

Proposed alterations and extension Pear Tree Cottage, Chapel Lane, Scrooby, Nottinghamshire Heritage impact assessment

Contents

Section	Page
1 Introduction	1
2 Description of the heritage asset	1
3 Significance (value of special interest) of the heritage asset	10
4 Impact of the proposal on the heritage asset	10
5 Justification for the proposal	11
6 Conclusion	12
Appendix A – research notes	13

1 Introduction

This statement has been prepared in support of a Householder Application for the alteration and extension of a private dwelling within the Scrooby Conservation Area. The requirement for a historic impact assessment to accompany the householder application is due to the building's setting within the Scrooby



Conservation Area. The building is not a listed building, and the proposal does not affect any listed buildings, designated or non-designated heritage assets, other than the conservation area.

This heritage impact assessment should provide the local planning authority with enough information to adequately understand the impact of the proposals on the significance of the heritage asset affected.

2 Description of the heritage asset

The Scrooby Conservation Area is a landscape heritage asset - a small village to the north of the county with various links to significant historic events and a traditional, vernacular form and style of buildings.

The Scrooby Conservation Area does not have a current conservation area appraisal but a character assessment for the village was prepared in 2018. That document addresses the historic significance of the conservation area. Pear Tree cottage is mentioned in the document as a building of 'local merit' and shown in Fig 123 of the document which notes:



Present in the 1885 map, Pear Tree Cottage is a red brick, pantile roofed cottage that directly abuts Manor Road. Its simple yet appealing form lies within particularly green and lush grounds, enclosed by robust hedgerows The dwelling name is derived from the ancient pear tree that stands within the cottage gardens.

Throughout the early modern period, Scrooby was a small agricultural village, dominated by large farmsteads and yards. Amongst these substantial properties were smaller domestic buildings which housed agricultural workers, traders, and their families. In the late Nineteenth Century, several villa-type houses were built for more wealthy middle class working and retired people. The Twentieth Century saw noticeable infilling of the village scene with new bungalows and houses, and conversion of the agricultural properties from working yards and barns to housing.

Pear Tree Cottage was built in the mid Nineteenth Century – documents prove it was in existence by 1844 and whilst OS maps surveyed mid-century do not show the building, that surveyed in 1885 does. The original building was two adjoining one-up-one-down houses, constructed in the red brick and pantile tradition of North Nottinghamshire which

became common after the move away from timber frame and cob house construction. Ground floors were probably beaten earth, and each dwelling had a chimney breast with a range on the ground floor for heating and cooking. Each dwelling had an eastern-facing door. Early maps show a water pump in the eastern garden, and toilets would also be outside.

Sometime between 1935 and 1938 the original houses became a single dwelling, and this block now forms the eastern range with the east-facing facade covered by the pear tree. The northern-most of the eastern-facing doors was blocked. A wooden suspended floor was inserted on the ground floor. The eaves were raised by a half a dozen courses. Subsidence, or some other problem, effected the northern elevation, and this was rebuilt, and a slight elongation added.

The southern elevation had a lean-to construction added, and subsequently removed; witnessed by infilled rafter mountings in the current external wall.

The western elevation of the building received an extension early in its life, shown on the 1885 map, but this is no longer extant. Instead, the whole of the western side of the older block received an extension in the 1982. This extant addition includes a kitchen, hall, and west-facing door on the ground floor, with stairs rising to a landing, toilet, and bathroom on the first floor.

The pear tree itself dates from 1901, as indicated on a lead plant label still attached to the tree's trunk. The variety is Le Lectiere, popular in Japan as an eating pear because of its fine texture.



The history of the building can be followed in some detail through the documentary trail of legal title.

The first documentary evidence of the property is the will of James Dobson of Bawtry, gentleman, dated 4 May 1844. The indication of Dobson as gentleman implies the dwellings were built as rent-bearing investments.

