

LITTLE BIRCHES FARM,
SALLINGS COMMON
BOCKLETON
WORCESTERSHIRE
HISTORICAL ASSESSMENT



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Little Birches Farm, Bockleton

Worcestershire
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Summary

Research into the historical origins of “Little Birches” Bockleton was undertaken by Mike Napthan Archaeology at the request of the architects Communion Design who are drawing up proposals for renovation of the property. The farmstead is presently centred on a probably early-mid 18th Century stone cottage with later alterations. The farmstead is present on the oldest available detailed mapping of this area, the 1816-17 surveyor’s drafts for what was eventually issued as what is now known as the “Old Series” Ordnance Survey. The “Old Series” mapping for this area was not published until 1832, but clearly shows a three-sided range of buildings not incompatible with the present building footprint.

The name “Little Birches” cannot presently be certainly traced earlier than 1861, and the cottage and holding were known as “Birches” in the mid 19th Century (eg 1841 and 1851 Census and again in a plan of 1865). It is likely that the nearby holding known as “Great Birches” in 1843, but now “Birches” (Hampton Charles, Herefs.) supplanted the older cottage in importance, and the Bockleton “Birches” gradually became “Little Birches”. This change of names has naturally created some historical confusion. The present “Little Birches” appears to have originally formed part of the Glebe lands of the incumbent of Bockleton Church. The prerogative of appointing the Curate in the local church belonged to the manor of Bockleton, and when this “advowson” was acquired by the Bockleton Estate the glebe lands gradually became incorporated within the Estate. The Bockleton Estate, is fortunately well documented, but estate records are dispersed in various archives nationally. Interestingly the Little Birches holding is not named amongst the estate records of the mid 19th, and was not apparently considered as fully part of the estate until sometime after 1866. It had effectively been annexed to the estate after the then owners of the estate in 1724 established a perpetual curacy, which enabled them to appoint the curate for Bockleton. The 1843 Tithe map and Award show the present property as Glebe lands belonging to the then incumbent, and an estate map of 1865 similarly mark the property as being Glebe lands held by the Bockleton Estate. In the 20th C much of the estate was sold off, with sales in 1905 and the 1920s, and “Little Birches” was still accounted amongst the Glebe lands in 1919.

The earliest detailed description of the holding dates to 1865 and lists the accommodation as including farmhouse containing six rooms and out buildings comprising a barn, hop kiln (listed as an oast house by the London based auctioneers), stabling, cowhouse, sheds and piggeries etc. The acreage of the farm was only 39 acres, which included a small hopyard and an “old hopyard”. The farm was tenanted by the Andrews family from circa 1830-1881 and subsequently occupied by at least two generations of the Tyler family into the 20th Century. Overall the building range is fairly typical of its period and location on the Herefordshire/Worcestershire borders, the majority of the buildings being stone and timber built. Without detailed internal inspection it is not possible to date the buildings with certainty, but the general character of the cottage and barn framing suggests an early to mid 18th Century date, with numerous later alterations.

1 Introduction

- 1.1 Historical research was undertaken by Mike Napthan Archaeology. The project is being undertaken on behalf of the landowners Mr and Mrs Emery (the Clients) at the request of Communion Design (the architects)
- 1.2 The site location is at the southern end of Sallens [or according to the OS] Sallings Common (NGR SO 6072 6165), to the south east of the village of Bockleton. Bockleton parish itself forms a projecting north-western corner of the county of Worcestershire, and indeed straddles the borders with

Herefordshire and Shropshire. The farmstead site is presently largely derelict having not been occupied for several years.

- 1.3 No site visit or internal inspection of the buildings have been made by Mike Napthan Archaeology, and descriptions are based on plans and photographs provided by Communion Design.

3 Methodology

- 3.1 Cartographic and published historical sources were searched for information relating to the site and its environs. There is little early detailed historic mapping available for the area, other than the 1816-17 draft Ordnance Survey (unpublished drawings). The earliest detailed plan is the 1843 Tithe Awards Plan surveyed by R C Herbert of Worcester (an original held at Herefordshire Record Office, negative photocopy only at Worcestershire RO), Mid 19th C mapping consists of a Sales Plan (by Messers Cobb, auctioneers of London) of 1865. The later mapping primarily consists of the Ordnance Surveys of 1889 onwards and a sale plan of 1905 based on the OS mapping. Trade directories were consulted from copies held "in house" and those held in Worcester RO, however the remoteness of the site led to its omission from all of the county directories consulted, even those as wide ranging as Lascelles (1851). It is just possible that there may be some entries in Herefordshire Directories (as Bockleton parish extended across the border), but these were not consulted. Catherine Pritchard in her thesis refers to one James Dolphin, farmer of Little Birches in 1841, but her source is unclear (Pritchard, 1965) In the absence of trades directory data, a search was made for entries in the Census for 1841-1911, and the results are appended as Appendix 1. Searches at the County Record Office identified a large body of estate material, though it has been established that records relating to the Bockleton estate are dispersed amongst a number of Record Offices in neighbouring counties (primarily Shropshire and Herefordshire). The bulk of material held at WRO was too great for a thorough analysis, but a number of useful documents were accessed. The surveys of the estate in the 1860s (a very useful source for the neighbouring farms) omit the Birches, presumably because its tenure was actually Glebe rather than estate property. Historically the estate was actually centred on the Parsonage House, which meant that the 19th C. proprietors treated the Glebe as effectively their own land, without actually owning the freehold.

