

Heritage Assessment 2 Manor Farm  
Cottages Atch Lench Worcestershire  
WR11 4SW

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## 1 Introduction

### 1.1 The Consultants

**Rock Davidson Associates.**

Consultants: **Louisa Davidson** MA [Dist] HistEnvCons BA(Hons) **IHBC** and **Jacob Rock** MA PGDip[Dist] HistEnvCons PGCE

### 1.2 The Client

### 1.3 Background Heritage Statements and Assessments of Significance

Heritage statements/assessments should ideally be prepared by an appropriate professional with the necessary expertise to properly assess the heritage asset and its significance. For buildings or sites of high significance [e.g. for nationally designated heritage assets/listed buildings] it is recommended that the statement be prepared by an architectural historian, an accredited conservation architect, accredited heritage consultants or qualified archaeologist. It is required under legislation National Planning Policy Framework 2019 [NPPF] in England that an understanding of the history and fabric of a building, and what makes it special architecturally, historically, its exterior elevations and its setting, this includes the interiors, including historic fixtures and fittings, is necessary when making changes. NPPF 2019 policy paragraph 189 states “assets assessed using appropriate expertise”

Proposals affecting heritage assets

*189. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.*

The British Standards BS 7913 guide to ‘The Conservation of Historic Buildings’ recommends “using competent qualified experts in the field of conservation when assessing significance” IHBC credentials and post-nominal letters are recognised as appropriate validation. This report will enable the LPA to fully understand how any proposed changes will impact on the significance of this listed building.

“Analysis would generally be undertaken by a suitably qualified specialist, expert in an appropriate branch of conservation, architectural history, garden history and/or archaeology, or, in more complex circumstances, group of specialists, who can describe significance in a way which is acceptable to the local planning authority and which therefore assists a successful application.” Ref HE Statements of Heritage Significance: Analysing Significance in Heritage Assets October 2019



## 1.4 Methodology

This is a desk and web based assessment using books, and appropriate websites. Worcestershire Archaeology HER was consulted and the HER report WSM29186 is in the Appendix. This assessment has been commissioned to help inform the LPA on a proposal but is not an analysis of any proposed new works or the impact. A Schedule of works and Impact Assessment should be carried out taking into account the findings from this heritage report. This report does include some assessment of significance of the heritage asset and its surroundings and analysis of the historic fabric as found and could be seen on 23<sup>rd</sup> April 2021 'As the level of detail in a statement of heritage significance should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance, such statements will differ in length and treatment. The approach should therefore be proportionate according to circumstances'.

There was one site visit made on 23<sup>rd</sup> April to access and take photographs, equivalent to a Level 2 - 3 Building Recording, [Ref *Understanding Historic Buildings A Guide to Good Recording Practice Historic England May 2016*]

<https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/>

**KEY to Significance Levels-** With reference to Statements of Heritage Significance: Analysing Significance in Heritage Assets October 2019 AND A significance level has been added for guidance based on Conservation Principles, English Heritage, 2008 p72

<b>HIGH</b>	Elements and elevations are historically and architecturally significant
<b>MEDIUM</b>	Elements and elevations are later additions but some may have historical, architectural, community significance
<b>UNKNOWN</b>	Further Analysis may be needed
<b>LOW</b>	These elements /elevations are low and or have a negative impact to the historic fabric.

## 1.5 Limitations

Limited access to the roof of the main house. No access to No1 Manor Cottage. No access to WRO

## 1.6 Copyright

Rock Davidson Associates shall retain full copyright of any commissioned reports, tender documents or other project documents, under the Copyright, Designs and Patents Act 1988 with all rights reserved; excepting that it hereby provides permission to the client and the Council for the use of the report by the client and the Council relating to any planning matters and to use the documentation for their statutory functions and to provide copies of it to third parties as an incidental to such functions. This document has been prepared for the stated purpose in accordance with the Agreement under which our services were commissioned and should not be used for any other purpose without the prior written consent of RDA. No Liability to third parties is accepted for advice and statements made in this report. The facts contained within are written to the best of our knowledge with resources available. RDA reports are deposited with the local HER and Archaeology Data Base Library. All photographs by RDA unless otherwise stated.

## 2 The Site & Constraints

### 1 and 2 Manor Farm Cottages Atch Lench Worcestershire WR11 4SW



1 and 2 Manor Farm Cottages Atch Lench Worcestershire WR11 4SW

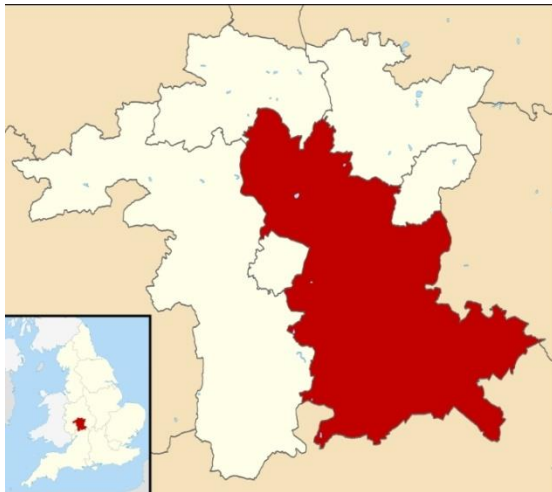
### 2.1 Location

**Name:** 1 and 2 Manor Farm Cottages Atch Lench Worcestershire WR11 4SW

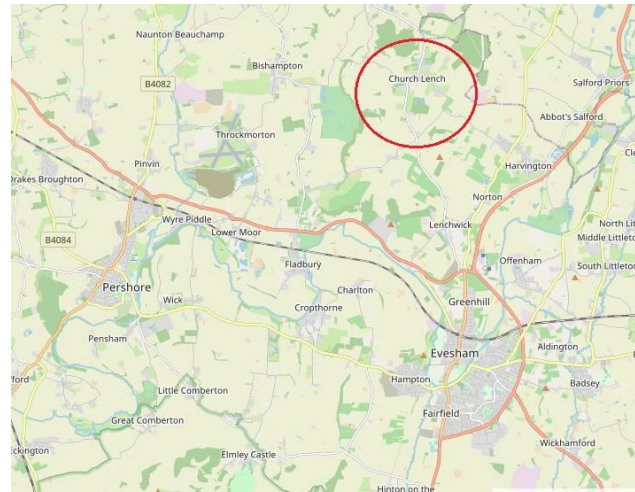
**Designation:** Grade II Listed

**Atch Lench Conservation Area**

**LPA :** Wychavon District Council Worcestershire



**Wychavon District Council Worcestershire**



**The Lenches Location Map**

The parish of Church Lench is made up of the village of Church Lench itself, and three hamlets: Ab Lench, Atch Lench and Sheriffs Lench. Church Lench was mentioned in the domesday book.

The parish of South Lenches comprises four distinct settlements – the village of Church Lench and the hamlets of Ab Lench, Atch Lench and Sheriffs Lench. The settlements stand on a ridge which forms the northern boundary of the Vale of Evesham surrounded by farmland, woodland and orchards. The parish has approximately 309 dwellings and a population of about 600.

Church Lench has been in existence for more than one thousand years and is mentioned in the Domesday Book. The settlements of that time belonged to the Great Abbey of Evesham and All Saints Church in the village has origins dating back to Saxon and Norman times.

Church Lench has several important facilities including the Church, a Church of England First School, Lenches Pre-School, a Village Hall (completed in 2007), a sports field, tennis courts, a children’s playground and a social club, i.e., the Lenches Club.

<https://www.southlenchesparishcouncil.org/your-council/about-the-south-lenches/>

The villages in the South Lenches Parish are officially situated in what is defined in the County Landscape Character Assessment as a ‘Timberland Plateau Area’. Such an area is defined as follows: “The settlement pattern is a variable one of dispersed farms and hamlets with occasional villages or wayside cottages”. Official Landscape guidelines for such an area say it is important to “maintain the characteristic dispersed settlement pattern, avoiding the formation of pronounced settlement nuclei”. All of the villages have a predominantly linear settlement pattern with dwellings running along the main roads through the villages. In Church Lench, the main ‘settlement nucleus’ is the centre of the village around the Conservation Area, including The Croft. Linear development is predominantly along Evesham Road, Ab Lench Road, Low Road and Atch Lench Road. Atch Lench, Ab Lench and Sherriff’s Lench are all linear developments. Ref

<https://www.southlenchesparishcouncil.org/>

## 2.2 Planning Search

### 1 and 2 Manor Farm Cottages Atch Lench Worcestershire WR11 4SW

RDA carried out an online planning search for 1 and 2 Manor Farm Cottages . One application was found for alterations to windows as part of repairs after fire in 1983 83/00328 and W/10/00742/LB to match existing although in the owners archive there is reference to planning permission 1989 Planning refused for new house beside 2 Manor Cottage, and building regulation consent granted for improvements in 1967

## 2.3 Background to Listed Building Consent and the NPPF

Since the introduction of Planning Policy Statement 5 (PPS5): Planning and the Historic Environment in March 2010, any application affecting heritage assets needs to include an assessment of the significance of the asset and its setting. This is now outlined in the National Planning Policy Framework with para.189 of particular relevance.

