

Joanne Bradley
November 2023



HISTORIC RESEARCH

FORMER COTTAGES AT BRADLEYS LANE, HOVERINGHAM

Quality Assurance

Site name: Former cottages at Bradleys Lane
Hoveringham
Nottinghamshire
NG14 7JG

Client name: Joanne Bradley

Type of report: Historic Research Document

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Table of Contents

Quality Assurance	i
1.0 Introduction	3
2.0 Historic Context	4
Appendix 1	
Census Records	13

1.0 Introduction

- 1.1 This Historic Research Document has been prepared by Bidwells on behalf of Joanne Bradley regarding the former cottages to the rear of No. 5 Bradleys Lane, Hoveringham, Nottinghamshire (hereafter referred to as the “site”). A site visit was undertaken in November 2023.
- 1.2 The site does not contain any Statutory Listed Buildings and is not within a Conservation Area. It is also not within the setting of any statutory listed buildings. The site may, however, be regarded as falling within the setting of the Hoveringham Conservation Area.



Figure 1 - Site Location Plan (Google Maps, 2023).

Authorship

- 1.3 This document has been prepared by Sarah Wearing BA(Hons), Assistant Heritage Consultant, and reviewed by Sarah Burdis, BSC(Hons) MSc, MA, Principal Heritage Consultant.

2.0 Historic Context

- 2.1 An assessment of a selection of available historic maps has been undertaken to assist in the understanding of the site's history. Although such information cannot be considered to be definitive, experience shows that the mapping is often relatively accurate and reliable particularly the later Ordnance Survey Maps and, taken together with written archival date and physical evidence, can help to refine the history of a site.
- 2.2 Hoveringham appears in the Domesday Book with 19 households, under the ownership of Walter of Aincourt. It had 40 acres of meadow, two mills, two fisheries and a church. In the 13th century, the manor of Hoveringham was owned by Hugh de Hoveringham, before passing to the Gousell family, who gave a large part of the estate to Thurgarton Priory.
- 2.3 Upon the Dissolution of the Monasteries, the lands belonging to Thurgarton Priory, including the Manor of Hoveringham, came into Crown ownership. Hoveringham was then one of the many manors given to Trinity College Cambridge by Henry VIII in 1546 as part of the College's original endowment.
- 2.4 The first document relating to the site is from August 1761, which is a sale of land from Mr Joseph Smalley of Stoke Bardolph to Nathaniel Need, Gentleman of Nottingham, for £220: “[...] *all those several pieces or parcels of arable land ley meadow pasture or grass ground situate lying and being in Hoveringham aforesaid and to the said Cottage Tenement or Dwellinghouse belonging or therewith commonly held used or enjoyed containing together in the whole by estimation ten acres [...] which said several pieces or parcels of arable land ley meadow pasture or grass ground are now inclosed in four closes two of which said closes are now commonly called or known by the names of the Pasture Closes containing by estimation five acres and the other two closes are now commonly called or known by the name of the Oller Crook Closes containing by estimation three acres and are now in the tenure or occupation of the said William Caunt his undertenants or assigns. Together with all and singular Houses Outhouses Edifices Buildings Barns Stables Yards Gardens Orchards backsides ways watercourses easements paths passages hedges ditches [...]*
- 2.5 Nathaniel Need died in 1782 and his nephew John Need sold one of the two Pasture Closes (2 acres, 3 roods and 1 perch) to Hugh Maltby, Ferryman of Hoveringham, and one of the two Oller Crook Closes, known as the West Field (2 acres, 1 rood, 2 perches), to James Hallam, Blacksmith of Hoveringham. It is believed that our site is part of the close sold to James Hallam.
- 2.6 In 1796, James Hallam sold Westfield to Benjamin Blundell, a joiner and cabinet maker of Lincoln, where it is described as “*all that close or piece or parcel of inclosed land or ground and premises situate lying and being in Hoveringham*”. It is unclear whether the “premises” referred to means that buildings are now on the site.
- 2.7 The first description of buildings on the site is found when, upon the death of Benjamin Blundell in 1818, the site passes to his wife, Arabella. An evaluation of the site is made by a surveyor in July 1818, listing the tenants as Thomas Martin, occupying a house with a garden of 7 perches, George Draycott in a house with a garden of 4 perches, James Hallam in a house with a garden and orchard of 2 acres and 28 perches, and Mrs Blundell in a house with a garden of 12 perches. We also have William Hearsden, William Gleazebrook, John Glazebrook and John Grocock in houses on the site with no gardens.
- 2.8 In a fire insurance document dated 1825 the houses are described as follows: “*On a Dwelling House late in the occupation of Mrs Blundell, £125. On a Dwelling House near, in tenure of Hallam, £125. On six Dwelling houses adjoining, near, in the tenure of Martin, Hearson and others in equal proportions, £150. All brick built and tiled.*”