4 Archaeological background

- 4.1 The present site has not apparently been the subject of any previous archaeological intervention. This part of the parish of Bockleton therefore appears very archaeologically sparse on the County HER, other than brief descriptions of listed buildings, however this almost certainly reflects a lack of fieldwork rather than absence of historic settlement sites. The parish also appears not to have had much documentary study, perhaps due to its sparse population. There is only one published major study of the parish, a 1965 MA Thesis entitled "*Changes in the agricultural geography of the parishes of Bockleton, Kyre Magna, Tenbury Township & Foreign (Worcestershire) and Hampton Charles (Herefordshire) from 1841 to circa 1958*" by Catherine Pritchard, and this mentions Little Birches only in passing (nb errata slip refers to Little Birches being Glebe correcting text). The only nearby previous local archaeological intervention appears to have been a study of buildings at Romer's Farm by the present author in 2009 (WSM 41771; Napthan, 2009). Martin Cook and Jeremy Bretherton undertook recording of another hopkiln in nearby Kyre in 1998 (WSM 25256). Archaeological records in the adjacent portion of Herefordshire have not been consulted.

5 Historical Background

- 5.1 Bockleton lies in the Hundred of Doddingtree and at Domesday contained 8 hides of land (Habbington, Amphlett Ed, 1895, 76). In demesne there were two caracutes, two radmen, four villiens and eight borderers with ten caracutes. There were twelve man servants, one wood a lewe and a half long by half a broad, and there previously might have been four more caracutes. The parish measures about two miles north to south, and three west to east (Nash, Vol I, 115-6) At the date of the Domesday Survey the Bishop of Hereford held Bockleton of the king. Turchil had held it in the reign of Edward the Confessor, and had the right of choosing his lord. The overlordship remained with the successive Bishops of Hereford, the manor being held of their manor of Bromyard until 1638. Richard de Bockleton presented to the church 1174-86. He seems to have been succeeded before the end of the 12th century by Robert de Bockleton, who was holding the manor in 1220. He was apparently followed between 1241 and 1249 by Richard de Bockleton. Margery de Foxcote, complained in 1313 that Philip

