

# The Horley demesne of Reigate Priory

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*Documentary research has led to the identification of the precise locations of the demesne lands of Reigate Priory in Horley parish. With their original ownership by manors north of the Weald, they provide an insight into a local complex of pre-Conquest swine pastures, including the enigmatic pedan hrycg attached to Merstham in 947. An additional bonus from the work is the discovery of a further mill on the Salfords stream and an old name for the site of the Bushfield Shaw pottery kiln.*

## Introduction

The ancient parish of Horley lies entirely on Weald Clay. In pre-Conquest times the land was utilized as woodland swine pastures by settled manors to the north on the Greensand and Chalk. While probably held communally in the early stages, the woodland was eventually annexed to the individual manors as discrete bounded properties, a process under way<sup>1</sup> or arguably complete<sup>2</sup> by the mid-10th century. Over the next three centuries these ‘denns’ witnessed a change from distant woodland pastures to a permanently settled landscape of farmsteads with their meadows, copses and arable fields. It was at this late stage of development that some 300 acres of land in north-east Horley were granted to the Augustinian Priory at Reigate, the earliest of the gifts remaining with the proprietors of the House for over 500 years. Where exactly were these lands? With little work carried out on the subject their whereabouts are generally unknown while some have for long been assumed, quite wrongly, from modern place-names. This paper is an attempt at locating the properties and defining their bounds.

## The Horley estate

On 17 and 18 July 1766, Reigate Priory, with its manor, lands and other properties, was auctioned at the Devil Tavern, Temple Bar. So began the break-up of an estate that had originated through grants following the Priory’s foundation in the early 13th century,<sup>3</sup> had survived the Dissolution, apparently intact, and passed to the Howards in 1541, the Parsons in 1681, and so to the auction of 1766.<sup>4</sup>

Parts of the demesne land were situated in the Wealden parish of Horley and were auctioned as the following lots:<sup>5</sup>

*Lot 4* A house and farm called **Petteridge Wood Farm**, in the Parish of Horley, containing 128 acres or thereabouts, 2 acres and three quarters of an acre copyhold, and the rest freehold, let to Thomas Brooker at £58 15s per Annum.

NB On this farm are about 890 timber trees, tillows [coppice stools] and pollards.

*Lot 5* A house and several parcels of land called **Miller’s Farm, Profett’s Land, and Lack Lands**, in the said Parish of Horley, all freehold, containing 82 acres or thereabouts, let to John Brooker at £36 5s per annum.

NB On the premises are 270 timber trees, tillows, and pollards.

1 Rumble 1976, 172

2 Ellaby, forthcoming.

3 The Priory was founded in the reign of Henry III (1216–72) by William de Warenne, 6th earl of Surrey, who died in 1240. The precise date is unknown but it was certainly in existence by 1233 (Meekings 1960, 82).

4 Hooper 1945, 71–3; Scears (undated, c 1950), 15–29; Ward 1998, 9–43.

5 Phillips 1885, 183.

*Lot 6* A farm called **Allen's Farm**, in the said Parish of Horley, all freehold, containing 97 acres or thereabouts, let to Richard Humphreys, on a lease which expires at Michaelmas 1775, at the yearly rent of £20.

NB On this farm are about 120 timber trees, tillows, and pollards.

Three earlier valuations of the estate were compiled for Henry VIII around the time of the Dissolution. The Horley properties are doubtless those of 1766 but in part possess different names:

*1538 valuation*<sup>6</sup>

Lands called <b>Dayhouse, Salford's</b> and <b>Sharp's</b>	£4 00 00
Lands called <b>Mylwards</b> etc	£2 12 00

*1535 valuation*<sup>7</sup>

A farm of certain lands and tenements called <b>Sallforde</b> and <b>Sharps</b> let to Robert Cowper. Value per annum	£4 00 00
A farm called <b>Mylward</b> in the tenancy of John Skynner. Value per annum	£1 12 00
A certain parcel of land called <b>Profitts land</b> and <b>P'ours</b> land let to the same John Skynner. Value per annum	£1 00 00

*1535 valuation*<sup>8</sup>

Identical to the above document except that P'ours land is rendered as **Priours land**.

