderfield, Widow, and William, her Son. The fine of £100 0s 0d [17 years] was abated £35 'in consideration of her poverty'.
6 Jun 1689 William Elderfield, Yeoman, and Mary [probably his wife], of Polhampton. Fine [9 years] £20 0s 0d + £1 10s 0d for cutting down 3 trees.
20 Aug 1694 Widow Elderfield's Licence to Alienate.
23 Dec 1696 Richard Worsum, Barber-Surgeon, of Overton. Fine £18 0s 0d.
9 Dec 1704 Richard Worsum. Barber-Surgeon, of Overton. Fine [8 years] £24 0s 0d.
3 Dec 1712 Richard Worsum. Barber-Surgeon, of Overton. Fine [8 years] £24 0s 0d.
3 Dec 1719 Richard Worsum. Barber-Surgeon, of Overton. Fine £20 0s 0d.
14 Aug 1725 Licence granted to Richard Worsum to alienate his 'biggest lease', presumably to Robert Heath, since he paid an 11-year fine in 1730.
27 Nov 1730 Robert Heath, Yeoman, of Overton. Fine [11 years] £44 0s 0d.
1734 According to the Bailiff's Account, John Brown was already in occupation during this year (Cb8/6).
28 Sep 1737 John Brown, Yeoman, of Polhampton. Fine £22 10s 0d.
During the period 1732-1740 the corn-rent actually paid varied between £1 16s 8½d (1740) and 19s 2d (1733)
2 Oct 1744 John Brown, Yeoman, of Polhampton. Fine £22 10s 0d.
26 Sep 1751 John Brown, Yeoman, of Polhampton. Fine £22 10s 0d.



**Leasehold L. Now Nos 48 - 50 Winchester Street and
No 1 Greyhound Lane.**

25 Sep 1751	John Brown, Yeoman, of Pollington. Fine £25 10s 0d.
2 Oct 1744	John Brown, Yeoman, of Pollington. Fine £25 10s 0d.
and 10s 2d (1717)	
	During the period 1732-1740 the com- <u>rent actually</u> paid varied between £1 16s 8d and £17 10s 0d.
28 Sep 1717	John Brown, Yeoman, of Pollington. Fine £25 10s 0d.
1734	According to the Bailiff's Account, John Brown was already in occupation of the house in 1734.
27 Nov 1730	Robert Heath, Yeoman, of Overton. Fine £4 8s 0d.
	presumably to Robert Heath, since he paid an 11 year fine in 1730.
14 Aug 1722	License granted to Richard Worsum to alienate his biggest lease, of 10 years, to Robert Heath, of Overton. Fine £20 0s 0d.
3 Dec 1719	Richard Worsum, Barber-Surgeon, of Overton. Fine £20 0s 0d.
3 Dec 1712	Richard Worsum, Barber-Surgeon, of Overton. Fine £24 0s 0d.
9 Dec 1704	Richard Worsum, Barber-Surgeon, of Overton. Fine £24 0s 0d.
23 Dec 1696	Richard Worsum, Barber-Surgeon, of Overton. Fine £18 0s 0d.
20 Aug 1694	Widow Eblsheld's license to Alienate.
6 Jun 1689	William Eblsheld, Yeoman, and Mary [probably his wife], of Pollington. Fine £9 years) £20 0s 0d + £1 10s 0d for cutting down 3 trees.
	[17 years) was abated £25 in consideration of her poverty.]
21 Jun 1680	Margaret Eblsheld, Widow, and William, her son. The fine of £100 0s 0d years).
10 Feb 1664	William Eblsheld, Yeoman, and his wife Margaret. Fine £25 0s 0d (1718 years).
4 Feb 1648	John Fenon, Husbandman. Fine 16 years) £20 0s 0d.
1671/2	In this year com- <u>rent actually</u> paid was £1 11s 6d.
1 Oct 1631	Richard Fenon, Husbandman. Fine £4 0s 0d (C290).
14 Dec 1617	Richard Fenon, Husbandman. Fine 15 years) £10 0s 0d.
10 Jan 1602	Richard Fenon, Husbandman. Fine 15 years) £10 0s 0d.
23 Oct 1589	William Hookley and James Brown, Husbandman.

Leasehold K (Contd.)

- 10 Oct 1758 John Brown, Yeoman, of Polhampton. Fine £22 10s 0d.
10 Oct 1765 John Brown, Yeoman, of Polhampton. Fine £22 10s 0d.
10 Oct 1772 John Brown, Yeoman, 'late his father John'. Fine £30 0s 0d. Brown was appointed gamekeeper for the College's manor of Polhampton.
11 Oct 1779 John Brown, Yeoman, of Polhampton. Fine £42 0s 0d.
10 Oct 1786 Robert Brown, Yeoman. Fine £42 0s 0d.
10 Oct 1793 The Rev. George Lefroy, Clerk. Fine £42 0s 0d.
10 Oct 1800 The Rev. George Lefroy, Clerk. Fine £48 15s 0d.
10 Oct 1807 John Henry George Lefroy, son of the late Rev. George. Fine £60 0s 0d.
10 Oct 1814 John Henry George Lefroy. In this indenture the corn-rent was revised to 36G wheat and 42G 2Qts malt. Fine £98 0s 0d.
10 Oct 1821 The Executors of J. H. G. Lefroy. Fine £132 14s 6d.
26 May 1824 The lease was assigned to John Portal by Lefroy's Executors.
10 Oct 1828 John Portal. Fine £139 10s 3½d.
10 Oct 1835 John Portal of Freefolk House. This lease combined Leasehold K with Leasehold C [q.v.].

References: Leases Cc2/9-43; LB 1/56, 1/118, 2/88, 3/11, 3/93, 4/10, 5/6, 6/97, 7/136; Cc3/6; LB 8/177, 11/72, 13/66, 14/42, 14/211, 14/334, 15/124, 16/106, 17/148, 18/156; F/8/16; LB 19/184, 20/155, 22/15, 23/43, 24/85, 25/128, 27/21, 28/55, 29/119, 30/176, 31/4, 32/119, 32/125, 34/340. Fines F/4/1/1-9.

Leasehold L Now Nos 48 - 50 Winchester Street and 1 Greyhound Lane.

- 10 May 1519 Thomas Baker [this was confirmed by the detail of the land]. No further reference to this Leasehold has been found until 1550/1.
1550-1559 John Bullock paid 10s 0d rent.
15 May 1551 Thomas Bullock, Weaver. Rent 10s 0d.
1559-1564 Thomas Bullock paid 10s 0d.
14 Dec 1565 Nicholas Wild, Mercer.
1564-1565 Nicholas Wild paid 10s 0d.
7 May 1578 John Wylde, Weaver. Corn-rent introduced.
12 Jan 1598 Christopher Leycester, Yeoman, of Mapledurwell.
12 Nov 1609 Christopher Leycester, Yeoman. Fine 13s 4d.
1 Dec 1622 Christopher Leycester, Yeoman.
1 May 1631 Christopher Leycester, Yeoman. The fine [said to be 14 years expired] was 'referred to himself'. In Jan 1633 Leycester was granted a licence to assign to Mr. Jackson for the whole term of the lease.
1631/2 In this year the corn-rent actually paid was 10s 11¼d.
15 Aug 1639 Lawrence Jackson, Gent. Corn-rent settled at 3s 4d for the tenement and 4s 5d for the land + 1B 2P wheat and 1B 2P 1G malt. Fine £1 10s 0d [8 years].
16 Feb 1641 Laurence Jackson, but alienated to Paul Combes, Yeoman, the same day. Fine [1½ years] 6s 8d.
3 Jun 1650 Thomas Wake, Yeoman. Fine [10 years] £2 10s 0d.
1 Sep 1657 Andrew Sweetapple, Yeoman. Fine [7 years] £1 10s 0d.

Leasehold L (Contd.)

- 15 Jul 1674 Andrew Sweetapple, Yeoman. Fine [17 years] £6 0s 0d. Sweetapple bequeathed his lease to widow Elizabeth Acres in his will of 7 Dec 1676 (1676P/32); after 10 years it was to pass to her son Robert Acres. The Acres' relationship with Sweetapple was not given.
- 9 Nov 1685 Robert Akers, Husbandman. Fine [11 years] £2 10s 0d.
- 16 Dec 1690 Akers' Licence to alienate.
- 9 Sep 1693 John Gallant. Fine [8 years] £2 5s 0d.
- 6 Dec 1700 John Gallant, Yeoman, now or late of Stratton. Fine [8 years] £2 5s 0d.
- 6 Dec 1713 John Bear, Skinner, of Overton. Fine [12 years] £5 0s 0d.
- 1 Dec 1721 John Bear, Skinner, of Overton. Fine [9 years] £3 0s 0d.
- 10 Oct 1728 Mary Bear, Spinster, of Overton. Fine £2 0s 0d.
- 21 Sep 1730 Licence granted to Mary Bear to alienate.
- 19 Nov 1735 Moses Farmer, Yeoman, of Overton. Fine £2 0s 0d.
- During the period 1732-1740 the corn-rent paid by Mary Bear and Moses Farmer varied between 6s 8½d (1733) and 13s 1½d (1740).
- 8 Oct 1742 Moses Farmer of Overton. Fine £2 0s 0d.
- 26 Sep 1751 Mr. Moses Farmer, Yeoman. Fine £2 15s 0d.
- 10 Oct 1758 Moses Farmer, Yeoman. Fine £2 0s 0d.
- 3 Jun 1760 Moses Farmer made his will, leaving his leases to his wife Ann for life, with remainder to Moses Farmer, son of his brother Thomas, a minor.
- 10 Oct 1765 Mrs. Ann Farmer, Widow, of Overton. Fine £2 0s 0d. Granted 'on condition that the premises are put in repair'.
- 10 Oct 1772 Moses Farmer of Overton. Fine £2 10s 0d.
- 10 Oct 1779 Moses Farmer of Overton. Fine £4 0s 0d.

Leaseholds L and P

- 10 Oct 1786 Moses Farmer of Overton. Fine for L £4 0s 0d. This indenture amalgamated Leasehold L with Leasehold P. The rent, £1. 18. 3d plus 18G wheat and 23G 2Qts malt, was the precise sum of the two former rents.
- 10 Oct 1793 Moses Farmer of Overton. Fine for L £4 0s 0d.
- 10 Oct 1800 Moses Farmer of Overton. The fines were now combined at £10 16s 6d.
- 10 Oct 1807 Moses Farmer of Overton. Combined fine £12 12s 0d.
- 10 Oct 1814 Moses Farmer of Overton. Combined fine £107 1s 0d.
- 10 Oct 1821 Thomas Farmer, son of Moses. Combined fine £30 1s 10d.
- There appears to have been no indenture, as might be expected, in 1828, either for a combination of P and L, or for those two leaseholds on their own.

Leasehold L alone after redivision

- 10 Oct 1835 William Beale, Yeoman. Fine £300 0s 0d. The Grant Book reads 'This estate of Moses Farmer being run out Two leases of the property were granted to Thomas Beale and William Beale'. L was then described as: 'All those four several Tenements or Dwelling Houses adjoining each other and fronting against ... Winchester Street and one other Tenement fronting against Greyhound Lane', together with the land behind the tenements, together with 1a 2r 26p lying in Fair Close, 3r 20p also lying in Fair Close and Malthouse Close in Maidenthorn containing 1a 2r.

Leasehold L (Contd.)

- The land in West Field and Foxdown, of which Moses Farmer had apparently known nothing [see the section on "Tenants"], was now formally excluded from the lease, the enclosed lands in Fair Close and Maidenthorn being inserted instead. The rent for the re-divided Leasehold L was set at £1 18s 3d plus 17G 1Pott wheat and 21G 3Qts malt.
- 10 Oct 1842 William Beale, Yeoman. Fine £60 7s 6d.
- 20 Aug 1844 William Beale assigned to George Curtis of Chineham, for purpose of mortgage [a marginal note shows that it was subsequently repaid].
- 10 Oct 1849 William Beale. Fine £60 8s 9d.
- 10 Nov 1851 A licence was granted to Beale alienate to George Dixon, Postmaster.
- 10 Oct 1856 William Beale. Fine [14 yrs] £61 0s 0d.
- 1847 - 1862 The cash-and-corn rent actually paid by William Beale or George Dixon varied between £4 0s 0d [1855/6] and £3 6s 0d [1850/1] during this period.
- 1863 A memo in the Grant Book reads 'lease expired, property let at rack-rent.'
- 1863 - 1869 During this period the yearly tenants were (1) W. Beale £5 4s 0d [1863/5], £5 17s 0d [1865/6]; W. Crimble £5 17s 0d [1866/7]; and Dixon £6 10s 0d [1868/9]: (2) G. Mundy £5 4s 0d [1863/1869]: (3) Hannah Beale £3 18s 0d [1863/1867] and £2 12s 0d [1868/9]: (4) Miss Pyle £3 18s 0d [1863/9]; and (5) Job Mundy £5 0s 0d [1863/9].
- 1868 - 1871 The cottages were among eight that were let at rack-rents during this period. No details were given as to rents or occupiers.
- 1872 - 1874 The rental of 1872 showed that there had been six cottages on the site but that one had been recently pulled down (at a cost of £1 10s 0d). The yearly tenants of the remaining five were as follows: (1) Moses Farmer £6 10s 0d: (2) George Munday £5 4s 0d: (3) Nathaniel Smith £3 18s 0d: (4) Job Munday £3 18s 0d [1873 - ½ year], Crosswell £3 18s 0d [1873 - 21 weeks], Ann Carter £3 18s 0d [1874 - 10 weeks]: (5) Henry Lambden £5 0s 0d. Nathaniel Smith and Job Munday had both been described as 'paupers' in the 1871 census.
- 9 Jul 1874 A Sale Catalogue of this date confirmed that Moses Farmer, George Munday, Nathaniel Smith and Henry Lambden were in occupation, with one tenement 'void'.
- 1875 - 1882 The Rent Accounts for these years show tenants and rents as at the end of 1874, except that John Scott (1877/9), Isaac Smith (1879/1882) and William North (1882) succeeded Ann Carter. The occupants were confirmed by the Particulars of Sale in 1882 (Mc27/9).
- 1 May 1882 The property was conveyed to T.H. Loveridge for £265 0s 0d.

References: Leases TT30/150; Cc2/31-43; LB 1/120, 2/105, 3/92, 4/87, 5/86, 6/159, 7/155; Cc3/6; LB 8/65, 8/98, 9/60, 10/92, 11/125, 13/130, 14/242, 15/106, 16/140, 17/83, 18/93, 19/124, 20 153, 22/15; HRO 1773B/12; LB 23/49, 24/90, 25/124, 27/27, 28/54, 29/155, 30/174, 31/7, 34/425, 35/290, 35/432, 37/19; F/1/4/1-6; Mc27/6; F/1/4/7-8; HRO RG10/1239; Mc27/9; LB 40/390. Fines F/4/1/1-10. Rents F8/16; F/1/4/6-10.

Leasehold M Part of Polhampton Warren.