Listed building consent is required for all alterations to listed buildings and their interiors irrespective of their grade or category of listing. It is also required for alterations to any object or structures which lies within the grounds of curtilage of a listed building and which was constructed before 1 July 1948. This may be taken to include Garden walls, sundials, dovecotes and other such objects and structures as well as buildings, which are ancillary to the principal building, not separated from it, and were so at the time of listing. Listing celebrates a building's special architectural and historic interest, it is under the consideration of the planning system, so that it can be protected for future generations. The older a building is, the more likely it is to be listed. All buildings built before 1700 which survive in anything like their original condition are listed, as are most of those built between 1700 and 1840. Particularly careful selection is required for buildings from the period after 1945. Usually a building must be over 30 years old to be eligible for listing.

Categories of listed buildings:

Grade I buildings are of exceptional interest, (2.5% of listed buildings)

Grade II\* buildings are particularly important buildings of more than special interest; (\*5.5% of listed buildings)

Grade II buildings are of special interest; (92% of all listed buildings), the most likely grade of listing for a home owner.

Listing covers a whole building, including the interior, unless parts of it are specifically excluded in the list description. It can also cover other attached structures and fixtures, later extensions or additions and Pre-1948 buildings on land attached to the building. (In the planning system, the term 'curtilage' is used to describe this attached land.)

Because all listed buildings are different and unique, what is actually covered by a listing can vary quite widely. [Historic England]

It is a common misconception that only the exterior of a building is protected; the protection extends to both the interior and exterior of the property. Protection also extends to curtilage-listed

buildings or structures. The List description itself is only a guide. “The entry in the statutory list contains a description of each building to aid identification. This can be just a description of the building and its features, but more modern entries will set out a summary of the assessment of special interest in the building at the time of designation. However, descriptions are not a comprehensive or exclusive record of the special interest or significance of the building and the amount of information in the description varies considerably.”

[Reference <https://historicengland.org.uk/advice/hpg/has/listed-buildings/> ]

Section 66 Planning Listed Buildings and Conservation Areas Act 1990 England imposes “ a general duty as respects listed buildings in exercise of planning functions” and “ in considering whether to grant permission for development which affects a listed building or its setting, the LPA or, as the case may be the Secretary of State shall have special regard to the desirability of preserving the building or setting or any features of special architectural or historic interest which it possesses” It is against the law to make changes to a listed building without listed building consent .

In determining applications, LPAs should require an applicant to describe the significance of any heritage assets including any contribution made by their setting, but this should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance (ref. paragraph 189). Paragraph 192 requires LPAs to take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities, including their economic viability; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 193 requires great weight to be given to the conservation of heritage assets. For heritage policy, ‘conservation’ means “The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.” (ref. Glossary at Annex 2) Paragraph 196 goes on to say that “Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”

## 2.4 The Sites Listed Building Description

### **1 and 2 Manor Farm Cottages Atch Lench Worcestershire WR11 4SW**

List Entry Number: 117968 Date first listed: 30-Jul-1959

Date of most recent amendment: 28-Jun-1985

Statutory Address: MANOR FARM COTTAGES, 1 AND 2

County: Worcestershire District: Wychavon (District Authority)



RDA Heritage Assessment 2 Manor Farm Cottages Atch Lench Worcestershire WR11 4SW

Parish: Church Lench National Grid Reference: SP 03298 50836

Manor Farm Cottages (Nos 1 & 2) [formerly listed as Cottage 30.7.59 95 yards NWN of Baptist Chapel on S side of road]

GV II

House, now two houses. C15 with C16 alterations, restored following fire in 1983. Timber-frame with rendered infill on lias plinth, thatched roof. Three framed bays aligned east/west, stack at west end of east bay with two diamond- plan brick shafts. One storey with attic lit by three eyebrow dormers; three 2-light casements to ground floor; entrances to right and left approached by steps have C20 ledged doors. Framing: variety of large and small square panels, cruck truss in east gable, west gable weatherboarded. (Medieval Archaeology, Vol 28 (1984), p 222).

Listing NGR: SP0329850836

Sources : Books and journals 'Medieval Archaeology' in Medieval Archaeology, , Vol. 28, (1984), 222

<https://historicengland.org.uk/listing/the-list/list-entry/1179684>



Ordnance Survey Licence number 100024900.

“52 ATCH LENCH (SP 0334 5083). B. Watson reports that a survey of Manor Farm Cottages after their destruction by fire in 1983 revealed that the building had originally been a four-bay medieval hall, supported by five pairs of symmetrical cruck blades. The hall is thought to have been erected before 1450”. Ref p222 Medieval Archeology 1984 SUSAN M. YOUNGS, JOHN CLARK AND T. B. BARRY [See Appendices] RDA Note: B Watson may have drawn the plan and West elevation in the Appendices. Signed Bruce. Bruce Watson is an archaeologist who did some work in Worcestershire in the 1980s. HER do not have a copy of this survey.

## 2.5 Neighbouring Listed Buildings



The Manor House, The Sett, Long Close and The Baptist Church are all neighbouring Listed Buildings

RDA Note: The Manor House C18 was the main house for Manor Farm in the C18 and C19. It was sold in 1960s and a bungalow built in 1970. Barn End was also sold and converted. Manor Farm Cottages were part of this farmstead, No 2 still being in the ownership of Manor Farm. Manor Farm itself has lost the majority of its farm buildings including a threshing barn in the 1960s[Historic Photos] but still retains a C18/C19 Open Cowshed/Shelter Shed and part of a Granary building.



Rear of Manor House view from roadside



Former Foldyard/Court Yard Manor Farm

## 2.6 Conservation Area

Atch Lench Conservation Area Wychavon District

## 3 Setting and Vistas

### 3.1 Historical Background –The Lenches

The Village of Church Lench and hamlets have a fine elevated position on the brow of the Lench Hills.

#### Atch Lench

Until the dissolution of the monasteries in 1539, Atch Lench Manor belonged to Evesham Abbey. In 1542 Henry VIII granted the manor to the Dean and Chapter of Westminster.

In 1553 Queen Mary re-founded the Abbey of Westminster re-endowing it with the Manor of Atch Lench and other lands. In 1559 the Westminster Abbey was dissolved under Queen Elizabeth I and the manor was returned to the Dean and Chapter of Westminster.

During the Commonwealth the lands were sequestrated and sold in 1652 to Sir Cheney Culpepper of Hollingbourne Kent. After the Restoration (1660) the lands were returned to the Dean and Chapter of Westminster.

By 1770 Heming Bomford was the major copyhold tenant (holding his land by copy of the Court Roll). In 1828 at Heming Bomford's death, his sons, Joseph, Thomas and Benjamin became joint tenants of their fathers lands (living at Manor Farm, Court Farm and Firs Farm respectively). In the 1860s as the Dean and Chapter of Westminster ceased to be the Lords of the Manor, the Bomfords enfranchised their Farms and less than 20 years later sold them to the Ecclesiastical Commissioners. Some of the Bomford family continued to occupy the land as tenants.

<https://www.thelenches.org.uk/history-of-the-lenches.html>

'The Buildings of England' the updated Pevsner series Worcestershire describes Atch Lench as:-

"Three outlying hamlets also display some timber framing, the best at ATCH LENCH, 2/3m ESE. Here a good group of thatched cottages, the largest two containing C15-C16 crucks: at MANOR FARM COTTAGES, S side, originally separate cottages, with later infill, one spindly pair can be seen in the W gable-end, at the other N side, crucks are only visible inside. A smaller cottage has a massive W gable stack, of Lias. Further E, opposite the brick C18-C19 MANOR HOUSE a former BAPTIST CHAPEL of 1829. Red Brick, the gabled S entrance front with two tiers of segment-headed windows and round arched doorway.....survived conversion to a house 2005-6

[Ref 'The Buildings of England' Worcestershire Pevsner/Brooks 2008]



### 3.2 Current Setting Photographic Views



West End Gable View Manor Farm Cott



Manor Barn / Manor Farm Cottages/The Sett



Long Close Cottage



Manor Barn



View Opposite Manor Farm Cottages The Hollins and Willow Cottage



Rear view of Manor House seen from Road

## 4 Assessment 2 Manor Farm Cottage

### 4.1 Scope of Assessment

This report contains an analysis of the significance of the history and character of the building known as **2 Manor Farm Cottages Atch Lench Worcestershire WR11 4SW**

Any justification for proposed works and their impact on the special character of this listed building or structure and its setting could be issued as a separate document but should be read in conjunction and always with reference to this Assessment.