Four years later, on 8 May 1848, Matthew Richard Kitching of The Levels, Thorne, farmer, and Robert Weightman of Torworth, Blyth, land agent, attended the manor court as trustees of James Dobson's will, and that of his wife Jane dated 30 Nov 1846. At the court, they were acknowledged as copyholders of the property in Scrooby. They returned one year later, on 7 May 1849, when they sold the property to Edward Jenkinson of Bawtry, clock and watch maker, for £95. The property is described as 'those two cottages or tenements situate and being in Scrooby in the said county of Nottingham with the gardens thereto adjoining and belonging containing by estimation in length from east to west about twenty four yards and in breadth from north to south about ten yards (more or less) having a garden then or then late belonging to James Holmes on or towards the east, land of John Graves on or towards the west, the Town Street on or towards the north, and premises then of John Shillito on or towards the south and then or then late in the occupation of Benjamin Merrills and Joseph Weightman'. Jenkinson's residence in Bawtry and his high-status trade again imply that his ownership was an investment.

Thirty years later, the now aged landlord was making provision for his demise. A 1901 abstract of title states that 'by will of this date [26 Oct 1879] the said Edward Jenkinson devised and bequeathed all his real and personal estate whatsoever unto and to the use of his son John Jenkinson of East Retford in the County of Nottingham silversmith ... upon trust during the life of his wife Mary'. John Jenkinson is also named as executor. The same abstract records Edward Jenkinson's death on 11 Jan 1882 after 38 years ownership of the two cottages.

There is later evidence that from 1887, the cottages were let to George Edgeley (or sometimes Edgley) Stokes and Isabella Stokes. George was a railway signalman, and when they first let the house, Isabella was 19 years old; so, they were probably newly married.

In figure 127 of the Scrooby Character Assessment George can be seen looking out of the signal box window in Sep 1897 (https://en.m.wikipedia.org/wiki/Scrooby_railway_station#). The same source describes the facilities and daily routine: "In 1897 it had a booking office, waiting room, stationmaster's house, signal box and 5 passenger trains a day each way, but no goods facilities."

Eighteen years after he became trustee on his father's death, and whilst his mother must still have been alive, Edward's son, John, did not want the responsibility of the trusteeship, possibly because of his emigration to the USA. On 1 Oct 1900, an indenture was made between John Jenkinson, now of 362 West Madison Street Chicago Illinois United States of America, jeweller, and George Stanley Toulman Rich of The Bridge, Swinton near Rotherham, Chartered Accountants' Clerk. The indenture stated that 'J Jenkinson was desirous of being discharged from the trusts of the said will and of appointing the said G S T Rich to be the Trustee thereof in the place of him'. Within the year, Rich attended the Manor Court, on 21 May 1901, and was acknowledged as possessing the copyhold of the property. On the same day, at the same court, the property was bought for £125 by the tenant of the property, Geroge Stokes, from Rich. The property is described as 'those two cottages or

tenements situate and being in Scrooby aforesaid with the gardens thereto adjoining and belonging containing by estimation in length from east to west about twenty four yards and in breadth from north to south about ten yards



(more or less) having a garden now or late belonging to James Holmes on or towards the east land of John Graves on or towards the west the

Town Street on or towards the north and premises now or late of John Shillito on or towards the south'.

So, it was George Stokes and his wife Issabella who planted the pear tree in 1901; the year in which they bought their previously tenanted house.

Stokes owned the property for thirty-seven years – he is the first owner-occupier – until his death at Scrooby on 12 Jun 1938, when the property passed to his widow, Isabella Mary Stokes, under his will made Christmas day 1934. Legal documents dated 1 Sep 1938 confirming Isabella's ownership, refer to the property as 'all that cottage (formerly consisting of two cottages) situate at Scrooby ... now in the occupation of the said Isabella Mary Stokes'. So, the first owner-occupiers of the property merged the two cottages into one dwelling.



