



# CLUTTONS

Chartered Surveyors • Property Consultants

45 Berkeley Square, London W1X 5DB. Telephone 0171-408 1010  
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Our Ref: RBD

February 1996

Dear Sir / Madam,

## New College, Oxford Lordships of the Manor

We are enclosing a copy of the brochure for the various lordships which we are marketing on behalf of New College, Oxford. We apologise for having to send a photocopy of the brochure, however, we have run out due to the tremendous demand from a recent article in the New York Times.

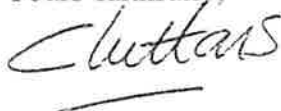
We would point out that a number of the lordships have been sold and only the following are still available:

2. Akeley
3. Great Horwood
6. Risebridge
7. Suttons
12. Woodperry
13. Priors' Court, West Hanney

No guide prices are being quoted, but there is a minimum price of £5,000 plus a buyers premium of 10%.

Please contact Richard Denny at this office should you require any further information.

Yours faithfully,



### OTHER LONDON OFFICES

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## WHAT IS A LORDSHIP OF THE MANOR?

The origins of English manors lie in the feudal system of land tenure, which was already established in England before the Norman Conquest but which William I reorganised to reward his barons and recorded in the Domesday Survey of 1086. The barons were granted large groups of manors, not necessarily all in one county, called honours. In return they were obliged to supply the King with armed knights. Barons themselves could grant manors to loyal followers or as spiritually beneficial gifts to monastic houses. Manors were divided into demesne land, reserved for the lords but cultivated by tenants without payment, and the land the tenants (or villeins) farmed to support themselves.

This system was enforced in the manorial courts. Lords enjoyed within their manors a range - sometimes a wide range - of rights. With the benefit of a Royal Charter these might have included, for example, the right to hold fairs and markets or to franchise others to do so. There was often a degree of control over the common land of a manor and sometimes also other valuable rights such as fishing, hunting or mining. All these were also upheld in the manorial courts, frequently held on a lord's behalf by a bailiff. Eventually the function of the manorial courts was generally limited to the formal admission of new cultivators of 'copyhold land', a transfer of which had to be ratified there. Copyhold tenure was abolished after 1925 and so the practical functions of the Courts have effectively disappeared. The rights attached to Lordships (often known as 'Manorial Incidents') have also largely fallen into obsolescence.

## HOW WILL THE COLLEGE SELL A LORDSHIP?

The precise terms for the purchase of the Lordships now being sold by the College will be set out in the Contract and Conveyance. Briefly, it is fair to say that a purchaser may be styled 'Lord of the Manor of...', a title which may be bequeathed to an heir. A purchaser may also receive the benefit of certain rights where these still exist. Purchasers will not, however, become entitled to any land or to any of the potentially more valuable rights such as mines, minerals, roadside verges and so on, or to any advowson (or right to present the local Vicar), or to any archival material such as Court Rolls or other historical records, which (where they exist) will be retained by the College. The College will, of course, co-operate with purchasers who after their purchase wish to carry out serious research into the history of their Lordship and to explore such records as the College may have relating to it. Offers for each Lordship are invited, and an Offer Form is provided at the back of this brochure. The College will be marketing the Lordships directly to its Old Members and also to others via Cluttons (Mr Richard Denny, Cluttons, 45 Berkeley Square, London, W1X 5DB - telephone 071 408 1010, 'fax' 071 629 3263).

## ILLUSTRATION OF FRONT COVER

Illustration: extract from the original William of Wykeham New College Statutes - the opening page, with an illuminated letter 'I'. Photographed by John Gibbons (0367 82659).

## WHICH LORDSHIPS OF THE MANOR ARE ON OFFER?

The College intends to sell sixteen of its Lordships (retaining many more where it still has tenanted estates). The sixteen are...