Yet a further valuation for Henry VIII<sup>9</sup> in 1537/8 incorporates a list of properties that individually can be found among the combined documents above. In addition however there appears a further piece of land, **Potland**, which it may be argued was so insignificant that it was never considered for inclusion in those already abbreviated documents previously mentioned. If this can be accepted then it may be suggested that the list is a complete assessment of the Horley demesne of Reigate Priory:

Tenements called **le dayhouse, Salford** and **Sharps**, in the possession of Robert Hever there by rent paid at the same times.

Various parcells of land called **Mylwards, Potland, Lakeland, Profets Land**, and **Porsland** in Horley. In the possession of John Skynner there by the rent paid at the same times.

## Identities

In seeking the identities of the properties outlined above, the sale lots of the 1766 auction are used as headings. Synonyms and inclusion of otherwise unnamed properties under these headings are sought and identified through use of the Horley Tithe Apportionment and relevant documents. The argument is complex and the reader is advised to follow the text closely in conjunction with the map and its chart of interchangeable property names (fig 1).

### LOT 4: PETTERIDGE WOOD FARM

The house of modern Petridgewood Farm (fig 1, TQ 2780 4710) stands on the western edge of Petridgewood Common. At the time of the Tithe Apportionment in 1848<sup>10</sup> the house and its lands adjacent (86a 2r 21p) were held by a Madame Depongine and in the occupation of Ambrose Brooker. In the 1623 survey of Reigate manor, under the heading 'Commons and

6 Manning & Bray, **1**, 298.

7 *Valor*, **2**, 67.