- 1528-1539 Included with other Polhampton rents as 'formerly John Figon', but no record of rabbits.
- 1539-1540 John More paid 10s 0d rent, no record of rabbits.
- 1540-1565 John Inwood or Henwood paid 10s 0d.
- 20 Oct 1557 John Inwood, Yeoman. The rent was to be 10s 0d plus 'twelve couple of coneys'.
- 19 Mar 1595 John Inwood, Yeoman. The 12 couple of rabbits was commuted to 8s 0d making the revised rent 18s 0d.
- 11 Jun 1604 Thomas Inwood, Yeoman, of Kingsclere [Tenant per Langdon Map].
- 2 Mar 1616 Thomas Inwood, Yeoman, of Kingsclere. Fine [9 years (sic)] £4 0s 0d.
- 9 Dec 1623 William Weston, Yeoman, of Chievely.
- 1 Oct 1631 William Weston, Yeoman, of Chievely. Fine [7 years] £4 0s 0d.
- 7 Jun 1638 William Weston, Yeoman, of Chievely.
- 15 Dec 1640 Thomas Dickers, Yeoman. Fine [6 years sic] £3 13s 4d.
- 12 Dec 1649 Thomas Dickers, Yeoman, the elder. Fine £7 10s 0d.
- 15 Nov 1657 Thomas Dicker, Yeoman. Fine [7 years] £4 5s 0d.
- 21 Aug 1665 Thomas Dicker. Fine [7 years] £4 10s 0d.
- 16 Dec 1673 Thomas Dicker, Yeoman. Fine £4 5s 0d.
- 24 Nov 1680 John Tyler, Yeoman, of Aldermaston. £4 0s 0d.
- 2 Jan 1688 Robert Woodcock, Yeoman, of Mattingley in Heckfield. Fine £4 10s 0d.
- 15 Nov 1694 Robert Woodcock. Fine £4 10s 0d.
- 4 Dec 1701 Robert Woodcock. Fine £5 0s 0d.
- 9 Jun 1709 James Tyler, Yeoman, of Overton. Fine [9 years] £6 10s 0d.
- 23 Sep 1714 William Fisher, Gent., of Overton. Fine [5 years] £4 0s 0d.
- 28 Aug 1721 Mary Fisher of Farnham, Widow of William. Fine £6 0s 0d.
- 27 Sep 1729 Mary Fisher of Farnham, Widow of William. Fine [8 years] £13 0s 0d.
- 14 Oct 1736 Thomas Baker was granted a lease in trust for Mrs. Harris. Fine £12 0s 0d.
- 3 Oct 1743 Forbes Fisher Esq., of the Temple, London. Fine £12 0s 0d.
- 19 Oct 1750 Forbes Fisher Esq., of the Temple, London. Fine £16 0s 0d.
- 7 Sep 1757 Forbes Fisher Esq., of the Temple, London. Fine £16 0s 0d.
- 15 May 1765 A licence was granted to Fairmeadow Penyston, of Cornwell, Oxon, to alienate the lease of the late Forbes Fisher.
- 5 Dec 1765 Thomas Hodgson, Merchant, of Cheapside, London.
- 25 Oct 1773 Thomas Hodgson, Merchant, of Cheapside, London.
- 10 Oct 1780 Thomas Hodgson, Merchant, of Cheapside, London. Fine £17 10s 0d.
- 10 Oct 1780 A memorandum in the Grant Book shows that 'By a minute in the Old Grant Book it appears that the College share of the Warren is worth £20 p.a.'
- 4 Aug 1788 The Rev. Charles Norris, Clerk. Fine £20 0s 0d.
- 5 Apr 1795 The Rev. Charles Norris, Clerk. Fine £20 0s 0d.
- 5 Apr 1802 The Rev. Charles Norris, Clerk. Fine £21 0s 0d.
- 24 Mar 1806 Licence granted to the Rev. Norris to alienate to John Loveet.
- 5 Apr 1809 John Loveet Esq. Fine £48 0s 0d.
- 5 Apr 1819 Villaroy Russell Esq., of Brighton. The rent was still 18s 0d, but the fine [9½ years] had risen to £141 5s 6d, possibly in anticipation of 'breaking up' for cultivation.
- 5 Apr 1826 John Portal Esq. Fine £117 8s 1d. The Warren had been 'broken up'

Leasehold M (Contd.)

- some five years earlier (Cc12/21), and the resulting arable became liable to corn-rent. The revised rent was £1 11s 6d + 4B 3P wheat ('at the rate of 9 gallons to the bushel') and 6B 2P malt ('at the rate of 8½ gallons to the bushel'). Fine £117 8s 1½d.
- 5 Apr 1833 John Portal. Fine £126 0s 10½d.
- 5 Apr 1840 John Portal Esq. of Freefolk House. The fine was £267 10s 0d [it seems that the fine of 1833 was never paid, since the Grant Book shows the current fine as '14 years']. The corn-rent was further revised to 41G 1Pott wheat and 53G 1Pott 1Pt malt, and the land was measured at 87 acres and 23 perches.
- 5 Apr 1847 The Rev. Spencer Rodney Drummond and Philip William Mure, the Portal Trustees. Fine £126 19s 2½d.
- 5 Apr 1854 Melville Portal. Fine £150 3s 11¼d.
- 5 Apr 1861 Melville Portal. Fine £170 0s 0d.
- 1844 - 1862 The cash-and-corn rent actually paid by the Portals during this period varied between £6 12s 0d [1855/6] and £4 19s 0d [1849/51].
- 4 Apr 1864 The lease was surrendered and the Trustees rewarded by annuities. The lands were included with other Leaseholds in a conveyance to Melville Portal Esq. for a total sum of £17878 15s 0d.

References: Leases Cc2/9-43; LB 2/35, 4/63, 5/31, 6/52, 7/4, 7/129, 8/32, 8/99, 9/27, 10/103, Dr. Milne's List; 12/102, 13/50, 14/9, 15/84, 16/6, 16/133, 17/97; F/8/16; LB 19/133, 20/112, 21/142, 23/50, 24/111, 26/18, 27/86, 28/102, 29/223, 30/241, 31/331, 33/11, 35/148, 36/390, 38/327-338. Fines F/4/1/1-10. Rents Cb8/90-108.

Leasehold N A tenement in Polhampton.

- 1528-1539 Included with other rents 'formerly John Figon'.
- 1539-1559 Thomas Goodale paid 14s 0d rent.
- 10 Dec 1547 Thomas and Simon Goodale, Husbandmen. Rent 14s 0d.
- 1559-1565 Simon Goodale paid 14s 0d.
- 20 Jan 1562 Simon Goodale, Husbandman.
- 16 May 1578 Simon Goodale. Corn-rent introduced.
- 24 Nov 1580 Robert Englefield, Servant of Corpus Christi College.
- 26 Nov 1580 Licence granted to Goodale to alienate to Englefield.
- 31 May 1588 Robert Englefield, Servant of Corpus Christi College. The rent settled at 9s 10d + 3B wheat and 4B malt.
- 22 Jul 1603 Richard Morrell, Gent.
- 16 Jun 1609 Richard Morrell, Gent. Fine part of £40 0s 0d 'abated by £10'.
- 13 Dec 1613 Richard and Fryswide, son and daughter of Richard Morrell. Fine part of £50 0s 0d.
- 28 May 1625 Richard Morrell, son of Thomas. Fine part of £60 0s 0d.
- 20 Mar 1635 Richard Morrell, Yeoman. Fine [10 years] £7 0s 0d.
- 20 Jun 1638 Richard Soper.
- 11 Nov 1640 Richard Soper, Yeoman, of Hannington. Fine [2½ years] £2 0s 0d.
- During the period 1732-1740 the corn-rent actually paid by Soper varied between £1 8s 4¼d

some five years earlier (C01321), and the resulting maple became liable to
 comment. The revised rent was £1 11s 6d + 4B 3P wheat (at the rate of 9
 gallons to the bushel) and 6B 3P malt (at the rate of 8B gallons to the
 bushel). Fine £117 8s 18d.
 John Portal. Fine £126 0s 10d.
 John Portal Esq. of Finslow House. The fine was £257 10s 0d (it seems
 that the fine of 1833 was never paid, since the Grant Book shows the
 current fine as 14 years). The comment was further revised to 4B 11/2m
 wheat and 5B 11/2m malt, and the land was measured at 87 acres and
 23 perches.
 The Rev. Spencer Rodney Drummond and Philip William Munn, the Portal
 Trustees. Fine £126 19s 2 1/2d.
 Melville Portal. Fine £150 7s 11 1/2d.
 Melville Portal. Fine £170 0s 0d.
 The cash-and-com rent actually paid by the Portals during this period
 varied between £6 12s 0d (1832/3) and £4 19s 0d (1849/51).
 The lease was surrendered and the Trustees rewarded by annuity. The
 lands were included with other Leaseholds in a conveyance to Melville

2 Apr 1833
 2 Apr 1840
 2 Apr 1847
 2 Apr 1851
 2 Apr 1861
 1844 - 1862
 4 Apr 1864



Leasehold O. Now Nos 65 - 67 Winchester Street.

Richard Morrell, Gent. Fine part of £40 0s 0d (abated by £10).
 Richard and Pyswilde, son and daughter of Richard Morrell. Fine part of
 Richard Morrell, son of Thomas. Fine part of £60 0s 0d.
 Richard Morrell, Yeoman. Fine 10 years £7 0s 0d.
 Richard Soper.
 Richard Soper, Yeoman, of Hannington. Fine 25 years £2 0s 0d.
 During the period 1732-1740 the comment actually paid by Soper varied between £1 10s 0d

16 Jun 1609
 17 Dec 1613
 28 May 1622
 20 Mar 1632
 20 Jun 1638
 11 Nov 1640

Leasehold N (Contd.)

(1740) and 15s 0½d (1733).

1 Dec 1652	John Soper, Yeoman. Fine [12½ years] part of £67 0s 0d.
13 Dec 1659	John Soper, Yeoman. Fine [7 years] part of £34 10s 0d.
21 Jan 1663	William Soper. Fine [3 years] part of £12 0s 0d.
6 Dec 1671	William Soper, Gent., brother of John Soper. Fine part of £53 0s 0d [9 years].
13 Nov 1677	William Soper, Gent., of Dummer. Fine [6 years] part of £30 0s 0d.
20 Oct 1685	William Soper, Gent., of Dummer. Fine [8 years] part of £55 0s 0d.
1 Jul 1692	Richard Soper. Fine [7 years] part of £40 0s 0d.
1 Dec 1699	Richard Soper, Gent., of Dummer. Fine part of £43 0s 0d.
18 Dec 1706	Richard Soper, Gent., of Dummer. Fine part of £41 0s 0d.
29 Dec 1714	John Soper, Gent., of North Oakley, in trust for the children of Mr. Soper deceased. Fine part of £50 0s 0d.
14 Dec 1722	John Soper, Gent., of North Oakley, still in trust for the children of Mr. Soper deceased. Fine part of £60 0s 0d.
12 Dec 1729	John Soper, Gent., of North Oakley, still in trust for the children of Mr. Soper deceased. Fine part of £51 0s 0d.
14 Oct 1736	John Soper, Gent., of North Oakley. Fine part of £51 0s 0d.
3 Oct 1743	Henry Soper, Gent., of North Oakley. Fine part of £51 0s 0d.
8 Oct 1750	Henry Soper, Gent., of North Oakley. Fine part of £60 0s 0d.
22 Sep 1757	Henry Soper, Gent., of North Oakley. Fine part of £55 0s 0d.
3 Oct 1764	Mrs. Frances Soper, Widow. Fine part of £55 0s 0d.
10 Oct 1771	Mr. Richard Soper, Farmer, of North Oakley. Fine part of £55 0s 0d.
10 Oct 1778	Licence granted to Soper to alienate to John Dyer, Maltster, of Kingsclere. Fine part of £75 0s 0d.
16 Oct 1785	The Rev. Ellis St. John. Fine part of £85 0s 0d.
10 Oct 1792	The Rev. Ellis St. John. Fine part of £85 0s 0d.
16 Oct 1799	The Rev. Ellis St. John. Fine part of £87 10s 0d.
10 Oct 1806	The Rev. Ellis St. John. This indenture amalgamated Leasehold N with Leasehold C. Combined fine £113 0s 0d.

References: Leases Cc2/9-43; LB 1/98, 2/83, 3/88, 3/101, 3/104, 4/6, 4/150, 5/74, 5/158, 7/25, 7/228, 8/31, 8/95; F/8/16; LB 8/220, 10/4; Dr. Milne's List; LB 13/122, 14/223, 15/16, 16/13, 16/164, 17/130, 18/120, 19/150, 20/142, 21/149, 23/9, 24/41, 25/88, 27/2, 28/31, 29/64, 30/99. Fines F/4/1/3-10.

Leasehold O Now Nos 65 - 67 Winchester Street.

1528-1541	No reference found in rent-collectors' rolls.
1541-1542	Nicholas Ivell paid 12s 0d rent for the tenement of Widow Barlow, 'newly built'.
1544-1547	Nicholas Ivell paid 12s 0d, still 'newly built'.
1547-1565	Thomas Style paid 15s 0d, still 'newly built'.
10 Oct 1548	Thomas Style, Weaver. Rent 15s 0d.
20 Dec 1568	Thomas Style, Weaver.
30 Sep 1585	John Webbe. Corn-rent introduced.

Leasehold O (Contd.)