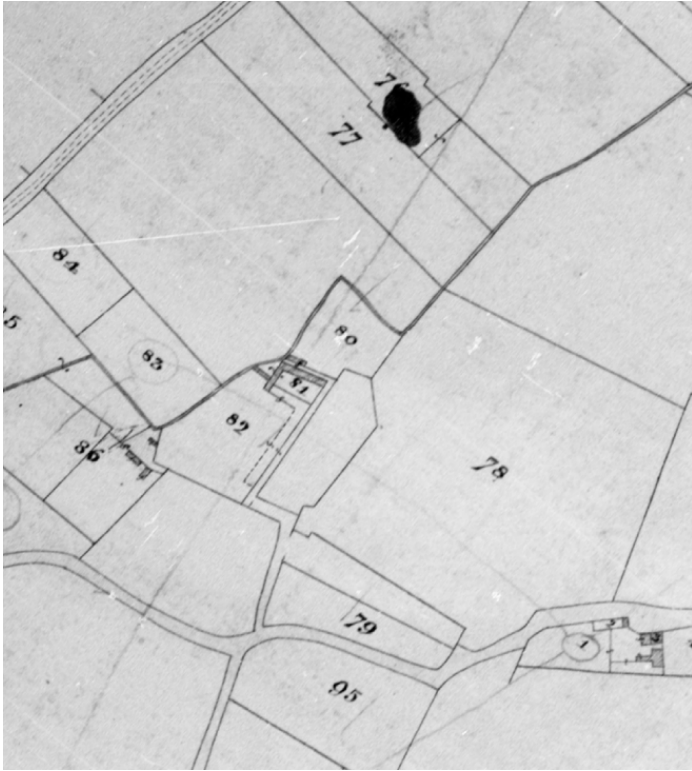


Figure 2: Tithe Map 1848.

- 2.9 The site is Plot 81 on the tithe map, marked “Houses and Gardens”, owned by William Blundy* (Blundell) and occupied by George Draycott and others. Plot 82 to the south, also owned by William Blundy, but occupied by John Hallan* (Hallam) is “House, Garden and Orchard”, and Plot 80 to the north, also owned by William Blundy and occupied by John Hallan, is “Owler Crooks”, a meadow plot.

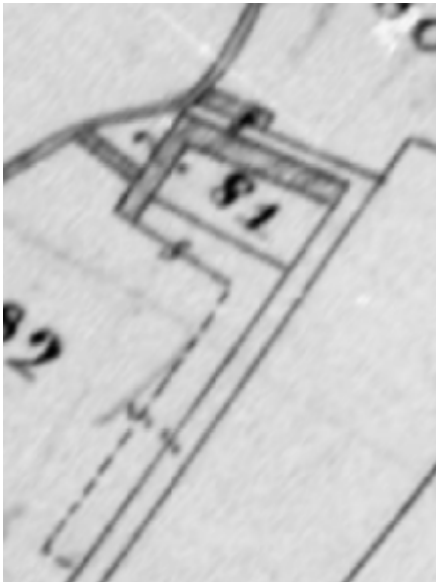


Figure 3: Close-up of the buildings on the plot in 1848.

- 2.10 The site remained in the possession of the Blundell family until 1866, when it passed to a cousin in the Spafford family.

- 2.11 In the 1871 Census, there is a note on the front page detailing “*The whole Parish of Hoveringham comprising all the Houses and Cottages, the New Buildings, The Water Mill House and Cottage, The Ferry House and Cottages near the River Trent*”. All Census Records can be found in Appendix 1.
- 2.12 In the 1881 census, there were six families living in “New Buildings”. Three were uninhabited at the time of this census. In the 1891 census, New Buildings is not named, however familiar names appear (see Appendix 1) so can be presumed to still be located at New Buildings.