8 RP: First Fruits Office, 26 Henry VIII.

9 PRO: SC6/Hen.VIII/3462.

10 SHC: Horley tithe apportionment and map, 1848.

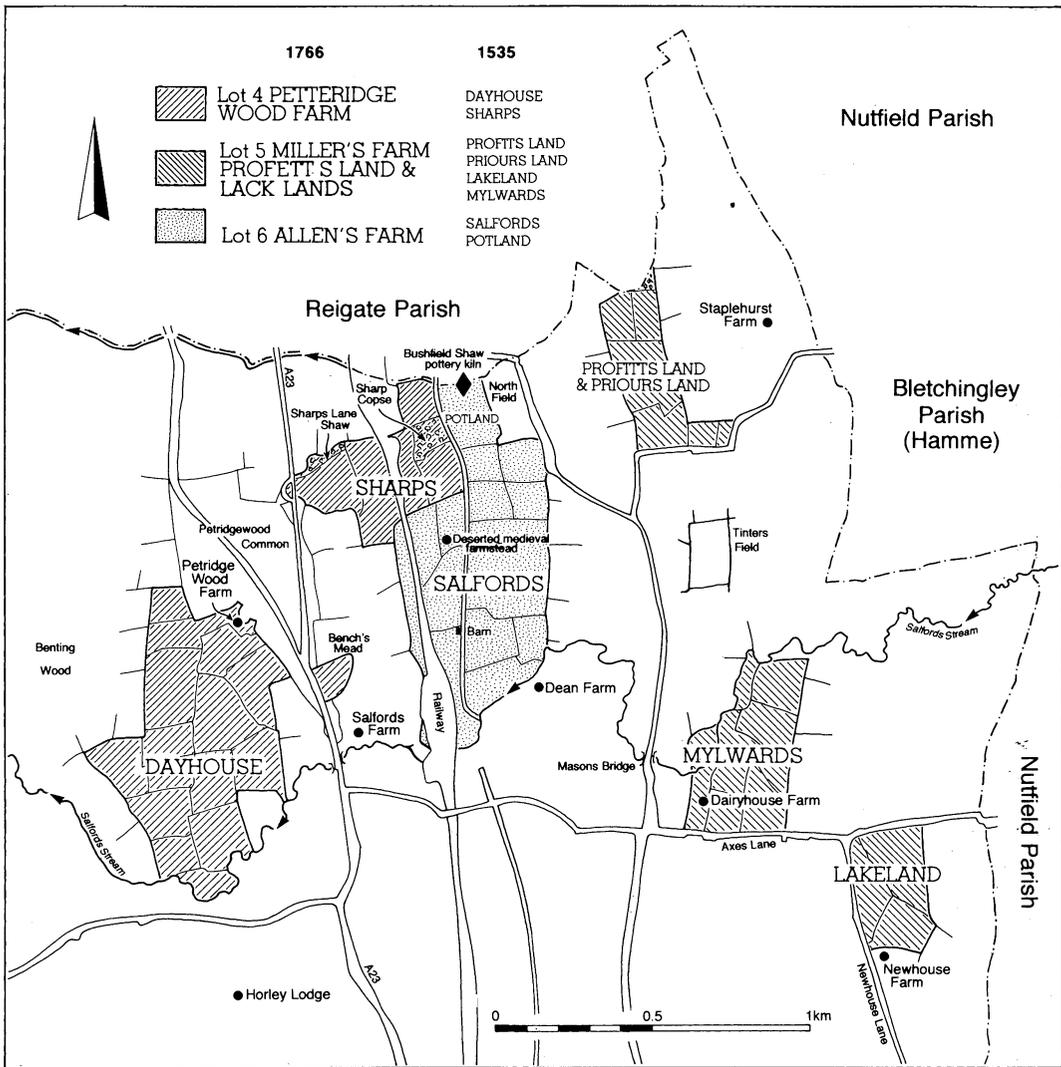


Fig 1 The Horley demesne of Reigate Priory, based on Horley tithe map and apportionment, 1848

Waste', land called Dary House Farm is stated to adjoin the common or waste called Petterich Wood on the west part.<sup>11</sup> On this evidence Petridgewood Farm, at some time before 1766, was known as Dary House Farm or **Dayhouse**, the Priory property of the Dissolution documents. Confusingly, the modern Dairyhouse Farm (fig 1, see below) is normally accepted as being the Dayhouse of the Priory estate but the name was not applied until some time after 1766 and does not appear on maps until 1823.<sup>12</sup>

Part of Dayhouse appears to have been carved out of lands held of the manor of Beddington. The prior of Reigate owed 1s 6d rent per annum to Sir Nicholas Carew in 1535 'for land near Bentham [Benting] Wood'<sup>13</sup> and the same rent for illegibly-named freehold land in Horley

11 Phillips 1885, 187; SHC: 371/2/5/1.

12 Greenwood, 1823.

13 RP: First Fruits Office, 26 Henry VIII. Benting Wood, a corruption of Beddington Wood, was also a Beddington property and was sold by Sir Nicholas Carew to John Shove of Horley Lodge c 1680 (Shove 1884, 42).

presented to a Beddington court in 1519.<sup>14</sup> It was presumably the same land for the same rent that was held of Beddington by Allan de Warwick and his wife Emma and, following an inquisition, granted to the Priory in 1347. At the time the 20 acres of land and 2 acres of wood were stated to be of no use as they were subject to partial flooding by a stream, the pasture had no value and the coppice had recently been cut and could not be cut again for ten years.<sup>15</sup> If, as we may suspect, this land became part of Dayhouse it is a fitting description of fields on the south-west of the property close to Benting Wood and abutting the Salfords stream (fig 1).

The Priory estate in Horley was held freely of several manors that had originally annexed the lands as parts of their pre-Conquest Wealden wood pastures. In 1535<sup>16</sup> the Priory owed rents to Beddington, 1s 6d; Lodge (Merstham), 6s 2d; Coulsdon (Chertsey Abbey), 6s and an unknown amount to Reigate. Having accounted for that part of Dayhouse owing the 1s 6d rent to Beddington, and the rents to Coulsdon and Lodge also accountable for by other properties (see below), then the greater part of Dayhouse presumably originated from a grant of Reigate manor land, probably by its lord and founder of the Priory, William de Warenne, 6th earl of Surrey.