- de Bockleton and others had felled her trees at Bockleton. This Philip was probably son of John de Bockleton, and in 1316 a coroner was elected in his place, as he was disqualified on account of constant absence from the county. John de Bockleton, apparently son of Philip, paid 5s. to the subsidy of 1327, and it was probably he who in 1346 was returned as holding half a fee in Bockleton which had formerly belonged to John his grandfather. (VCH IV, 1924, 241-246).
- 5.2 A petition of circa 1325-50 from one Edith, the widow of William Hosebonde of Maidenhead to the King Edward III and council requested a writ to the justices to continue in an assize between her and John Wyard and Hugh de Hamenassh concerning tenements in Bockleton, which had been halted because John had claimed that the king gave him those tenements by his charter (National Archives Special Collections SC 8/53 2610/ Parliamentary Petition 3964). One "*William Clerkes, chaplain of Bocolton*" is mentioned in a document of 1441 (HRO ref. F76/II/347).
- 5.3 In 1557, "*the advowson of the chapel of "Lastres" [Laysters] and the great tithes thereto belonging*", were sold to Thomas Acton, Esq., of Bockleton (Noake, J, 1868). Habbington describes the descent of the manor from the Bockletons to the Actons "*Bokelton includeth in itt towe tofamilyes bothe of which I am a faythfull wellwysher, the one Lord of Bokelton and heyre of the family of Bokelton who by theyre longe habitation heere purchased the name of Bokelton, whence spronge Sir Philip de Bokelton in the raygne of Edward the first.....The heyre generall of thys family named Katherin Bokelton and recorded as heyre in the Exchecker by the name of Katherin Faukes was the wife of John Faukes...whose daughter and coheyre Anne Faukes was maryed to Sir Roger Acton...by hys mache with Faukes the heyre of Bokelton hee leafte to hys issue the manor of Bockleton..* .. (Habbington, Amphlett Ed, 1895, 76). The other family described by Habbington were the Barnabys, a Shropshire family which acquired land in the parish through marriage with Isabel Whitgreve, whose family held "Hull" or Hill, and whose father was Receiver for the Marches under Richard Duke of York, father of Edward IV. In due course the Acton and Barnaby families intermarried, forming the core of the Bockleton Estate. An award was made in 1580 by Edward Pytts (of Kyre Wyard) directing James Pytts of the Perrie to convey to Richard Barneby of Bockleton the chapel and lands in Stoke Bliss lately acquired of Francis Downes (VCH 4 (1924), pp. 349-354). Records of the Prerogative Court of Canterbury include a probate "sentence" relating to probably the same "Richard Burnebie or Barneby of Bockleton", Worcestershire and dated 2nd December 1600 (National Archives: Probate Records 11/96 Wallop Quire Numbers: 39 – 81).
- 5.4 Against the north wall of a chapel with Bockleton Church is a rectangular tomb with recumbent effigies of Richard Barneby, who died in 1597, and Mary his wife, who died in 1574. He is in the plate armour of the period, with his feet resting upon a lion; the lady wears puffed sleeves and a rich fur cloak, and her feet rest on an eagle. Both lie upon a mattress and have their hands joined in the attitude of prayer. On the exposed sides of the tomb are shields divided by demi-figures in high relief. The shields on the west end are Barneby impaling Whitgreve and Barneby quartering Whitgreve. On the south side are three shields. That to the west is charged with Barneby and of Hull, the great-grandmare, for William Barneby of Hull, the great-grandfather of Richard; in the middle is Barneby quartering Whitgreve and Acton impaling Habington with five quarterings, for Richard and his wife Mary, daughter and heir of Richard Habington of Brockhampton; the eastern shield has Barneby and Whitgreve impaling Martyn, for John Barneby of Hull, Richard's grandfather. On the east side are two shields, Barneby and Whitgreve impaling Acton, for Thomas Barneby of Hull, the father of Richard, and Joyce his wife, daughter and co-heir of Walter Acton of Acton; and Barneby and Whitgreve impaling Habington with eight quarterings. Behind the tomb, on the wall, is the legend, with the figures of five sons on one side and of four daughters on the other. This is flanked by shaped pilasters on demi-figures, and above is a broken pediment with a shield of arms, Barneby quartering Whitgreve and Acton. On the west wall of the chapel is a large marble monument with an inscription in Latin to Charles Baldwyn, Chancellor of the diocese of Hereford, son of Samuel Baldwyn, knight and serjeant-at-law to Charles II, who married Elizabeth, only daughter of Nicholas Acton of Bockleton, and died 4 January 1706. The communion plate includes two silver patens of 1719 inscribed 'The gift of Mrs. Elizabeth Baldwyn to the church of Bockleton 1720'; and a flagon of 1727 inscribed 'The gift of Charles Baldwyn esq 1727 for the use of the parish of Bockleton in the county of Worcester & Hereford.' (VCH IV 1924, 241-246).
- 5.5 Sir Thomas Poyntz alias Littleton of North Ockendon, Essex, Bt, mortgaged to John Barnaby of Bockleton, Worcestershire, esq, "the capital messuage and site of the manor of Stoke St Milborough, known as the Court of Stoke"[Shrops], etc. On 17 Jul 1650 (Shropshire Record Office ref 6683/1/10 Title deeds of Stoke Court and the demesne of the manor of Stoke St Milburgh) – it would appear, therefore that John Barnaby had inherited from Richard, and it is very likely that they held Bockleton Estate at this time.