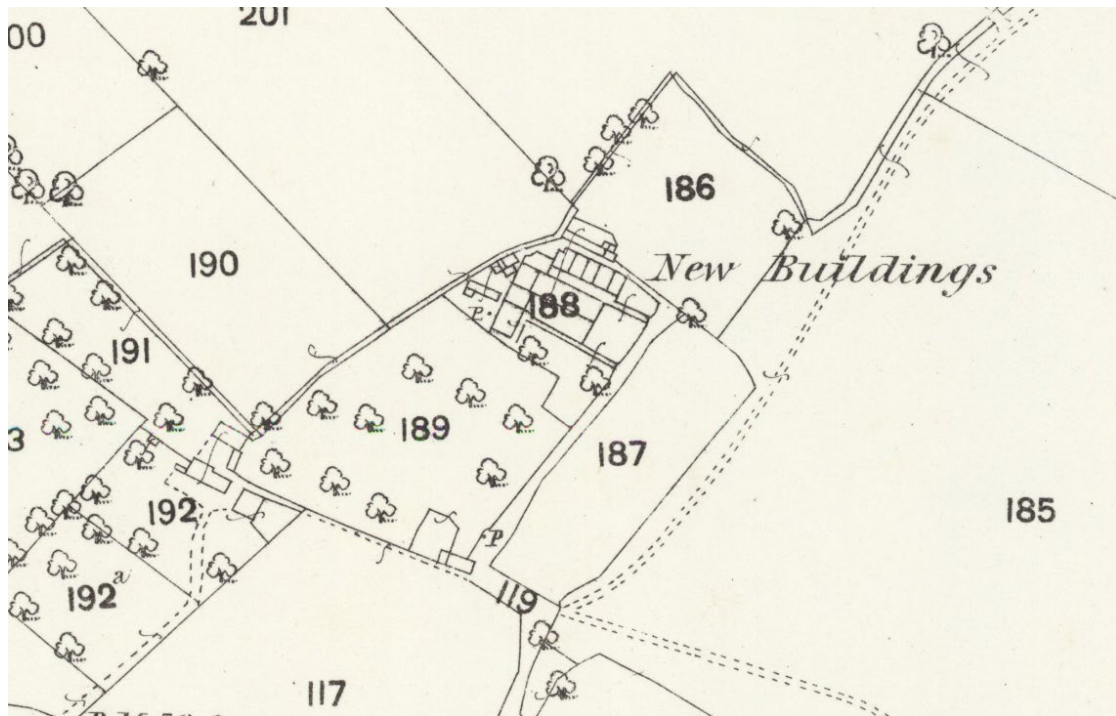


Figure 4: OS Map, surveyed 1883, published 1885.