- 21 Jan 1596 Richard Spurling, Yeoman. This lease temporarily included 30a + 17½p of Kirbys lands [see B], and the rent was 15s 0d for the tenement and £1 4s 7¼d for the land plus 4B wheat and 14B 2P malt.
- 19 Oct 1598 John Arlat, Cooper [No longer including Kirbys].
- 7 Jul 1614 Clemens Arlat ['Widow Arlat' tenant per 'Description of the Estates']. Fine [15 years] £5 0s 0d abated to £3 0s 0d. The rent settled at 13s 2d for the tenement and 1s 2½d for the land + 1B malt.
- 7 Jul 1628 William Peynter, Yeoman [Tenant per Langdon Map - evidently by licence from Widow Arlat]. Fine [14 years] £4 0s 0d.
- 1631/2 In this year the corn-rent actually paid was 2s 2½d.
- 11 Nov 1640 William Paynter. Fine [12 years] £3 0s 0d.
- 9 Jan 1648 William Painter. Fine [7 years] £1 0s 0d.
- 12 Aug 1651 Elizabeth Arlat, Spinster, Executrix of William Painter. Fine £3 10s 0d.
- 2 Sep 1657 William Penton, Yeoman, of St. Mary Bourne. Fine [6 years] £2 6s 8d.
- 30 Jul 1664 Edward Penton, Yeoman. Fine [7 years] £1 0s 0d.
- 21 Aug 1682 Clement Kember, Yeoman. Fine [18 years] £13 10s 0d.
- 5 Nov 1690 Clement Kember, Yeoman. Fine [8 years] £2 0s 0d. Kember was also tenant of Leasehold E at this time. In his will of 19 Aug 1695 he empowered his executors to sell his College leases (HRO 1696P36)
- 3 Dec 1697 Richard Winkworth, Husbandman. Fine £2 5s 0d.
- 16 Apr 1705 Stephen Freemantle, Yeoman. Fine £2 5s 0d; 'an abatement was made on account of his rebuilding a stable blown down in the late Tempest'.
- 12 Nov 1712 Stephen Freemantle. Fine £4 0s 0d.
- 30 Oct 1719 John New, Cordwainer. Fine £4 0s 0d.
- 19 Apr 1727 John New. Fine £4 10s 0d.
- 30 Aug 1735 John New, Cordwainer. Fine [8 years] £4 10s 0d.
- During the period 1732-1740 the corn-rent actually paid by New varied between 1s 10½d (1733) and 2s 7½d (1740).
- 14 Oct 1743 Richard Drewett, Cordwainer.
- 19 Oct 1750 William Pinke, Labourer, of Old Basing. Fine £4 10s 0d.
- 5 Oct 1757 William Pinke, Labourer, of Old Basing. Fine £4 10s 0d.
- 3 Oct 1764 Thomas Wright, Wheelwright, of Overton. Fine paid £4 10s 0d.
- 10 Oct 1771 Thomas Wright, Wheelwright, of Overton. Fine paid £4 10s 0d.
- 10 Oct 1778 Thomas Wright, Wheelwright, of Overton. Fine paid £4 10s 0d.
- 10 Oct 1785 Thomas Wright, Wheelwright, of Overton.
- 17 May 1787 A licence was granted to Wright to alienate to Benjamin Batten.
- 2 Jul 1792 A licence was granted to Batten to alienate to Francis Flowers.
- 10 Oct 1792 Francis Flowers, Gent., of Overton. Fine £4 10s 0d.
- 6 Apr 1795 Licence granted to Francis Flowers to alienate to Robert Brockman, surgeon.
- 10 Oct 1799 Francis Flowers, Gent. Fine £4 12 6d.
- 10 Oct 1806 Robert Brockman, Apothecary [also Surgeon - Cc12/10], of Overton. Fine £4 10s 0d.
- 21 Mar 1809 A licence was granted to Brockman to alienate to John Webb.
- 10 Oct 1813 John Webb, Yeoman, of Quidhampton. Fine £8 11s 6d.
- 10 Oct 1820 John Webb, Yeoman, of Quidhampton. Fine £13 18s 6d.



Leasehold P. Now Nos 3 - 13 Winchester Street.

John Webb, Yeoman, of Quilhampton. Fine £11 18s 6d	10 Oct 1820
John Webb, Yeoman, of Quilhampton. Fine £8 11s 6d	10 Oct 1815
A licence was granted to Brockman to alienate to John Webb.	21 Mar 1809
Robert Brockman, Apothecary [also Surgeon - C12310], of Overton. Fine £1 10s 0d	10 Oct 1806
Francis Flower, Gent. Fine £4 12 6d.	10 Oct 1799
License granted to Francis Flower to alienate to Robert Brockman.	6 Apr 1795
Francis Flower, Gent, of Overton. Fine £4 10s 0d.	10 Oct 1795
A licence was granted to Batten to alienate to Francis Flower.	2 Jul 1792
A licence was granted to Wright to alienate to Benjamin Batten.	17 May 1787
Thomas Wright, Wheelwright, of Overton.	10 Oct 1785
Thomas Wright, Wheelwright, of Overton. Fine paid £4 10s 0d.	10 Oct 1778
Thomas Wright, Wheelwright, of Overton. Fine paid £4 10s 0d.	10 Oct 1771
3 Oct 1764	3 Oct 1764
Thomas Wright, Wheelwright, of Overton. Fine paid £4 10s 0d.	10 Oct 1757
William Tank, Labourer, of Old Basing. Fine £4 10s 0d.	19 Oct 1750
William Tank, Labourer, of Old Basing. Fine £4 10s 0d.	19 Oct 1742
Richard Drewitt, Cordwainer.	(1737) and 2d 5d (1740)
During the period 1732-1740 the rent actually paid by New varied between 1s 10s 0d	
John New, Cordwainer. Fine [8 years] £4 10s 0d	30 Aug 1737
John New, Cordwainer. Fine £4 10s 0d.	19 Apr 1737
John New, Cordwainer. Fine £4 0s 0d	30 Oct 1719
John New, Cordwainer. Fine £4 0s 0d.	12 Nov 1715
Stephen Freemantle. Fine £4 0s 0d.	16 Apr 1705
3 Dec 1697	3 Dec 1697

Leasehold O (Contd)

- 10 Oct 1827 John Webb. Fine £33 2s 5¼d.
10 Oct 1834 John Webb. Fine £33 1s 10½d.
10 Oct 1840 John Webb of Quidhampton. Fine £210 0s 0d [although this amount appears in the transcript lease indenture there is some doubt about it - the Grant Book shows that it was actually granted in 1841, but no fine is recorded].
30 Mar 1851 The census of this date shows that John Kersley, carpenter and wheeler and father of Anthony, was in occupation, presumably as sub-tenant.
9 Jun 1853 John Webb's assignment to Andrew Twitchen Esq.
10 Oct 1854 John Webb. 'Divided fine' [14 years] £41 5s 9½d.
1844 - 1856 The cash-and-corn rent actually paid by John Webb during this period varied between £1 3s 0d [1846/7] and £1 0s 6d [1849/52].
1865 - 1876 Webb's lease had fallen in and the Rent Accounts for these years show that A. Kersley was yearly tenant at a rack-rent of £18 0s 0d.
9 Jul 1874 A Sale Catalogue of this date confirms the tenant as Anthony Kersley, a carpenter.
16 Jan 1877 The property was conveyed to Charles Sprent for £275 0s 0d.

References: Leases Cc2/9-43; LB 1/104, 2/134, 3/142, 4/75, 4/105, 6/6; Mc13/1; 7/103; Cc3/6; LB 9/101, 10/108, 11/78, 13/90, 14/66, 14/163, 14/345, 16/102, 18/87, 19/113, 20/113, 21/150, 23/5, 24/42, 25/83, 26/144, 28/90, 29/51, 30/102, 30/199, 30/584; 31/386, 35/261; HRO HO107/1682; LB 37/157; F/1/4/1-7; Mc27/6; LB 40/142. Fines F/4/1/1-10. Rents F/8/16; Cb8/90-101 & 113-114; F/1/4/1-7.

Leasehold P Now Nos 3 - 13 Winchester Street.

- 10 May 1519 John Lancaster, rent 29/4d.
1528-1562 John Lancaster, possibly father and son, paid 31s 4d.
12 Oct 1552 John Langcaster, Clothmaker. Rent 29s 4d plus 2s 0d for the vacant plot.
1562-1565 Edith Lancaster, Widow, paid 31s 4d.
18 Dec 1565 Edith Lancaster, Widow, after the expiry of her husband's, John's, lease.
19 Mar 1595 William Lover, Husbandman. Corn-rent introduced, and immediately settled at £1 8s 10d for the tenement and 1s 8d for the land + 2P wheat and 1B malt.
20 Jun 1611 William Lover. Husbandman. Fine £5 0s 0d.
20 Nov 1623 John Guy, Yeoman [Tenant per Langdon Map]. Fine [12 years] £2 10s 0d.
6 May 1631 Bartholomew Wyatt, Yeoman. Fine [7 years] £1 6s 8d.
1631/2 In this year the corn-rent actually paid was 4s 11¾d.
8 Jun 1650 Bartholomew Wyatt, Yeoman. Fine [19 years] £4 0s 0d. Wyatt died in 1661. His will shows that his daughter, Margery, was married to George Hawkins, the next tenant, and that Hawkins also had a son named George.
1 Sep 1657 George Hawkins, Yeoman. Fine [7 years] £1 15s 0d.
12 Mar 1672 George Hawkins, Yeoman. Fine [14½ years] £6 0s 0d. Hawkins died in 1684, Administration being granted to his widow, Dorothy (HRO 1684AD070).
4 Dec 1685 George Hawkins, Yeoman. Fine [14 years] £10 0s 0d. This must have

Leasehold P (Contd.)

- been George Hawkins, Junior [see Bart. Wyatt above].
- 2 Dec 1698 George Hawkins, Yeoman. Fine £8 0s 0d [13 yrs].
Dec 1713 A memo in the Grant Book reads that 'Geo Hawkins has not renewed since 2 Dec 1698.
- 9 Jul 1714 Thomas Clarke, Yeoman. Fine [15 years] £15 0s 0d.
8 May 1717 Licence to assign granted to Thomas Clarke.
2 Aug 1722 Thomas Adams, Yeoman. Fine £4 0s 0d.
3 Aug 1730 Thomas Adams, Yeoman. Fine [8 years] £4 0s 0d.
28 Sep 1737 Moses Farmer, Yeoman. Fine £3 10s 0d.
- During the period 1732-1740 the corn-rent paid by Adams and Farmer varied between 3s 3¼d (1733) and 5s 9½d (1740
- 2 Oct 1744 Moses Farmer, Yeoman. Fine £3 10s 0d.
26 Sep 1751 Moses Farmer, Yeoman. Fine £3 10s 0d.
10 Oct 1758 Moses Farmer, Yeoman, of Oakley. Fine £3 10s 0d.
4 Feb 1762 Will of Moses Farmer, Yeoman. He left his leases to his wife Ann for life, with remainder to Moses Farmer, son of his brother Thomas, a minor.
10 Oct 1765 Mrs. Ann Farmer, Widow, of Overton. The grant was made on condition that the premises were put in repair. Fine £3 10s 0d.
10 Oct 1772 Moses Farmer of Overton. Fine £4 0s 0d.
11 Oct 1779 Moses Farmer of Overton. Fine £3 0s 0d.

Leaseholds P and L

- 10 Oct 1786 Moses Farmer of Overton. Fine for Leasehold P £3 0s 0d. This indenture amalgamated Leasehold P with Leasehold L.
10 Oct 1793 Moses Farmer of Overton. Fine for Leasehold P £3 0s 0d.
10 Oct 1800 Moses Farmer of Overton. Fines for the two Leaseholds now combined at £10 16s 6d.
10 Oct 1807 Moses Farmer of Overton. Combined fine £12 12s 0d.
10 Oct 1814 Moses Farmer of Overton. Combined fine £107 1s 0d.
10 Oct 1821 Thomas Farmer, son of Moses. Combined fine £30 1s 10d.

There appears to have been no indenture, as might be expected, for either Leasehold in 1828, and in October 1835, the Grant Book reads 'This estate of Moses Farmer being run out Two leases of the property were granted to Thomas Beale and William Beale'. In 1835, however, they were re-divided and Leasehold P was now described as: The Malthouse (having two floors to the same) on the East side of South Street measuring 13 feet by 101 feet, and also two several [i.e. separate] tenements adjoining each other on the South side of the Malthouse, one occupied by Thomas Beale and the other by Abel Bull (together 1r 20p), with a tenement called Lowmans next adjoining to the South of the last described and also a void plot to the South (1½ poles or 21 sq ft), late in the occupation of Philip Purdue and also a close called Dellands (approximately 1 acre). The revised rent was £1 18s 3d plus 19G 2Qts wheat and 22G malt.

Leasehold P alone, after re-division (Contd.)

- 10 Oct 1835 Thomas Beale of Overton. Fine £380 0s 0d.
3 Feb 1837 Thomas Beale assigns to Emma & Sarah Perkins, Spinsters
7 Jan 1841 Thomas Beale made his will (proved 8 Sep 1842), leaving all his

been George Hawkins, Junior [see Bar Wyatt above].
 George Hawkins, Yeoman. Fine £8 0s 0d [13 yrs].
 Dec 1717
 A memo in the Grant Book reads that Geo Hawkins has not renewed since
 2 Dec 1698.
 Thomas Clarke, Yeoman. Fine [12 years] £12 0s 0d.
 9 Jul 1714
 Licence to assign granted to Thomas Clarke.
 8 May 1717
 Thomas Adams, Yeoman. Fine £4 0s 0d.
 2 Aug 1722
 Thomas Adams, Yeoman. Fine [8 years] £4 0s 0d.
 3 Aug 1730
 Moses Farmer, Yeoman. Fine £3 10s 0d.
 28 Sep 1737
 During the period 1732-1740 the rent paid by Adams and Farmer varied between
 39d (1733) and 2s 09d (1740).
 Moses Farmer, Yeoman. Fine £3 10s 0d.
 2 Oct 1744
 Moses Farmer, Yeoman. Fine £3 10s 0d.
 28 Sep 1751
 Moses Farmer, Yeoman, of Oakley. Fine £3 10s 0d.
 10 Oct 1758
 Will of Moses Farmer, Yeoman. He left his lease to his wife Ann for life,
 with remainder to Moses Farmer, son of his brother Thomas, a tenant.
 4 Feb 1762
 Mrs Ann Farmer, Widow, of Overton. The grant was made on condition
 10 Oct 1762
 that the premises were put in repair. Fine £3 10s 0d.



Leasehold Q. Now Nos 59 - 63 Winchester Street.

Thomas Beale of Overton. Fine £380 0s 0d.
 10 Oct 1835
 Thomas Beale assigns to Emma & Sarah Perkins, Spinners.
 3 Feb 1837
 Thomas Beale made his will (proved 8 Sep 1843), leaving all his
 1 Jan 1841

Leasehold P (Contd.)

- 'Collegehold Houses' and Malthouse in Winchester Street, together with the land in Maidenthorn, to his wife Mary. Sub-tenants at this time were William Hennessey and John Lott (1841A13).
- 10 Oct 1842 Mary Beale, Widow, and Thomas Beale, Yeoman, Executors of Thomas Beale. Fine £61 19s 0d. Rent £1 18s 3d. plus 17G 2Qts wheat and 21G 3Qts malt. The 1851 census describes Mary Beale as maltster and farmer.
- 11 Feb 1850 Licence granted to Mary Beale and Thomas Beale to alienate to George Lamb [it should have been issued before Lamb's indenture was sealed].
- 10 Oct 1849 George Lamb, Gent., of Basingstoke. Fine £61 19s 9d.
- 10 Oct 1856 George Lamb, Gent., of Basingstoke. Fine £65 0s 0d.
- 10 Oct 1863 George Lamb. Fine £70 0s 0d.
- 1844 - 1872 The cash-and-corn rent actually paid by Lamb varied between £4 0s 0d [1855/6] and £3 6s 0d [1850/1] during this period.
- 1881 &
6 Mar 1882 An 'Account of the Estates' for 1881 and a Sale Catalogue for 1882 show that the Executors of George Lamb were still tenants by a 'Beneficial Lease' commencing Michaelmas 1863' of 'Two tenements and a malt-house', for which the corn-rent actually payable in 1880 had been £3 13s 6d. The occupiers were Hobbs, Switzur, Hall, Oram, Lambden and Richardson.
- 1 May 1882 The property was conveyed to E.F. Kelsey for £460.

References: Leases Cc2/9-43; LB 2/5, 2/109, 4/64, 5/120, 7/21, 7/172; Cc3/6; LB 9/42, 10/93; Dr. Milne's List; LB 13/129, 14/208; F/4/1/7; LB 15/149, 16/154, 17/135, 18/153, 19/189, 21/6, 22/13; HRO 1773B/12; LB 23/48, 24/88, 25/122, 27/27, 28/54, 29/155, 30/174, 31/7, 34/273, 34/294, 36/29; HRO HO107/1682; LB 37/217, 37/219, 37/390; F/1/4/1-3; F/1/1/2; Mc27/9; LB 40/396. Fines F/4/1/1-9. Rents F/8/16; Cb8/90-110.