### 4.2 Map Regression

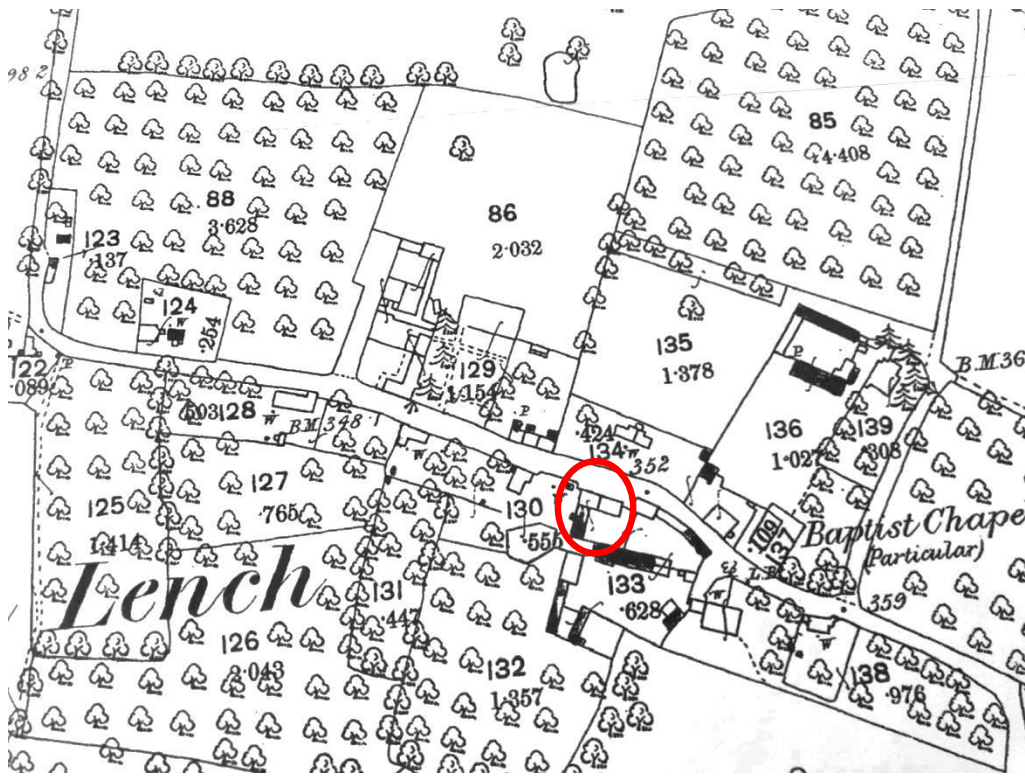
An analysis of historic mapping and available historical photographs [See Section 4.4] was carried out by RDA. Earliest map found [access to the WRO not possible] was the 1840 Enclosure Map/Tithe: Plots 62 Henley Close, 63, 64, 65, 66 House, Cottage and Gardens, {Manor Farm Cottages} 67 Orchard. Bomford Heming Late Roberts Copyhold. Most of the Fields /Plots were Heming Bomford. Plot 64 is Manor House. By the 1<sup>st</sup> and 2<sup>nd</sup> Edition OS map 1886 1904 there are more farm buildings depicted in the farmyard. The OS map of 1971 shows the alterations of the farm yard, a bungalow built for Manor Farm, opposite Manor Farm Cottages Atch Lench Cottages have been built. Satellite Image shows additional modern barns to farm yard.

#### Extracts from Maps

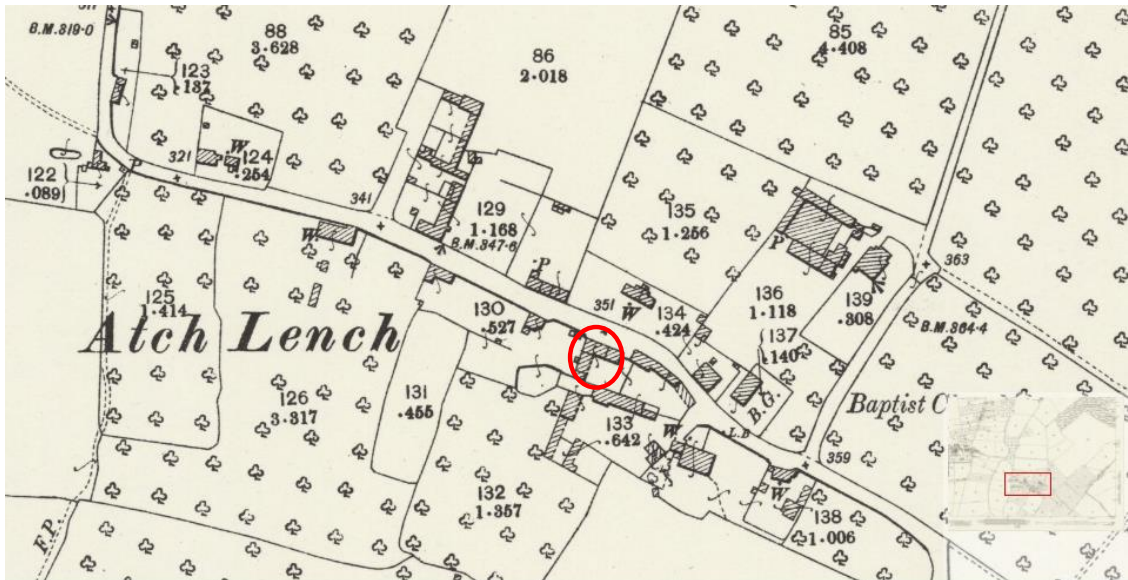


1840 Map copied from 1812 Map William Womack Parish of Church Lench

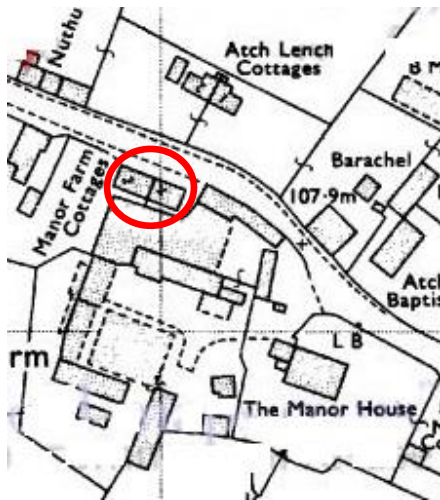




1<sup>st</sup> Edition 1886 OS map Worcs XXXV



Revised 1903 Worcs XXXV, 15 Church Lench Harvington Courtesy NLS



OS 1971 Extract



2021 Satellite Image

### 4.3 Historical research

A brief historical analysis of past owners and events was carried out by RDA via a desk based internet search and from the owners own archives. Some photographs were donated by neighbours. RDA also carried out a National Archive of Historical Newspapers search. [BNA]

#### Chronological List

1542 Lands owned by Dean Chapter of Westminster

1770 Hemming Bomford – sons inherited Manor Farm/ Court Farm and Firs Farm

1828 Hemming Bomford Sons inherit

1840 Plots on Parish Map Copyhold Hemming Bomfords

1851 Census Manor Farm Joseph Bomford Thomas Bomford Farmer 216 Acres

1851 Census Manor Farm Cottages tenants Molly Day and Sammy Willis

1860s Bomfords ceased to be Lords of the Manor but some Bomfords continued to occupy land as tenants.

1880s Land sold to ecclesiastical Commissioners

1962 Manor Farm Auction July 18<sup>th</sup> 1962 Northwick Arms Hotel Evesham, Georgian Farmhouse; Hall, Lounge, Dining Room, Kitchen, Dairy, Office 6 Bedrooms, Bathroom, Farm Buildings, cattle yards with tying for 33, Barns, Stable, modern Dutch Barn and Sheep dipping treatment, Poultry houses, X3 Cottages. Farm arranged around X2 yards, brick and weathered boarded Barn under tiled roof, x2 enclosed steel framed implement stores, covered feeding Alley, X2 Cattle Yards, another Barn of brick construction under tiled roof opening directly to roadway adjoining one cattle yard. X4 brick and tiled loose boxes.etc [See PDF Auction 1963 in Appendices] Land 161 Acres. House Gardens and Manor Cottage, Part of Atch Lench Woods. Parcel of Land as site of residential development

permission given in 1959

1962 Manor Farm and Cottages in ownership of Freeman Family [See Auction Appendices]

1967 approx. Freeman Family own Manor Farm House, Farm and Cottages and restored the dilapidated cottages 1 and 2. The cottages were used by family and rented out

1970 Permission granted to build a Bungalow on site and Manor House was sold

1981/2 Manor Barn was converted for Freeman Family. Sold in 2011

1983 Thatch caught fire and roof was destroyed 1 and 2 Manor Farm Cottages. Cottages were rented

2015 No1 Manor Farm Cottage sold

#### 4.4 Historical Photographs & Analysis of Phasing

A search for historical photographs was made within the timescale and scope of this report. Some date from the 19<sup>th</sup> century and some from the personal archive of the owners of No 2 show the changes over time in the 20<sup>th</sup> century to both No 1 and 2. There are some useful aerial photographs courtesy of the village inhabitants.

##### 19<sup>th</sup> Century



**Analysis :** This photograph shows both cottages habitable with x2 roadside entrances. The timber frame is limewashed , the thatch roof has a small dormer to No1 ; the stone wall of the chimney stack is visible protruding like it does today in No2 . No 2 has a ground floor casement window but no upper floor window; the small square fires window\* is visible. The other recess square is the end of the bressumer beam. There is a small thatched building[hovel] in the plot adjacent

\*A fire window is a ventilation hole in the wall also positioned to provide light to the hearth area.





**Analysis:** This postcard late C19 shows both cottages habitable with x2 roadside entrances. The timber frame is limewashed, the thatch roof has a small dormer to No1; the stone wall of the chimney stack is visible protruding like it does today in No2. No 2 has a ground floor casement window but no upper floor window; the small square fire window is visible. End of the bressumer beam also visible. There is a small thatched building[hovel] in the plot adjacent



**Analysis:** West view of cruck end of No 2 with upper window. Small hovel building in foreground. Cottages are limewashed unlike The Sett in the foreground. Brick barn seen beside No1.