- 5.6 A lease was signed in 1722 for 21 years from Charles Tunstall of Dean Park, Staffs. [now Shrops.] yeoman, to Charles Baldwyn of Aqualate, Staffs., esquire of two messuages called Bockleton Hall and Weston Hall with associated premises and lands (WRO ref BA8782 899:749//57/23). A subsequent lease dated 1778 was granted from the same Charles Baldwyn of Aqualate, Staffs, esquire to Thomas Ford, late of Norton, Staffs, but now of Bockleton, yeoman of a capital messuage and farm called Bockleton Farm with associated premises and lands and tithes, indicating that the individual farms were sub-let (WRO ref BA8782 899:749//57/24). The Baldwyn family augmented the benefaction of the church of Bockleton, and it became a perpetual curacy in 1724, the Baldwyn's retaining the right of nomination (Nash, Vol I, 116)
- 5.7 The following documents relating to the Bockleton Estate are also held at Shropshire Record Office: one Charles Baldwyn in 1772 agreed to purchase of Robert Pigot esq the manor of Stockton and property there for £15,000 and Thomas Hemming esq advanced £10,000 towards the purchase money - 16 and 17 December 1772 (SRO 1045/668) In 1776 Charles Baldwyn (being involved in debt) proposed to his son William Childe that he should give Baldwyn estates called Bockleton and the Hill, Worcs (which belonged to Childe, subject to Baldwyn's estate for life) and that Baldwyn would convey to him the manor of Stockton after Baldwyn's life estate, with remainder to uses as the Aqualate estate - Baldwyn to sell Bockleton and Hill, discharge the £10,000 mortgage and pay Childe £1000 for his own use and £4000 to increase portions of younger children. Lease and release 21 and 22 May 1777 Childe conveyed Bockleton and the Hill to Baldwyn in fee simple, and Baldwyn conveyed the manor and estate at Stockton to use of himself for life, after to use of Childe and male heirs of his body, remainder to use of Charles Baldwyn the younger the other son of Baldwyn and heirs male of his body, remainder to use of Charles Baldwyn his heirs and assigns. Covenant to discharge Hemming within 3 months and to pay the £1000 and £4000 (£2000 apiece) to Charles Baldwyn the younger and Catherine Baldwyn the younger children. The tenure of Birches/Little Birches is unclear as it was held apparently usually on long leases by the Bockleton Estate who then sub-let the farms. There is however document relating to a one year lease of the estate (including the Birches and the Salens [sic]), in 1777 (Shropshire Archives 3320/44/1 1777). A document of 1786 in Shropshire RO appears to relate to the present property – the index summary refers to both Birches and the Salens [sic] – “*Deed of Trust. Land in Manor of Meer and Forton (Staffs.), Aqualate Hall, Aqualate Meer, tenements in Meer, Forton, Sutton, Wharton, Radmore and Gill (Staffs) and manor of Bockleton and Hill (Worcs). and messuages in Laysters (Herefordshire), Hill, Grafton, Quinton, Newton, Weston, Birchley, the Birches, the Salens, Hampton Charles, Manor of Alton in Rock (Worcs). Parties: Charles Baldwyn, William Childe, John Cotes, Sir Henry Bridgeman, John Corbet, Thomas Greene, Granville Leveson, Marquis of Stafford, Rt. Hon. Noel, Lord Berwick, Baron of Attingham. etc.*” (Shropshire Archives 3320/55/1 1786) Baldwyn then sold Bockleton and Hill to Thomas Elton esq for £27,000 (Shropshire Archives 1045/670 circa 1797).
- 5.8 The parish received scant attention from the county historians after Habbington who wrote in the 17th Century. Only the most comprehensive histories and guides mention Bockleton. Nash, as usual expanded on Habbington's notes, but added little contemporary information (Nash, 1781). Laird writing in the early 19th C described the church as “*a plain building of stone, consisting of one aisle irregularly pewed*”, but described the Barneby monument in great detail, possibly following Nash's text. The neighbourhood he described thus: “*...there is scarcely a spot in this part of the county which may not be called highly picturesque, from its broken and undulating outlines, tufted lofty trees or smiling with cultivation, and enlivened by the rapid course of the meandering Teme*” (Laird [1814], 282-3).
- 5.9 The parish was amongst the first in the county to adopt orchard cultivation in the early 17th C. At the request of Sir Edward Pitt in 1607, and in consequence of the diversion of a path from Bockleton to Stoke Bliss leading through an orchard at Kyre, permission was granted by the sheriff to enlarge the orchard (Gaut, 1939, 104). Bockleton was also amongst those parishes recorded as growing flax in 1781-86 (Gaut, 1939, 168). Wheat was extensively grown in the parish, particularly during the boom years of the Napoleonic wars when the price reached 94s3d per quarter, it dropped back by nearly 50% in the 1830s, but rose again to 102s5d in 1845-7 as a result of the potatoe famine. Locally large areas were dedicated to arable during the second boom figures for the Bockleton Estate were as follows in 1848 – Bockleton Farm (330 acres) 113 acres of arable, Newtown (224 acres) 108 acres and Hill (288 acres) 116 acres of arable (Gaut, 1939, 267). The 1865 figures for Little Birches (39 acres) indicate that around 18 acres were arable or arable/orchard. Two hop yards were named on the 1865 plan of the farm, but neither were under hops at the time. Hop growing was significant in the parish but very subject to seasonal variation in the early 1860s the quantities and quality were poor, but crops and prices were good subsequently until 1879 where the crop generally failed. There were hop yards at Romers Common Farm as early as 1780, and hop kilns were present at Romers in the 1860s (Bockleton Estate Survey by Clement Cadle 1866). Both 1880 and 1881 were good years but the following year

saw poor yield and high prices. Nationally the acreage of hops decreased during this period, but locally the acreage given to hops increased by 51% between 1874 and 1894 (Gaut, 1939, 384). High prices for hops ended in 1882, and excepting good years in 1888 and 1890 were lower than £4 per hundredweight. By 1908 the industry locally was in a depression from which it has never fully recovered (Gaut, 1939, 385).

- 5.10 The freehold of the nearby farm “Great Birches” was acquired by James Gregg of Ledbury in 1861, apparently from the estates of the Bishopric of Hereford (Hereford Record Office AR69/51 15 Feb. 1861), as the Bishopric also formerly held the parsonage of Bockleton it is likely that the site now “Little Birches” fell within the medieval estates of the Bishopric, many of which may be traced back to grants made in the early medieval period. Bockleton tithes and Glebe were the perquisite of the Treasurer of Hereford Cathedral (Nash, Vol I, 116). Without detailed research in both Hereford and Shropshire record offices it is unlikely that the pre 18th Century freehold can be traced with any certainty, and indeed as a fairly minor holding (which cannot be historically easily distinguished from “Great Birches”) “Little Birches” is unlikely to be traceable as a separate holding. Some evidence of the sub tenants may however be found in the rental records of the Bishopric or the Bockleton Estate. The records of Bockleton Parish (which may possibly refer to the glebe lands) are held at Hereford RO (HRO ref. AF53 Covering dates 1574-1975).