Leasehold Q Now Nos 59 - 63 Winchester Street.

- 10 May 1519 Thomas Barlow paid 13s 10d rent.
- 1528-1544 John or Joan Barlow paid 13s 10d.
- 1544-1554 Elizabeth Barlow paid 13s 10d.
- 1554-1555 Peter Tanner paid 13s 10d [the rent collector's roll was noted '14s 0d due'].
- 2 Dec 1555 Peter Benet. Rent 14s 0d.
- 1555-1559 Peter Benet paid 13s 10d 'increased to 14s 0d'. The reason for the increase is not known, but was possibly a small adjustment in the quantity of land.
- 1559-1565 Peter Benet had presumably alienated to Edward Stepto, who paid 14s 0d during this period.
- 1 Mar 1570 Edward Stepto, Weaver.
- 25 Jan 1588 Thomas Woodward, Yeoman. Corn-rent introduced.
- 19 Mar 1595 Thomas Woodward, Yeoman. Rent settled at 7s 6d for the tenement and 4s 4d for the land + 3B 2P malt.
- 12 Jul 1614 Francis Woodward, Husbandman, and Elizabeth, his mother. Fine [17 years] £6 13s 4d.
- 1 Jul 1622 William Nashe, Weaver.
- 1631/2 In this year the corn-rent actually paid was 7s 9d.
- c1640 Nash [see next entry].

Leasehold Q (Contd.)

- 12 Aug 1651 Samuel Grigg, Weaver, 'late Nash'. Fine [11 years] £6 0s 0d. An undated memo shows that Grigg was the College Bailiff and Rent Collector.
- 20 Jan 1655 Licence granted to Samuel Gregg to assign to Jonathan Lynton or Hunton.
- 20 Nov 1668 Samuel Grigg, Weaver. Fine [17 years] £10 0s 0d.
- 25 Nov 1681 Samuel Grigg, Weaver. Fine [13 years] £8 10s 0d.
- 4 May 1682 Samuel Grigg was re-appointed Bailiff or Rent Collector.
- 10 Jul 1690 Samuel Grigg, Weaver. Fine [9 years] £5 0s 0d.
- 5 Jun 1695 Licence to alienate granted to Samuel Grigg.
- 9 Dec 1704 Samuel Grigg, Weaver. Fine [14 years] £20 0s 0d.
- 23 Jan 1708 Grigg was granted an unqualified Licence to Assign.
- 3 Dec 1712 Richard Worsum, Barber/Surgeon. Fine [8 years] £5 0s 0d.
- 3 Dec 1719 Richard Worsum, Barber/Surgeon. Fine £4 0s 0d.
- 20 Mar 1728 Richard Worsum, Barber/Surgeon. Fine [8 years] £5 0s 0d.
- 22 Aug 1730 Licence granted to Richard Worsum to alienate to Mr. Russell [who in turn alienated to Francis Redstall on the same day].
- 22 Nov 1733 Mr. Russell. Fine £2 0s 0d.
- 21 Mar 1735 Mr. Richard Russell. Fine £5 0s 0d.
- During the period 1732-1740 the corn-rent actually paid by Worsum varied between 6s 7d (1733) and 9s 2½d (1740).
- 6 Apr 1742 Rev. Richard Russell, Vicar of Overton. Fine £5 0s 0d.
- 23 Mar 1749 William Dicker, Gent., of Horsebridge, Kings Somborne. Fine £5 0s 0d.
- 2 Apr 1756 James Dicker, Gent., of Court Farm, Overton. Fine £5 0s 0d.
- 13 Apr 1763 Mr. James Dicker, Gent., of Court Farm, Overton. Fine £5 0s 0d.
- 5 Apr 1770 Mr. James Dicker, Gent., of Court Farm. Fine £5 0s 0d.
- 5 Apr 1777 Elizabeth Dicker, Widow, of Overton and Richard Russell, Doctor, of Ash. Fine £7 7s 0d. Granted on condition that the houses were put in repair.
- 5 Apr 1784 Mr. James Dicker Budd, Gent., of Birmingham. Fine £7 7s 0d.
- 5 Apr 1798 Mrs. Elizabeth Dicker. Fine £8 11s 6d.
- 5 Apr 1805 Mrs. Elizabeth Dicker. Fine £9 0s 0d.

Leaseholds Q and H

- 10 Oct 1812 Miss Martha Dicker of Overton. This indenture amalgamated Leaseholds H and Q. The description of the combined tenancy was: A messuage or tenement malthouse and garden ground in West Street with 2 pieces of land in Chaldown containing 1a 1r 15p, 1 piece in Maidenthorn containing 1a 2r 32p and 1 piece in Lampoole Mead containing 3a 0r 12p, together with a tenement and ground on the East side of North (sic) Street containing altogether 2r 35p and two pieces in Maidenthorn containing in total 1a 2r 5p and one piece in Foxdown containing 4a 3r 3p (which last piece was taken in exchange with John Portal for four pieces in Sheephover Field and North Raven Hill Field, formerly Elizabeth Dicker). The combined rent of H and Q was £2 9s 7d plus 1B wheat and 5B 3P malt, the precise sum of the previous individual rents. The fine for Leasehold Q was still levied separately, however, and had risen to £54 14s 0d.
- 10 Oct 1819 William Leigh, Administrator for Martha Dicker. In this indenture the corn-rent was revised to 9G wheat and 48G 3Qts 1Pt malt. The fines were

Leaseholds Q and H (Contd.)

- now combined, and set at £92 7s 0d.
- 10 Oct 1819 William Leigh's terrier showed that the house in West Street, with a new malthouse adjoining, was sub-let to John Bond of Overton, Maltster
- 10 Oct 1826 William Leigh, Administrator for Martha Dicker. In this indenture the corn-rent was again revised to 1B wheat ('at the rate of 9 gallons to the bushel') and 5B 3P malt ('at the rate of 8½ gallons to the bushel'). The combined fine was £133 3s 6d.
- 1 Dec 1827 Licence granted to William Leigh to alienate to John Bond, George Small, Thomas Beale, Thomas and Maria Dicker, and George and Maria Allen.
- 5 Jul 1828 The lease was further alienated, to John Portal.
- 10 Oct 1833 William Leigh, Administrator for Martha Dicker. The combined fine was £133 3s 6¼d
- 23 Jun 1840 William Leigh, Administrator for Martha Dicker. The combined fine was £142 3s 6¾d.

Leasehold Q alone after re-division

- 10 Oct 1847 James Crimble, Maltster, of Overton. Leaseholds Q and H were re-divided, and Q was now described as a Dwelling House with Malthouse, Stable and Yard, containing 2r 35p, on the East side of Winchester Street with land in Upper Combe 1a 38p. Fine £250 0s 0d. Rent £1 4s 9½d plus 4G 3Pts wheat and 23G 3Qts malt. The census of 1851 shows that Crimble was actually in occupation.
- 10 Oct 1854 James Crimble, Maltster, of Overton. Fine £50 0s 0d.
- 27 Apr 1855 Licence granted to Crimble to assign to Mr. Charles Simmons, Gent.
- 10 Oct 1861 James Crimble, Maltster, of Overton. Fine £55 0s 0d.
- 9 Apr 1862 Licence granted to Crimble to assign to Charles Simmons, Gent.
- 23 Jul 1863 A Catalogue of Sale for the leasehold reveals that Mr. William Nation was the actual occupier of the main house, and that John Foster and Charles Cummins occupied the two adjoining cottages.
- 1847 - 1864 The cash-and-corn rent actually paid by Crimble, Simmons or Nation varied between £2 11s 0d [1855/6] and £2 4s 6d [1850/1] during this period.
- 20 Sep 1864 Licence granted to Simmons to alienate to Mr. William Nation, Gent., of Overton [Nation was married to Martha, sister of Richard Knight, former tenant in H].
- 1868 - 1873 The corn-rents actually paid by William Nation during this period varied from £2 11s 0d to £3 10s 0d. The census of 1871 describes Nation as yeoman and coal merchant.
- 1874 Miss Arnold, the sub-tenant, paid £3 10s 0d in corn-rent for this year.
- 30 Nov 1880 Maria Nation, Spinster, surrendered Crimble's lease.
- 1881 - 1882 The lease of 1861 having fallen in, the three houses on this site were let at rack-rents to yearly tenants viz.: Alfred Sprent (£13 0s 0d), Miss Wilkins (£5 0s 0d) and William Cousins (Rent £5 17s 0d).
- 1 May 1882 The property was conveyed to Mrs. H. Dodd for £385 0s 0d.
- References: Leases TT30/149; Cc2/9-43; LB 2/23, 3/30, 3/172, 4/63, 6/11, 6/148; Cc3/6; LB 9/104, 10/48, 11/1, 11/13, 13/73, Dr. Milne's List; Cc11/2; LB 14/65, 14/340, 15/20, 15/129, 16/106, 17/67, 18/82, 19/102, 20/83, 21/124, 22/97, 23/142, 25/33, 26/108, 28/98,

10 Oct 1819	William Leigh's tenant showed that the house in West Street, with a new malthouse adjoining, was sub-let to John Bond of Overton, Master
10 Oct 1820	William Leigh, Administrator for Martha Dicker, in this indenture the content was again revised to 1B wheat (at the rate of 9 gallons to the bushel) and 2B malt (at the rate of 8½ gallons to the bushel). The combined fine was £133 7s 6d.
1 Dec 1827	License granted to William Leigh to allotment to John Bond, George Small, Thomas Beale, Thomas and Maria Dicker, and George and Maria Allen. The lease was further alienated, to John Porritt.
2 Jul 1828	William Leigh, Administrator for Martha Dicker. The combined fine was £133 7s 6d.
10 Oct 1827	William Leigh, Administrator for Martha Dicker. The combined fine was £142 3s 6d.

Leasehold Q alone after re-division

10 Oct 1847	James Crimble, Master, of Overton. Leasehold Q and H were re-divided, and Q was now described as a Dwelling House with Malthouse, Stable and Yard, containing 2½ p on the East side of Winchester Street with land in Upper Course 1½ p. Fine £250 0s 0d. Rent £1 4s 6d plus 1871 shows that Crimble
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**Leasehold R [now Wintons 1 - 3 Winchester Street]
see Leasehold W for illustration**

10 Oct 1824	James Crimble, Master, of Overton. Fine £20 0s 0d.
27 Apr 1822	License granted to Crimble to assign to Mr. Charles Simmons, Gent.
10 Oct 1861	James Crimble, Master, of Overton. Fine £25 0s 0d.
9 Apr 1802	License granted to Crimble to assign to Charles Simmons, Gent.
23 Jul 1863	A Catalogue of Sale for the leasehold reveals that Mr. William Nation was the actual occupier of the main house, and that John Foster and Charles Guinness occupied the two adjoining cottages.
1847 - 1864	The cash-and-corn rent actually paid by Crimble, Simmons or Nation varied between £2 11s 0d [1855/6] and £2 4s 6d [1860] during this period.
20 Sep 1864	License granted to Simmons to alienate to Mr. William Nation, Gent, of Overton [Nation was married to Martha, sister of Richard Knight, former tenant in H].
1868 - 1873	The corn rents actually paid by William Nation during this period varied from £2 11s 0d to £3 10s 0d. The census of 1871 describes Nation as yeoman and coal merchant.
1874	Miss Arnold, the sub-tenant paid £3 10s 0d in corn-rent for this year.
30 Nov 1880	Martha Nation, Spinster, surrendered Crimble's lease.
1881 - 1882	The lease of 1861 having fallen in, the three houses on this site were let on rack-rent to yearly tenants viz: Alfred Spent (£13 0s 0d), Miss William (£2 0s 0d) and William Cousins (Rent £2 17s 0d).
1 May 1882	The property was conveyed to Mr. H. Dodd for £385 0s 0d.

References: 1824: T300149; C209-42; 1B 222, 230, 241, 402, 611, 614-6, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

Leasehold Q (Contd.)

30/440, 31/405; Cc5/40; LB 32/412, 33/17; HRO 5M52/T103, 1840B/048; LB 36/289; HRO HO107/1682; 37/237, 37/292, 38/107, 38/143; HRO 10M57/SP568; LB 38/349; F/1/4/1-6 & 9; HRO RG10/1239; LB 40/364, 40/394. Fines F/4/1/1-10. Rents F/8/16; Cb8/93-110.

Leasehold R Now Nos 1 - 3 Wintons in Winchester Street.

10 May 1519 John Romy. The rent 19s 8d.
1528-1535 John Romy paid 19s 8d.
1535-1537 John Romy paid 20s 0d.
1537-1541 James Dene paid 20s 0d.
1541-1542 James Dowse [sic] paid 20s 0d for a 'newly-built' tenement.
1542-1544 John ('James' deleted) Dowse paid 20s 0d for a 'newly-built' tenement.
2 Dec 1545 John Dowse, Sherman. Rent 42s 0d.
1544-1563 John Dowse paid 42s 0d. He made his will 4 March 1563.
1563-1565 John Dowse, Junior, paid 42s 0d.

Leaseholds R and S

6 Jan 1566 William Lancaster, Yeoman. A rise in rent of 7s 0d to 49s 0d in this indenture can be attributed to the inclusion of the newly built storehouse at the north end of the street, almost certainly Leasehold S.
30 Sep 1585 William Lancaster, Yeoman, for the tenement 'he now dwelleth in'. Corn-rent introduced 35s 0d plus 22½B malt.

Leasehold R alone after redivision

20 Jun 1611 Robert Lovill, Shoemaker [Lovell was tenant per the Langdon Map]. Fine £10 0s 0d. The storehouse now appears to have become a separate Leasehold [S]. There was some confusion in the indenture as to how the 'Old Rent' should be shown, but the corn-rent formula was reset at 17s 9d plus 14B 2P malt.
20 Nov 1623 John Watmore. Fine [12 years] £8 0s 0d. Watmore's will appointed Richard Longland as appraiser and the inventory included £6 for this lease.
20 Jun 1635 Richard Longland, Yeoman. Fine [12 years] £9 10s 0d.
14 Jan 1654 Richard Longland, Yeoman. Fine [18 years] £14 0s 0d.
4 Dec 1666 Longland. Fine [13 years] £10 0s 0d.
7 May 1668 Henry Holdipp, Gent. Fine [14 years sic] £10 0s 0d.
29 Nov 1677 Henry Holdipp, Gent. Fine [9 years] £5 0s 0d.
13 Oct 1685 Ann Holdipp, Spinster, of Overton. Fine [8 years] £5 0s 0d.
13 Nov 1693 Edward Covey, Clerk, Rector of Stoke Charity. Fine £5 10s 0d.
20 Nov 1700 Edward Covey, Clerk, Rector of Stoke Charity. Fine £4 0s 0d.
27 May 1710 Thomas Clarke, Gent., of Overton. Fine [9 years] £14 0s 0d.
20 Nov 1717 Frances Clarke, Widow of Thomas. Fine £6 5s 0d.
15 Apr 1726 Frances Clarke, Widow. Fine £8 10s 0d.
19 Jul 1734 John Clarke, Yeoman. Fine £8 0s 0d.
During the period 1732-1740 the corn-rent actually paid by Clarke varied between 5s 0d (1733) and 15s 0½d (1740).
30 Sep 1741 George Small, Miller. Fine £8 0s 0d.
23 Sep 1748 Mr. Thomas Small, Tallow Chandler, of Basingstoke.