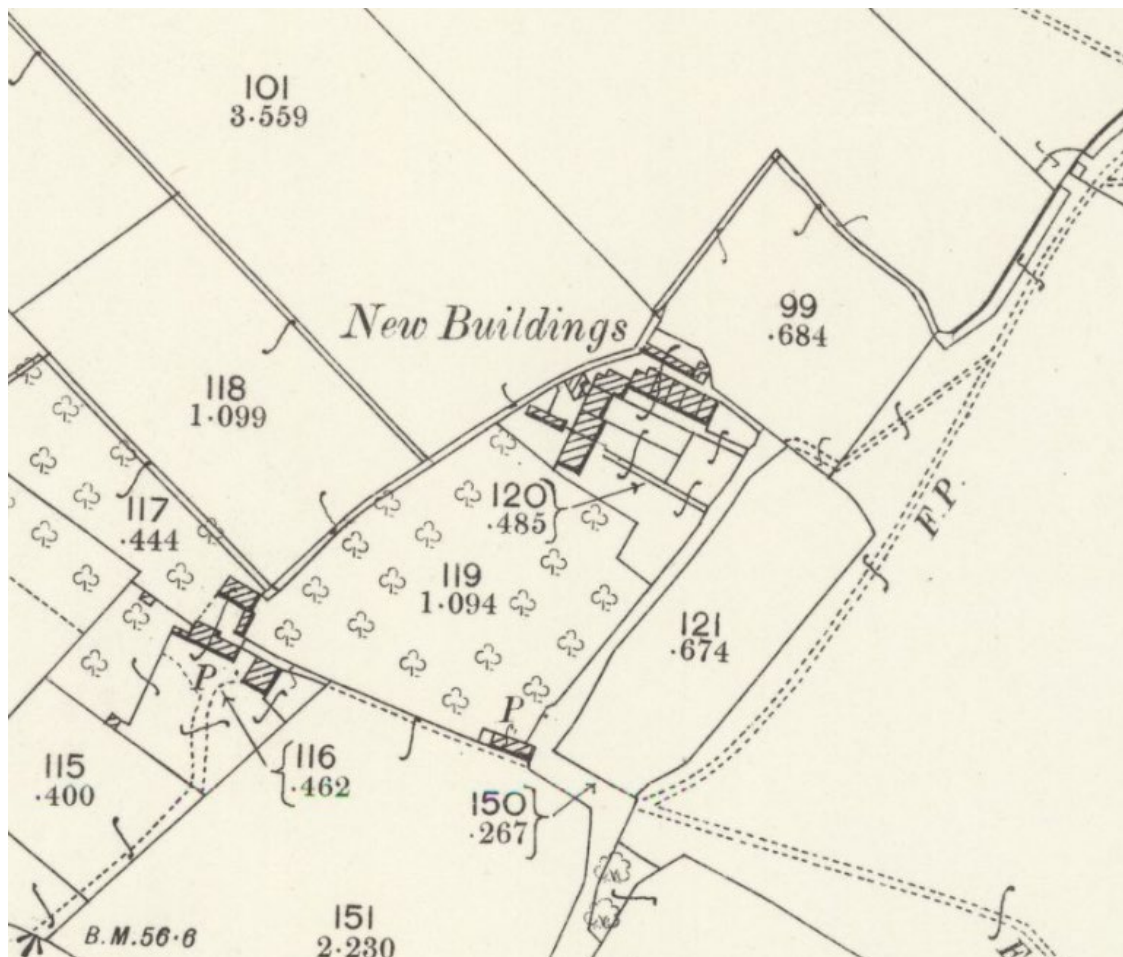


Figure 5: OS Map, revised 1899, published 1900.

- 2.13 In the 1901 census, the site appears as “The Buildings” (see Appendix 1). In 1904, the properties were given a Sanitary Notice by the Southwell Rural District Council to “*make the privies into part closets and do necessary repairs to same, also make a drain in sanitary pipes to a cesspool in grass field 60ft from dwellings*”.
- 2.14 In 1906, the site was sold by W. Spafford to Thomas Moore, who worked at the Post Office in Hoveringham. It was then purchased for £400 and described as “*the eight freehold houses with the garden close and orchard to the same adjoining and belonging situate at Hoveringham aforesaid seven of which are now in the occupation of Richard Bradley (whose notice to quit expires 6th of April next), Emily Galpin, Harry Parks, William Hall, Ann Crookes, Elizabeth Corden and George Wilson respectively and the other is unoccupied the site whereof contains 2 acres 1 rood 11 perches [...] The property is well known to the Purchaser and it is sold in its present state and condition*”. It is unclear why the historic documentation changes between 8 and 9 dwellings.
- 2.15 It is clear that in the early 20th century, the ‘New Buildings’ were in a poor state of repair, and that their tenants, comprising farm labourers and retired elderly couples would have been very poor. The majority of them paid between £2 and £4 a year in rent (1906). Richard Bradley was the exception and appears to be responsible for the site in some way and is charged £14 a year in rent.