6 The Cartographic evidence

- 6.1 The earliest available mapping of the area are the 1816-17 surveyor’s watercolour and ink drafts for what was eventually issued as what is now known as the “Old Series” Ordnance Survey. These plans have never been published (originals believed to be held by the British Library) and unfortunately the only copy readily available is a low resolution image (Fig 1). The significance of this plan lies in the fact that what is now known as “Little Birches” farmstead is clearly present. The earliest printed “Old Series” mapping for this area was not published until 1832 (Fig 2), but clearly shows a three-sided range of buildings not incompatible with the present building footprint.
- 6.2 The earliest detailed plan of the farmstead is the Tithe Awards Plan by RC Herbert, Surveyor, Worcester, dated 1843. The original is held at Hereford Record Office but a photocopy is available at WRO BA2664 r971.2. The farmstead then consisted of the present farmhouse and the farmyard ranges extending to the north and north west of the farm house (Fig 3). These early buildings around the farmyard survive today in a modified condition. The apportionment that accompanies the Award plan lists the plots held by the then farmer Thomas Andrews as being Glebe lands.
- 6.3 The third cartographic source for “Little Birches” is a plan drawn up in 1865 prior to the sale of the estate in 1866 (Fig 4) this shows a very similar layout to the 1843 plan, and the accompanying Sales Particulars (Fig 5) indicate that there had been very little change in the layout of the farm since 1843.
- 6.3 Subsequent Ordnance Survey mapping (of 1954 and 1971) shows only minor additions to the buildings occurring in the post-war period. The additions cannot be closely dated from the cartography as the area was not fully re-surveyed in the 20th Century, and the additional buildings marked on the 1971 mapping will have been added from vertical aerial photography. The 1950s mapping only shows major changes and it is likely that minor additions to the farmstead will have gone unrecorded.

7 Discussion and Conclusions

- 7.1 The building range is of interest as an example fairly typical of the later 17th to late 18th Century small mixed farms found along the Herefordshire borders, where such farmsteads were once very common. Substantially unaltered examples of such farmsteads are now extremely rare. The 1865 mention of an “oast house” is of interest – oast house is actually a term only used in the SE of England, but as the description was drawn up by London auctioneers this is probably of no significance, as it almost certainly refers to a “hop kiln” as the structures in this area are more correctly described. Should any evidence remain within the buildings of this 1860s hop kiln structures these may be considered as of historical and architectural interest, almost all kilns of this date having been rebuilt during the latter years of the 19th Century. As this holding grew a very small acreage of hops it is likely that the kiln will have fallen into disuse at an early date, any hops being processed on one of the many local farms with larger and more technically advanced kilns. Hop growing was extremely common in this area in the latter part of the 18th C and through the 19th C, but the industry rapidly declined nationally after the 1880s. Hop growing in the parish also declined gradually towards the end of the century as it became concentrated on larger, more specialised holdings (Gaut 1939). In common with most of the local farms there was apparently a mixed farming regime, once with a distinct concentration on orchard and hop-yard production as high value crops. This had the advantage that many of the buildings could serve a

dual purpose as apple/pear stores and hop storage and processing areas in season. It would appear from the photographs provided by the architects that sufficient interior details of the buildings are likely to survive for the former functions of each section of the outbuildings to be identified with some certainty.

- 7.2 The plan-form of the cottage/farmhouse is one that was relatively common from the mid 17th Century through to the early 19th Century in this area. From the plan evidence and photographs it would appear that the kitchen was at the eastern end, and there would appear to be a reasonably high probability of evidence of a former oven adjoining the original open fireplace at this end of the building. The modern (1950-60s) fire surround appears to have been built against an infilled open fireplace, and some intrusive investigation of this part of the building may reveal original features. There appear to be a number of broadly mid 19th C features within the building, and it is likely that there was some major refurbishment at this date. The presence of framing timbers (visible internally) and traditional framed construction to some elements makes it fairly certain that there was a building on the present site by the early –mid 18th Century, though without actual inspection of the building it is not possible to deduce the phasing of the various alterations. As building practices were very conservative in this area a mid 18th C date would not seem improbable, and a date range of early 18th to early 19th C is feasible on presently available (very limited) data. Precise dating may be possible through dendrochronology or through archaeological survey. It would seem possible that the construction of the farmhouse might be related to the effectual acquisition of the Glebe lands by the Baldwyn family (owners of the estate) when they established the perpetual curacy in 1724, but this must remain speculation in the absence of a detailed investigation of the building.

