

Holly Grove

24 Sheinton Street
Much Wenlock
Shropshire



Grid Reference SO622002

A brief history of the house, its owners and tenants. The material was drawn from the deeds in the possession of the current owner, census records, 1840s tithe apportionment and other local sources

HOLLY GROVE
24 SHEINTON STREET
MUCH WENLOCK SHROPSHIRE

Circa 1826

This house is unusual in that the documents which relate to it include information about the original owner; the date the house was built and the first tenant. Attached is a table which includes details taken from documents in the possession of the current owner.

The house was built around 1826 for Edward Howells. The abstract of title in 1874 refers to Edward Howell's Will drawn up in February 1827, in which there was a reference to a 'newly erected messuage or tenement' Holly Grove. In 1827 the tenant was Sarah Vaughan who was still living in the house in 1851.

13th June 1830

Edward Howells died in 1830 and in his Will of 1827 he left the house to Sarah France who predeceased him and her son Edward Howells France inherited the house.



(Illus.1) Seal of Edward Howells France

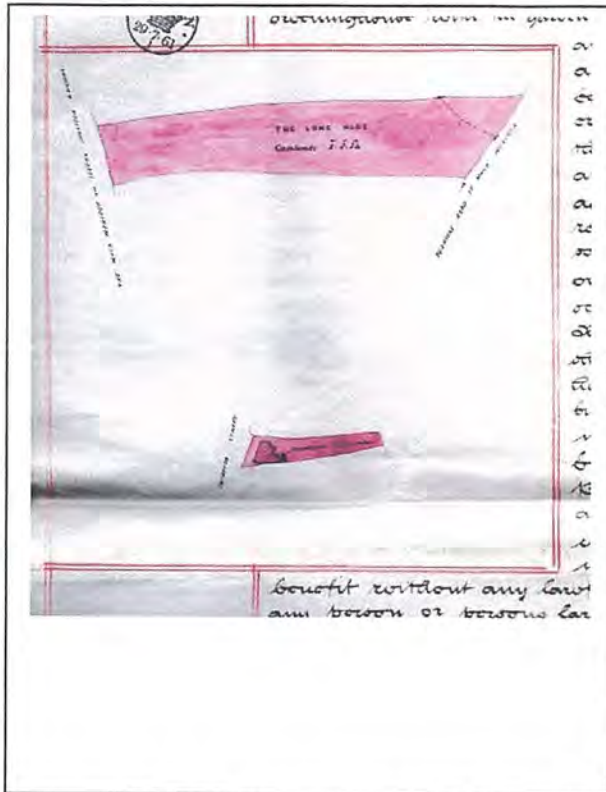
It is not clear what relation Sarah France is to Edward Howells. Her son took the name Howells France. He may have been a nephew of Edward continuing the name if Edward had no son of his own. The relationship may have been more distant but it was not uncommon to take the name of a benefactor where there was no close male heir to carry on the name.

When Holly Grove was sold for the first time in 1861 it included a field some distance from the property. This was called 'Part of The Long Acre'. The field was on the right hand side of the Buildwas Road just after the second turn to Sheinton. The far side bordered the newly built railway. (Illus. 2 Sale Map)

A memorandum was noted on the next deeds mentioning it that it was sold on the 25th October 1870 to William Layton Lowndes of Linley Hall. (Illus. 2 Sale Map)

The memorandum mentions that the field was in the occupation of John Bailey. However, it also noted that previously it had been in the occupation of William Brookes Surgeon (Illus. 3

Tithe Map). On the tithe map the Part of the Long Acre field was marked as number 264. As Dr Brookes senior died in 1830 this was most likely to have been his now famous son, Dr William Penny Brookes. A few months after Dr Brookes died; Baron Pierre de Coubertin credited him as a major instigator of the modern Olympic Games.



On the Left (Illus. 2) The Plan Accompanying the Sale of Holly Grove in 1861 Shows the House in Isolation to The Long Acre Field

On the Right (Illus 3) Part of the 1840 Tithe Map Shows the Long Acre Field (264) in relation to the Windmill for identification. When the Tithe Map was drawn up the Railway Shown on the Sale Map had not yet been built. The Railway went through the field number 263 next to the Long Acre. (Neither map shows the compass orientation or scale).

Until the 20th century it appears Holly Grove was occupied by tenants rather than the freeholder. Some of them are mentioned in the documents and the Census Records give a further insight into who these tenants were.