During the Stokes' ownership, on 31 Dec 1935, an agreement is made with the Ecclesiastical Commissioners for England, who were Lords of the Manor of Scrooby with Ranskill, converting the property from copyhold to freehold; 'enfranchised by virtue of the Law of Property Act 1922'. The Stokes paid £5 7 shillings and 10 pence in 'compensation for the extinguishment of the manorial incidents saved by Part V of that act'. Mineral rights were exempted. G E Stokes' signature is witnessed by John Wilson, Belmont House, Scrooby, retired railway signaller – they were both in the same trade.

On 16 April 1947, towards the end of her life (she died at the age of 83 years on 25 November 1951), Isabella Stokes made a statutory declaration at Bawtry. She attested, 'I am 79 years of age and for the last 60 years have resided in the dwellinghouse at Scrooby aforesaid which I now occupy and which I have now contracted to sell to Edward Dickens and Nora Dickens'. The property is 'bounded on the South side by a garden and premises formerly belonging to John Shillito afterwards

to Thomas Jessima Shillito and now to the National Coal Board and such premises were occupied (until about a year ago) at first by Mr. John Shillito and afterwards by Miss Annie Dawson who used the premises as the Scrooby sub-Post Office'. The intention of the declaration is to record the nature of the southern boundary of the cottage's garden. This is stated as consisting of three parts: 1. A quickthorn hedge maintained as a party hedge from the house to the western corner and lying on the land boundary. 2. A quickthorn hedge maintained by Isabella Stokes from the house to the eastern corner, lying two feet north of the land boundary, itself bounded by a boarded fence belonging to the neighbouring property and lying on the land boundary. 3. A two feet wide uncultivated strip of land along the southern wall of the cottage belonging to the property but encroached upon long ago by a wooden shed erected by the southerly neighbour. The declarant accepts that lack of objection means the encroachment is now irresistible. Finally, the wall forming the eastern boundary of the property does not belong to the property.

Two days after Isabella's declaration, on 18 Apr 1947, the property was bought from her for £400 by Edward Dickens and Nora Dickens. Isabella signed, so must have been still alive. Her witness is the same J Wilson who witnessed her husband's signature. Two years after the World War, the property is jointly owned by the married couple. Edward Dickens is stated as 'of Low Road, Scrooby, crane driver' and a later document refers to him as 'colliery surface worker (retired)'; indeed, a relative states that this was a surface crane at Harworth colliery. Nora had been born Nora Kitchen at Auckley on 31 Jan 1904, making her now 43 years old. Presumably, the couple moved from Low Road to the cottage, and later evidence shows they must have moved in with their child or children.

At that time, the property was bounded 'by a road or street on the North, by property of Mrs A H Higgens on the East, by property formerly belonging to the personal representatives of John Shillito deceased but now belonging to the National Coal Board on the South, and by another road or street on the West'. It is interesting to note that this is the first time the western boundary is referred to as a road; previously, the northern boundary is noted as a road, but the western boundary is stated to be a neighbour's property. This may imply that the section of Chapel Lane between Pear Tree Cottage and the Old Vicarage is a late insertion of a roadway between the older Church Lane and Manor Road. There are no buildings or historical maps which contradict this suggestion.



After 25 years at the cottage, on 1 Dec 1972, Nora Dickens died of heart disease and breast cancer aged 68. The informant was her daughter Yvonne Annie Thomas of 8 St Mary Crescent, Tickhill. Nora is buried in the churchyard at St Wilfrid, Scrooby, and she is certified as dying in 'Pear Tree Cottage, Scrooby' – it is the first recorded use of the house name.

Just three years later, on 17 May 1981, Edward Dickens also died. The grant of probate dated 19 Jun 1981 shows the executors as Mrs Yvonne Annie Thomas of 8 St Mary's Crescent, Tickhill, David Edward Dickens of 2 Station Road, Scrooby, and John Lewis Dickens of 10 Southfall Close, Ranskill. The value of the estate was £13,786. The subsequent conveyance dated 18 Nov 1981 indicated the three executors were also the beneficiaries of Edward Dickens' estate. The conveyance referred to an independent valuation of the property of £18,000, and to a codicil of the will containing the power for Yvonne Annie Thomas 'being the

testator's eldest child' 'to purchase the property ... at such valuation figure'.