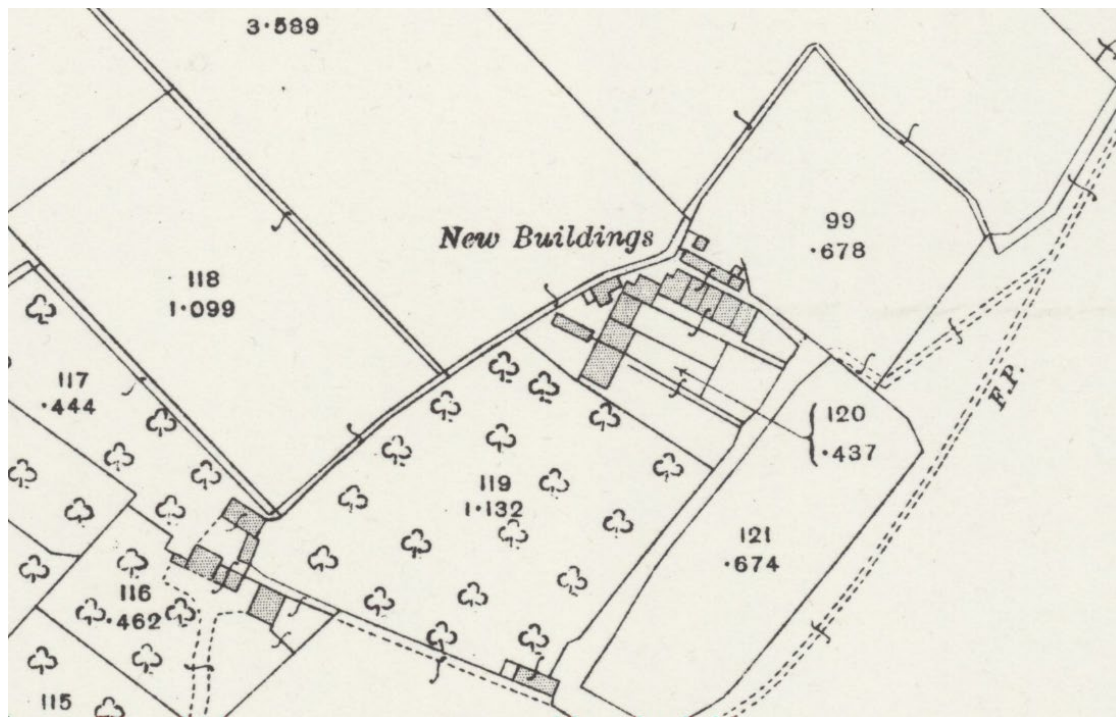


Figure 6: OS Map, revised 1913, published 1914.

- 2.16 In the 1911 census, the majority of those living in “New Buildings” simply put Hoveringham as their address, although a few put “The Buildings” on their census papers.
- 2.17 In 1932, the site was mortgaged by George Barrett Boon, a warehouseman of West Bridgeford to Nottingham Building Society. It is assumed he purchased it from Thomas Moore. On 8th July 1936, Southwell Rural District Council ordered a Clearance Order on the site, to demolish “the 9 dwellinghouses known as Orchard Cottages, owned by G.B. Boon and occupied by J.W. Bradley, A. Gilpin, M. Walker, C.D. Dickinson, McKay, Bakewell, McPherson and Derry”, following the Housing Act 1935, which allowed councils to demolish housing “unfit for human occupation”, known as the Slum Clearances.
- 2.18 It is likely that many of the tenants of New Buildings (or Orchard Cottages) were moved to the new Council Houses which had been newly constructed to the south of the site along Gonalston Road. Indeed, Emily Galpin, a previous occupant of New Buildings, aged 77, is noted as living in No. 3 Council Houses in the 1939 Register, along with Joseph and Mary Bakewell at No. 2 and Francis and Florence Derry at No. 4; two families mentioned as being cleared in 1936.
- 2.19 In 1939, the site was purchased by John Bradley, a Cattle Dealer who had lived at Orchard Cottages, who constructed a new house just to the south of the New Buildings, named Orchard House. He contacted the Council to ask if he could retain two of the partly demolished houses of New Buildings/Orchard Cottages for use as a garage, which was allowed by the Council.
- 2.20 The site is described thus on the mortgage form: “All that piece or parcel of land containing by admeasurement 2 acres 1 rood 11 perches or thereabouts be the same more or less situate at Hoveringham in the County of Nottingham the site of 9 messuages known as New Buildings (now in the process of demolition) and of a slaughterhouse and stable with the gardens close and orchards to the same adjoining and belonging formerly surrounded by the lands of Sir John Sutton Baronet and Trinity College [...] Also all that detached messuage or dwellinghouse newly erected by the Mortgagor on the said piece of land or on some part thereof known or intended to be known as Orchard House.”

- 2.21 By June 1939, the site is described as “formerly the site of 9 messuages now 3 dwellinghouses known as New Buildings Hoveringham aforesaid in the occupation of John William Bradley”. Presumably this refers to the new Orchard House, and the two remaining parts of New Buildings.
- 2.22 In 1945, William Bradley purchased the adjacent field (marked 121) and part of the field directly to the south (marked 151) from Trinity College Cambridge.