The 86a 2r 21p of Dayhouse fall far short of the '128 acres or thereabouts' attached to Petridgewood Farm in 1766. Madame Depongine however held further lands nearby on the eastern edge of Petridgewood Common including the 2a 2r 28p of an isolated field (fig 1, Bench's Mead), surely the 'two acres and three quarters of an acre copyhold', giving a running total of 89a 1r 9p.

The remaining acreage (32a 1r 35p) plus approximately 6 acres lost to the London to Brighton railway attaches to a block of fields (fig 1) that includes Sharps Lane Shaw and Sharps Copse. This suggests the **Sharps** of the Dissolution documents and is confirmed in the 1623 survey of Reigate manor where 'the demesnes of the Priory called Sharps' are said to lie on the east side of the common or waste called Petterich Wood.<sup>17</sup> The origin of the name is unknown but perhaps relates to an ancient tenant. The property appears to have been carved out of the narrow strip of Reigate manor land which abutted the east side of the modern A23 road from the Reigate/Horley boundary as far as Horley common and thus, like part of Dayhouse, was probably granted to the Priory by its founder.

In summary, Petteridge Wood farm of 1766, which later came into the possession of Madame Depongine, comprised the ancient freehold lands of the Priory called Dayhouse and Sharps. The copyhold field, Bench's Mead, was obviously not part of the original freehold estate and is not considered further.

#### LOT 5: MILLER'S FARM, PROFETT'S LAND AND LACK LANDS

As well as holding ex-Priory land in the vicinity of Petridgewood Common in 1848, Madame Depongine held three separate properties in the extreme north-east corner of Horley parish (fig 1). With a total area of 81a 3r 14p aggregated from the Tithe Apportionment this figure ties with the auction description, '82 acres or thereabouts' for the 'house and several parcels of land called Miller's Farm, Profett's Land, and Lack Lands'. To test this coincidence each of Madame Depongine's properties is selected and identified against documentary references:

The northernmost block of land (fig 1: 23a 1r 39p) relies for its identity on a description, in 1811, of the bounds of Staplehurst adjacent:<sup>18</sup> 'Following the boundary of the parish of Horley round the said lands called Great Staplehurst till it comes to the wood at the north east extremity of Profit Lands now or late belonging to Mr Edward Sayers and now or late in the tenure of William Brooker and then passing along the east side thereof it returns down the fence which

14 Gowans *et al* 1983, 40.

15 Manning & Bray, **1**, 296.

16 RP: First Fruits Office, 26 Henry VIII.

17 Phillips 1885, 187; SHC: 371/2/5/1.

18 Enclosure Act 1811. A Description of the bounds of the Manor of Horley (transcript held by Horley Local History Society).

divides the aforesaid lands called Great Staplehurst on the east from Profit Lands aforesaid on the west and so along the west and south boundary of the aforesaid lands called Great Staplehurst till it meets the point where it first begun [ie in the lane].’ This description confirms the property as **Profitts land** and **Priours land** as the second Dissolution document refers to both as being part of a single parcel of land. Without evidence to the contrary it is inferred that the property was granted out of Reigate manor and that the name Profitt probably refers to a one time tenant.

The second block of Depongine land (21a 3r 2p) is located at the junction of Newhouse Lane and Axes lane (fig 1) and may be identified from an enfeoffment of Wysecrofts (Newhouse Farm)<sup>19</sup> in 1575. Wysecrofts is described therein as bounded by ‘the land of William Howard [the owner of the Priory and its estate] called the Lakelande on the north and of John Skinner, gent, called Sowtheporte on the east and of William Roffey called Combe on the south and the Queen’s highway from Gavelers greene to Hathersham on the west’.<sup>20</sup> Clearly, William Howard’s land identifies with **Lack Lands** or **Lakeland** of the Priory estate documents and of Madame Depongine’s land in 1848. It may be suggested that the name derives from an early tenant, perhaps a member of the ‘at Lake’ family prominent in Horley in the 13th and 14th centuries.