- The Longville Lordships in Buckinghamshire -
1. Newton Longville (near Bletchley)
  2. Akeley (near Buckingham)
  3. Great Horwood (near Winslow)

- The Essex Manors -
4. Priors' Hall, Lindsell (near Great Dunmow)
  5. Priors' Hall, Widdington (near Saffron Walden)
  6. Risebridge (Romford Golf Course!)
  7. Suttons (Hornchurch)
  8. Romans' Fee, Writtle (near Chelmsford)

- In Wiltshire -
9. Slet (near Devizes)
  10. Coleme (near Chippenham)

- In Oxfordshire -
11. Scorchbeef, Shipton-on-Cherwell (North of Oxford)
  12. Woodperry (west of Oxford, near to Stanton St John)
  13. Priors' Court, West Hanney (near Wantage)

- In Norfolk
14. Great Witchingham (near Reepham)

- In Cambridgeshire -
15. Rectory Manor, Steeple Morden (near Royston)

- In Hampshire -
16. Hall Place, Michelmersh (near Romsey)

The purchaser would become entitled to style himself/herself 'Lord of the Manor of Scorchbeef, Shipton-on-Cherwell', or whatever (as listed above).

A brief description for each Manor, as numbered above, follows.....

The Longville Lordships derive from five manors, at Newton Longville, Akeley, Great Horwood, Great Wichingham (see p.9 below) and West Hanney (see p.8 below). At the Domesday Survey of 1086 all these were part of the honour of Walter Giffard. He gave them to the Priory of St. Faith, Longueville, Normandy some time before his death in 1102. The English estates of the Norman monks were forfeited to the Crown during the Hundred Years' War and were granted to New College by Henry VI in 1441. The King is usually styled a benefactor of New College for allowing it to take over the Newton Longville manors from the Crown for the nominal rent of a red rose at midsummer. In fact, the gift was not without obligations. The White Book, the oldest register in the College archives, contains a list of nine royal creditors to whom the College had to pay annual pensions out of the income for twenty three years, beginning in 1442.

1. 'Lord of the Manor of Newton Longville'  
Newton Longville, Buckinghamshire, is four miles south west of Blechley. The Longville part of this name comes from the Norman priory which was the mother house, and means 'Long Town'. Newton, one of the most common English place names, means 'New Homestead or Village'. It was here that the priors of Longueville established an English cell to administer their property on this side of the channel. The present manor house is said to incorporate part of the monastic building. One of the manorial rights here was the gallows, which still existed in 1732, though unused. In the archives is a fine series of title deeds of the Longville manors, the earliest of which dates back to the time of Walter Giffard (pre-1102), court rolls from 1379, copies of leases, and letters from 1672 onwards. There is a map of 1855 at Archive 8776.
2. 'Lord of the Manor of Akeley'  
Akeley, Buckinghamshire, is three miles north of Buckingham. The name means 'Oak Wood'. There was once a tiny separate manor in Stockholl, deriving from a grant of four acres of woodland, which the Prior of Longville made to Ralf Briton in 1228. Stockholl also had a chapel of ease in the eighteenth century. The last record of Stockholl as a separate manor was in 1627. In later years the whole parish was known as the manor of Akeley-cum-Stockholl. The land was sold by 1881 and the last manorial court was held in 1919. New College holds court rolls for the manor from 1383, several surveys, copies of leases, and an early 19th century map.

3. 'Lord of the Manor of Great Horwood'  
Great Horwood, Buckinghamshire, is between Buckingham and Blechley, two miles north of Winslow. In 1447 the College obtained the grant of a Wednesday market and a yearly fair on 24th, 25th and 26th July, the vigili, festival and morrow of St. James, the patron saint of the parish church. The fair was a success and continued into this century, but the right to hold the market seems never to have been exercised. In 1729 counsel's opinion was that the charter of privilege had lapsed. The name Horwood means 'Muddy Wood'. In 1865 the largest oaks from the 'Muddy Wood' were used to restore the roof of the College Hall, where they can still be seen today. The last court was held at Great Horwood in 1925 and the last land sale was in 1960. The archives contain a fine set of court rolls from 1283, several 17th-century maps of the woodlands, many surveys and letters, the earliest dating from 1320, and copies of leases.