Leasehold R (Contd.)

2 Oct 1755	Thomas Small, Tallow Chandler, of Basingstoke. Fine £8 0s 0d.
4 Oct 1762	Mr. Thomas Small, Tallow Chandler. Fine £8 0s 0d.
5 Apr 1770	Mr. Thomas Small, Tallow Chandler. Fine £9 0s 0d.
5 Apr 1777	Mr. Thomas Small, Tallow Chandler. Fine £20 0s 0d.
5 Apr 1784	Mr. Thomas Small, Tallow Chandler. Fine £20 0s 0d.
5 Apr 1791	Mr. Thomas Small, Tallow Chandler. Fine £20 0s 0d.

Leaseholds R and G

5 Apr 1798	Mr. Thomas Small, Tallow Chandler, of Basingstoke. This indenture amalgamated Leaseholds G and R, the new rent being a precise combination of the two individual rents. Fine for R £23 12s 6d.
5 Apr 1805	Mr. Thomas Small, Tallow Chandler, of Basingstoke. Combined fine for the two Leaseholds £31 10s 0d.
1 Jun 1809	Licence granted to the Executors of Thomas Small to alienate his estate.
5 Apr 1812	Mr. Thomas Waldren. Combined fine £71 7s 0d.
5 Apr 1819	Mr. Thomas Waldren. In this indenture the combined rent was revised to £1 13s 4d plus 121G 1Pt malt. Combined fine £91 10s 6d.
5 Apr 1826	The Executors of Thomas Waldren (Thomas Beak, Thomas and Maria Dicker). Combined fine £115 7s 6½d. In this indenture the corn-rent was adjusted to 2P wheat ('at the rate of 9 gallons to the bushel') and 14B 2P malt ('at the rate of 8½ gallons to the bushel'). An abstract of Thomas Waldren's will shows that his daughters were Maria Dicker and Ann Allen.
9 May 1827	Licence granted to Waldren's Executors to alienate the component parts of the 1826 lease as follows: 1) Thomas Gale of Micheldever, Butcher, a messuage in the occupation of Mr. Leadbetter (the house of Leasehold R plus 3r 34p and 3r 12p of land to the rear of R and G. See Leasehold W for continuation of the house). 2) George Toogood of Overton, Carpenter, two tenements in the occupation of John Redstall and Messrs. Sheerman and Toogood, Carpenters (probably part of the former Leasehold G - 1r 1p - see Leasehold G for continuation). 3) William Lipscomb of Micheldever, 2 tenements occupied by Abraham Marshall and William Craft (apparently another part of former Leasehold G - 30p - see Leasehold G for continuation). 4) John Corps, Fellmonger, of Overton, a piece of arable land in Maidenthorn, now sown with grass (1a 3r 35p) 5) George Small, Yeoman, of Greenham, Berks, a piece of pasture near the road-side leading to Sapley Farm (1a 0r 27p). 6) George Pyle, Butcher, of Overton, a piece of arable land called Elms adjoining the road to Overton Hill (1a 3r 34p) and 2 pieces of arable land in Foxdown (1a). 7) Michael Knight, Shopkeeper, of Micheldever, 'Parks Pasture' at Overton Hill (5a 2r 22p). 8) John Portal of Freefolk, 2 pieces of pasture (3a 0r 1p & 1a 3r 28p) and 1 piece arable (3a 2r 32p).
5 Apr 1833	The Executors of Thomas Waldren. Fine £115 12s 10d.

[From this point onwards the buildings in Winchester Street were let quite separately from the

Leaseholds R and G (Contd.)

land - see Leaseholds G and W. Although the Waldren executors continued to pay the fines, payments of rent cannot be identified with certainty in the Rent Account books, and no formal indentures have been found]

- 23 Jun 1840 The Executors of Thomas Waldren. Fine £122 16s 1¾d.
5 Apr 1847 'Formerly Waldren'. Fine £147 11s 10¾.
1847 - 1849 In these years, the Rent Account books showed separate income for the land from Pyle, Corps, Knight, Toogood, Wooldridge and J. Portal (Cb8/93-94), but separate identification is not possible thereafter.

References: Leases TT30/150; Cc2/9-43; LB 1/86, 2/118, 3/141, 5/117, 7/9, 7/229, 10/27, 12/13, Dr. Milne's List; LB 13/124, 14/229, 15/75, 16/63, 17/30, 18/83; F/8/16; LB 19/85, 20/53, 21/107, 22/104, 24/1, 25/37, 26/110, 27/155, 28/227, 29/359, 30/433, 31/450, 32/419; HRO 5M55/T103; LB 32/423. Fines F/4/1/1-10.

Leasehold S A burgage on the West side of South Street, now part of the Library site.

- 10 May 1519 Richard Norton appears to have been the tenant at a rent of 7s 0d.
1550-1559 'Gregory' paid 7s 0d.
1559-1565 John Dowse paid 7s 0d, 'formerly Gregory [Henson].
29 Sep 1602 John Edmunds, Husbandman, and Agnes Goodale, Widow. Rent 7s 0d [this tenement was landless, and was never subject to corn-rent].
10 Dec 1617 John Watmore, Shepherd, and Thomas Watmore, son of John [John Watmore was tenant per *Langdon Map*]. Fine [14 years] 40s 0d abated to 30s 0d.
19 Nov 1635 Thomas Lewis, Blacksmith.
c1668 - 1682 A 'Rentall of Overton' shows that John Kent was paying 7s od for a cottage.
4 Dec 1685 Edward Chapman, Husbandman. 'Late John Kent'. The Grant Book showed that the lease had 'fallen into College hands' - Fine £7 0s 0d.
22 Dec 1688 Chapman's Licence to Assign.
24 Jan 1704 William Redstall, 'late widow Chapman'. Fine [18 years] £2 5s 0d.
17 Dec 1712 William Redstall's grant was 'struck', because he had not paid his fine [6 years expired] of 16 Sep 1709.
24 Jul 1713 William Redstall. Fine [10 years] £2 0s 0d.
17 Feb 1726 Francis Redstall, Yeoman, of Overton. Fine [12 years] £2 0s 0d.
28 Sep 1737 Francis Redstall, Yeoman, of Overton. Fine [11 years] £1 15s 0d.
12 Nov 1748 Francis Redstall, Yeoman, of Overton. Fine £1 15s 0d.
2 Oct 1755 The lease was evidently renewed in this year although no indenture can be found. Fine £1 0s 0d. The Grant Book was noted 'Redstall now Forster'.
19 Dec 1755 A general Licence to Assign was granted to Robert Smith alias Forster.
13 Apr 1763 Mr. James Dicker, Gent., of Court Farm, Overton. Fine £1 0s 0d.
5 Apr 1770 Mr. James Dicker, Gent., of Court Farm. Fine £1 0s 0d.
5 Apr 1777 Elizabeth Dicker, Widow, of Overton. Granted on condition that 'she puts her houses in repair'.
5 Apr 1784 Mrs [sic] Susannah Spiers, Spinster. Fine £1 1s 0d.
5 Apr 1791 Susannah Spiers, Spinster.
5 Apr 1798 Susannah Spiers, Spinster. Fine £1 14s 6d.

Leaseholds S and F

- 5 Apr 1805 John Cotman. Fine £1 15s 0d.
10 Oct 1812 Mr. John Cotman. This indenture amalgamated Leasehold S with Leasehold F, but only F's rent was charged. The house on the combined site was probably very dilapidated by now; it was in use as an outbuilding to the *Poyntz Arms* public house. Fine for S £2 12s 6d.
10 Oct 1819 Mr. John Cotman. Combined fine £37 6s 0d.
13 May 1823 Alienated by John Cotman to John Portal.
5 Apr 1826 John Portal, Esq., of Freefolk. Combined fine £49 18s 1¾d. The tenant's indenture describes the West Street messuage as a 'Malt House'.
3 May 1828 Licence granted to John Portal to alienate the rest of the term to James Compton, Ann Hawkins (Spinster) & Elizabeth Abrahams (Widow), Co-partners and Innkeepers.
5 Apr 1833 John Portal. Combined fine £50 4s 0¾d.
5 Apr 1840 Ann Sawkins, James Compton & William Abraham, all of Overton. A plan accompanying the indenture confirms that it also combined Leaseholds S and F within the premises of the New Inn. Combined fine £148 7s 0d.
5 Apr 1847 Mr. Compton, for 'part of the New Inn'. Fine [7 years] £67 8s 10½d.
5 Apr 1854 Mr. Compton. Fine [14 years] £67 9s 6¾d.
10 Dec 1860 The 1840 lease, 'expired 5th April 1860', had evidently run for its full term, and the New Inn had been renamed the *Poyntz Arms*. In 1860 the buildings belonging to this Leasehold, now described as 'a stable and an old brewhouse', were conveyed to Mr. Charles Paice ^{and Mr. Henry Walsh} for £100 0s 0d.

References: Leases TT30150-1; Cc2/31-43; LB 4/142, 6/95, 8/2; Cc5/1; LB 13/136; F/4/1/7; LB 15/101, 17/25, 18/154, 20/77, 22/102, 23/144, 25/35, 26/109, 27/154, 28/226, 29/358, 30/99, 31/300; HRO 5M52/T69; LB 32/354, 33/39, 35/142, 38/70. Fines F/4/1/1-9.

Tenement T A house on the South side of West Street, now part of the Library site.

- 10 May 1519 Thomas Edmonds held 'a small piece of land ... next to the forge'. Rent 4d.
1528-1529 Richard Spicer [alias Edmonds] paid 4d in rent.
1529-1541 John Spicer paid 4d.
1541-1542 John Lancaster paid 8s 0d for 'a vacant plot next to Edmonds, newly-built'.
1542-1551 William Lancaster paid 8s 0d for the 'newly-built' tenement next to Edmonds.
1551-1565 William Lancaster paid 6s 0d for the 'newly-built' tenement.

See Leasehold F for tenants after 1565.

References: Leases TT30/149; Cc2/9-43.

Leasehold U Part of Polhampton Coppice.

- 29 Sep 1664 Richard Beele of Empshott, Gent., Rent £3. 5s. 0d. Term 7 years, 'sans fine'



Leasehold V. Now *Foxdown Lodge* on the Kingsclere Road.



Leasehold W (formerly R). Now *Wintons* in Winchester Street.

Leasehold U (Contd.)

- 30 Jan 1685 Samuel Grigg, Weaver [Grigg was also the College's Bailiff and Rent Collector]. Rent £4 0s 0d. Term 7 years, 'sans fine'.
- 29 Sep 1691 Samuel Grigg, Weaver. Rent £4 0s 0d. Term 10 years, 'sans fine'.
- 1732 - 1740 Bailiff's Account Book. During this period rent of £4 0s 0d was paid; the tenant's name in 1734 was recorded as John Brown.
- 1795 Mr. Hodgson. Rent £5 0s 0d [per Bailiff's Account]
- 4 Apr 1810 This piece of coppice was sold to William Portal under the Land Tax Redemption Acts, for £302 5s 0d.

References: Leases LB 11/102, 13/119; Cc11/1; LB 14/109; F/8/16; F/4/1/7; LB 30/285.

Leasehold V Now Foxdown Lodge on the Kingsclere Road.

- 10 Oct 1852 John Dodd of Overton. This was a 20-year lease, rent £3. 0. 0. + 18G wheat and 20G malt. No fine was mentioned, and the rent in the first year was precisely £3 0s 0d.
- 1853 - 1872 The cash plus corn-rents paid by John Dodd varied between £5 1 0d [1855/6] and £4 10s 0d during this period.
- 29 Sep 1873 George Batten, Farmer. Lease for 7 years only, apparently at rack rent of £10 0s 0d.
- 9 Jul 1874 When put up for auction [Lot 12], the sale catalogue described this Leasehold as 'A convenient House', implying that it had gone out of use as a beer-house. It also showed the Tithe Map reference of one piece of land as 771 and not 770, the whole containing 2a 0r 12p.
- 5 Nov 1874 Conveyed to George Lamb together with piece of land in Maidenthorn and Sparks Ground for £630.

References: Leases LB 37/204; F/1/4/1-3; LB 39/500; HRO 10M57/SP574; LB 40/38. Fines F/4/1/3-5. Rents Cb8/99-110; F/1/4/1-3.

Leasehold W The house now Wintons, Winchester Street, leased separately from its land from 1847.

- 10 Oct 1847 Leonard Wooldridge, Surgeon, of Overton. Rent 10s 0d + 18G wheat and 18G malt. Fine £350 0s 0d.
- 10 Oct 1854 Leonard Wooldridge, Surgeon, of Overton ('formerly occupied by ... Ledbitter'). The pasture was now described as lying behind the 'three messuages now occupied by George Lambden, William Wiltshire and James Briggs'. Fine £50 9s 2½d.
- 10 Oct 1861 Leonard Wooldridge, Surgeon, Of Overton. Fine £60 0s 0d.
- 1847 - 1872 The cash plus corn-rent actually paid by Wooldridge during this period varied between £2 9s 0d [1855/6] and £1 16s 0d [1849/52].
- 6 Jun 1874 Licence to James Bishopp, Charles Wooldridge and Susannah Elizabeth Wooldridge, Executors of Leonard Wooldridge, to assign to James Bishopp.
- 19 Oct 1876 Licence to James Bishopp to assign to Frederick Blunden.

Leasehold W (Contd.)

- 1881 - 1882 The lease of 1861 having fallen in, J. Hockey became tenant on yearly terms at a rack-rent of £21 0s 0d.
- 1 May 1882 The house and adjoining meadow were conveyed to Mrs. Amelia Hunt for £360 0s 0d.

References: Leases LB 36/232, 37/262, 38/116; F/1/4/1-3; LB 39/525, 40/122; F/1/4/9; LB 40/392. Fines F/4/1/10. Rents Cb8/93-110; F/1/4/1-9.

John Lancaster's accounts for the building of two houses and a barn in 1542 (Cc7/1), and of the building of a house in 1550 (Cc7/3 - account incomplete). For convenience they have been expressed, as far as possible, in modern English and in uniform £ s d.

This is the book of a Count laid out by me John Langcaster for Master Morwent President of C.C.C. for 2 houses a kitchen and a barn in the year of our Lord God a thousand five hundred and forty two.