Circa 1910-1920 Postcard

Circa 1910-1920 Postcard [Approx dating due to the type of car parked in the distance].

**Analysis :** Manor Farm Cottages now have two dormers in the thatch roof. Black painted timbers. Painted stone work from chimney stack still protruding. The small square fire window is visible. End of the bressumer beam also visible.

Aerial Photo circa 1950-1960

**Analysis:** Aerial View shows rear of Manor Farm Cottages with deteriorated thatch roof and attached wing of a barn [ since demolished See 1960s]. Manor Farm has x2 yards with threshing barn with timber framed gable[ since demolished] attached to Granary. Open Cart/Cowshed still stands



1960s Owners Archive Photographs

**Analysis:** West View with Cruck and Timber Framing. Window to upper floor. Protruding \*garderobe with capped roof to ground floor or possible reduced chimney stack? [since demolished] Barn with tiled roof attached and weather boarded to rear of No 2 cottage [Demolished in circa 1967]

\*Garderobe was sometimes a latrine but also a lockable place/cupboard where items were stored



**Analysis:** West View with Cruck and timber framing Window to upper floor and lower, in stone walling

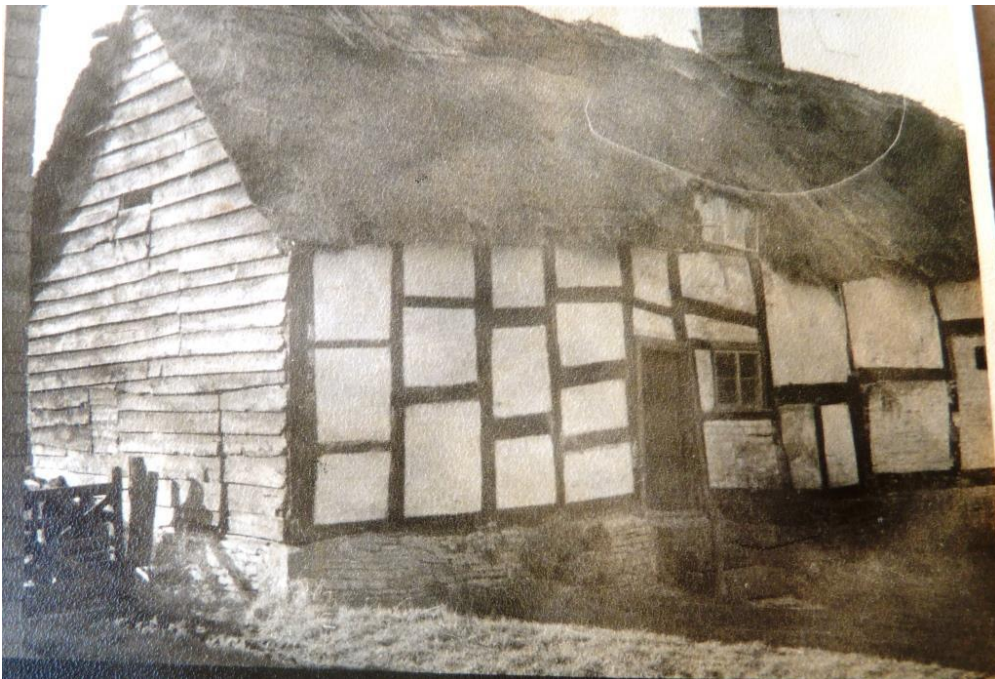


**Analysis:** To rear of the Cottages used as farmyard with cows. Barn attached is shelter shed. Only the middle of the cottages appear habitable with small dormer and 3 light window





**Analysis:** To rear of the Cottages used as farmyard with cows. Only the middle of the cottages appear barely habitable with small dormer and 3 light window. No 1 rear and side is weather boarded on a brick plinth wall.



**Analysis:** East end view of No 1 exposed timber framing; lias stone plinth





**Analysis:** View towards brick barn. Ground floor stone walling in panels and chimney stack with small fire window and end of bressumer beam visible.



**Analysis:** View of No 2 with West end Cruck clearly with stone walling. Wattle & Daub panel above front entrance. Stone panels and wall of chimney stack to lower floor; x1 window ground floor, x1 dormer in thatch.



Circa 1967 building regulation consent granted for improvements in 1967 [See 2.2]



**Analysis:** Weatherboarding removed No 1and timber panels re rendered. Stone walling appears to have also been rendered. Rendering all probably in cement not lime. Weather boarding to end gable repaired or replace; casement window inserted ground floor. Re thatching and two dormers to eaves; new windows. Steps removed and repair to stone lias plinth walling. Entrance doorways appear to remain in same position. Small fire window and end of bressumer beam still remain.



**Analysis:** West end with cruck. Attached barn removed and kitchen extension added; rendered wall with x3 light casement. Stone walling to ground floor seems to have been removed and panelling exposed or timbers added. Plinth wall with sill beam added? New windows to Ground floor and upper in similar position to earlier photos.



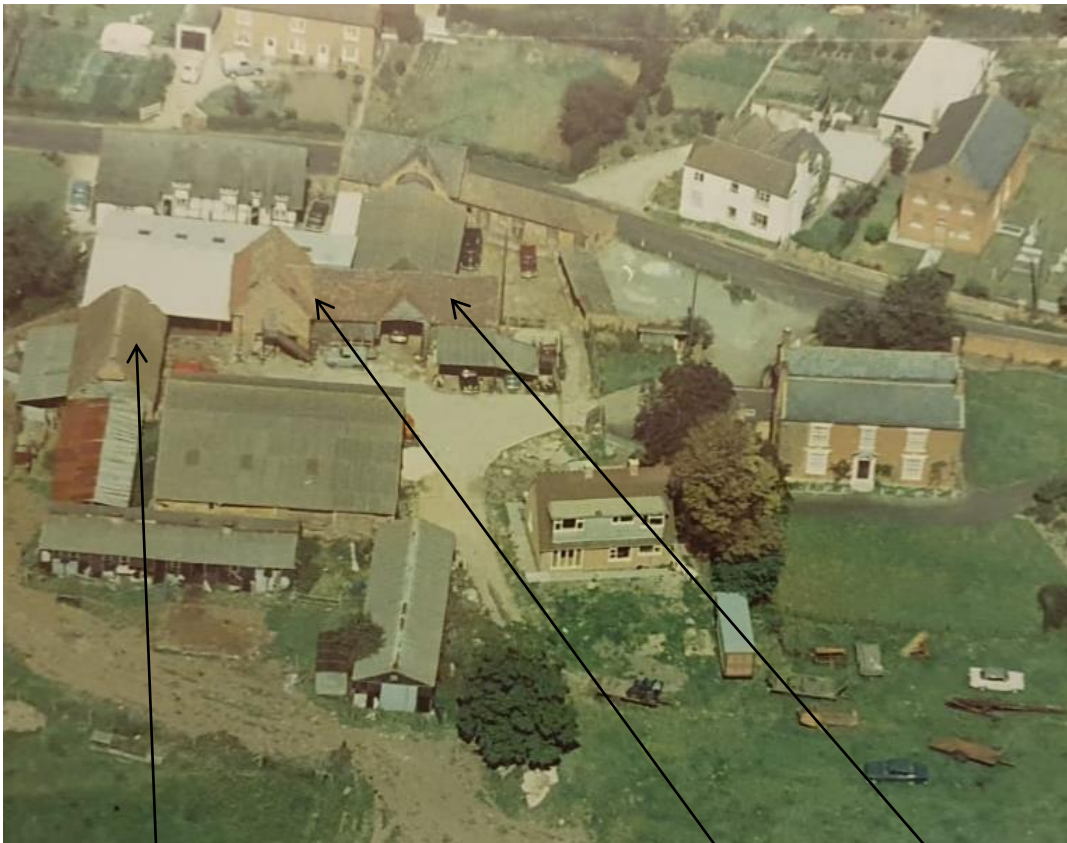
**Analysis:** rear elevations of both cottages. X4 dormers added in roof and re thatching. Weatherboarding removed from rear and timber panelling exposed and filled and rendered. Ground floor windows and doors added. Rear kitchen extension to No 2

Circa 1970. Renovations complete



**Analysis:** Ground floor and side west painted black and white. New Barn in distance to rear.



Circa 1970s Aerial View

**Analysis:** Manor Farm Cottages recent renovations complete. Bungalow built 1970 in farm yard. Manor House to the right New barns behind the cottages. C18 Granary with threshing barn still intact. C18 Cow/shelter shed to end of yard

Circa 1980s Aerial View Village

**Analysis:** Manor Farm and Cottages circled red Analysis: Threshing Barn now demolished. Granary and Cow House still remain

1983 Fire Damage

“Two black and white cottages believed to be among the oldest in Worcestershire were gutted in a mystery New Years Day fire. The fire broke out at 1.30a.m. in a store shed behind the 500 year old Manor Farm cottages standing beside the main village at Atch Lench. It quickly spread to the thatched roofs and it took four fire crews several hours to bring it under control. The alarm was raised by Mrs Margaret Welch who was living in one of the cottages ....the other cottage was tenanted by Mr and Mrs Smith who were visiting friends in Bristol.” The Journal Jan 6<sup>th</sup> 1983



**Analysis:** Fire damage to all of roof. Note the charred Cruck blade apex joint with short king post strut to Cruck blade 4. Cruck Blade 5 intact on side elevation. It is possible to count the Crucks and see the chimney stack in the cross passage. Photograph Courtesy of neighbour in village





**Analysis:** Fire damage to all of roof. Note the charred Cruck blade with king post strut to Cruck blade 4. Cruck Blade 5 intact on side elevation with x2 casement windows. It is possible to count the 5 crucks and see the chimney stack in the cross passage The side wall of kitchen extension survives.