4. 'Lord of the Manor of Priors' Hall, Lindsell'  
Lindsell, Essex, is four miles north of Great Dunmow. The name means 'Hut among the Lime Trees'. There were three manors in this parish and the New College one is Prior Hall. Both Priors' Hall Lindsell and Priors' Hall Widdington were part of an estate which had been administered as a single unit since before the Conquest. Domesday Book relates that manors in Takeley, Lindsell, Birchanger and Widdington were all held by a free man called Thorkell in the time of King Edward the Confessor. After the Conquest King William I granted them to the Abbey of St. Valéry, Picardy, as a reward for spiritual help with the invasion plans. William's fleet had been trapped in the harbour of St. Valéry-sur-Somme by contrary winds and the monks successfully prayed for a change in the weather, which blew the fleet to Hastings and victory. By 1391 the English estates of St. Valéry were sequestered to the Crown and William of Wykeham (Lord Chancellor of England and Bishop of Winchester, the Founder of New College in 1379 - and of Winchester College, established to be the 'feeder' school to New College) bought them for New College, together with some valuable property in London. The College sold the East Hall manor in 1867, the Birchanger manors in 1883 and Takeley manor in 1910. The last court was held in Lindsell in 1912 and the land was sold in 1923. In the archives there are court rolls from 1363, copies of leases, a fifteenth-century survey and another of 1666, and a map of 1783.

5. 'Lord of the Manor of Priors' Hall, Widdington'  
Widdington, Essex, is four miles south of Saffron Walden. At the time of the Domesday Survey there were two manors. The name means either 'Settlement among the Willow or 'Settlement in the Wood'. The latter is more likely, as there was a Priors' Wood, which belonged to the New College manor. It was also part of the English estates of the abbey of St. Valéry, Picardy, until William of Wykeham bought the lordship with the other St. Valéry rights in 1391. New College was almost certainly responsible for building the magnificent late 14th century tithe barn in Widdington, which is now administered by English Heritage. In former times it was used to store the produce of College's Essex estates. The last court was held in Widdington in 1913 and the land was sold in 1924. There are court rolls from 1391 in the archives, together with copies of leases, surveys from the fifteenth century onwards, and maps of 1767 and 1851.

6. 'Lord of the Manor of Risebridge'  
Risebridge Manor, Romford, Essex, is now part of Greater London and its geographical location has become Romford Golf Course. The name Risebridge means 'Brushwood Bridge (or Causeway)'. Risebridge was originally part of the royal manor of Havering, became a separate manor when William Dunn made a grant of land to the Canons of St Nicholas and St. Bernard at Hornchurch for the spiritual benefit of himself and his family in about 1233. The document recording this gift is still in New College archives (Hornchurch 499). This manor and Suttons were two of the four manors in the Liberty of Havering which William of Wykeham bought for the College from the Hospital of St Nicholas and St. Bernard, Monjoux, Savoy, in 1391. The College leased Risebridge from that time onwards, sometimes with portions of the tithes of Hornchurch. In more recent times it was known as Parsonage Farm. The land was sold in 1925. The archives of College's Havering estates are much intermingled and extremely interesting. As no courts were held here after the seventeenth century there are few court rolls, but there are fifteenth century accounts, many copies of leases, and maps of 1663 and 1798.

'Lord of the Manor of Suttons'  
 Suttons Manor, Hornchurch, Essex, is now part of Greater London. The name means South Town. Originally it was a tenement of the royal manor of Havering, until Henry II granted land worth £25 a year to the Canons of St. Nicholas and St. Bernard, Montjoux, Savoy. This grant became known as Suttons manor and was so styled by the time William of Wykeham bought the English estates of the Canons in 1391. The geographical nucleus of Suttons was a mile south of Hornchurch village. It became an estate which the College regularly leased to farmers. In 1480 the College steward estimated that four customary tenants were obliged to perform work valued at £1-7-8d on the Lord's demesne every year. By the nineteenth century this manor was leased as Suttons Farm. The College disposed of the land piecemeal between 1922 and 1934. In the archives is a large collection of medieval title deeds to Risebridge, Suttons, Hornchurch Hall and Newbury's, the other two manors the Canons of Montjoux owned in Havering. There are also copies of leases of Suttons, fifteenth-century accounts, a 1632 tenier, and various fine maps.