27th September 1861

The first conveyance is dated 27th September 1861 when it was sold by Edward Howells France to Robert Horton for £500.00, who was a director of the new Much Wenlock & Craven Arms & Coalbrookdale Railway. There is then a second conveyance on 28th December 1867 between George Adney a local tanner to John Horton for five shillings. The tenant being Elizabeth Adney, other documents suggest this was his sister.

The house had not suffered a catastrophic loss of value but the first conveyance had not taken into account that the property had been held as part of a trust set up under 'The Settled Land Act' (repealed in 1926). This was used when land in an estate could only be inherited by a

male heir although a female may have been entitled to a life tenancy. Edward Howells France was entitled to sell the property to Robert Horton but he should have made the Trustee (George Adney) a party to the conveyance because the Trustee George Adney needed to confirm what should happen to the £500 proceeds to the estate. If Edward Howells France had been a Life Tenant and not the entitled male heir then the Trustees would have had to receive the £500 because he would only have been entitled to the income from the money. However, as the entitled male heir he could sell the property and receive the proceeds but it should have been confirmed by the trustees to the original settlement. This is why there is a token five shillings sale from George Adney to John Horton. (In the meantime Robert Horton had died and his nephew John Horton had inherited the property).

In other words this second conveyance was made to show that the money, £500 from the original sale had been sufficiently paid.



Illus. 4 The Elegant Regency Front Door, with flat panels to throw off the rain.

Illus. 5 The Staircase

On the 15th April 1869 John Horton took out a mortgage. This was for £1,000 with the Broseley Bankers William Nicholas and George Potts.

Unfortunately, he died before repaying it all and the house was sold at auction in 1874 by the surviving banker William Nicholas and Horton's two sisters who were his heirs. However the legal pack to accompany the sale includes an Abstract of Title which has details about the house not included in other documents.

14th August 1874

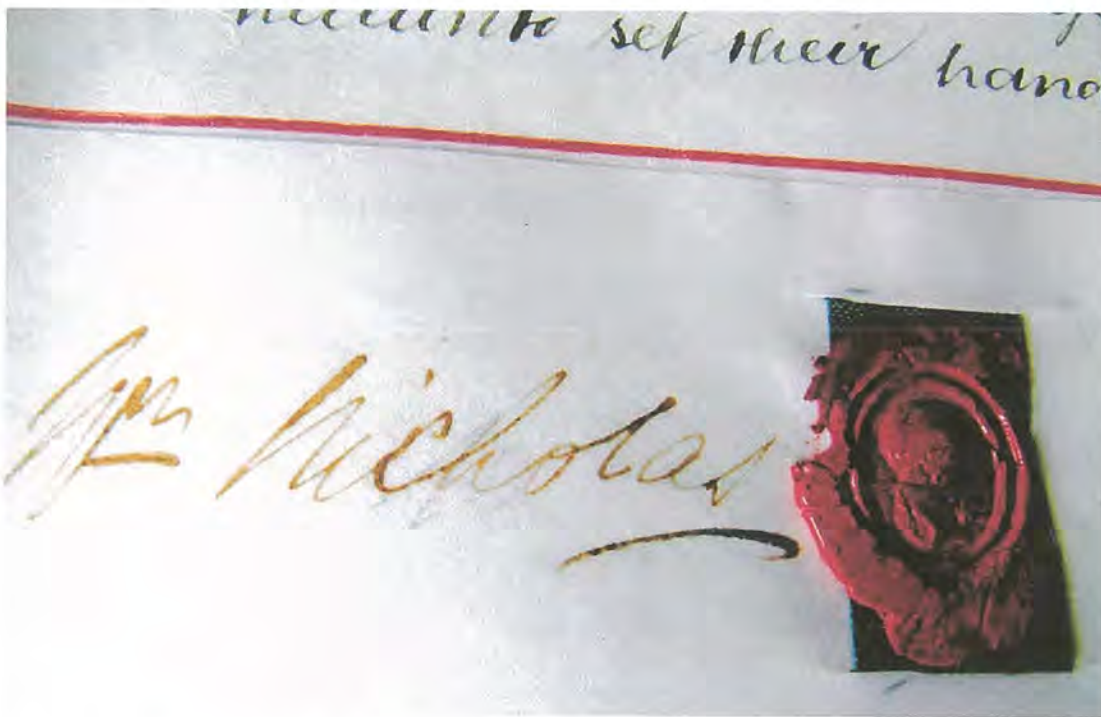
The house with another plot of land was sold at Auction at the Raven Hotel. The particulars state

Lot 1 – House, 2 sitting rooms, kitchen and back kitchen, four bedrooms, cellaring and out offices.