Ref Omnia Manor Farm Cottages Atch Lench 1983 Image Archaeology Data Service

**Analysis:** Front elevations survive with windows. Roof and dormers destroyed. Possible to make out the 5 Cruck blades





Ref Omnia Manor Farm Cottages Atch Lench 1983  
Image Archaeology Data Service

**Analysis:** Cruck blades charred 1-3 view from east end. Weatherboarding survived with x2 casement windows



Ref Omnia Manor Farm Cottages Atch Lench 1983  
Image Archaeology Data Service

**Analysis:** Cruck blades No1 charred. Modern blockwork from 1967 renovations visible

#### 1984 Repair and restoration in progress



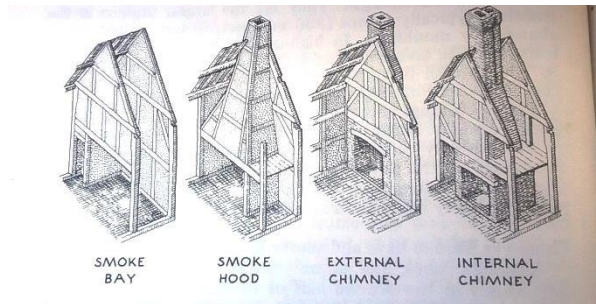
**Analysis:** re thatching the roof but changing the dormers to front elevations

2021 For Comparison

#### 4.5 Phasing Conjecture of Main Buildings

Similar Cruck blades with apex joints with short king posts have been dated to 1335d in Mapledurham Oxfordshire. Also, Phoenix Cottage Stoneleigh Warwickshire was dendro dated to 1480d has a similar end gable cruck blade. These cottages at Atch Lench are believed to be 'true' crucks and could date from as early as the 14<sup>th</sup> century. It might be possible for some dendrochronology to be carried out on this building however the fire damage may make this impossible. It is likely this was originally a small mediaeval hall house that had a chimney stack inserted in the smoke bay or cross passage at a later date during the great re building in the 16<sup>th</sup> century. [See illustration below] The 4 bay cottage probably then became a lobby entrance at the rear and where there is now a void was probably where a winder staircase was located by the side of the stack. [Ref F17 Plans Recording Timber Frame Buildings-Illustrated Glossary Practical Handbook No 5 1996] In the 17<sup>th</sup> century the building was most likely the main farm house with some outbuildings to the rear, including a possible 17<sup>th</sup> century threshing barn [now demolished] In the 18<sup>th</sup> century a bigger grander farm house [Manor House] was built on the site and included the brick buildings of a granary and open cart/cow house [that still exist today] The barn on the roadside is likely to date from the early 19<sup>th</sup> century [converted in the 1980s] and was another addition. The cottages were then probably used by farm labourers in the 19<sup>th</sup> century as evidenced in the 19<sup>th</sup> photographs. In the early 20<sup>th</sup> century they still appear to house tenants/farm workers. In the mid-20<sup>th</sup> century probably after WWII the cottages fell into disrepair and appear to be partly used for livestock, as evidenced in photographs of the time in the 1960s. In 1967 they were restored, unfortunately with a lot of non-traditional materials as was common during this time. After the fire they were again

restored and although traditional materials and methods were beginning to be known about with the conservation movement, again non-traditional materials were used e.g. wood wool panels, hard cement render, Carlite browning plaster, foil backed plaster board etc. This is evident via the Schedule of Works and Builders invoice in the owners archive of 1984 [See Appendices] All timber windows and doors were replaced in 1967, and further like for like replacements were approved in 1984. Surviving features of note are the stone walling to the front elevation on No 2 with the small fire window and end of the bressumer beam of the large inglenook fireplace. All surviving Cruck blades, even though charred in the roof space. The large inglenook fire with large bressumer beam and stone chimney stack. Note: the inserted fire piece constructed from salvaged stone appears to date from the 1960s-1980s and may well have been built from stone removed on the west gable end.



‘The development of chimneys.’ In an medieval hall house there may have been a smoke bay and it had a short bay all to itself, but it is easy to confuse this with a chimney which has been inserted into a pre-existing smoke bay or medieval cross passage.

[Ref Harris Timber Frame Buildings]

*Also See Appendices as Evidence*

Feb 1983 R A Davis Architect Plan and Schedule of Works Manor Farm Cotts Atch Lench

Ground Plan 1983 signed Bruce High Res pdf

Side Elevation 1983 Plan signed Bruce High res pdf

Invoice 1984 materials Morris Builder for Repairs

Simon Holloway Thatcher Schedule of Work Manor Farm Cottages March 1983



## 5. Current Photographic Record and Descriptions Building Recording Level 2-3 2 Manor Farm Cottages Atch Lench Worcestershire WR11 4SW[with Significance Levels]

RDA assessed **2 Manor Farm Cottages Atch Lench Worcestershire WR11 4SW**

to an equivalent of a Level 2-3 Building Recording Photographic Survey with some analysis of the phasing and significant interior details by surveying and using appropriate books and websites. [Ref Historic England Understanding Historic *Buildings A Guide to Good Recording Practice Historic England* May 2016]

A **LEVEL 1** is essentially a basic visual record, supplemented by the minimum of information needed to identify the building's location, age and type. This is the simplest record, and it will not normally be an end in itself, but will be contributory to a wider study. Typically it will be undertaken when the objective is to gather basic information about a large number of buildings – for statistical sampling, for area assessments to identify buildings for planning purposes, and whenever resources are limited and much ground has to be covered in a short time. It may also serve to identify buildings requiring more detailed attention at a later date. Level 1 surveys will generally be of exteriors only, though the interior of a building may sometimes be seen in order to make a superficial inspection and to note significant features.

As any future proposals may affect the interior RDA assessed the Building for significance at an equivalent of a Level 2-3

**LEVEL 2** This is a descriptive record, made in similar circumstances to Level 1 but when more information is needed. It may be made of a building which is judged not to require a more detailed record, or it may serve to gather data for a wider project. Both the exterior and interior of the building will be seen, described and photographed. The examination of the building will produce an analysis of its development and use and the record will include the conclusions reached, but it will not discuss in detail the evidence on which this analysis is based. A plan and sometimes other drawings may be made but the drawn record will normally not be comprehensive and may be tailored to the scope of a wider project

**LEVEL 3** Is an analytical record, and will comprise an introductory description followed by a systematic account of the building's origins, development and use. The record will include an account of the evidence on which the analysis has been based, allowing the validity of the record to be re-examined in detail. It will also include all drawn and photographic records that may be required to illustrate the building's appearance and structure and to support an historical analysis

[Ref HE Understanding Historic *Buildings A Guide to Good Recording Practice Historic England* May 2016]

In order to identify the significance of a place, it is necessary first to understand its fabric, and how and why it has changed over time; and then to consider: who values the place, and why they do so; how those values relate to its fabric; their relative importance; whether associated objects contribute to them; the contribution made by the setting and context of the place; how the place compares with others sharing similar values.[Ref Conservation Principles English Heritage/Historic England p21]

A significance level has been added for guidance based on [Conservation Principles](https://historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/), English Heritage, 2008 p72 <https://historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/>

### KEY to Significance Levels

<b>HIGH</b>	Elements and elevations are historically and architecturally significant
<b>MEDIUM</b>	Elements and elevations are later additions but some may have historical, architectural, community significance
<b>UNKNOWN</b>	Further Analysis may be needed
<b>LOW</b>	These elements /elevations are low and or have a negative impact to the historic fabric.

## 5.1 Exterior Main Building

### Photo North Front Elevations.



#### Front Elevation

**Written Description** NORTH ELEVATIONS [See also List Description Section 2.4]

North/ front elevation; 2 Manor Farm cottage is one of two cottages [Front Elevation and **Photo A**] that were originally one open medieval hall possibly c1450. Timber framed cruck construction, x5 pairs of cruck blades; comprising four bays; number 2 comprised of two bays, one enclosing the smaller smoke bay and the other the larger end bay. Cruck blades are visible within the house and on the end gable. The cottage roof is thatched [re thatched after fire in 1984] with Norfolk Reed with heavy ridge; two diamond shaped brick chimneys are visible above roof line; (**Photo B**) the top 6

courses have been altered [evidence 1984] and both chimneys have two sets of corbels separated by three and four courses; lower courses of brick with thin smaller bricks suggest a much earlier date, possibly C16, (2 inches high by depth 4 inches length 9 inches ) chimneys have brick coggling at roof level; both chimney stacks have slate on top simple openings, to stack. Eyebrow dormer at eaves [altered in 1984] with 2 pairs of replacement 1980s casement windows; set in frame; first floor is of large and small square panels; timbering painted black at ground floor level; although framing appears to be timber and infill at first glance; is in fact stone walling to the front elevation [see photo below] with the small fire window glazed with perspex, and end of the bressumer beam of the large inglenook fireplace; (**Photo C**) this is of cement render over lias stone which has had the frame painted to give the appearance of continuing the timber framing at ground level. Two casement windows set in stonewalling; frame and wall sits on rebuilt liars stone plinth, and rebuilt lias and concrete steps to replacement circa 1960s front door [**Photo A & D**] adjacent to door GF more rendering to a stone wall with horizontal black painted false timber. Above FF infill panels of woodwool cement rendered in 1967.