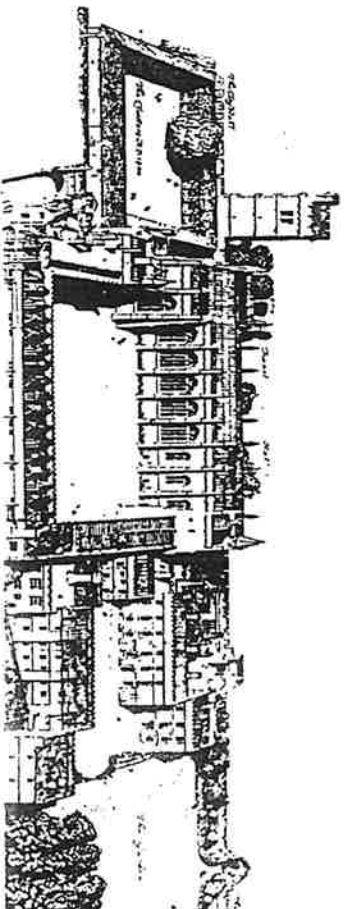
8. 'Lord of the Manor of Romans' Fee, Writtle'  
 Writtle, Essex, is two miles west of Chelmsford, of which it is nowadays a suburb. The name comes from 'Writolaburna', the babbling brook, which was the Saxon name for the river Wid. There was originally one large manor here, which before the Conquest belonged to Earl Harold and after 1066 remained in the hands of King William I and his successors. The site of King John's Palace is still marked on the ordnance survey map. The nine manors mentioned in Philip Morant's 'History and Antiquities of Essex' (1763) were created as subinfeudations of the royal manor. The New College manor in Writtle acquired the picturesque name of 'Romans' Fee' when King John granted it to the Hospital of the Holy Ghost in Rome in 1204. His purpose was to give the hospital an income towards the support of English pilgrims at Rome. William of Wykeham was able to buy the lordship of Romans' Fee manor in 1392 and granted it to the College the same year. A family by the name of Pincheon or Pynchon was established on the Writtle manor at an early date and maintained a connection with New College for hundreds of years as tenants. Two of them also became scholars of Winchester College and Fellows of New College. The last court was held at Writtle in 1841 and the last sale of land was in 1956. The archives contain an exceptionally large collection of title deeds of the manor, including many with the impressive seal of the Hospital of the Holy Ghost in Rome. There are also court rolls from 1335, copies of leases, and maps of 1801, 1848 and 1854.



'Lord of the Manor of Stert'  
 Stert, Wiltshire, is two miles south east of Devizes. The name means 'Promontory' and refers to a spur of a hill on the west side of Stert. The single manor here was always cotenacious with the parish. Between the Domesday Survey and 1388 it was held in succession by a number of different families in return for the obligation to provide castle guard at Devizes Castle. In 1388 Elizabeth Despencer conveyed the reversion to William of Wykeham, who in turn conveyed it to New College in 1389. In 1393 the Lady of the Manor died and New College was then able to draw an income from Stert. At first the manor was farmed by bailiffs but by 1534 it was leased for £13 per annum. Part of Stert Farm was built by the Toppp family who were tenants in the 17th century. The manor contained two mills on the stream which forms the western boundary. Upper Mill survives today as a private house with a water garden. Lower Mill was ruinous by 1977. The last court was held here in 1773 as after inclosure there were no more copyholders on the manor. The College sold the estate in two big sales in 1951 and 1968. The College archives contain an interesting series of maps, the earliest dating from 1638, court rolls, transcripts of leases, and many valuations of the woods and the mills.