Lot 2 – Land 2 acres at Westwood adjoining the turnpike road leading from Much Wenlock to Ludlow in the occupation of Mr Luff. Tithe free, frontage on the main road.

The third condition in the catalogue was 'The vendors reserve the privilege of bidding once for each lot by their agent Mr Potts'.

The house was bought by Henry Trevor for £395.00 mortgage free, the tenant being a Mrs Jeffreys.



Illus. 6 George Nicholas's Seal and Signature

7th July 1919

The house was sold by Rev Henry John Trevor of Berkshire and his wife Lillian Mary to Thomas Henry Thompson for £295.00, the tenant being Mrs Annie Jefferson Price. It included Faculty Pew number 4 in Much Wenlock Parish Church. (Illus. 7)

In a mortgage taken out in 1937 by Thomas Henry Thompson it mentions that he had also bought 5 High Street Much Wenlock from The Revd John Henry Trevor in 1923. So Holly Grove and 5 High Street had been in the same ownership. However, Thomas Henry describes himself as of 63 High Street. This is the building next to the Corn Exchange passage opposite the George Shut. At that time it was a Draper, Ladies Wear and Millinery shop. He also had a Gentleman's outfitters at 22 Barrow Street next to the Guildhall and ran a Stationers and Newsagents at number 23 Barrow Street by the Mutton Shut. (The latter two shops may have been rented) Thomas Henry Thompson was an Alderman and became Mayor in 1935. He kept a notebook, now in the town archives, which records details of events in the town. He died 15th March 1956.

1st August 1957

John Colley Thompson his eldest son inherited Holly Grove where he was already living. Harry Clark Thompson inherited 5 High Street but was living at 63 High Street. At 5 High

Street the Thompsons traded for over thirty years. He changed the use of 63 High Street to a newsagent, which also sold haberdashery and wool.

Further Conveyances

1st May 1969

John Colley Thompson sells the house for £3,850 to Robert and Enid Cecil of Wellington Shropshire.

7th January 1972

Robert and Enid Cecil sell the house to Russell and Joan Bilson of Bucknell Shropshire for £7,000.

23rd February 1977

Russell and Joan Bilson sell the house to Ernest and Florence Smith of Beckbury Shropshire for £15,700.

23rd August 1987

Ernest and Florence Smith sell the house to Terence and Dorothy Begley from Orpington Kent for £71,000.

Tenants

The first tenant mentioned in the will of 1827 is Sarah Vaughan who has a life tenancy living at the house with her nephew.

In 1841 Sarah Vaughan who occupied the house described herself as a Milliner aged 45. Also at the address for the census were Susan Bright aged 5 and Hannah Garbett 15 who was described as a female servant. (*1841 census District 5 Much Wenlock*)

However, in 1851 Sarah Vaughan describes herself aged 60, unmarried and a retired dressmaker. This census further tells us that she was born in Much Wenlock. Also present was Martha Harris aged 22 from Cardington, probably a servant.

When the house was sold in 1919 (see attached table) it included a Faculty pew number 4 in Holy Trinity, Much Wenlock Parish Church. The brass plates in the Church are not numbered. However, in the side aisle facing the Lady Chapel, seven rows back on the left, is a plaque bearing Sarah Vaughan's name dated 1851 (illus. 7).



Illus. 7 Sarah Vaughan's Faculty Pew dated 1851 in Much Wenlock Church

By 1861

When the house was sold in 1861 the tenant was Elizabeth Adney. On the 1861 Census there is an Elizabeth Adney aged 73 described as a gentlewoman born Monkhopton with an 18 year old servant Deborah Woofe born in Holdgate. This is probably the tenant of Holly Grove. (1861 MW district 1e)

Edward Howells will of 1827 appointed two trustees one of whom was George Adney. The 1841 Census return shows a George Adney aged 40 a tanner. He lived with his wife Eleanor 35, their four daughters and a governess Decima Cross also in Shineton Street. Two other young children and two servants are also listed, a substantial household.

Thanks to these presents have been



Illus. 8 George Adney's Seal and Signature

This part of the town appears to have had a number of tanneries or housed tannery workers. Three other tanners William Taylor, Thomas Jones and Richard Ashwood are heads of household in adjacent census entries to Holly Grove.