And that's what happened; on 18 Nov of that year, the property was sold jointly to Yvonne Annie Thomas and Reginald James Thomas, both of 8 St Mary's Crescent, Tickhill. Yvonne was Edward and Nora Dickens' eldest child and may have lived with her parents at Pear Tree Cottage; her return perhaps implying a happy relationship with the house and village. Reginald Thomas was born 11 Mar 1927 at Ebbw Vale, South Wales; an iron and steel working district with extensive coal mining. Later, on his death certificate, his profession is stated as 'mine worker (retired)'. He would have been 54 years old when he purchased and moved to Pear Tree Cottage.

The Thomases modernised the property, making planning applications to extend the cottage (application 1/42/81/7 'alter and extend existing cottage and construct rear access' granted 2 Mar 1982) and erect a garage (1/42/83/3 'erect garage' granted 2 Aug 1983) and receiving 1982 guarantees for dry rot and damp-proof treatment from Rentokil. On 20 Jul 1982, they also mortgage the property for ten years for £12,000. At that date, they were resident at 8 St Mary's Crescent, Tickhill, but a later document indicates they moved into Pear Tree Cottage after the improvements.

After just six years, Reginald Thomas died on 28 May 1988. His death certificate was dated 3 Jun 1988 and the informant was his widow Yvonne Annie Thomas. The causes of death were listed as liver failure, primary biliary cirrhosis (attack of the bile ducts from the liver by the immune system; cause of the liver failure), and vasculitis (inflammation of the blood vessels).

Yvonne Thomas lived for six more years, dying on 8 Jun 1994 her executors were Jeffrey Edmund Thomas of 5 Lidget Close, Bessacarr, Doncaster DN4 6EE and Andrew Thomas of 18 Southfall Close, Ranskill, Retford; presumably her relatives. On 28 October of that year, the property was bought for £80,000 by Edward Burroughs, retired solicitor of Bawtry.

3 The significance (value of special interest) of the heritage asset

The value of special interest of the Scrooby Conservation Area lies in its connection to significant historic events and characters, as a setting for its various designated and non-designated heritage assets, and as a traditional North Nottinghamshire village. The application site's historic significance and special interest lie in its value as part of the conservation area, along with the other buildings that make up the Chapel Lane and Manor Road frontages. This street scene is the key issue for consideration in respect to the proposals impact on the conservation area.

4 An assessment of the impact of the proposal on the heritage asset

The application proposes to extend the existing dwelling by adding a ground floor W.C. to the southern elevation, tucked behind the 1980s rear extension. In addition, the proposal relocates the entrance door - currently situated to the west elevation of the 1980s porch, to the north of the porch, addressing Manor Lane, and to alter the kitchen window to form French doors.

The proposed extension and alteration of the dwelling will have some minimal impact on the conservation area. The ground floor extension is largely hidden from views of the street due to its position on the site. It is small in relation to the overall mass of the dwelling and a considerably lower level than Chapel Lane. Set against the side elevation of the neighbouring property, Woofendon, and below the existing boundary structures, the proposed extension is hardly perceptible from the road. It does not close off the gap between the buildings and does not obscure any view through the site. The proposed materials (red brick, pantile and vertical board on board timber cladding) are respectful of the existing building and the conservation area generally - relating to the recent addition to Woofendon and the materials used in the conversion of the Chapel. The proposed extension cannot be seen from Manor Lane.