10. 'Lord of the Manor of Coleme'  
 Coleme, Wiltshire, is six miles west of Chippenham. The manor occupies the whole parish. The name means 'house where charcoal was stored'. William of Wykeham endowed the College with Coleme in 1389 at the same time as Stert. In 1447 the College obtained the right to a weekly market on Fridays and a yearly fair on the 28th, 29th and 30th August, celebrating the decapitation of St. John the Baptist on 29th of that month. The market was evidently an attempt to revive the initiative of Walter de Dunstanville, who had obtained a charter for one from Henry III. As in Great Horwood the privilege had lapsed by 1729. It is strange the market was not viable, because a rental of 1665 lists thirty seven tenants of the manor, with two mills on the By Brook, a corn mill and fulling mill. The last court was held in 1917 and the last sale of land was in 1932. In the archives are court rolls from 1356, copies of leases, and nineteenth century maps.

NEW COLLEGE  
 OXFORD  
 FOUNDED 1379



11.

'Lord of the Manor of Scorchbeef, Shipton-on-Cherwell'

Shipton-on-Cherwell, Oxfordshire, is seven miles north of Oxford. The name means 'Sheep Farm' so has nothing to do with boating on the river Cherwell. There were two manors in Shipton-on-Cherwell. The manor which the College bought in 1532 from John Bromo of Holton was called Scorchbeef, after the name of a family which held the manor from 1200 to 1349 under the overlordship of the Duchy of Lancaster. The manor house no longer exists but its site is thought to have been under the outbuildings of Shipton Manor House. Adolphus Meekirke, grandfather of Anthony Trollope, was tenant here in the late 18th century. The last court was held 1706. After this date the common fields of the manor were leased as a whole. In 1921 the College sold the land to the Shipton Syndicate, which expanded the quarry and began manufacturing cement, using the Oxford Canal to carry away the finished product. The plume of smoke from the chimney of the cement works, known as 'Smoky Joe', was a landmark for many years; the factory has now closed. The archives contain court rolls from 1555, copies of leases, correspondence with Adolphus Meekirke and others, and several surveys. There is a map dating from 1859 in the Land Agent's office.

12.

'Lord of the Manor of Woodperry'

Woodperry, Oxfordshire, is five miles north east of Oxford and half a mile from Stanton St. John. The name means 'the pear tree near the wood'. It is the site of a lost village which contained one manor. The Damoys family were lords until 1360, when the manor passed into divided ownership. New College bought the lordship in 1557 from the Bromo family of Holton, whose memorial brasses may still be seen in Holton parish church. At this date there were still a few houses standing in the village but there were evidently no copyholders left, as the College has no court rolls in the archives. Today Woodperry consists of two old buildings, Woodperry House and Woodperry Farm, with a few newer cottages. There is also the site of a Roman villa. The location of the parish church was discovered in 1838. The deserted medieval village was excavated in 1953. As Woodperry is so close to Stanton St. John, the College always administered it along with its larger neighbour (a village which carries the College's coat of arms on its signposts). Woodperry House was sold in 1879 and Woodperry Farm in 1989. There are title deeds at archive 4886, maps and surveys of 1772 and 1780, copies of leases, correspondence and accounts relating to Woodperry House.

13.

'Lord of the Manor of Priors' Court, West Hanney'

West Hanney, Oxfordshire, is three miles north of Wantage and a mile down the lane from East Hanney. Until local government reorganisation of 1974 it was in the county of Berkshire. It is now in Oxfordshire. The name means 'Island frequented by wild Cocks'. This island must have been created by streams of the river Ock and tributaries. There were five manors in West and East Hanney. The Longville manor was called Priors' Court. Being within easy reach of Oxford, this manor was some times used as a place of refuge from epidemics in the town. A lease of 1559 to Anthony Aylworth mentions his obligation to board out members of the College in time of sickness at an agreed daily rate. The last court was held in the manor in 1868. The last sale of land was in 1960. New College holds court rolls from 1345, a fine 17th century map of the two manorial meadows Bushyham and Gooseyham, a map and survey of 1868, and copies of many leases of the site.