*In cruck construction , pairs of stout inclined timber members space of intervals along the building collected roof loads by means of ridge and side purlins, and wall plates and transmitted them to the ground or sill. Each cruck truss consisted of the two inclined cruck blades together with one or more horizontal members acting as tie beam or collar. The tie beam normally projected beyond the blades no two to carry wall plates , the collar sometimes projected to help carry the side purlins the yoke in some cases needed to support the ridge purlins. The blades were often sawn from a single tree trunk to make a matching pair, but might be straight or more distinctly elbowed but are usually tapered and slightly curved from base to apex. [Ref Cruck Construction Houses and Cottages of Britain. R W Brunskill]*



Front Elevation shading in RED showing rendered stonework/false painted panels



### A few Photo Details of Exterior Elevations



[Photo A] liars stone and concrete steps to front door



[Photo B] two diamond shaped brick chimneys



Photo C stone walling to the front elevation rendered and protruding/painted black false timbers



[Photo C] End of the bressumer beam and Small fire window opening with Perspex



[Photo D] rendering to stone wall with horizontal black painted false timber. Timber sill probably a replacement

### Significance Levels North Elevations

LEVEL	Elements/ Fabric	REASON
<b>HIGH</b>	<ul style="list-style-type: none"> <li>All main structural elevations are significant.</li> <li>All remaining Cruck frames including charred from fire</li> <li>Original Timber Frame</li> <li>Small fire window opening and end of the bressumer beam</li> <li>Brick Diamond Chimney Stacks</li> <li>Stone walling underneath cement render</li> </ul>	GDII Listed Building Original Architectural features
<b>MEDIUM</b>	<ul style="list-style-type: none"> <li>Thatched Roof 1984</li> <li>New Roof timbers replaced from fire 1984</li> <li>Front door</li> </ul>	Later Phasing Later Phasing Later Phasing
UNKNOWN	<ul style="list-style-type: none"> <li>Painted Black timbers</li> </ul>	Is this low or seen as a fashion?
<b>LOW</b>	<ul style="list-style-type: none"> <li>Woodwool infill panels</li> <li>Cement Render to panels</li> <li>Cement render to Lias Stone walling</li> <li>Poor window replacements</li> <li>fire window glazing with perspex</li> </ul>	Not of Architectural merit Or traditional material

**Photo West End Gable Elevations.**

**[Photo A]** End gable elevation and the cruck blades



**[Photo B]** framing square panels; wood wall cement rendered

\*woodwool panels/slabs were often used in the 1970s-80s and were/are wood fibres then mixed with cement binding agent. They are still manufactured today <https://www.savolit.co.uk/> They are mentioned in the 1984 Builders Invoice in Appendices. As is Wykamol an additive for sand and cement renders

**Written Description WEST ELEVATIONS** [See also List Description Section 2.4]

At the end gable elevation the cruck blades **[Photo A/B]** with collar and framing are visible; collar appears to be half lap joint to cruck blades with ends running beyond blade; spurs to wall plate to front and rear. **[Photo C]** Infill between blades of timber framing of square panels; infill woodwool slabs cement rendered 1967/1984 to sill beam **[Photo B]**, casement window inserted in panel to ground floor **[Photo B]**; photographic evidence suggest that panels have been adapted in 1967/1984 and originally had a casement window to 2<sup>nd</sup> floor and the panels ran to top of GF stone wall although may have run behind wall; right hand cruck blade visible running to sill left now is scarf jointed; timber framing now to ground floor walls; photographic evidence pre 1960s show this was stone walling. Note: *enclosing walls of cruck buildings could have been of any material, earlier cruck frame buildings have wall of earth or turf; Later timber frame walls were used and these have been known replaced by stone or brick which could conceal the timber frame wall and only be cladding to a set of cruck trusses.* No yoke or saddle at apex. **[Photo B]** Cruck is open at eaves, but photographic evidence suggest there was a saddle and short king post as is evident today at the internal truss. Cruck blades are now sitting on sill beam on a DPC; below is a stone lias plinth. **[Photo D]** Outshut of 1967 to rear continues framing and panels with spur and wall plate tying into cruck blade, sitting on sill plate with DPC with cement rendered breeze block plinth **[Photo E]**



## A few Photo Details of Exterior Elevations



[Photo C] spurs to wall plate to front and rear.



[Photo D] sill beam on a DPC/ stone lias plinth



[Photo E] crack blade sitting on sill plate with DPC with cement rendered breeze block plinth of outshut of 1967

**Significance Levels West Elevations**

LEVEL	Elements/ Fabric	REASON
<b>HIGH</b>	<ul style="list-style-type: none"> <li>All main structural elevations are significant.</li> <li>All remaining Cruck frames including charred from fire</li> <li>Original Timber Frame</li> <li>Possible reuse using original fabric in 1967</li> </ul>	GDII Listed Building Original Architectural features
<b>MEDIUM</b>	<ul style="list-style-type: none"> <li>Alterations to timber frame at Ground level in 1967</li> <li>Rebuilding Lias plinth in 1967 reuse of original stone</li> </ul>	Later Phasing
<b>UNKNOWN</b>		
<b>LOW</b>	<ul style="list-style-type: none"> <li>Woodwool infill panels</li> <li>Cement Render to panels</li> <li>Block work Plinth /Cement render on Outshot</li> <li>Expanded foam</li> <li>Poor window replacements</li> </ul>	Not of Architectural merit Or traditional material

**Photo South Rear Elevations.**Rear Elevation **Photo A**

South elevation. (Rear). **(Photo A )** South roof is thatched with heavy ridge; two diamond shaped brick chimneys; the top 6 courses have been replaced and both chimneys have two sets of corbels separated by three and four courses; lower courses of brick thin smaller bricks suggest an earlier date(2 inches high by depth 4 inches length 9 inches )brick cogging at roof level; both chimney stacks have slate on top of simple openings. Eyebrow dormer's at 2nd floor Level. Three dormer's installed in 1967 and reconfigured in shape in 1984;There is a continuous outshut roof to left that runs over small kitchen extension; dormer with 2 light casement window in dormer to right all replaced in 1980s . Dormers changed in 1980s; replaced due to fire timber wall plate runs beneath dormers at eaves. At ground floor level the cottage has a timber stable style; door single light to top and cat flap to bottom; 2 light timber casement window to right side; frame is sitting on stone lias plinth which was rendered in 1967; x2 concrete steps to garden area. Wall frame made up of square panels; photograph of renovations in 1967 show all being equal and regular spacings for infill that were cement rendered. Kitchen outshut of 1967 extension cement rendered block or brick; airbrick; Triple casement window each with X3 lights has timber lintel above; posts visible on either front corners, are sitting on rendered brick plinth.

#### Significance Levels South Elevations

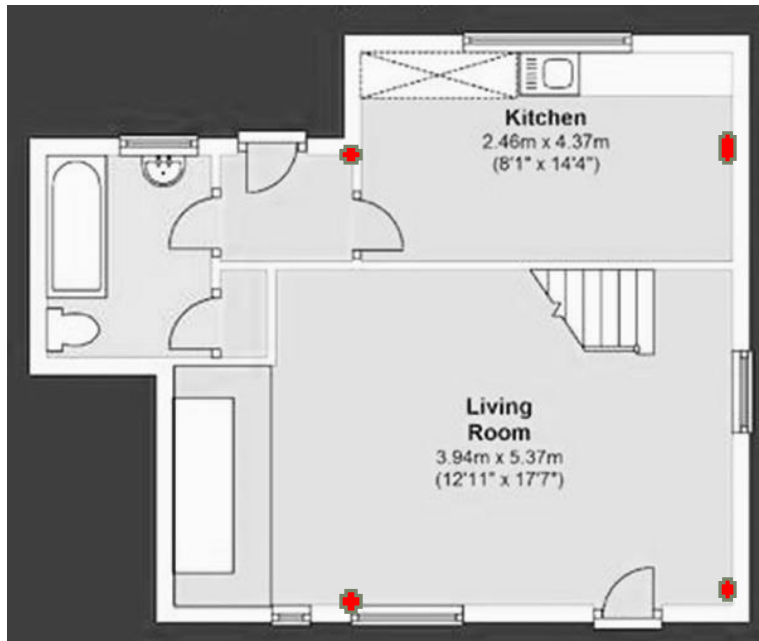
LEVEL	Elements/ Fabric	REASON
<b>HIGH</b>	<ul style="list-style-type: none"> <li>All main structural elevations are significant.</li> <li>All remaining Cruck frames including charred from fire</li> <li>Original Timber Frame</li> <li>Possible reuse using original fabric in 1967</li> </ul>	GDII Listed Building Original Architectural features
<b>MEDIUM</b>	<ul style="list-style-type: none"> <li>Alterations to timber frame at Ground level in 1967 for Kitchen Extension Outshut</li> </ul>	Later Phasing
<b>UNKNOWN</b>		
<b>LOW</b>	<ul style="list-style-type: none"> <li>Woodwool infill panels</li> <li>Cement Render to panels</li> <li>Block work /Cement render on Outshot</li> <li>Use of Expanded foam</li> <li>Poor window replacements</li> <li>Stable Style Rear Door</li> </ul>	Not of Architectural merit Or traditional material



## 5.2 Interior: Main Building and note of significant features

### 5.2.1 GROUND FLOOR:

**Annotated Floor Plan, Rooms Labelled for reference; do not scale off this drawing**



Interior: ground floor room is original 1st Bay; [between Cruck 5 and 4] as described in survey drawing 1983 in Appendices [See red squares] Flooring Cement screed.