The repositioning of the entrance door is proposed to make the house more readable from the street. Currently it is unclear which door is the

front door - the entrance to the rear via the 1980s porch, or the original entrance door on the front (eastern) elevation of the property. Both are set behind garden gates and there is an ambiguity to their hierarchy. By reorientation of the porch door the house better addresses Manor Lane, with a clear entrance route and a small section of garden that addresses the road directly. This allows the rear, western garden to be better enclosed as private amenity space. This alteration has a positive impact on the conservation area, improving the street scene without altering any of the more historic fabric of the cottage.

The alteration of the kitchen window to form French doors will not be perceptible from Chapel lane due to the change in level and the high hedge to the existing boundary. With the alterations to the entrance door and enclosure of the western garden the French doors will not be visible from Manor Lane either.

These alterations all complement the existing dwelling and have no negative physical or visual impact upon the heritage asset (the conservation area). They work to increase and improve the building's usefulness and readability as a feature of the conservation area. The quality of their design will have a positive impact on the conservation and will allow the building a sustainable future.

5 A justification for the proposed development

The alteration and extension of the property is needed to make the dwelling suitable for the occupant. By adding the ground floor WC room can be made on the existing first floor for a third bedroom. The other minor alterations to the fenestration are a boon to the conservation area, making the house more readable and improving the street scene and the house's relationship to the street.

The new work has several benefits for the heritage asset:

- The original East frontage is retained unaltered.
- The original fabric is maintained and repaired, thus improving its presence within the heritage asset.
- The existing modern addition to the rear of the property is improved by the additions and alterations.

- Alterations to the external fabric not requiring planning permission have already been carried out by the applicant in order to improve the dwelling and the conservation area, including the removal of several satellite dishes, TV aerials, security alarm boxes, CCTV cameras, external drainage pipes and a forest of external cabling.

The work will not harm the heritage asset or put it at risk. The detailing of the additions and alterations to the dwelling is proposed in a manner which minimises permanent changes to the historic fabric of the building. This assessment of the significance of the heritage asset and the impact of the proposals upon it has been produced in the light of extensive research into the property's history (as summarised above) and also a deep understanding of the building's significance in the social environment of the village due to the applicants' long-standing residency in the village and sustained involvement in the local community.

The benefits of improving the dwelling by alteration and extension far outweigh the potential harm to the heritage asset that may be caused by the construction work.

The scale, design and materials for the new proposal are entirely appropriate as is shown in the application drawings.

The bulk of the new work (aside from the relocation of the entrance) is located to the sides and rear of the original building. This is the optimal location as they diverge little from the current mass and scale of the building and have very little impact on the conservation area. In this way, they keep the bulk of the modern construction and the services outside the footprint of the original structure, and they are positioned out of public view.

6 Conclusion

These proposals are minor alterations to an existing dwelling which would normally fall within the dwelling's permitted development rights. The rear extension has been designed to have minimal negative impact upon the conservation area. The repositioning of the access door is intended to improve the readability of the dwelling and to improve the street scene.

Appendix A: Research Notes

26 Oct 1879: 1901 abstract of title states 'By will of this date '

21 May 1901: 'Manor of Scrooby with Ranskill, Admission of Mr Rich as trustee under the Will of Mr Edward Jenkinson deceased'. Edward Jenkinson of Bawtry retired watchmaker had died some time ago. His will of 26 Oct 1879 left property in Scrooby to John Jenkinson of 'No 362 West Maddison Street, Chicago, Illinois, United States of America, Traveller'.

On 1 Oct 1900 an indenture was made between John Jenkinson and George Stanley Toulman Rich of The Bridge, Swinton near Rotherham, Chartered Accountants Clerk, the trustee of Edward Jenkinson's will. Rich now (21 May 1901) attended the court and was admitted as tenant of the property in Scrooby. On the same day: 'Manor of Scrooby with Ranskill, Surrender by Mr G S T Rich of copyhold premises at Scrooby, Notts to Mr Geo E Stokes in fee and admission thereon'. Property bought for £125 by George Edgeley Stokes of Scrooby 'Railway Signalman' from George Stanley Toulman Rich. The property is described as 'those two cottages or tenements situate and being in Scrooby aforesaid with the gardens thereto adjoining and belonging containing by estimation in length from east to west about twenty four yards and in breadth from north to south about ten yards (more or less) having a garden now or late belonging to James Holmes on or towards the east land of John Graves on or towards the west the Town Street on or towards the north and premises now or late of John Shillito on or towards the south'.