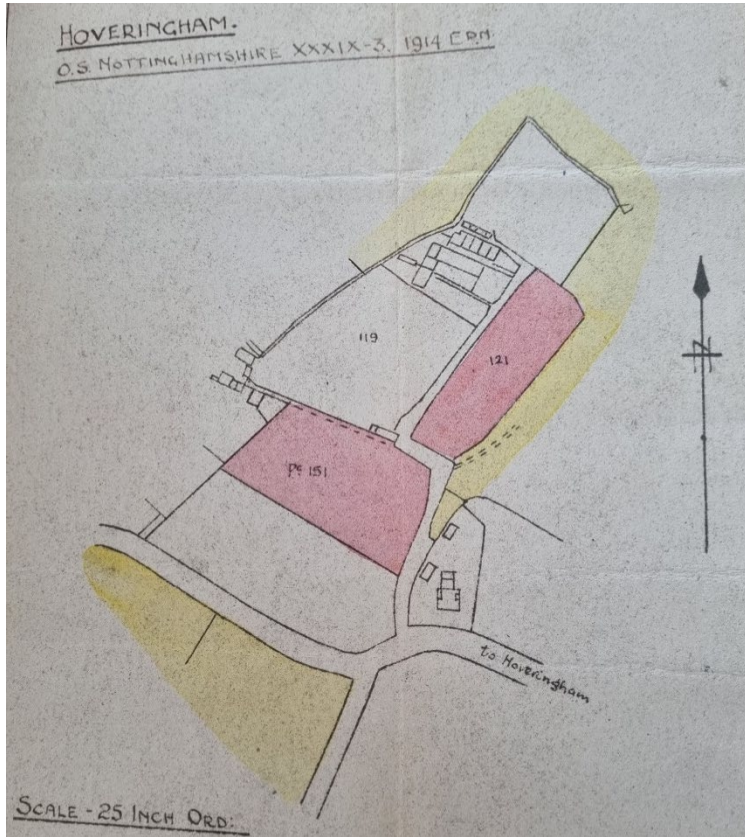


Figure 7: Map of the additional land purchased from Trinity College Cambridge by William Bradley, 1945.



Figure 8: OS Map, revised 1950, published 1951. Orchard House is the building within its own garden directly to the southeast of New Buildings. The stable and slaughterhouse are within the orchard to the south.

- 2.23 In 1954, the site passed to the ownership of Arthur Cyril Bradley, a Cattle Transporter of Main Street Farm, Hoveringham and William's son. At this point it is described as *"formerly the site of nine messuages known as 'new buildings' and of a slaughterhouse and stable with the gardens close and orchards to the same adjoining [...] also all that detached messuage or dwelling house erected on the said piece of land or upon some part of part thereof and known as 'Orchard House' [...] together with a right of way over and along the roadway"*.
- 2.24 Orchard Bungalow was constructed on the site in the late 1950s/early 1960s, in the plot of land to the east, which had originally belonged to Trinity College Cambridge. In Figure 11 below, it can be seen that the remaining two houses of 'New Buildings' remain. To the south was a wooden cartshed and to the north was a privy.