Paid to Thomas Myles for the carpenter works of the house by [i.e. next to] Thomas Edmundes	£2 10s 0d
Paid for the lathing of the house	2s 0d
Paid for 2 loads of Straw	3s 4d
Paid for the thatching to Thomas Frome with rood [rod] and bonnd	4s 8d
Payd for [? braiding] and daubing and ground pinning of all the same said house	12s 0d
For carriage of earth and stones 30 loads	4s 8d
For making of a [? habrend]	1s 0d
For digging of a Jaxe [= privy] and the [? stoning] at	6s 8d
For the making of a [palle]	2s 4d
Sum	£4 6s 8d
Remains in the hands of me John Langcaster of Overton of the last Count [of timber]	17 pieces
Received more from Berrydown [Copse]	30 pieces
Sum	47 pieces
Spent to make laths	6 pieces
For the mantles for three chimneys	2 pieces
Spent in Timber to make boards	16 pieces
Sum 41 pieces - so rest of the same sum	6 pieces
[The 17 pieces 'in hand' would have been charged to the previous 'Count']	
Spent upon the new building [as shown] above and [as shown] beneath with the Barn	90 pieces
So rest to me John Langcaster	84 pieces at 2s the piece
Sum	£8 8s 0d
Paid to Robard Wilkyns the Carpenter for the making of the new house and the new end of the same house	£7 0s 0d
Paid for the making of 4 (?C = hundred) lattices	6s 8d
Paid for the squaring and sawing of the timber for the bordes of all the housing	£2 0s 0d
Sum	£2 6s 8d
Paid for lath nails 2 [? C] with carriage at	12s 0d
Paid for fourpenny nails fivepenny nails and tenpenny nails	£1 5s 0d
Paid to William Fynkly for iron works that is to say hooks twists and other iron works	£1 6s 8d
Sum	£3 3s 8d
Paid for 20 thousand Tiles with carriage at 8s the thousand	
Sum	£8 0s 0d

Paid for 5 dozen Crest tiles at	5s 0d
Paid for 5 dozen of hip tiles at	2s 6d
Paid for 4 thousand of brick at	£1 11s 6d
Sum	£1 19s 0d
Paid for 3 loads of lime with the carriage	£1 6s 0d
Paid for 11 loads of sand with the carriage	13s 4d
Paid for 4 loads of the stone [from horwell] [with] the carriage	6s 8d
Rreceived of the [? cuchachmen] 22 loads of flint [with] the carriage	2s 8d
Paid for one quarter of sill pins at	4s 0d
Sum	£2 12s 8d
Paid for the digging of the earth out of the cellar	12s 0d
Paid for [? Roods] for both houses	10s 0d
For [? braiding] and daubing of the walls	£1 0s 0d
For ground pinning of the house at	10s 0d
Sum	£2 12s 0d
Paid for the lathing and Tiling of the house	£1 5s 0d
Paid for the making of the cellar	12s 0d
Paid for the making of the chimneys	£2 0s 0d
Sum	£3 17s 0d
Paid to Robard Wylkyns for making of the barn	£2 18s 4d
Paid for 6 loads of straw at	10s 0d
Paid for lathing of the barn	1s 8d
For drawing and the thatching of straw with rod and [? bond] at	10s 0d
Paid for ridding of the earth from the barn	2s 0d
Paid for the ground pinning of the barn	6s 0d
Paid for the boarding of the barn	4s 0d
Sum	(sic) £4 2s 0d
Paid for the carriage up of the timber	10s 0d
Paid for the latticing of the windows	12s 0d
Sum	£1 2s 0d
Sum	£49 9s 8d
[There follows an account of receipts, together with the overall payment due to John Lancaster - see next page]	
Master President	
Received of you	£14 13s 4d
Received of John Dowsse toward your charges of the house	£4 0s 0d
Sum	£18 13s 4d

Received of the goodwife Aylyff for one half a year rent at our Lady Day	£2 9s 2d
Paid thereof to Master John More	£1 0s 0d
So rest	£1 9s 2d
Received for the top wood at Berrydown beside the [tething]	£2 6s 0d
Received for 30 lop of your 30 trees at	18s 8d
Received for [? Stenbbys] poles at Berrydown	15s 4d
Sum	£4 0s 0d
Paid to Richard Ivell for the felling of 30 trees	3s 9d
Paid for the carriage of 30 trees	£1 0s 0d
Paid for the carriage of 4 loads of Stuff to make the hedge of the copse	8d
More for the making of 4 furlongs and 4 lugs [1 lug = 15-20 feet] of hedging	16s 8d
Sum	£2 1s 1d
So rest to me John Langcaster	£27 8s 3d

Note

John Lancaster was himself Corpus Christi's tenant of a burgage in South Street, and later rent-collection rolls were in his name. The fact that he had timber remaining in his hands 'of the last Count' also shows that he was the College's building contractor in Overton at this time ~~[an account of materials delivered to College tenants c1550 follows on the next page]~~.

The houses can be identified by reference to the rent-collector's account for 1541/2 (Cc 2/22), as the only two houses 'newly-built' in that year, and thence to subsequent leases. One [Leasehold T] was built on the South side of West Street [since demolished and now part of the National School/Library site]. The other was built on the West side of South Street [Leasehold R - now 1-2 Wintons, Winchester Street]. The 'barn' was almost certainly the 'storehouse new builded at the north end of the same [street]' referred to in subsequent leases for the larger of the two houses [subsequently became Leasehold S]; it, too, was later absorbed into the Library site. Elements of the 'kitchen' possibly survive in the cottage that adjoins 'Wintons' to the rear.

The Book of a Count made the 28th of the month of October in the year of our Lord God 1550 of the due reckoning of the house that Richard Denbie of Overton hath taken of C.C. College of Oxford and laid out by one John Langcaster as followeth.

Bought of Mr. Betell of Overton 20 [?] of timber pieces the price of every piece 3s 8d	£3 13s 4d
For the marking thereof	1s 8d
For the felling of them	3s 4d
For the cutting of the timber in lengths [and] the sum of 25 loads every load 2d	2s 6d
For the carriage of the 25 loads 1s 6d the load	£1 17s 6d
The sum thereof	£5 18s 4d
Paid to the Carpenters for the making of the frame amounting to the sum of 260 foot for the price of every foot 2s 6d	£32 10s 0d
Paid for 40 [C] of boards at 2s 8d the [? hundred] for the carriage of the same 10s	£5 16s 8d
Sum	£5 16s 8d
Paid for 26 Thousand tiles 5s 6d the thousand for the carriage of every thousand 4s 6d	
Sum	£13 0s 0d
For 7 loads of lime with the carriage at 10s the load	
Sum	£3 10s 0d
For 10 dozen crest tiles at 6s 8d	
Sum	6s 8d
For 6 thousand bricks at 5s 6d the thousand	
Sum	£1 13s 0d
for the carriage of 12 loads of bricks the carriage of every load with meat and drink 4s 6d	
Sum	£2 14s 0d
Paid to the Church of Overton for the stones 10s 0d	
Sum	10s 0d
Paid for 40 loads of flint stones at 4d the load	
Sum	13s 4d
For 6 score pots of earth with the carriage £2	
Sum	£2 0s 0d
Paid for Rods for the walling 6 loads £1	
Sum	£1 0s 0d

For 20 loads of sand with the carriage at 16d the load	
Sum	£1 6s 8d
For making of 2 chimneys to the mason	£3 10s 0d
more to him for the ground pinning of the house	£1 0s 0d
Sum	£4 10s 0d
Paid to the Tiler for lathing and lying of the said house	£3 10s 0d
Sum	£3 10s 0d
Paid for the walling of the said house and for the wind [? drysshes]	£6 10s 0d
Sum	£6 10s 0d
Paid for 12 bushels of tile pins at 8s	
Sum	8s 0d
For 16 thousand lathe nails at 16d the thousand	
Sum	£1 1s 4d
For fivepenny nails sixpenny nails and tenpenny nails	
Sum	£1 6s 8d
For 26 pair of hooks and twists 40s	
Sum	£2 0s 0d
For 2 great locks for the doors 3s 4d	
Sum	3s 4d
For the laticing of 6 windows 24s 0d	
Sum	£1 4s 0d
Paid for meat and drink to the carriers that brought 13 thousand bricks and tiles for you from buckle [? Buckley] the said 16 loads and for horse meat [fodder for the horses] 13s 4d	
Sum	13s 4d
Paid for 6 couple of coneys to John Hynwood 2s 0d	
Sum	2s 0d
Paid for the ridding of the land for 2 loads of thorns with the carriage for the hedging thereof 18d	
At this point the account roll is torn and the remainder missing.	

OVERTON, HANTS.

Appendix C

PARTICULARS OF SALE
OF LAND

Particulars of the sale of James Crimble's leasehold in 1863 [see text Page 30]

DWELLING HOUSE,
With Mattresses and Outbuildings,
PIECE OF ARABLE AND MEADOW LAND,
FIVE COTTAGES, &c.
WITH TEN OF ONE BY LOTION, &c.

MR. ALFRED WHITE,

By virtue of the Mortgage, of the White Estate, &c.,
ON THURSDAY, the 27th of JULY 1863, at FIVE O'CLOCK,
at the Sale, under Direction of the Court of Chancery,
at the Court House, in the Strand, London.

BRICK & SLATE DWELLING HOUSE,
TWO BRICK AND SLATE COTTAGES
ARABLE LAND,

BRICK & THATCH TENEMENTS

OVERTON, HANTS.

PARTICULARS OF SALE
OF VALUABLE

LEASEHOLD & COPYHOLD PROPERTY,

Situate in Winchester Street, Overton, and at Southington, Hants,
COMPRISING CONVENIENTLY BUILT

DWELLING HOUSE,

With Malthouse and Outbuildings,

PIECE OF ARABLE AND MEADOW LAND,

FIVE COTTAGES, &c.

WHICH WILL BE SOLD BY AUCTION, BY

MR. ALFRED WHITE,

By order of the Mortgagee, at the White Hart Inn, Overton,
On THURSDAY, the 23rd of JULY, 1863, at FIVE o'Clock,
In Two Lots, under Conditions to be produced at the time of Sale.

LOT 1.

WILL COMPRISE ALL THAT CONVENIENTLY BUILT

BRICK & SLATE DWELLING HOUSE,

Containing a Large Parlour, Kitchen, Pantry and Dairy, two Bed Rooms, and two Attics, with capital underground Cellar, and double floor Malthouse adjoining, very productive Garden, Stable, Barn, Piggery, Yard and Paddock behind, as late in the occupation of Mr. WILLIAM NATION; also

TWO BRICK AND SLATE COTTAGES

adjoining the above, each containing a roomy Sitting Room, Kitchen, and two Bed Rooms, and now in the occupation of Messrs. John Foster, and Charles Cummins, together with that excellent piece of

ARABLE LAND,

called Upper Combes, containing—1a. Or. 38p. or thereabouts, the whole producing a rental of £43 per ann.

The above Property is situate in Winchester Street, in the centre of the Town of Overton, and is held by Lease under Corpus Christi College for a term of 20 years, from the 10th of October, 1861, subject to a Money and Corn Rent, of about the yearly average of £2 10s. and to the usual exception of all Timber and other Trees growing on the Premises.

LOT 2.

WILL COMPRISE THREE

BRICK & THATCH TENEMENTS

With Large Gardens, situate at Southington, in the several occupations of Messrs. William King, William Dunford, and William Nash, (as Yearly Tenants, under notice to quit at Michaelmas next,) producing a Rental of £13 4s. Od. per annum.

The above Premises are Copyhold of Inheritance of the Manor of Overton, a Tenure considered equivalent to Freehold.

The Property may be viewed on application to Mr. William Nation, Overton, of whom, of Messrs. Lamb, Brooks, and Challis, Solicitors, Basingstoke and Odiham, at the Place of Sale, and of Mr. ALFRED WHITE, Auctioneer, &c. Basingstoke and Odiham, Hants, Particulars may be had.

C. J. JACOB, PRINTER, BASINGSTOKE.

Particulars of the sale of College burgages and a little land in Overton, 1874 [see text commencing Page 33].

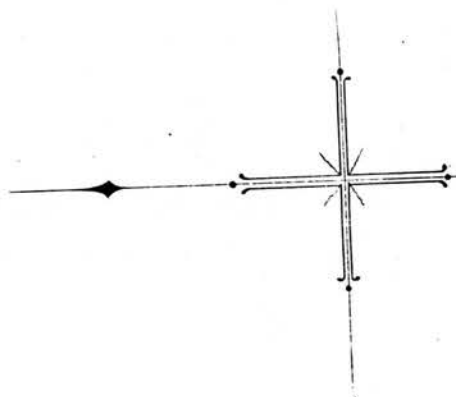
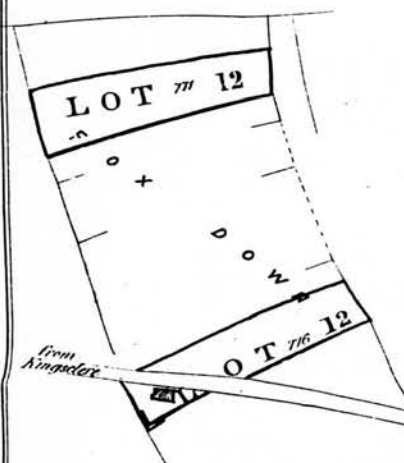
Plan of
FREEHOLD PROPERTIES

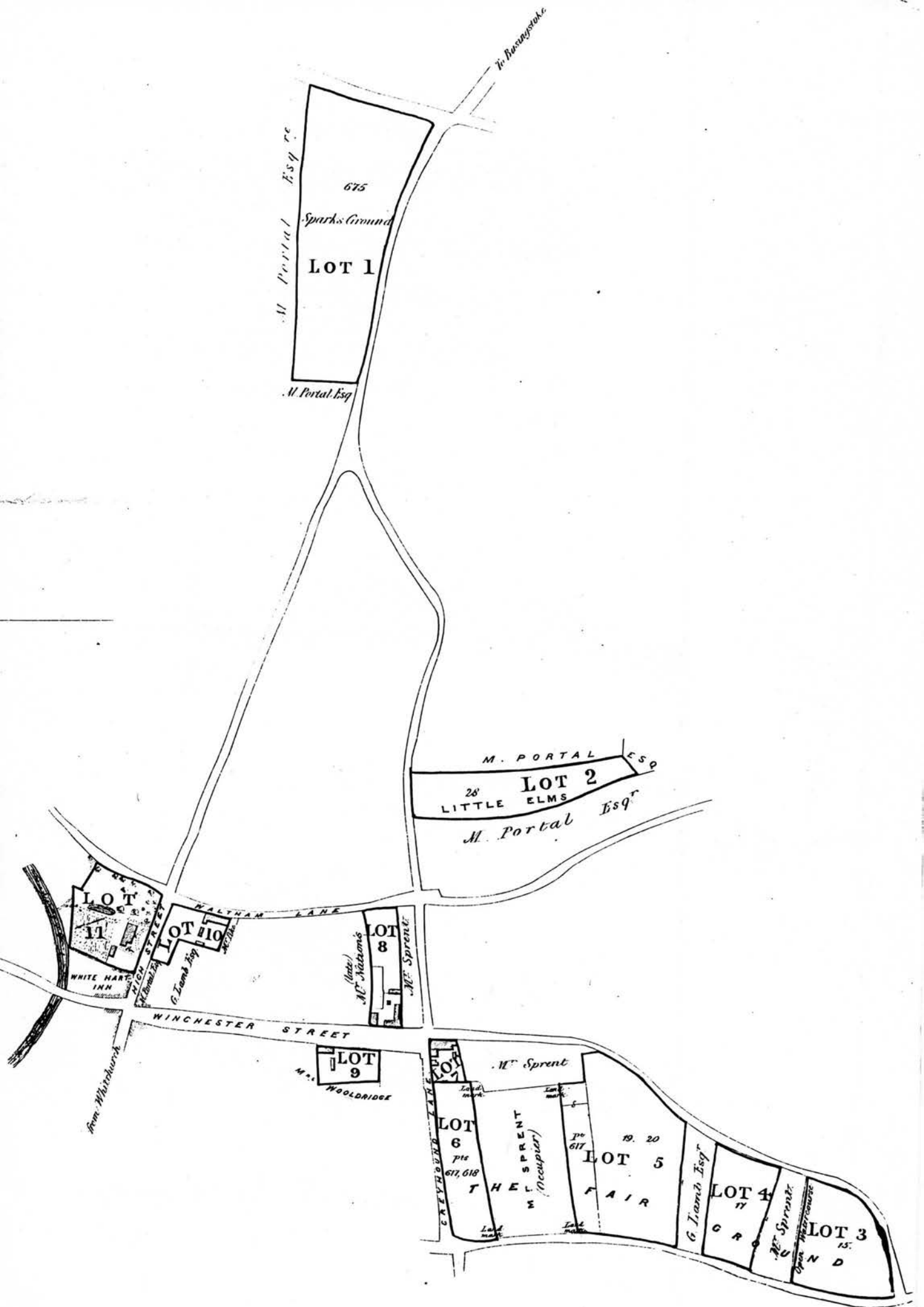
For Sale by Auction

by
MESS^{RS} HENRY DOWNS & FRANCIS D. AWBERY

JULY 9TH 1874

OVERTON, HANTS.