There is a bathroom off a rear lobby and a kitchen outshut built in 1967 and restored after fire in 1984 to rear elevation. The living room is to front and is entered via the front door via steps from the road.

Contemporary fittings and doors to bathroom and kitchen. Contemporary timber open tread staircase to First floor

### Ground Floor Written descriptions

Cruck blade visible on front wall in line **[Photo A]** with cruck blade in passageway; **[Photo K]** evidence of mortice hole **[Photo K]**; recessed timber evidence tie beam at ceiling level which has been removed (**Photo B**); cruck blade runs into base of external wall at both sides. The Living Room has stone/brick large inglenook fire place **[Photo B]** in smoke Bay [Cruck 4 and 3 as described in survey drawing 1983 in Appendices] back wall ; stone/side walls bricks. The solid stone and brick all with beam supporting internal chimney and stack above. Front elevation wall of stone 12" thick with casement window to road, either rendered or carlite browning plaster; front wall inside of stone frontage the top section up to ceiling is recessed and has chamfered timber beam with a stop at both ends **[Photo C]** running into cruck blade; rear elevation of living Room is brick **[Photo L]**; rendered or plastered where the contemporary stairs lead to the first floor **[Photo D]**

### Fireplace

Fireplace bressumer beam painted black (12" by 12", length 9' 33"), has chamfer with rolled stops **[Photo E]** sitting on stone [painted black] dressed stone quoins/blocks (12"by 12")with inner edge chamfered; the inglenook has stone fireplace insert within it is of possible 20th century origin **[Photo F]** with stone shelves either side, Note: relationship of elements to original inglenook would need to be reviewed before any changes are made. This Lias Stone Fireplace insert sits within inglenook, set on stone flags. To right hand side of inglenook just above midway point there is a brick opening with relieving arch to what might have been bread oven. **[Photo G]** Left hand side of this is a square opening with stone shelf which could have been a salt or spice cupboard; **[Photo H]** dressed stonework to the back of left side, evidence of relieving arch possibly suggesting oven **[Photo I]**;

Bressumer beam supported in stone wall and can be seen from outside. The inglenook has often been called 'a room within a room'. [Ref Brunskill] To one side of the inglenook is the front wall of the house with a little fire window, glazed [Perspex] to front elevation which some suggest was to illuminate the inglenook during daytime. [Photo A] There would often be a seat within the inglenook and the floor in the inglenook consisted of an extended hearth stone, the recess in the wall acted as keeping holes for the candles or with a wooden cupboard door as the spice cupboard where salt and spices could be kept safe and dry. [Ref Brunskill] There are other blocked opening to ovens on either side of inglenook here as well as recesses suggesting had many uses and adaptations (phasing) [Photo G H I]

### Gable End Wall and Ceiling

The gable end, also 12" depth, has replacement casement window, this wall appears to be solid, possibly suggesting all masonry; this wall is lined either with wood wool rendered or plaster boarded. Central ceiling beam running lengthways [end to end] painted black, surface has been patched up with plaster and is friable [Photo J]; evidence of partial chamfer to S edge and N edge to East side a metal strap holds beam to end wall; to front side a metre section has been removed [Photo J]; ceiling is uneven so could suggest repairs over lath and plaster; further assessment needed, other side has timbering and cruck blade will need further investigation internally; floor carpeted with polished concrete underneath

### A few Photo Details of Interior Ground Floor



Photo A



Photo B



Photo C



Photo D



Photo E



Photo F



Photo G



Photo H





Photo I



Photo J



Photo K Cruck Blade



Photo L Brick Wall kitchen

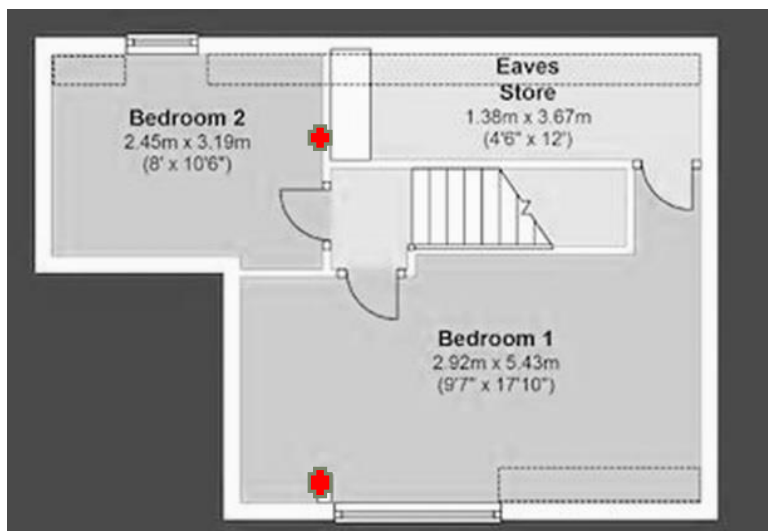
[References Brunskill R W, Traditional Buildings of Britain pg 81,112, 115]

## Significance Levels GF

LEVEL	Elements/ Fabric	REASON
<b>HIGH</b>	<ul style="list-style-type: none"> <li>All main structural elevations are significant.</li> <li>Cruck blades</li> <li>Original Timber Frame/chamfered beams</li> <li>Bressumer Beam Fireplace</li> <li>Inglenook Fire Surround &amp; Timber Shelf</li> <li>Closed Openings of former bread ovens</li> <li>Recess that may have been Spice Cupboard</li> <li>Fire window</li> </ul>	GDII Listed Building Original Architectural features
<b>MEDIUM</b>	<ul style="list-style-type: none"> <li>Brick wall to rear of Kitchen</li> </ul>	Later Phasing
<b>UNKNOWN</b>	<ul style="list-style-type: none"> <li>Underneath the internal wall linings[would need opening up]</li> <li>Inserted Fire piece [probably C20]</li> <li>Ceiling [could be lath&amp; plaster]</li> <li>Void to right hand of chimney stack could have housed a staircase</li> </ul>	
<b>LOW</b>	<ul style="list-style-type: none"> <li>Render to Walls [ removal may cause damage]</li> <li>Plaster board to ceiling</li> <li>Cement screed floor</li> <li>C20 Timber staircase</li> <li>C20 Replacement timber windows</li> </ul>	Not of Architectural merit Or traditional material

## 5.2.2 FIRST FLOOR

Annotated Floor Plan, Rooms Labelled for reference; do not scale off this drawing

**First Floor:**

Approached via C20 open tread timber staircase. Small landing with C20 doors to two bedrooms. Bedroom 1 has door to Eaves store. RED squares indicate Cruck Blades

**First Floor Written descriptions:** Stair leading to 1st floor; C20 timber stairs; single flight sitting on partition brick wall of back of kitchen; landing has floor of mixed pine boards wide [10 inch] ; stud wall with wallpapered panels infill [could be lath & plaster] to rear of random posts painted black, nailed. **(Photo A)** x2 oak purlins renewed after 1983 fire**[Photo B]** ; from landing C20 door leads to bedroom 2 within Bay 3 and 4 which has a timber C20 casement to rear and continuation of replacement 1980s purlin at ceiling; sitting upon upper cruck blade with collar tie,**(Photo C & F)** all painted black running to floor level. Sidewall to fire space is breeze block and party wall is also block. **Front room bedroom 1** has painted glazed lights over stairwell **[Photo A]** , set in painted black timber frame, plasterboard ceiling and eaves; **[Photo D]** main bedroom 1 cruck blade visible with collar**(Photo F & G)**; Front wall with timber framing exposed **[Photo E]** C20 door to storage space under eaves above kitchen below **[Photo H]** All upper floor of pine boarding in poor condition.