Making up the ‘82 acres or thereabouts’ is the 36a 2r 13p of Madame Depongine’s third property, Dairyhouse Farm (fig 1), and this must therefore equate with **Miller’s Farm** of 1766 or **Mylwards** of the Henry VIII documents. A Horley rental, said to date to 1590,<sup>21</sup> includes 6s for ‘certain landes called mylwardes and lackelandes and late pertayning to the pryer of Rygate’ while the same rent was due from the prior of Reigate to Chertsey Abbey’s manor of Coulsdon in 1496 for a property called Portlond ‘abutting upon the lane from above Maselyngebrig extending est and west’.<sup>22</sup> The inference here must be that the property called Portlond comprised both Mylwards and Lacklands with both abutting, as indeed they do, on the east-west lane (now Axes lane) near Masons Bridge. Included in the 1496 rental are further Coulsdon properties in the neighbourhood<sup>23</sup> which have access from Millewardeslane, presumably identical with the lane extending east and west.

Portlond (Mylwards and Lack Lands) came into the possession of the Priory c 1347 as part of an estate formerly of Allen de Warwick and his wife Emma.<sup>24</sup> Its area at the time was stated to be 53 acres which contrasts with the 58a 1r 15p derived from the tithe apportionment. The reason for this discrepancy is not known. The de Warwick estate was granted them in 1334 but with a reversion clause that it would pass to Reigate Priory if they should die childless.<sup>25</sup> The estate was said to comprise a messuage, a mill and 172½ acres of land in Horley and Burstow. This acreage appears to be made up of the Beddington part of Dayhouse previously discussed (22 acres), Portlond (58 acres) and The Allens, Burstow (TQ 302 403) which was estimated to be about 93 acres when leased as part of the remaining Priory estate in 1789.<sup>26</sup> In 1535 the last named property was known as ‘Allen of Warwick’ with an annual return to the Priory of £1 13s 4d.<sup>27</sup>

By implication, Miller’s Farm or Mylwards was that part of the de Warwick estate that possessed a mill in 1334. However with no further references to the structure it would seem that its industry was either short lived or had come to an end not long after 1334. That the mill was a fulling mill is perhaps suggested by the presence on the Tithe Map of a field called Tinters Field (Plot 689, fig 1) some 200m north of the stream that forms the northern boundary of Mylwards.

19 Ellaby 1982a, 14.

20 SHC: 212/59/4.

21 GL: Ref 13618.

22 *Chertsey cartulary*, II (1), 930.

23 *ibid*; Finch 1995.

24 *Chertsey cartulary*, II (1), 1182.

25 *ibid*; PRO: C66/184, m 34; *VCH*, 3, 204.

26 SHC: 768/8/1/2.

27 RP: First Fruits Office, 26 Henry VIII.

'Tinters' can be a corruption of 'tenters' (tyntura), the long (up to 100m or more) frames used for stretching woollen cloth after the fulling process.<sup>28</sup> While not itself part of Mylwards, the field may have been let for the purpose of cloth drying due to its position on a south-facing slope near the mill but away from the dank valley bottom.

It is likely that the house mentioned on the de Warwick estate of 1334 was also on Mylwards as a dwelling on the property appears in the documents previously referred to in c 1347, 1496 and 1766 and of course Dairyhouse Farm (TQ 2930 4665) today. As part of Portlond in the medieval period it may be suggested that William at Porte was resident there when he was assessed for 2s tax in Horley in 1332.<sup>29</sup> This is by no means certain however as, from the tithe map, estate maps and deeds, Port was a name given, probably loosely, to most if not all of the land within the sharp angle (? a 'gate': cf Portley in Farleigh<sup>30</sup>) of this part of Horley parish abutting Bletchingley (Hamme) and Nutfield. In other words William could have lived anywhere within this district.

#### LOT 6: ALLEN'S FARM

In the absence of any further lands held by Madame Depongine in Horley the identity of Allen's Farm is rendered considerably more difficult to establish than that of the properties already discussed. The name might suggest that this again was an endowment of Allen and Emma de Warwick but their grant of lands to the Priory is fully accounted for in the paragraphs above.