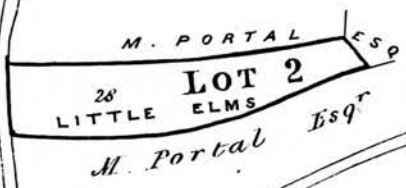


to Basingstoke

M. Portal Esq



M. Portal Esq



M. Portal Esq

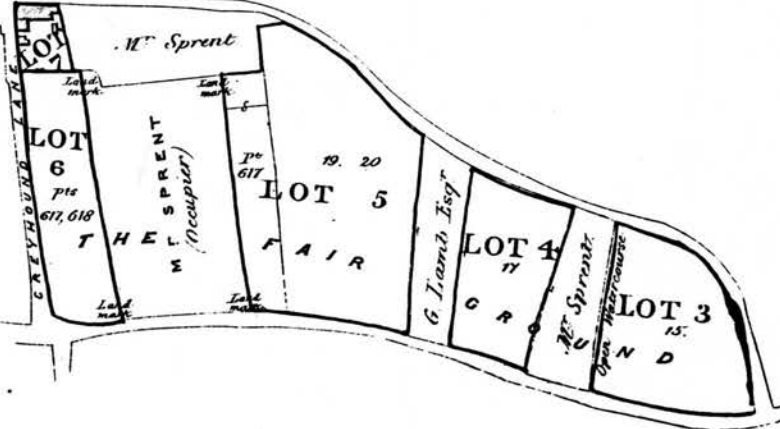


WALTHAM LANE

WINCHESTER STREET



M. WOOLDRIDGE



GREYHOUND LANE

M. Spret

G. Tramb Esq

M. Spret

W. W. W. W.

from Whitecherry

OVERTON, HANTS.

Particulars, Plans, and Conditions of Sale
OF FREEHOLD
PROPERTY,

In the Town & Parish of OVERTON, Hants,

COMPRISING

Residence with Stabling, Garden, and Grounds,

Known as "OVERTON HOUSE," with the right of angling in the River Test;

HOUSE, COTTAGE, WHEELWRIGHT'S SHOP,

YARD, GARDEN, AND Paddock;

10 COTTAGES WITH GARDENS,

Eight-Boomed House, Yard, Stables, and Land,

AT FOXDOWN, AND SEVERAL PIECES OF

BUILDING & ACCOMMODATION LAND,

AND TWO PIECES OF LAND

On which the celebrated Overton Sheep and Lamb Fair is held,

FOR SALE BY AUCTION, BY

MESSRS.

HENRY DOWNS & FRANCIS D. AWBERY

AT THE

"WHITE HART" INN, OVERTON,

On THURSDAY, the 9th day of JULY, 1874,

AT TWO FOR THREE O'CLOCK IN THE AFTERNOON.

Detailed Particulars, Plans, and Conditions of Sale, may be obtained of W. H. WALSH, Esq. Solicitor, New Inn, Hall Street, Oxford; Messrs. FIELD and CASTLE, Land Agents, Oxford; and at the Offices of the Auctioneers, Basingstoke.

C. J. JACOB, PRINTER, BASINGSTOKE.

Particulars.

FREEHOLD PROPERTIES IN THE PARISH OF OVERTON, HANTS. FOR SALE.

LOT 1.

No. on Tithe Map.	Description.	State.	Quantity.
675	Parks or Sparks Ground	Arable	A. R. P. 5 2 38

This Land is situate about one-third of a mile from the Town of Overton, facing the High Road to Basingstoke. It is surrounded by Land belonging to Melville Portal, Esq. and is in the occupation of Mr. Crimble.

Outgoings. Tithe Rent Charge, £1 6s. 6d.

LOT 2.

No. on Tithe Map.	Description.	State.	Quantity.
28	Little Elms Piece	Arable	A. R. P. 1 3 30

This Land is conveniently situate close to the Town of Overton, and is also in the occupation of Mr. Crimble.

Outgoings. Tithe Rent Charge, 14s.

LOT 3.

No. on Tithe Map.	Description.	State.	Quantity.
15	Allotment near the Fair Close	Arable	A. R. P. 2 0 33

THIS IS A

Valuable Piece of Arable Ground,

Very convenient to the Town, and now in the occupation of Mr. Sprout.

Outgoings. Tithe Rent Charge, 19s. 1d.

LOT 4.

No. on Tithe Map.	Description.	State.	Quantity.
17	Maiden Thorne. Allotment near Fair Close	Arable	A. R. P. 1 1 24

This Land is in the occupation of the Executors of the late Mr. Nation, and is situate close to the Town.

Outgoings. Tithe Rent Charge, 12s. 7d.

LOT 5.

No. on Tithe Map.	Description.	State.	Quantity.		
			A.	R.	P.
19 20 Pt. 617	Holly Bush Piece and Allotment adjoining Fair Close Part of Fair Close	Arable	3	0	11
		Pasture	0	3	22
			3	3	33

These Lands are in the occupation of Mr. Sprent and are very conveniently situate.
 There is a Tithe Rent Charge of £1 7s. 6d. in respect of 19, 20. The Tithe Rent Charge
 in respect of 617 is commuted at 5s. 5d. per acre.

LOT 6.

No. on Tithe Map.	Description.	State.	Quantity.		
			A.	R.	P.
Pt. 617 & 618	Part of Fair Close	Pasture	1	1	16

This Land is occupied by Mr. Sprent who also has the adjoining Land. It lies close to
 the Town, and faces Greyhound Lane to which it has a considerable frontage. There is
 no Tithe on 618.

Tithe Rent Charge on 617 being as above, 5s. 5d. per acre.

LOT 7.

FOUR COTTAGES,

Occupied as five Tenements, in the respective occupations of Moses Farmer, George Munday,
 Nathaniel Smith, and Henry Lambden, and one Tenement void, with convenient Outbuildings,
 Hovels, and Gardens, the whole containing 41 poles or thereabout.

The Cottages are brick and flint built and slated with the exception
 of one which is thatched, and are situate at the South End of
 Winchester Street.

Outgoings. Apportioned Land Tax, 20s.

LOT 8.

HOUSE AND COTTAGE,

Adjoining is Carpenter's Shop, Sawpit and Shed, and convenient Out-
 buildings, also a Garden and very convenient Paddock, the whole
 containing about 3 roods, and in the occupation of Mr. Anthony
 Kersley, Carpenter, with the exception of the Cottage which is sublet
 by him. Situate in Winchester Street.

Outgoings. Land Tax, 8s. Tithe Rent Charge, 2s. 3d.

LOT 9.

TWO COTTAGES AND GARDEN

On the opposite side of the Street from last Lot, in occupation of George Lambden and
 Charles Smith, also a

PIECE OF GARDEN GROUND

in the occupation of the Executors of the late Mr. Nation, very suitable for a building
 site, the whole containing about one rood and thirty poles.

Outgoings. Apportioned Land Tax, 8s.

LOT 10.

FOUR COTTAGES

In Waltham Lane, formerly on Lease to Mrs. Gale, and near to House occupied by Captain Bury, in the occupations of Mrs. Blake, William Blake, George Reedings, and J. Prince, with Wheelwright's Shop and Premises, Gardens, and very convenient Paddock, with frontage to the High Street, the whole containing about 2 roods and 4 poles.

Outgoings. Tithe Rent Charge, 1s. 7d.

LOT 11.

A CONVENIENT AND DETACHED RESIDENCE,

In occupation of Captain Bury, very pleasantly situate, with walled Garden, having capital fruit trees, Fish Pond, and small Paddock, with Granary.

The Grounds are also pleasantly timbered and have an opening to the River Test. The House is Brick-built and Slate, and contains 3 Reception Rooms, together with large Dining Room, formerly used as a School Room, with Kitchen, Scullery, Larder, Store Room, &c. and 5 Bed Rooms, with Dressing Room, Box Room, &c.

A Right of Fishing with the Rod and Line in the River Test from the Ground forming part of the Northern Boundary has been exercised in respect of this Lot.

Outgoings. Tithe Rent Charge about 4s. per acre. Land Tax, 20s.

LOT 12.

A CONVENIENT HOUSE

With 3 Sitting Rooms, Kitchen and Scullery, and 4 Bed Rooms, together with small Garden and Stabling, Outhouses, &c. Also

TWO ALLOTMENTS OF LAND

In Foxe Down, all situate near to the Overton Railway Station, in the occupation of Mr. Batten, and held by him for a Lease of seven years from 29th September last, the whole containing 2a. 0r. 12p. and numbered on Tithe Map, 809, 771, 776.

Outgoings. Tithe Rent Charge, 12s. 4d. Land Tax, 2s. 4d.

All the Lots are Sold subject to the Appointments of Tithe Rent Charge and Land Tax, appearing at the foot of each Lot.

Appendix E

Particulars of the sale of College burgages and a little land in Overton 1882 [see text commencing Page 34].

Plan of

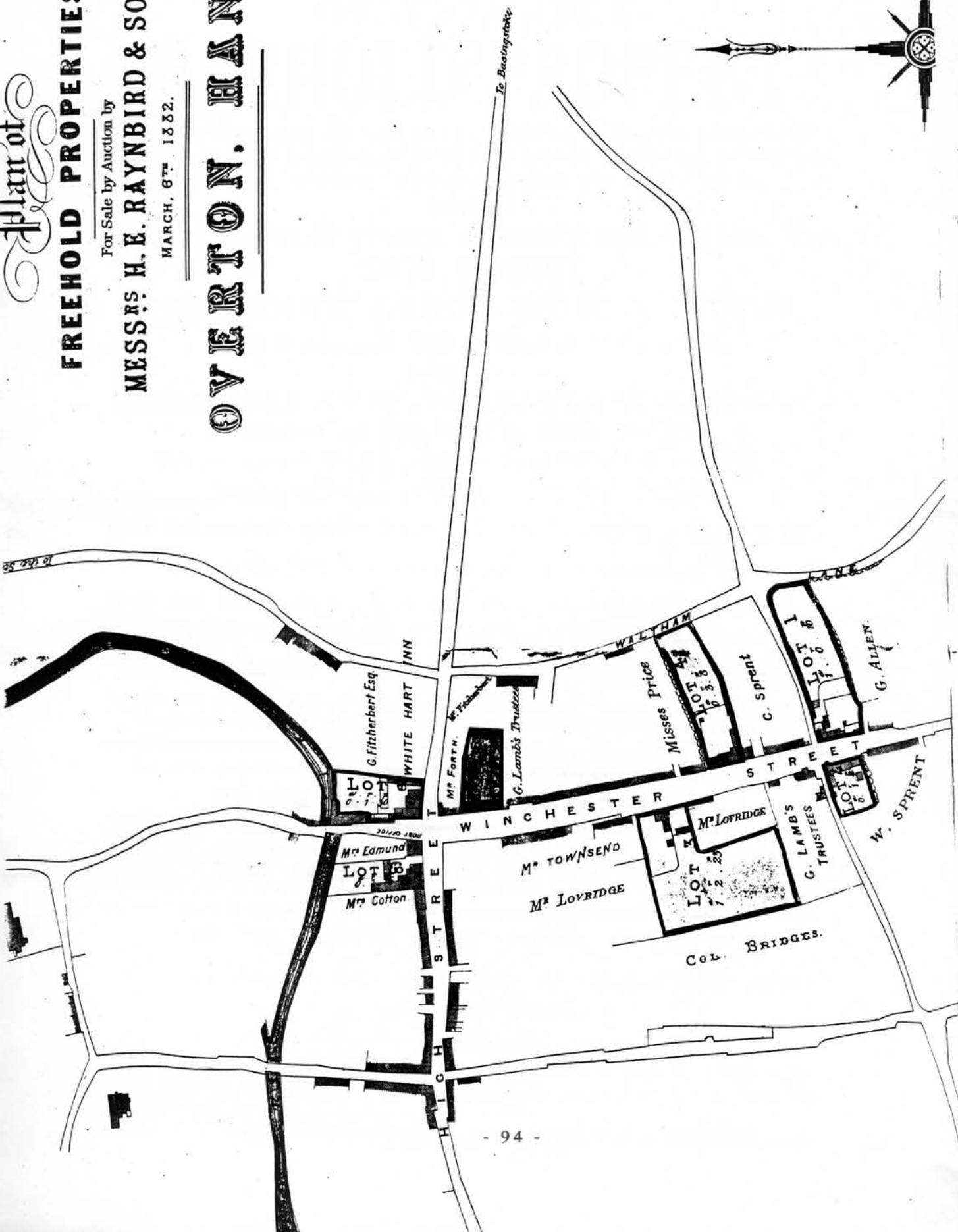
FREEHOLD PROPERTIES,

For Sale by Auction by

MESSRS. H. E. RAYNBIRD & SONS,

MARCH, 6TH 1882.

OVERTON. HANTS.



OVERTON, HANTS.

Particulars Plans & Conditions of Sale,
OF VALUABLE
FREEHOLD PROPERTY

In the Town and Parish of OVERTON, Hants, close to the Station on the London & South Western Railway, and about one and half hour's journey from the Metropolis,

COMPRISING

RESIDENCE, WITH STABLE, CHAISE-HOUSE, GARDEN AND GOOD MEADOW;

RESIDENCE, LARGE SHOP & STORES,
With Garden and Right of Angling in River Test;

ALSO THAT

LARGE, FREE & FULLY-LICENSED PUBLIC HOUSE
KNOWN AS THE "WHITE HART" HOTEL,

With commodious YARD, STABLING, COACH-HOUSES, GARDEN, &c.