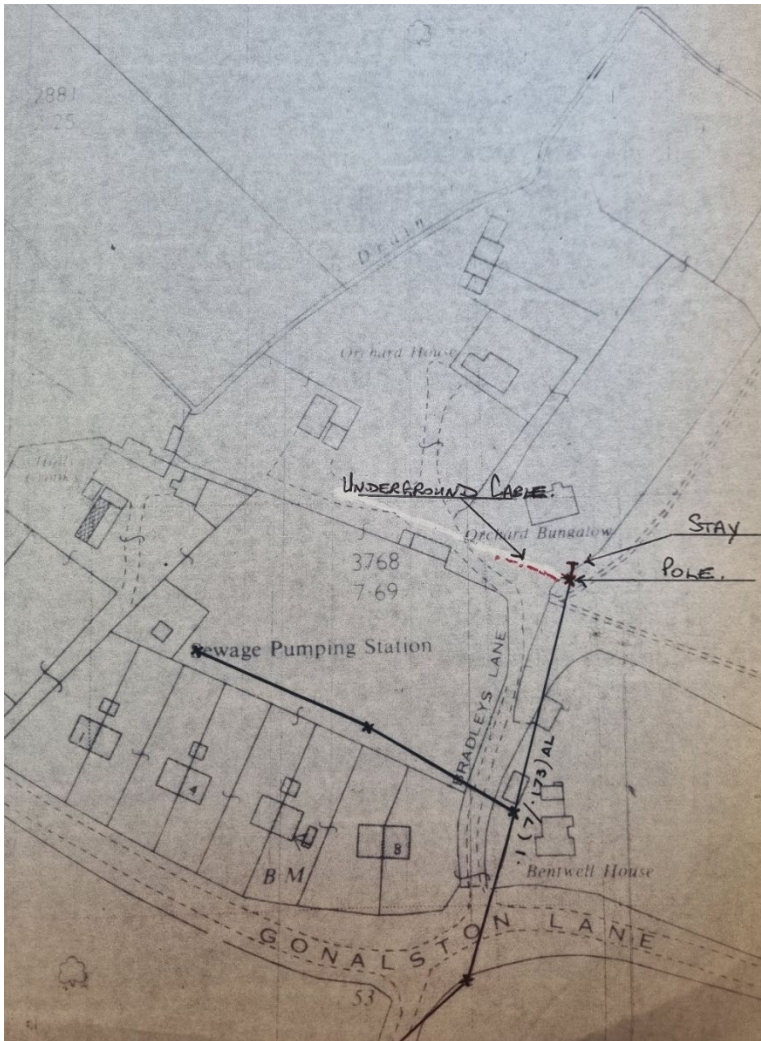


Figure 9: Map, circa mid-20th century, showing an electricity line installation. The remains of New Buildings are at the top of the map, behind Orchard House.



Figure 10: OS Map, revised 1962-1970, published 1970.

- 2.25 William Bradley, Arthur's son, lived at Orchard Bungalow, with Arthur Bradley occupying Orchard House. Upon the death of Arthur in 1981, William sold the orchard, slaughterhouse and stable to a development company, for a small residential development of four houses, to be called Bradley's Orchard. The 1930s Orchard House was demolished in the early 1990s and a new property was constructed in the same location, also called Orchard House, or 5 Bradleys Lane.



Figure 11: Plan for residential development to the west of the site, 1988 (outlined in red)

- 2.26 Upon the death of William Bradley in 1997, the site passed to Joanne Bradley, containing Orchard House, the remains of New Buildings, Orchard Bungalow and the field to the south previously owned by Trinity College Cambridge.



Figure 12: The site in 2000.

APPENDIX 1

CENSUS RECORDS

1871 Census

	NAME	RELATION	AGE	OCCUPATION
32	Frederick Nuttall	Head	63	Retired Farmer
	Edith	Wife	70	
	Sarah Hind	Servant	14	
2 Unoccupied				
33	Thomas Sampson	Head	52	Farmer, 91 acres
	Mary	Wife	41	
	Levinor Horton	Servant	14	
	John Towels	Servant	26	
	John Dowghty	Servant	15	
34	John Holloway	Head	62	Farmer
	Sarah	Daughter	36	Farmer's Daughter
	Ann	Daughter	34	Farmer's Daughter
	Sarah Rieslty	Servant	22	
	Benjamin Murden	Servant	13	
35	Henry Wright	Head	71	Farmer
	Mary-Ann	Wife	64	
	Mary Laugham	Visitor	11	Scholar
36	Thomas Faulkes	Head	37	Malster
	Dinah	Wife	36	
	Thomas	Son	8	Scholar
	Robert	Son	6	Scholar
	Sarah-Agnes	Daughter	4	Scholar
	Samuel	Son	3	
	William	Son	2	
	EGE	Daughter	7 months	
	Caroline Cordwell	Servant	17	Governess
	Jane Holbery	Servant	17	
	William Burrows	Servant	16	
37	William Foster	Head	43	Framework Knitter