1901: Abstract of title produced for G S T Rich to two copyhold cottages contracted to be sold to Stokes.

31 Dec 1935: Compensation agreement between George Edgeley Stokes and the Ecclesiastical Commissioners for England. The Commissioners were Lords of the Manor of Scrooby with Ranskill. G E Stokes stated as the owner of 'all those two cottages or tenements situate at Scrooby in the Parish of Scrooby with Ranskill in the County of Nottingham with the gardens thereto adjoining and belonging All which property is by way of general description but not of precise limitation delineated on the plan

annexed hereto and thereon edged pink'. The property was formerly copyhold of the Manor 'but now enfranchised by virtue of the Law of Property Act 1922'. £5 7 shillings and 10 pence paid by Stokes in 'compensation for the extinguishment of the manorial incidents saved by Part V of that act'. Mineral rights were exempted. G E Stokes signature is witnessed by J Wilson, Belmont House, Scrooby, Retired.

12 Jun 1938: Death of George Edgeley Stokes stated in 16 Apr 1947 acknowledgement for production of the probate of the will of G E Stokes deceased from the representatives of G E Stokes deceased to Isabella Mary Stokes. The representatives are Isabella Mary Stokes and John Wilson of Belmont House, Scrooby 'retired railway signalman'. Will was dated 25 Dec 1934. Spelling is noted as varying between Edgley and Edgeley. Abstract of probate states he died at Scrooby.

1 Sep 1938: The representatives of George Edgeley Stokes assent to the vesting in Isabella Mary Stokes of 'all that cottage (formerly consisting of two cottages) situate at Scrooby ... now in the occupation of the said Isabella Mary Stokes'.

16 Apr 1947: Statutory declaration made at Bawtry by Mrs Isabella Mary Stokes of Scrooby, widow. 'I am 79 years of age and for the last 60 years have resided in the dwellinghouse at Scrooby aforesaid which I now occupy and which I have now contracted to sell to Edward Dickens and Nora Dickens'. The property is 'bounded on the South side by a garden and premises formerly belonging to John Shillito afterwards to Thomas Jessima Shillito and now to the National Coal Board and such premises were occupied (until about a year ago) at first by Mr. John Shillito and afterwards by Miss Annie Dawson who used the premises as the Scrooby sub-Post Office'. The intention of the declaration is to record the nature of the southern boundary of Pear Tree Cottage's garden. This is stated as consisting of three parts: 1. A quickthorn hedge maintained as a party hedge from the house to the western corner and lying on the land boundary. 2. A quickthorn hedge maintained by Isabella Mary Stokes from the house to the eastern corner, lying two feet north of the land boundary, itself bounded by a boarded fence belonging to the neighbouring property and lying on the

land boundary. 3. A two feet wide uncultivated strip of land along the southern wall of the cottage belonging to the property, but encroached upon long ago by a wooden shed erected by the southerly neighbour. The declarant accepts that lack of objection means the encroachment is now irresistible. Finally, the wall forming the eastern boundary of the property does not belong to the property.

18 Apr 1947: Conveyance shows property bought for £400 by Edward Dickens and Nora Dickens from Isabella Mary Stokes of Scrooby, widow. Isabella signs, so must have been still alive. Her witness is J Wilson, Scrooby, retired (The). Edward Dickens is stated as 'of Low Road, Scrooby' and 'crane driver', and Nora is stated to be his wife. The cottage is described as 'formerly consisting of two cottages'. At the time, the property was bounded 'by a road or street on the North by property of Mrs A H Higgens on the East by property formerly belonging to the personal representatives of John Shillito deceased but now belonging to the National Coal Board on the South and by another road or street on the West'. The conveyance reserves the mineral rights to the Lord of the Manor, and in so doing refers to a compensation agreement of 31 Dec 1935 between the Ecclesiastical Commissioners for England and George Edgely Stokes; presumably Isabella Mary Stokes' deceased husband and implying they had owned the property for at least 12 years (since 1935).