The Mayoral Roll in the Guildhall shows George Adney as Mayor of Wenlock in 1852.

In the 1861 census return a George Adney and his wife Eleanor still live in Shineton Street. He describes himself as 60 years old, a tanner, a gentlemen, a magistrate and that he was born in Monkhopon. This makes him the likely brother of Elizabeth Adney at Holly Grove.

(He does have a daughter called Elizabeth recorded in the census of 1841 and 1851 but by 1861 she is recorded as Elizabeth Sayce his daughter (the widow of a farmer) living at home with him with her two young sons John aged 1 and George aged 3).

His household in 1861 also included a nephew William aged 18 an engineer's clerk and another nephew Edward aged 27 who was visiting. Both nephews were born in Wellington Salop.

By 14th August 1874

Eliza Adney is mentioned as the tenant when John Horton borrows £1,000 in 1869 but by the sale in 1874 to Henry Trevor the tenant is Mrs Jeffreys. She is not obviously identifiable in the census records.

By 1911

In the 1911 Census the tenant Annie (Jefferson) Price is clearly identifiable because this is the first census return which includes the name and address of the Head of Household. Mrs Price describes herself as aged 61, a widow born in Harley, of private means, living at Holly Grove 24 Shineton Street. She had a servant Isabel Morris aged 32 from Gretton near Church Stretton, and was still resident when the house is sold in 1919.

There is no further record of the resident until 1957 when John Colley Thompson inherits the house from his father and it states that he was living in the house. One further tenant is listed in May 1967 when John Colley Thompson is mortgaging the house. This is a Mr A H B Watkiss.



Ilus. 9 The Landing Window Overlooks The Red House believed to be the Site of George Adney's Tannery.

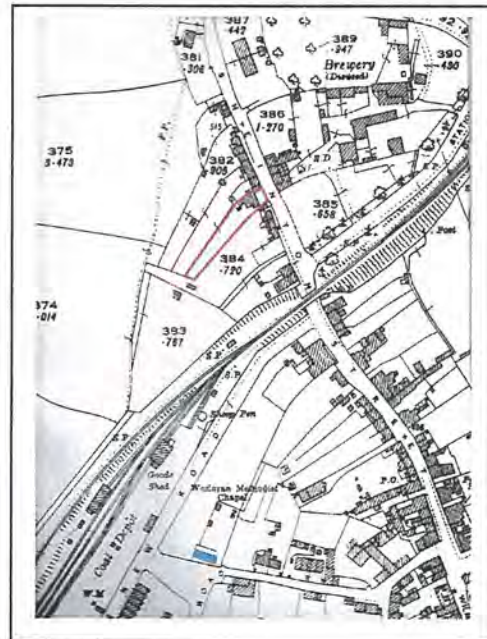
Illus. 10 An Art Nouveau Fireplace from the turn of the 19th Century

Other Land Belonging to Richard Howells France.

The documents refer to the sale of the 'Long Acre' field. However, when the map to accompany the tithe apportionment was drawn up in 1840 it shows other land which belonged to Richard Howells France at that time.

These other plots were numbered 403 The Croft, 412 Big Croft and 414 Orchard. Plots 403 and 412 became the site of the goods yard and a length of the railway line as it passed through Much Wenlock towards Craven Arms. Illustration 11 shows the plots on a section of the 1840s tithe map and also shows the location of Holly Grove (outlined in yellow) in relation to them.

A new road was also built to take traffic straight to the Shrewsbury Road without going down the rest of Sheinton Street and High Street. Illustration 12 shows the railway running through Much Wenlock. (Holly Grove outlined in red) After the railway closed, the bridge and two more houses were demolished so that the road sweeps round towards the junction with the Shrewsbury Bridgnorth Road. The present day Vicarage is built on part of plot 414.



On the left (Illus. 11) Section from the 1841 Tithe Map (Foxglove Cottage at the end of Queen Street, in 2014 and adjacent to the Bus Shelter is marked in blue).

On the right (Illus. 12) Section from a post 1861 Ordnance Survey Map of the same area. (Foxglove Cottage at the end of Queen Street, in 2014 adjacent to the Bus Shelter, is marked in blue).

In his book *Pitmen, Poachers and Preachers*, local historian Ken Jones refers to George Adney as the first person in Much Wenlock to propose the building of the Much Wenlock and Severn Junction Railway.