14.

'Lord of the Manor of Great Witchingham'

Great Witchingham, Norfolk, is two miles south of Recpm and about ten miles north west of Norwich. Witchingham means 'Settlement of the Wicingas', after the Anglo-Saxon inhabitants whose family name has been preserved here. It is linked with the Longville manors referred to above. The lordship here is variously styled, but the court was held at Great Witchingham when New College administered the manor. The jurisdiction of the manorial court included parts of Weston Longville and other villages Warden Michael Woodward's rental of the manor taken in 1664 lists forty nine tenants Great Witchingham, Weston Longville and nine other places. By 1765 the manorial court was being held under the cumbersome title 'The manor of Witchingham Longvill Wees Longvill with the Members in the County of Norfolk'. The best known resident of this part of the world was Parson James Woodforde, Rector of Weston Longville from 1777 to 1803, and a Fellow of New College. The last court was held in 1921 and the land sold piecemeal between 1861 and 1952. In the archives are court rolls from 1345, copies of leases, many rentals, and maps of 1625, 1853 and 1867.

15.

'Lord of the Rectory Manor of Steeple Morden'

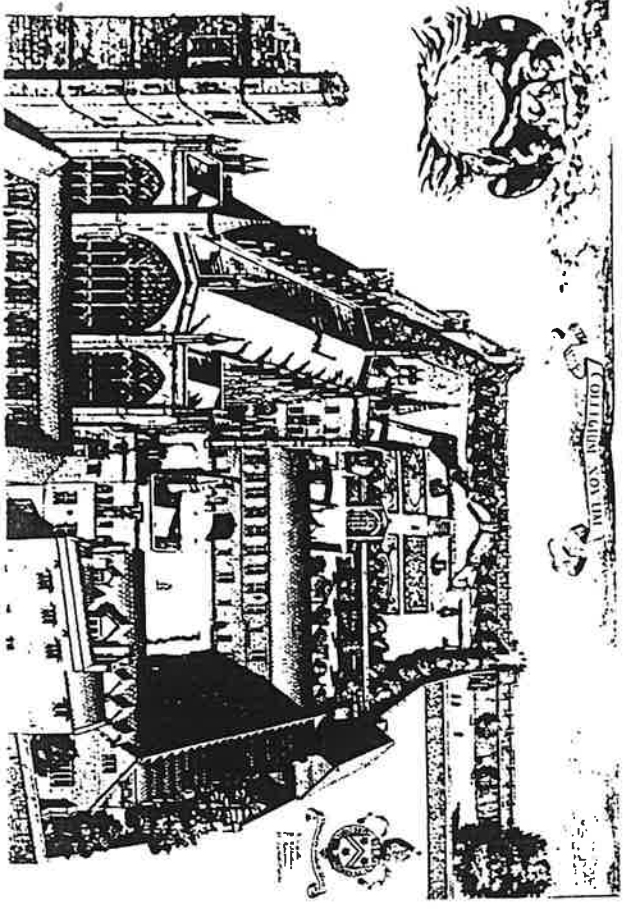
Steeple Morden, Cambridgeshire, is four miles west of Royston. Morden means 'Hill in the Fens'. 'Steeple' refers to the original church tower which fell down in 1625. The New College manor, Steeple Morden rectory, is a late development from the original single manor of the parish, which Prince Athelstan bequeathed to Winchester Cathedral in 1015. William of Wykeham settled the rectory on New College by royal licence in 1330 so it has the distinction of being one of the College's earliest endowments. A vicarage was ordained in 1381, allowing the College to administer the rectory and rectorial glebe as a manor. After the collapse of the steeple in 1625, there was a protracted dispute amongst the College's tenant Thomas Martin, the College and the parishioners about rebuilding the chancel, which had been ruined by this disaster. In 1642, just when the reached agreement, the Civil War made it impossible to start work. Eventually a new chancel and steeple were built, thus ending fifty ludicrous years when Steeple Morden no landmark. In 1865 the College donated 105 acres of the manor to augment the income of the vicarage. The remaining land was sold by 1925. The amount of copyhold land had always been small and the last court was held in 1813. The College has copies of leases, court rolls 1659-1813, several valuations between the sixteenth century and 1866 and maps of 1849 and 1884.