	Sarah	Wife	41	
	Amelia	Daughter	4	
	Ann	Daughter	1	
2 Unoccupied				

1881 Census

	NAME	RELATION	AGE	OCCUPATION
35	William Hallam	Head	68	Cottager
	Ann	Wife	72	
36	Charles Glazebrook	Head	42	Joiner
	Harriet	Wife	34	
	Mary	Daughter	11	Scholar
3 Uninhabited Dwellings				
37	Thomas Carless	Head	50	Farmer and Commercial Traveler
	Sarah	Wife	34	Farmer's Wife
	Thomas	Son	19	Grocer's Assistant
	Catherine	Daughter	18	Governess
	Clara	Daughter	14	Scholar
	Elizabeth	Daughter	12	Scholar
	Beatrice	Daughter	9	Scholar
	Frank	Son	8	Scholar
	Edith	Daughter	3	Scholar
	Amy	Daughter	3	Scholar
	Winifred	Daughter	1	
	John Glover	Servant	14	Domestic Servant
	Kate Stainland	Servant	18	Domestic Servant
	Margaret North	Servant	17	Nursemaid
38	Robert Faulkes	Head	53	Corn Factor
	Emma	Wife	52	
39	Thomas Hall	Head	55	Agricultural Labourer
	Ann	Wife	47	
	Benjamin	Son	14	Scholar
	Herbert	Son	12	Scholar
	Mary	Daughter	10	Scholar

	Ellen	Daughter	7	Scholar
40	William Hall	Head	46	Agricultural Labourer
	Sarah	Wife	39	
	William	Son	14	Scholar
	Martha	Daughter	13	Scholar
	Mary	Daughter	10	Scholar
	John	Son	8	Scholar
	Charles	Son	5	Scholar
	Robert	Son	7 months	

1891 Census

	NAME	RELATION	AGE	OCCUPATION
72	William Hallam	Head	78	Farmer
	Holdsworth Widdowson	Visitor	13	Domestic Servant Boot & Knife Boy
73	William Haynes	Head	29	Farm Labourer
	Alice	Wife	26	
	Robert	Son	6	Scholar
	Charles	Son	5	Scholar
	George	Son	3	
	John	Son	11 months	
74	Edward Widdowson	Head	41	Boatman, Trent Navigation Company
	Albert	Son	11	Scholar
	Emily Burton	Housekeeper	41	
	Hannah Burton	Housekeeper's Daughter	10	Scholar
75	Henry Jones	Head	32	Agricultural Labourer
	Annie	Wife	30	
	William	Son	12	Scholar
	Bertha	Daughter	9	Scholar
	Alice	Daughter	4	Scholar
76	William Hall	Head	57	General Labourer
	Sarah	Wife	49	
	Charles	Son	15	Farm Labourer
	Emma	Daughter	8	Scholar

	Walter	Son	5	Scholar
	Martha	Daughter	22	General Domestic Servant

1901 Census

	NAME	RELATION	AGE	OCCUPATION
27	George Wilson	Head	57	Retired Corn Miller
	Sarah Ann Sharpe	Servant	38	Housekeeper
28	Joseph Ghent	Head	21	General Farm Labourer
	Bertha	Wife	21	
	Ada	Daughter	1	
29	Charles Hall	Head	25	General Farm Labourer
	Annie	Wife	22	
	Harriet	Daughter	1	
	Emma	Daughter	2 months	
30	Henry Jones	Head	50	General Farm Labourer
	Ann	Wife	46	
	Alice	Daughter	8	
31	William Hall	Head	68	General Farm Labourer
	Sarah	Wife	61	
	Walter	Son	15	General Farm Labourer
32	Thomas Galpin	Head	49	Groom & Gardener
	Emily	Wife	39	
	Ursula	Daughter	14	
	Hilda	Daughter	9	
33	Mary Leonard	Wife	36	
34	Richard Bradley	Head	38	Cattle Dealer
	Ellen	Wife	39	
	Victor	Son	13	
	William	Son	11	
	Ellen	Daughter	8	
	Arthur	Son	5	
	Hannah Carter	Servant	20	General Domestic Servant

1911 Census

	NAME	RELATION	AGE	OCCUPATION
1	Emily Galpin	Head	49	Charwoman
2	George Wilson	Head	67	Agricultural Labourer
3	Joseph Graham	Head	84	Army Pension
	Annie Morley	Housekeeper	50	
4	Frederick Baylie	Head	69	Farm Labourer
	Elizabeth	Wife	59	
	May	Daughter	9	
5	Harry Jones	Head	58	Agricultural Labourer
	Ann	Wife	56	
6	Edward Butler	Head	61	Blacksmith
	Charlotte Butler	Wife	71	
7	William Hall	Head	77	Retired
	Sarah	Wife	69	
8	Richard Bradley	Head	48	General Dealer
	Sarah	Wife	49	
	John	Son	20	Carrier – Goods & Passengers
	Arthur	Son	15	Butcher's Assistant
9	John Kind	Head	73	Pensioned Railway Servant
	Ada	Daughter	32	
	Eliza Woodward	Boarder	79	Private means



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