1861 is in the middle of the construction of the first part of this railway. It is interesting to note that T H Seacome 51 a civil engineer from Chester is another head of household living in Shineton Street recorded on the census return in that year.

The combination of the documents and other sources reveal the history of a house which was associated with a number of prominent members of the community and significant developments in the town.



References

Deeds and other documents relating to the house in the possession of the current owner

The 1840 tithe map and apportionment for the Parish of Much Wenlock

The 1841, 1851, 1861 and 1911 Census returns for Much Wenlock

List of Mayors in Much Wenlock Guildhall

Local History Research Group – Shops History Project, copies in the Much Wenlock Museum and in the Library.

Jones K (2009) *Pitmen Poachers and Preachers* Ludlow

Alderman T H Thompson's notebook is held in the town archives in the Corn Exchange.

The Adney family graves are situated between the Church and the Brookes family grave.

Suzanne Boulos and Sue O'Dowd January 2014

Friends Of Much Wenlock Museum

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Time Line for Holly Grove Sheinton Street

Compiled from Documents Relating to the Property including the Abstract of Title to Accompany the Auction Sale 8th June 1874

Owners	Trustees	Mortgagees	Tenants
House Built about 1826			
Edward Howells Will 7 th February 1827 refers to 'newly erected messuage or tenement' Leaves house in trust to Sarah France wife of Thomas France Executors George Howells and John Reynolds	George Adney Edward Milner		Sarah Vaughan Life Tenant, living at the house with her nephew
13 th June 1830			
Edward Howells died 13 th June 1830 and 6 th November 1830 Will proved.	Executors George Howells and John Reynolds		
Sarah France is already deceased so new owner is Edward Howells France her only son and heir			[1851 Faculty Pew in Holy Trinity to a house in Shinton Street in the occupation of Sarah Vaughan]
27 th September 1861			
Edward Howells France of Ham Hill Worcester conveys the house to Robert Horton of Much Wenlock for £500			Elizabeth Adney
19 th November 1861			
Death of Robert Horton, his heir is his brother John Horton			

Owners	Trustees	Mortgagees	Tenants
28 th December 1867			
Conveyance between George Adney – tanner – of Much Wenlock and John Horton for 5 shillings (refers back to the 7 th February 1827 Will of Edward Howells see notes)	Edward Milner has died (about 1836) and was buried at Bourton but his wife is joint Trustee and survives him so is joint Trustee with George Adney		
15 th April 1869 Indenture John Horton borrowed £1,000		William Nicholas and George Potts Bankers of Broseley at 5% 15 th October	Eliza Adney mentioned
Will dated 14 th April 1870 John Horton left everything to his sisters Mary Ann and Annie Horton 20 th April 1870 he dies. 8 th August 1870 Will proved	(Mary and Annie were executors)		
25 th October 1870 the bankers and his executors sell the Long Acre field separately		George Potts dies 17 th January 1873	
14 August 1874			
In 1874 an abstract of title drawn up to show the Misses Mary and Annie Horton own Holly Grove. The house is Sold at Auction by William Nicholas (banker) and the Misses M and A Horton Purchased by Henry Trevor (grocer) for £395 mortgage free At the same auction a second parcel of land at Westwood of just over 2 acres was sold to Trevor Morton. In the tenancy of Mr. Luff			Mrs. Jeffreys

Owners	Trustees	Mortgagees	Tenants
<p>7th July 1919</p> <p>Conveyance between Lillian Mary Trevor wife of Revd. Henry John Trevor St Johns House Mortimer Berkshire and Thomas Henry Thompson of Much Wenlock draper. Described as 24 Shineton Street for £295</p>	<p>(Included the Faculty Pew number 4 in Much Wenlock Parish Church) (Conveyance witnessed by Frances J W Brown House decorator of 35 High Street Bridgnorth)</p>		<p>1919 Mrs Annie Jefferson Price (see notes)</p>
<p>18th June 1920 Document from Potts and Potts solicitors Broseley (Not with bundle but referred to in a mortgage of 28th August 1957)</p>			
<p>29th June 1920 mortgage</p>		<p>Agreement between Thomas Henry with The London Joint City and Midland Bank Ltd (Not with bundle but referred to in a mortgage of 28th August 1957)</p>	
<p>In 1937 Thomas Henry Thompson of 63 High Street Much Wenlock mortgaged 24 Shineton Street (Hollygrove) and 5 High Street. (witness to mortgage Gittins Bank House Much Wenlock)</p>		<p>The Midland Bank mortgage records that Thomas Henry Thompson bought 5 High Street from the Revd. Henry John Trevor on 20th March 1923 -</p>	
<p>14th June 1945 Thomas Henry Thompson was released (re-conveyance) from the mortgage.</p>			
<p>T H Thompson described as of 63 High Street made his Will dated 23rd January 1950 and died 15th March 1956, probate granted at Chester 18th May 1956</p>	<p>His sons John Colley Thompson and Harry Clarke Thompson were executors</p>		<p>By August 1957 his son John Colley Thompson was living at Holly Grove (recorded on the vesting assent)</p>