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Appendix 1:Census data

1841 Birches (nb ages were rounded up to nearest 5 years for adults in this census)

ANDREWS, Thomas	50
ANDREWS, Elizabeth	50
ANDREWS, John	25
ANDREWS, Thomas	18
ANDREWS, James	13
ANDREWS, George	10
PRICE, Mary	1

1851 Birches

ANDREWS, Thomas	Head	62	Farmer	Docklow, Herefordshire
ANDREWS, Elizabeth	Wife	60		Norton, Herefordshire
ANDREWS, William	Son	25	Farmer	Bockleton, Worcestershire
ANDREWS, George	Son	21	Assistant	Bockleton, Worcestershire

1861 Little Birches

ANDREWS, Elizabeth	Head/Widow	73	Farmer Of 40 Acres Employing 1 Man	Norton, Herefs.
ANDREWS, Thomas	Son	38	Farmers Son	Hampton Charles, Herefordshire
ANDREWS, James	Son	33	Farmers Son	Hampton Charles, Herefordshire

1871 Little Birches

ANDREWS, Elizabeth	Head	77		Herefordshire
ANDREWS, Thomas	Son	47		Herefordshire
ANDREWS, James	Son	44		Herefordshire

1881 "Sallins Common"

ANDREWS, George	Head	51	Wheelwright	Hampton Charles, Herefordshire
ANDREWS, Jane	Wife	40		Dalby, Leicestershire
ANDREWS, James T	Son	18		Staffordshire
ANDREWS, William M	Son	4		Staffordshire

ANDREWS, Thomas	Head	40	Farmer	Bockleton, Worcestershire
PRICE, James	Nephew	18	Carpenter	Bockleton, Worcestershire
HORSNETT, Ann	Servant/Widow	61	Domestic	Bockleton, Worcestershire

1891 Little Birches Farm Sallens Common

TYLER, Benjamin	Head	57	Farmer & Stone Mason	Tenbury, Worcestershire
TYLER, Caroline	Wife	54		Leysters, Herefordshire
TYLER, Henry	Son	24	Farmers Son	Kyre, Worcestershire
TYLER, Susan	Daugh	20	Farmers Daughter	Tenbury, Worcestershire
TYLER, Benjamin	Son	18	Farmers Son	Tenbury, Worcestershire
TYLER, Arthur E	Son	11	Farmers Son	Hampton Charles, Herefordshire

1901 Little Birches

TYLER, Benjamin	Head	67	Farmer	Tenbury, Worcestershire
TYLER, Caroline	Wife	65		Leysters, Herefordshire
TYLER, Arthur E	Son	21	Farmer's Son	Bockleton, Worcestershire

1911 Little Birches

TYLER, Arthur Edwin	Head	32	Farmer	Bockleton Worcestershire
TYLER, Kate	Wife	28	Married 6 years	Collington Herefordshire



Figure 1: Ordnance Surveyors draft mapping 1816-17



Figure 2: Ordnance Survey "Old Series" mapping of 1832 (with geological detail added circa 1850)



Mary Thomas	547	Wedge and garden			
Andrews Thomas	546	The Spring piece	Arable and meadow	4 2 4	11 11
	547	The three Aens	Arable	2 1 37	7 4
	548	The old Hopyard	Arable	1 2 27	5 3
	549	The Common piece	Arable	3 2 4	11 1
	550	The Hopyard	Arable	1 2 27	6 "
	551	Plantation	Plantation	" 27	" "
	552	House outbuildings Yard garden &c.		3 17	4 3
	553	The Leys		1 1 11	2 7
	554	Lower Leys	pasture	1 2 34	3 3
	555	The four Aens	Arable	5 " 24	14 3
	556	Lower Broomy Piece	Arable	1 1 38	11 1
	557	Broomy Piece	pasture	3 1 2	3 9
	558	The Gops Piece	pasture	3 3 37	11 11
	559	Quarry Piece	Arable	3 2 38	13 6
	560	Upper Meadow	Meadow	3 1 27	4 3
				39 " 4	5 2 7
Goode Mary	125	Cottage and Garden		1 9	1 2
	126	Lady meadow	Meadow	11 3 29	17 2

Figure 3: 1843 Tithe Awards plan and Apportionment for Bockleton by RC Herbert, Surveyor, Worcester



PLAN OF THE
BOCKLETON ESTATE,
WITH THE GLEBE LANDS OF
Bockleton and Laysters,
in the Parishes of
*Bockleton, Laysters Hatfield Tenbury
and Leominster.*
IN THE COUNTIES OF
WORCESTER AND HEREFORD,
For Sale by
MESS^{RS}. COBB.
1865.

Figure 4: 1865 Estate plan

THE ADVOWSON OF THE PERPETUAL CURACY OF BOCKLETON,

Subject to the Life of the present Incumbent, now aged about 46.

THE PARSONAGE HOUSE

Is a handsome and substantial Building, standing in well-timbered park-like Grounds,
And has been for many years the Residence of the late respected Proprietors of the whole Estate.

It contains 7 Bedrooms, 4 Attics, Dining and Drawing-rooms, Library, Entrance Hall, Butler's Pantry, 2 Kitchens, Scullery, Store-room, and Lean-to Washhouse; also Coach-house and Stabling, with Harness-room, and Buildings comprising Barn, Cow-house, Laundry with Granary over, Tool-house, Cheese-room, Cider-house, Coal-house, &c., and Hay Sheds.

The Glebe Lands are as follows, and are coloured *Pink* on Plan.

IN THE PARISH OF BOCKLETON.