With the removal of the now identified properties from the proposed complete Dissolution list, then Allen's Farm, of '97 acres or thereabouts', should comprise the lands called Salfords and Potland with the latter, as suggested, forming an insignificant part. For the identity of Salfords it is immediately necessary to eliminate from the discussion that property which one might assume to be the Priory possession, ie Salfords Farm (fig 1). Historically this was always part of Reigate and in 1623 was one of the manor's half yardlands (half virgates) held by copy and comprised a messuage and 23 acres of land.<sup>31</sup>

Critical in the search for Salfords is a court roll of the manor of Lodge in Horley dated 1575 wherein it was presented that Lord William Howard and his wife Margaret held freely of the manor 'one messuage and certain lands called Salfordsland in the tithing of Erbridge' for a rent of 6s 8d.<sup>32</sup> Since at least the 14th century, Erbridge was the name given to lands in Horley held before the Dissolution as a tithing of Merstham<sup>33</sup> and held of that manor, from an unknown date, as part of the manor of Lodge.<sup>34</sup> After the Dissolution the lands, which as part of Merstham had been held by Christ Church, Canterbury, remained with the manor of Lodge but were sold into the overlordship of Charlwood manor in 1547.<sup>35</sup> From then the Erbridge property matters were dealt with at either the Charlwood court<sup>36</sup> or at the capital messuage of the manor of Lodge,<sup>37</sup> ie Horley Lodge (fig 1, TQ 2780 4590).

A block of approximately 100 acres of the demesne of the manor of Lodge, which surrounded and included the capital messuage, was also an Erbridge member and thus held of Charlwood after the Dissolution. From a Charlwood court roll dated 21 July 1791 this demesne also included an isolated field 'called North Field containing about 7 acres abutting south on Salversland lying within this manor'.<sup>38</sup> With the knowledge that Salvers was a local corruption of Salfords and

28 Crocker & Crocker 1981, 3.

29 *Surrey taxation returns*, 42.

30 Saaler 1991/2, 23.

31 SHC: 371/2/5/1; Hooper 1945, 198 and 207.

32 ERO: D/D4 565/22 This contrasts with the rent of 6s 2d 'issuing out of Salfords' and paid to Robert Burstowe, Lord of the manor of Lodge, in 1535 (RP: First Fruits Office).

33 SoRO: DD/HY Box 27; PRO: SC2 204/66 and 67; CLC: Eccl. 1/23-4 to 1/23-39.

34 Ellaby, forthcoming.

35 Manning & Bray, 2, 199.

36 CS: Court Rolls.

37 ERO: D/D4 565/22; Shove 1884, *passim*.

38 Shove 1884, 145.

that it was held of Charlwood as previously discussed, then North Field provides a reference point for its location. On the tithe map a North Field (Plot 646, fig 1) of approximately 6 acres abuts south on a block of land which hitherto remained a blank on any local historian's 'manorial' map of Horley parish. It is then with some confidence that this block may be identified with the ancient freehold of the Priory called **Salfords**.

The bounds of Salfords are set on the north by North Field and the adjacent Bushfield Shaw (Plot 645, fig 1: North Field was stated explicitly in the 1791 document to abut Salfords on the south only); to the west by Sharps and copyhold lands of Reigate manor held in 1623 by Robert Woodman,<sup>39</sup> to the south by the Salfords stream and the lands of Dean Farm, part of Banstead manor,<sup>40</sup> and to the east by lands of Horley manor in 1812.<sup>41</sup> From the tithe apportionment the total accountable area is approximately 78 acres with about 11 acres, by estimation, lost to the London to Brighton railway, giving a total area of around 89 acres. Salfords, together with North Field, lies close to Petridgewood Common and spans the watershed between two streams. It would seem probable therefore that this originally Merstham land was the swine pasture of that manor at *pedan hrycg* (Peda's ridge = Petridge) mentioned in the authentic Merstham charter of AD 947.<sup>42</sup>