SMALL HOUSE, and PREMISES, and FIVE TENEMENTS,

Three Cottages with Gardens & accommodation of Meadow or Building Land,
FIVE COTTAGES, WITH GARDENS, WOODHOUSES, &c.

Brick and Slated Dwelling House, with Large Garden—upwards of half-an-acre—Stable, &c., and two Cottages adjoining.

PLOT of LAND well adapted for BUILDING PURPOSES,

The whole being situate in the pleasant and proverbially healthy Town of Overton, and close to the River Test, (so noted for its Trout Fishing). The scenery, which includes the beautiful valley of the Test, is very picturesque, and the district is noted for its capital Field Sports, comprising Hunting, Trout Fishing, and Shooting. The kennels of the famous Vine Hounds are situated in the Village, and other packs meet in the neighbourhood.

The whole will be offered for Sale by Auction, by

MESSRS. RAYNBIRD & SONS

AT THE "WHITE HART" HOTEL, OVERTON,

On *MONDAY, the 6th day of MARCH, 1882,*

AT ONE FOR TWO O'CLOCK.

Detailed Particulars, Plans and Conditions of Sale, may be obtained of W. H. Walsh, Esq., Solicitor, 16, New Inn Hall Street, Oxford; Messrs. Field & Castle, Land Agents, Merton Street, Oxford; and at the Offices of the Auctioneers, the Auction Mart, Basingstoke.

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Particulars.

LOT 1.

BLOCK OF BUILDINGS IN THREE TENEMENTS,

Situate in Winchester Street,

And containing 1a. Or. 10p. No. 1 on Plan.

These Cottages are in the occupation of Messrs. Farmer, Wake, and Dodd, and have productive Gardens, the one occupied by Farmer having a Meadow and Buildings attached. The East portion of this Lot has a frontage to Waltham Lane and is well adapted for Building purposes.

The whole produces a rental of £18 Os. Od. per annum.

Outgoings—Land Tax, 8s. Vicarial Tithe, 2s. 3d. Tithe to Rector, 9s.

LOT 2.

BLOCK OF COTTAGES IN FIVE TENEMENTS,

WITH OUTBUILDINGS AND GARDENS,

Situate in Winchester Street,

And containing 0a. 1r. 4p. No. 2 on Plan.

These Cottages are substantially built and are adjoining the well known Sheep Fair Ground, and in the occupation of Messrs. Farmer, G. Mundy, W. North, W. Smith, and H. Lambden,

At the low yearly rental of £24 Os. Od.

Each Cottage contains Sitting Room, Pantry, Scullery, and two Bed Rooms.

Land Tax £1 Os. Od.

LOT 3.

COTTAGE RESIDENCE,

WITH GARDEN, OUTBUILDINGS & PADDOCK,

Situate in Winchester Street,

And containing 1a. 2r. 23p. No. 3 on Plan.

This nicely situated Property is in the occupation of Mr. J. Hockey, as Yearly Tenant at £24 Os. Od. per annum, and is well adapted for a Fishing or a Hunting Box, and might be made a charming Residence, the House contains three Sitting Rooms, Kitchen, Pantry, Wash-house, Cellar, together with four Bed Rooms, Out-buildings, large walled-in Garden and productive Meadow.

Outgoings—Tithe payable to Vicar, 6s. 6d. Ditto to Rector, 1s. 8d. Land Tax, 12s.

LOT 4.

RESIDENCE AND TWO COTTAGES,

Situate in Winchester Street,

And containing 0a. 3r. 8p. No. 4 on Plan.

This small comfortable Residence is in the occupation of Mr. A. Sprent, as Yearly Tenant and contains Parlour, Sitting Room, Kitchen, Pantry, Brewhouse, with four Bed Rooms, usual Offices and extensive Garden, the Cottages are let to good Tenants, the East portion has a frontage to Waltham Lane, of 96 feet, and is well adapted for Cottage Building,

The whole produces the low rental of £24 Os. Od. per annum.

Outgoings—Tithe, 1s. 10d. -

LOT 5.
RESIDENCE & FIVE TENEMENTS

Situate in Winchester Street,

And containing Oa. 1r. 32p. No. 5 on Plan,

In the occupation of Messrs. Hobbs, Switzer, Hall, Oram, Lambden and Richardson, as Tenants under the Executors of the late George Lamb, Esq., the Lessee, at rents amounting to £43 Os. Od. per annum.

Outgoings—Land Tax, £1 10s. Od.

This lot is sold subject to the Lease to the Executors of the late G. Lamb, Esq. expiring at Michaelmas, 1883, at a reserved annual rent of £3 18s. 6d.

LOT 6.
DWELLING HOUSE, SHOP,

OUTBUILDINGS, YARD, &c.,

Situate in the High Street,

And containing Oa. 1r. 16p. No. 6 on Plan.

These substantial Premises are occupied by Mr. H. Cooke, as a Yearly Tenant, and contain large well lighted, double-fronted Shop with Store, 33-ft. by 10-ft. 6-in. with Loft over, Ditto in Yard, Large Yard, Stable, Garden, &c. The Residence with separate entrance has three Sitting Rooms, Kitchen, Pantry, Scullery and Cellars, Brewhouse, usual Offices and seven Bed Rooms. The Garden is well cultivated and extends to the River Test with right of Fishing in the same.

For many years a business of Grocer and Provision Dealer has been carried on in these Premises, which are in the centre of the Town and adjoining the Post Office,

And produce the annual rent of £40 Os. Od.

Outgoing—Land Tax, £1 3s. 0^d.

LOT 7.
“WHITE HART” HOTEL & PREMISES

Situate in the High Street,

And containing Oa. 1r. 30p. No. 7 on Plan.

These Large, Free, and fully Licensed Premises, known as the “White Hart” Hotel, are held by Messrs. Hawkins, Brewers, of Newbury, on a yearly agreement, in the occupation of Mrs. A. Hunt, and are well situated in the entrance to the Town, on the Main Road from Andover to Basingstoke, and on the Road leading from the Station to the Town. The House contains covered Entrance, Smoking Room, Bar, Bar Parlour, Kitchen, Tap Room, &c. and Large Room used as the Magistrates’ Court Room, seven Bed Rooms, two Attics, and Sitting Room on the First Floor.

The Yard is commodious and Stabling is afforded for 15 horses, Saddle Room, Chaise House, Piggeries, &c. together with productive Garden extending to the River Test. The whole of these Premises have lately been put in thorough repair. As a place of business and an investment this is an opportunity seldom offered to the public.

This Hotel has been held by the present Tenant’s Family for a considerable number of years and is the principal one in the Town.

Rent, £40 Os. Od. per annum.

Outgoings—Land Tax, £1 10s. Od.

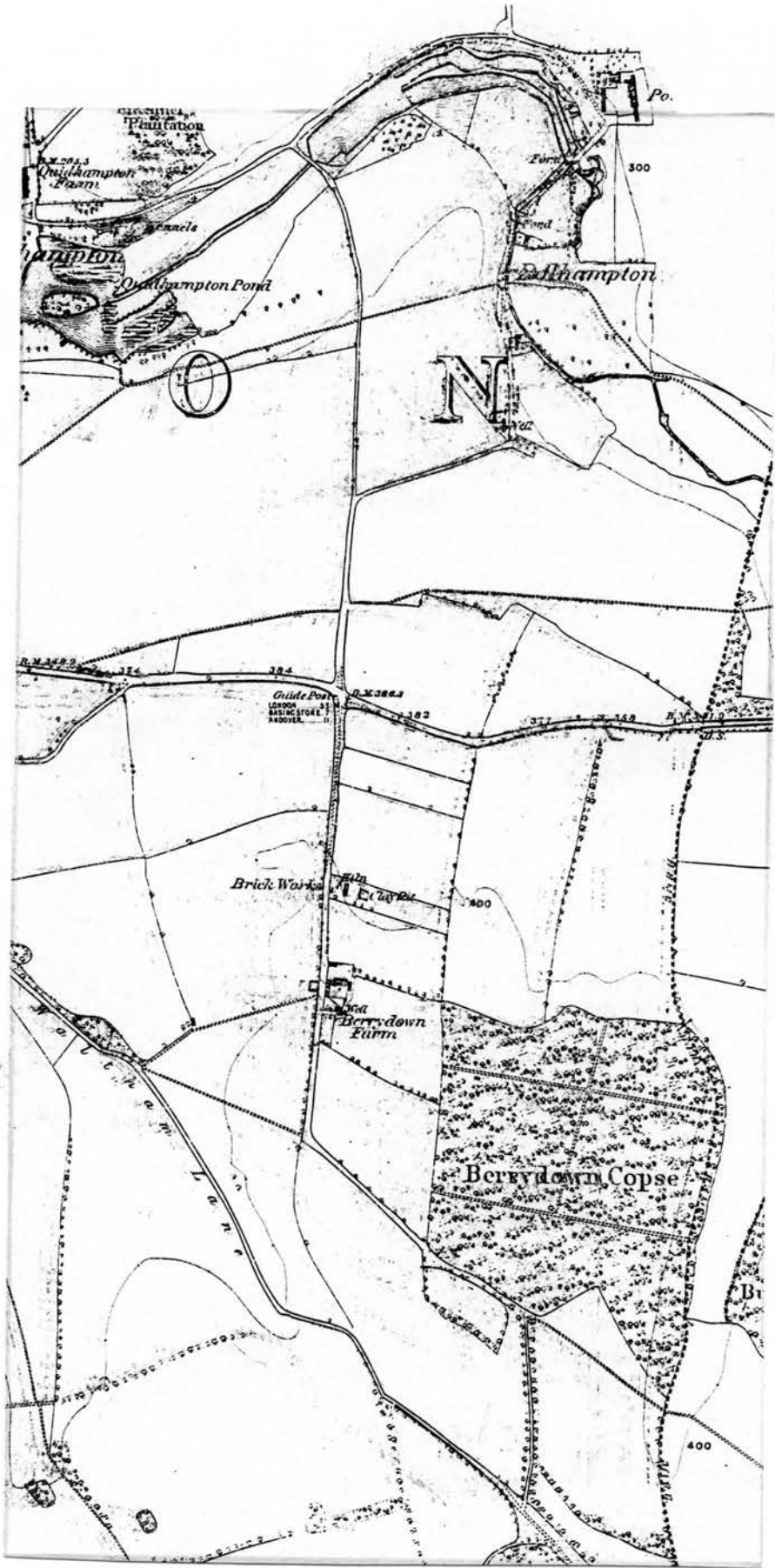
LOT 8.
PIECE OF OCCUPATION OR BUILDING LAND,

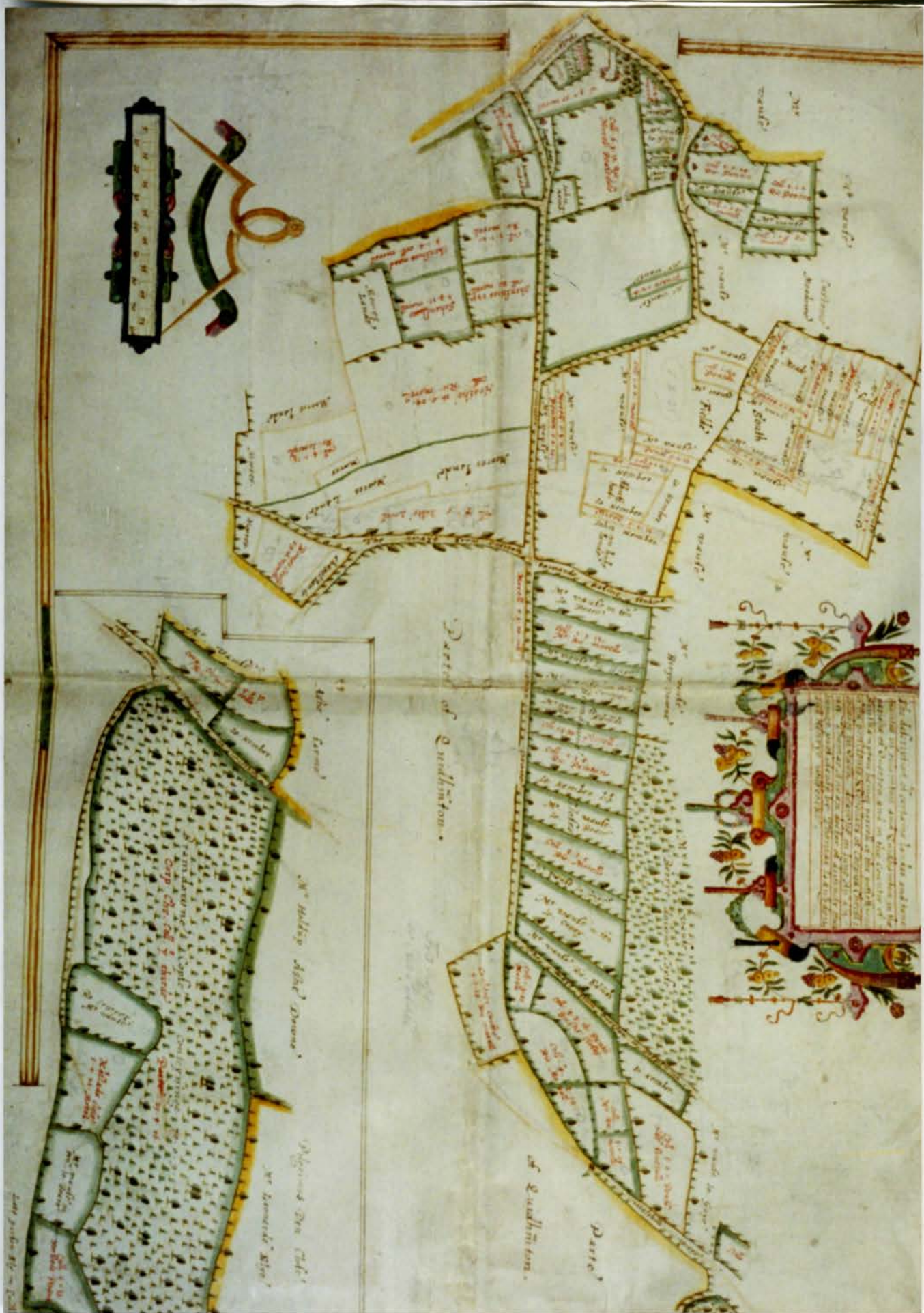
Situate in Waltham Lane, and in the occupation of Mr. John Budd, Butcher,

And containing 1a. 1³/₇ 11p. No. 8 on Plan.

Rent, £3 Os. Od. per annum.

Outgoings—Tithe, 11s. 3d. Land Tax, 2s. 9d.





Endpiece: The Langdon Map of Quidhampton and Polhampton, 1615 (II 25). Opposite: An extract from the 1st Series 6" Ordnance Survey Map of Overton, 1871, Sheet 17, showing the area covered by Langdon Map II 25.