Nos. on Plan.	Description.	Cultivation.	Quantity.		
			A.	R.	P.
319	Ash Bed	Wood	1	2	14
461	Part of Three Cornered Piece	Pasture	8	0	24
462	The Three Cornered Piece				
466	Middle Meadow				
467	Parsonage House, Buildings, Lawns, Garden, &c.	Pasture	3	5	20
464	Lawn Meadow	Pasture	7	1	36
468	Spring Meadow	Pasture	4	1	28
470	Mill Hill Meadow	Pasture	6	2	16
491	The Seven Acres	Pasture	8	0	28
510	Church Yard		1	1	34
543	Plantation	Wood	0	1	22
544	Ditto	Ditto	0	3	28
Total			A	47	1 10

Now in the occupation of the Rev. RICHARD MENCE, the Incumbent, and of the estimated annual value of **£135.**

BIRCHES FARM,

Consisting of a FARM HOUSE containing 6 Rooms and Buildings, comprising Barn, Oast-house, Stabling, Cow-house, Sheds and Piggeries, &c., and the following lands:—

Nos. on Plan.	Description.	Cultivation.	Quantity.		
			A.	R.	P.
546	The Spring Piece	Arable	3	0	12
546A	The Spring Piece	Pasture	1	2	5
547	The Three Acres	Arable	2	1	37
548	The Old Hop Yard	Ditto	1	2	27
549	The Commons Piece	Ditto	3	2	4
550	The Hop Yard	Orchard and Arable	1	2	27
551	Plantation	Wood	0	0	27
552	House, Outbuildings, Yard, Garden, &c.		0	0	17
553	The Leys	Pasture	1	1	10
554	Lower Leys	Ditto	1	2	54
555	The Four Acres	Arable	5	0	18
556	Lower Broomy Piece	Ditto	1	1	38
557	Broomy Piece	Pasture	3	1	8
558	The Goss Piece	Ditto	3	3	37
559	Quarry Piece	Arable	3	2	38
560	Upper Meadow	Pasture	3	1	27
Total			A	39	0 4

*Let to Mrs. E. ANDREWS, as yearly tenant, at £25 per annum,
subject to a Land Tax of 16s. per annum.*

Figure 5: Details of Birches (now Little Birches) from the 1865 Sales particulars