In the early 13th century a farmstead was built on Salfords (fig 1, TQ 2840 4740) only to be abandoned towards the middle of the 14th century.<sup>43</sup> While it has not been possible to identify the occupiers it is likely that the tenants were members of the local de Salford family and it was from them that the name of the land derives. The suggested wealth of Richard and Phillip de Salford who, in 1332, were assessed for tax in Reigate at the relatively high rates of 2s 8d and 3s 2½d respectively,<sup>44</sup> tempts further speculation that it was also a member of this family that made the original grant of Salfords to the Priory, a date for which however is unknown. From the 1575 document above it is clear that another house was built at some time after the abandonment and on a different site, clearly to be abandoned again before 1766 when no mention of a house is made on the auction lot. It can only be a guess that this house stood on the site of a barn depicted on the tithe map (fig 1, TQ 2850 4710) and situated beside the old track that crosses the land.<sup>45</sup>

The 89 acres of Salfords falls short of the '97 acres or thereabouts' for Allen's Farm of 1766. The remaining 8 acres should attach to a piece of land called **Potland** and this must surely be the 8a 0r 28p of Bushfield Shaw (Plot 645, fig 1). Significantly this coppice was the site of a late 13th century pottery kiln that was excavated in 1974.<sup>46</sup> Presumably the land was granted to the Priory out of Reigate manor, possibly at the foundation, and if so was no doubt let to the potters by the prior for much needed revenue.

Allen's Farm thus comprised the Priory properties called Salfords and Potland but it remains to trace the origin of the 1766 name for the land. It can only be presumed that around that time it was let to one Stephen Allen who married the daughter of Richard Rose, the tenant of neighbouring Salfords Farm and who, in 1779, was himself admitted as the copyholder of that property.<sup>47</sup>

## Epilogue

The author is painfully aware that there may exist further documentation that would help to fill the gaps in knowledge that have appeared as a result of this article. Accepting however that any local history can never be complete, the writer has proceeded little further than defining, with, it

39 SHC: 371/2/5/1.

40 BL: Add MS 36307/4.

41 SHC: CC 700/1.

42 BCS 820; Rumble 1970/1, 7; Blair 1991, 182 n 62.

43 Ellaby 1984 (when the farmstead was wrongly attributed to Sharps).

44 *Surrey taxation returns*, 39.

45 Ellaby 1982b.

46 Turner 1974.

47 Shove 1884, 139.

is hoped, a fair degree of precision, the boundaries and identities of the Priory's properties in Horley, the object of this paper.

It is then fortuitous that the research has revealed to the local historian features of the landscape of equal or greater interest than 300 acres of marginal land granted to a small religious house. The possible fulling mill at Mylwards (Dairyhouse Farm) augments the known industrial uses of the Salfords stream with its cereal mills at Lodge (TQ 2750 4625) and Salfords Farm (TQ 2815 4675), while the long-lost field name, Potland, recalls the medieval pottery industry at Bushfield Shaw. Perhaps of most interest is the probable location of a specific pre-Conquest swine pasture, *pedan hrycg*, attached to Merstham in 947 and parts at least of the dennis belonging to Beddington, Coulsdon and Reigate (*Cherchefelle*).

#### ACKNOWLEDGEMENTS

I am grateful to the Surrey History Service and the staff of the Public Record Office and to Jean Shelley and Audrey Ward for leading me to transcriptions and translations of documents held by The Charlwood Society and Reigate Priory. Os Brown guided me to material held by Horley Local History Society while Mary Saaler and Bill Killick very kindly provided me with their own translations of Merstham and Horley documents carried out during research into matters quite unrelated to the subject of this paper. Finally I am indebted to Peter Finch with whom I have struggled for many years over the problems of land ownership on the Horley-Nutfield boundary. Needless to say this paper could never have been realized without the great deal of discussion and correspondence with all concerned. However, if there are errors of fact or interpretation in this article they are of course my own responsibility. David Williams kindly prepared the map from my working drawings.

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