'Lord of the Manor of Hall Place, Michelmersh'. The name, which is Michelmersh, Hampshire, is three miles north of Romsey. The name, which is pronounced 'Micklemarsh', means 'Large Marsh'. New College has a lordship here derived from a manor called Hall Place, which John White, Bishop of Winchester, gave in 1558. This was the last manor the College received as an endowment. Its earlier history is somewhat obscure; however the title deeds in the archives, of which the earliest dates from 1378, make it clear that it was administratively distinct from either the two better known manors in Michelmersh. A terrier compiled in 1626 shows that the assets of Hall Place amounted to nearly 190 acres with some small customary rents in money and pepper. A further terrier of 1665, when a new lease was to be granted, includes a description of the manor house and farm buildings. In later years the land was let as Hall Farm. It was sold in 1942, by then styled Hall Place and Farm, Braishfield. In the archives there are a court roll of 1535, copies of leases, a survey of the manor in 1561, and maps of 1785 and 1846.

**HOW MUCH FOR A LORDSHIP OF THE MANOR?**

The College will sell to the highest bidder (reserving always the right not to make a sale at all) and the minimum price is £5,000 for each Lordship (some are expected to fetch a significantly higher figure). All proceeds will be transferred to the permanent endowment of the College, the annual income from which supports the College as an exempt charity in fulfilling its objectives of providing university teaching, carrying out academic research, and continuing the choral tradition within the Chapel, whilst maintaining its Listed Grade I buildings and the Scheduled Ancient Monument City Wall which runs through its gardens.



**'A BUYER'S PREMIUM'**

It should be noted that, in accordance with common commercial practice on such transactions, a buyer's premium will be payable. For Old Members of the College this will be 2 1/4 % added to the offer price; in the case of other offers it will be 10%.

**A SPECIMEN DRAFT CONVEYANCE**

The Contract to be signed after acceptance of an offer will deal with all detailed conditions and terms of sale, and will have annexed to it a draft Conveyance and also a draft of the Statutory Declaration by which the College will deduce Title.

If you wish to see a specimen draft Conveyance before deciding whether or not to complete the offer form overleaf, please request one from the Bursar (New College, Oxford, OX1 3BN).

You may wish to discuss this document with your Solicitor before completing the offer form, and despatching it to the Bursar in time to reach him by **Noon on Monday 13 December 1993**. The successful offer for each Lordship will be notified within three days of the 13 December deadline and it is hoped that the sale will have been completed by the end of January 1994.

**EXCLUSIONS AND RESERVATIONS**

The conveyance of the Lordship by the College will expressly exclude any land, or other corporeal estate, or hereditament or advowson or right to presentation. It will exclude, and reserve to the College, any rights which may exist, in respect of timber, fisheries, fishing, sporting, gaming, mining, minerals extraction, sand and gravel extraction, and all similar incorporeal rights or hereditaments. No College archives relating to a Manor will be transferred from the safe-keeping of the College, which will retain both ownership and possession of all such documentation (including deeds, if any, and court rolls).

**WHAT NEXT?**

If you wish to make an offer, please contact:

**CLUTTONS**

Chartered Surveyors

Richard B Denny BSc FRICS  
 45 Berkeley Square  
 London W1X 5DB  
 Telephone 071-408 1010  
 Telex 23620  
 Fax 071-629 3263  
 L.D.E. Box No. 104