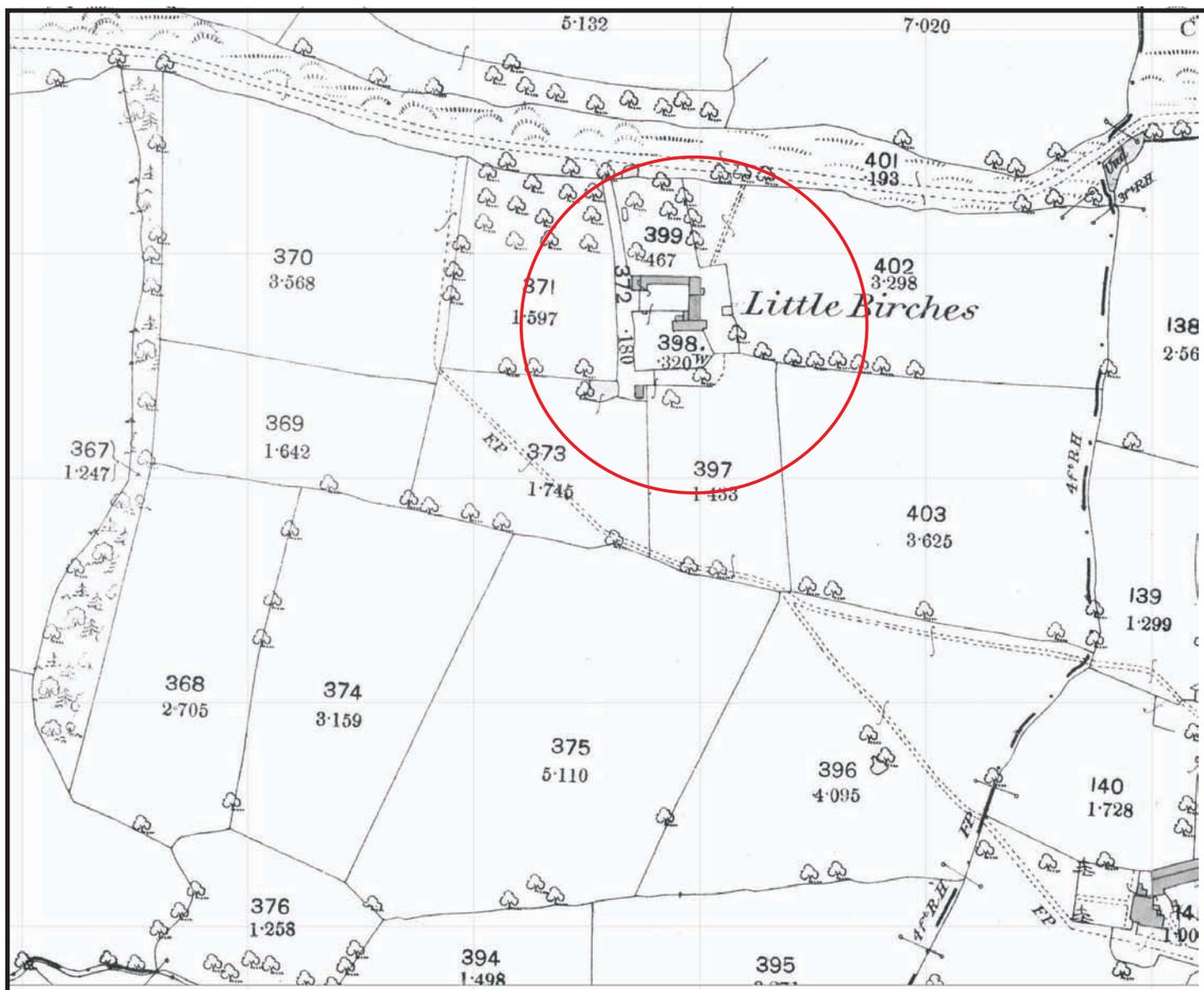


Figure 6: Ordnance Survey "1st Edition" mapping of circa 1889

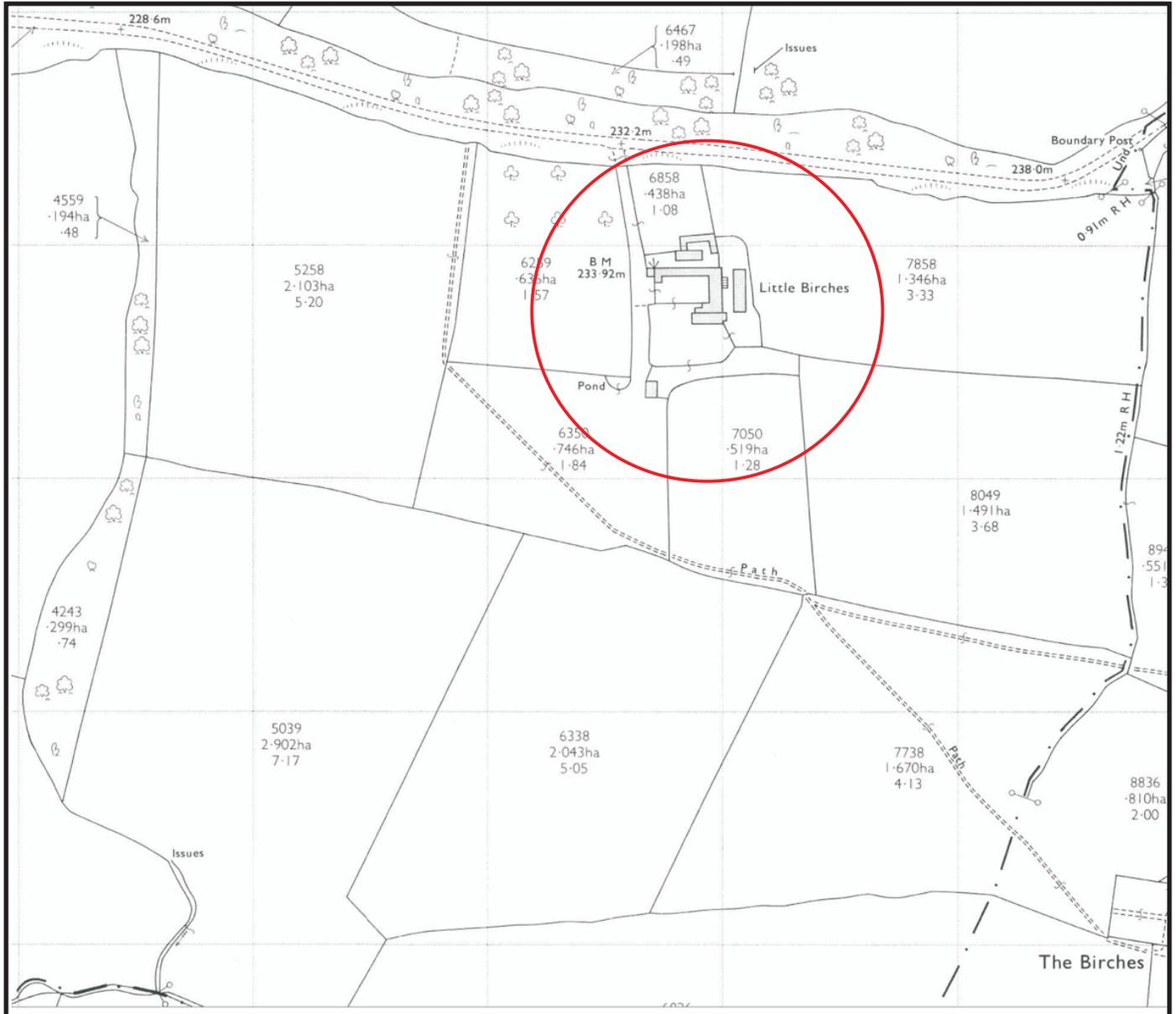


Figure 7: Ordnance Survey mapping of 1971