1 Dec 1972: Death of Nora Dickens. The death certificate shows her maiden name was Kitchen and her birth was on 31 Jan 1904 at Auckley. Her occupation is stated as 'wife of Edward Dickens', and also states Edward Dickens is a 'colliery surface worker (retired)'. The informant was her daughter Yvonne Annie Thomas of 8 St Mary Crescent, Tickhill. She died of heart disease and breast cancer.

17 May 1981: Death of Edward Dickens. The grant of probate dated 19 Jun 1981 shows the executors are Mrs Yvonne Annie Thomas of 8 St Mary's Crescent, Tickhill and David Edward Dickens of 2 Station Road, Scrooby and John Lewis Dickens of 10 Southfall Close, Ranskill. The value of the estate is £13,786. The subsequent conveyance dated 18 Nov 1981 indicates the three executors are also the beneficiaries of

Edward Dickens' estate. The conveyance refers to an independent valuation of the property of £18,000, and to a codicil of the will containing the power for Yvonne Annie Thomas 'being the testator's eldest child' 'to purchase the property ... at such valuation figure'.

18 Nov 1981: Property is sold to Reginald James Thomas and Yvonne Annie Thomas both of 8 St Mary's Crescent, Tickhill from the executors of Edward Dickens (Yvonne Annie Thomas of 8 St Mary's Crescent, Tickhill and David Edward Dickens of 2 Station Road, Scrooby and John Lewis Dickens of 10 Southfall Close, Ranskill).

1982: 1994 property information pack refers to '1982 renovation with planning permission'

2 Mar 1982: 1994 Bassetlaw District Council search shows two planning applications.

Firstly, planning application number 1/42/81/7 'alter and extend existing cottage and construct rear access' granted permission 2 Mar 1982. Secondly, 1/42/83/3 'erect garage' granted permission 2 Aug 1983. His profession was stated as 'coal

Jun - Jul 1982: Rentokil guarantee for woodworm, dry rot and damp proof treatment.

20 Jul 1982: Ten year mortgage on Pear Tree Cottage for £12,000 in name of Reginald James Thomas and Yvonne Annie Thomas both resident at 8 St Mary's Crescent, Tickhill.

28 May 1988: Death certificate dated 3 Jun 1988 records death of Reginald James Thomas. He was born 11 Mar 1927 at Ebbw Vale, South Wales (an iron and steel working district with extensive coal mining). His profession is stated as 'mine worker (retired)'. The informant was his widow Yvonne Annie Thomas. Both were usually resident at Pear Tree Cottage. The causes of death were listed as liver failure, primary biliary cirrhosis (attack of the bile ducts from the liver by the immune system; cause of the liver failure), and vasculitis (inflammation of the blood vessels).

8 Jun 1994: 20 Jun 1994 grant of probate records death of Yvonne Annie Thomas. The executors are Jeffrey Edmund Thomas of 5 Lidget Close, Bessacarr, Doncaster DN4 6EE and Andrew Thomas of 18 Southfall Close, Ranskill, Retford

28 Oct 1994: Land Registry docs show property bought for £80,000 by Edward Burroughs from Jeffrey Edmund Thomas of 5 Lidget Close, Bessacarr, Doncaster and Andrew Thomas of 18 Southfall Close, Ranskill, Retford. Property informaton pack makes clear they are acting as executors for Mrs Y A Thomas.

1 Dec 1994: Land Registry entry in name of Edward Burroughs.

May 2014: Everest order docs for new windows and doors.