Owners	Trustees	Mortgagees	Tenants
1 st August 1957			
Memo of assent on the probate vesting in John Colley Thompson Holly Grove and vesting in Harry Clarke Thompson 5 High Street Much Wenlock.	[Harry is described as of 63 High Street]		
28 th August 1957 John Colley Thompson mortgages Holly Grove		Midland Bank as security for the account "T H Thompson" (see also June 1920)	
4 th June 1962 (re-conveyance) ends mortgage to John Colley Thompson on Holly Grove			
5 th June 1962 John Colley Thompson mortgages Holly Grove		Midland Bank	
10 th August 1966 (re-conveyance) ends mortgage			
23 rd May 1967 John Colley Thompson mortgages Holly Grove for £1,500		Anglia Building Society at 7.5% he gives his address as 8 Little Scratby Crescent, Scratby, Ormesby, Great Yarmouth, Norfolk	Mr A H B Watkiss
30 th April 1969 (re-conveyance) ends mortgage			
1 st May 1969			
Conveyance John Colley Thompson to Robert Cecil and Enid Cecil of 29 Haygate Road Wellington Telford joint tenants for £3,850		Huddersfield Building Society for £3,090	
6 th January 1972 mortgaged redeemed		Agreed balance of £2,898.64 paid to the building society	

Owners	Trustees	Mortgagees	Tenants
7 th January 1972			
Conveyance Robert and Enid Cecil to Russell Holt Bilson and Joan Audrey Bilson of Fold Cottage Bucknell Salop joint tenants for £7,000		Leek and Westbourne Building Society for £4,750 at 8% By 1977 this had become the Britannia Building Society	
4 th January 1974 mortgage		Second Mortgage to National Westminster Bank	
23 rd February 1977			
R H and J H Bilson vendors and Ernest Gordon and Florence Jessie Smith purchasers of 4 Dingle Drive Beckbury Shifnal Salop for £15,700		Nationwide Building Society for £7,000 at 12.5% variable	
23 rd August 1987			
E G and F J Smith vendors to Terence Begley and Dorothy Anne Begley of 15 Chestnut Close, Green Street Green, Orpington Kent for £71,000			

Appendix One

Shropshire Parish Registers and Edward Howells Will

Edward Howells died during his term as Mayor of Much Wenlock Borough on 23rd June 1830 aged 61 and was buried at Barrow. He was probably baptized at Kenley 31st July 1768 the son of John and Elizabeth Howells. This is because the gentleman above identified in the register had an older sister Sarah who we believe became Sarah France and was the mother of Edward Howells France who inherited Holly Grove. The will of Edward Howells which bequeaths Holly Grove to him gives a lot of details about his family members who inherited various parts of his extensive estate. At the time of his death he lived at the Red House on the opposite side of Sheinton Street to Holly Grove. The large garage opposite Holly Grove is built over the original entrance drive. The Red House which was situated in the middle of the family's tanning business was inherited by another nephew George Adney, who was also an executor of the will and later became Mayor.

Although Sarah Vaughan and her right to live in the house is mentioned no details as to the circumstances of the bequest are given. Sarah Vaughan, the daughter of William and Elizabeth (nee Cookson) was baptized in Much Wenlock on 30th September 1781. Her father died in 1820 and her mother in 1828 at the age of 87. Sarah remained a spinster and was a dressmaker and milliner. She must have had some status in the town as she had a faculty pew in Holy Trinity Church. She died and was buried in Much Wenlock in 1859 aged 78.

We found no reference to Edward Howells marrying but he left money in trust and £300 when she reached the age of 25 to Anne the illegitimate daughter of Sarah Jones a dairymaid. He does not appear to actually acknowledge that he was the father. He left generous bequests to his brothers, sisters and their children; he also provided small bequests to a wide variety of people. He was a wealthy man who shared his wealth not only amongst his close family but also with a number of other people.