#### A few Photo Details of Interior First Floor



Photo A

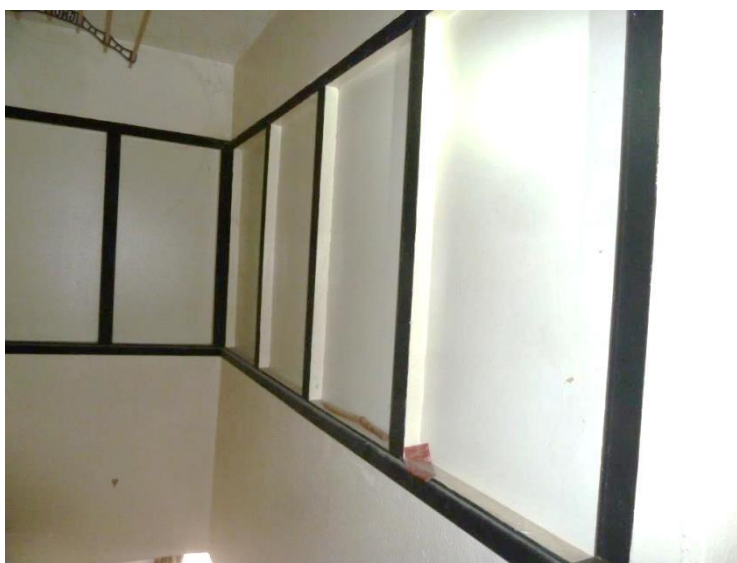


Photo A Painted white glazed panels



Photo B Renewed Purlin



Photo C Cruck Blade



Photo D





Photo E



Photo F Cruck Black 2m metre pole



Photo G Cruck Blade



Photo H Eaves Storage

## Significance Levels FF

LEVEL	Elements/ Fabric	REASON
<b>HIGH</b>	<ul style="list-style-type: none"> <li>All main structural elevations are significant.</li> <li>Cruck blades</li> <li>Original Timber Frame/chamfered beams</li> </ul>	GDII Listed Building Original Architectural features
<b>MEDIUM</b>	<ul style="list-style-type: none"> <li>Stud wall on top of brick wall of Kitchen</li> <li>Replaced Purlins from 1983 Fire</li> <li>Pine Floorboards [could be replacements after fire and now in poor condition]</li> </ul>	Later Phasing
UNKNOWN	<ul style="list-style-type: none"> <li>Stud wall on stairwell [could be lath &amp; plaster]</li> <li>Void to right hand of chimney stack could have housed a staircase</li> </ul>	
<b>LOW</b>	<ul style="list-style-type: none"> <li>C20 Timber staircase</li> <li>C20 Doors</li> <li>Glazing around stairwell</li> <li>C20 Replacement timber windows</li> </ul>	Not of Architectural merit Or traditional material

## 5.2.3 ROOF

**Written description:** The majority of roof timbers/rafters including purlins were replaced after the 1983 fire; roof lined with bitumen felt under thatch roof. Chimney end loft area **(Photo A)** Party wall to number 1 of is block work **[Photo B]**; top of internal cruck apex, saddle and short king post cruck apex; left in situ after fire; heavily charred **(Photo C)** is a significant feature; end gable also has internal face of cruck blades visible **(Photo A)** although apex missing, no yoke or saddle at apex; cruck open at eaves. This may have been saddle and short king post as is the case at internal truss no 4. Gable end is covered in plastic sheeting and timbers as fire repair. **(Photo A)**

Internal stack visible in roof bay; (possible former smoke bay). Chimney is stepped as it rises from inglenook at ground floor; surrounded by cement block walls on 1st floor level to sides, only open to front elevation where wood wool filled panels are visible. Internal chimney widening in stepped form from 1st floor [6 to 7 foot width], to second level with a 4 foot width then further 4 to 5 foot rise to 3 to 4 foot width. Internal chimney has at loft level internal part of two brick chimney stacks rising from the stone stack, set at diamonds plan, running up eaves.**[Photo D]** Original brickwork to west stack, [bricks 2 inches high by depth 4 inches length 9 inches]; same size bricks on adjacent chimney with possibly some replacement bricks. Cement block wall to back elevation /cement block to party wall and cement block is also visible to bedroom 2 in eaves space and front of stack

**(Photo E)**



Photo A



Photo C



Photo C



Photo C



Photo D



Photo B





Photo E



Photo D

### Significance Levels SF

LEVEL	Elements/ Fabric	REASON
<b>HIGH</b>	<ul style="list-style-type: none"> <li>All main structural elevations are significant.</li> <li>Charred Cruck blades</li> <li>C16 Brick chimney stack &amp; lime pointing</li> </ul>	GDII Listed Building Original Architectural features
<b>MEDIUM</b>	<ul style="list-style-type: none"> <li>Replaced Purlins from 1983 Fire</li> <li>Replaced Rafters and Thatch</li> </ul>	Later Phasing
<b>UNKNOWN</b>		
<b>LOW</b>	<ul style="list-style-type: none"> <li>C20 Cement block work [although this maybe structurally necessary]</li> <li>Fibre glass insulation</li> <li>Bitumen Felt to roof</li> <li>Cement pointing to stone</li> <li>Plastic sheeting</li> </ul>	Not of Architectural merit Or traditional material

## 6 Summary Assessment of Significance 2 Manor Farm Cottages Atch Lench Worcestershire

### 6.1 Background to Assessments of Significance

**Significance: The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic.**

Definition of Significance

Significance (for heritage policy)

The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance. Annex 2 Glossary <https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary>

2) "The sum of the cultural and natural heritage values of a place, often set out in a statement of significance." p72 [Conservation Principles](#), English Heritage, 2008

<https://historicengland.org.uk/advice/hpg/hpr-definitions/#s>

*In order to identify the significance of a place, it is necessary first to understand its fabric, and how and why it has changed over time; and then to consider: who values the place, and why they do so; how those values relate to its fabric; their relative importance; whether associated objects contribute to them; the contribution made by the setting and context of the place; how the place compares with others sharing similar values.* [Ref Conservation Principles English Heritage/Historic England p21]

The English Heritage [now Historic England] Guidance Conservation Principles 2008 on assessing significance sets out the following four areas for consideration:

- **Evidential value:** *the potential of a place to yield evidence about past human activity*  
*Evidential value derives from the physical remains or genetic lines that have been inherited from the past. The ability to understand and interpret the evidence tends to be diminished in proportion to the extent of its removal or replacement.*
- **Historical value:** *the ways in which past people, events and aspects of life can be connected through a place to the present – it tends to be illustrative or associative. The way in which an individual built or furnished their house, or made a garden, often provides insight into their personality, or demonstrates their political or cultural affiliations. It can suggest aspects of their character and motivation that extend, or even contradict, what they or others wrote, or are recorded as having said, at the time, and so also provide evidential value. Historical values are harmed only to the extent that adaptation has obliterated or concealed them, although completeness does tend to strengthen illustrative value.*

- **Aesthetic value:** *the ways in which people draw sensory and intellectual stimulation from a place. Design value relates primarily to the aesthetic qualities generated by the conscious design of a building, structure or landscape as a whole. It embraces composition (form, proportions, massing, silhouette, views and vistas, circulation) and usually materials or planting, decoration or detailing, and craftsmanship. It may be attributed to a known patron, architect, designer, gardener or craftsman (and so have associational value), or be a mature product of a vernacular tradition of building or land management.....Some aesthetic values are not substantially the product of formal design, but develop more or less fortuitously over time, as the result of a succession of responses within a particular cultural framework. They include, for example, the seemingly organic form of an urban or rural landscape; the relationship of vernacular buildings and structures and their materials to their setting; or a harmonious, expressive or dramatic quality in the juxtaposition of vernacular or industrial buildings and spaces.*
- **Communal value:** *the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory ....Communal values are closely bound up with historical (particularly associative) and aesthetic values, but tend to have additional and specific aspects.*

[Conservation Principles English Heritage 2008]

<https://historicensland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/>

## **SUMMARY OF SIGNIFICANCE OF 1 & 2 MANOR FARM COTTAGES ATCH LENCH GAINED FROM THIS REPORT**

Note: The four principle Significance Values for **1 and 2 Manor Farm Cottages Atch Lench Worcestershire WR11 4SW** have only been based on the scope and limitations of this report and further evidential and historical evidence of value may yet to be found.

### **6.1.2 Evidential Value/Architectural Value**

This lies primarily in the architecture of Manor Farm Cottages, that possibly date as early as 15th century or earlier as a building of 'true' cruck construction. The cottages are nationally designated as grade II, number 2 Manor Farm Cottage has a good example of a cruck frame with a chimney stack inserted into a former smoke bay or cross passage. Unfortunately any smoke blackened, sooted roof timbers no longer give evidence of a former hall house before the insertion of the 16th century chimney due to the fire in 1983, but the construction would suggest it was an open hall house. The plan layout has changed little since the division into two cottages. There are no original internal architectural joinery skirting, original doors, original windows of note but there are some chamfered beams and a heavy bresummer beam to inglenook/ stone fireplace. Significant timbers remain externally but original infill wattle and daub panelling has been lost



### 6.1.3 Historical Value-

Historical value lies from the architectural phasing, 15<sup>th</sup> -20<sup>th</sup> centuries, and this is largely of Illustrative value. Historical value lies from the architectural phasing. There is an historical association with the Hemming Bomford family who owned a lot of the land at Atch Lench including the Georgian C18 Manor Farm and House, of which the cottages became part of in the 18th century as the farmstead.

### 6.1.4 Aesthetic /Setting/Group Value

[See 3.2 Setting and Vistas Photographic Building Recording & Analysis Level 2-3 Section 5]

**1 and 2 Manor Farm Cottages** a GDII listed building makes a valuable contribution to the village setting and the other surrounding timber frame cottages

### 6.1.5 Community Value

Community value lies within the collective experience or memory of the past owners/and villagers. This includes the ownership of the cottages by the Freeman family since the 1960s and Manor Farm This includes the collective memory of the devastating fire in 1983 for the owners and tenants and everyone in the village

## 6.2 Statement of Significance

Both number 1 and 2 Manor Farm Cottages are significant as an early example of a small cruck frame hall of four bays of 5 symmetrical crucks that is now two cottages. The building possibly originally dates to the 14<sup>th</sup>- 15th century two centuries before the larger Georgian manor house and farm were built next door. The cottages underwent a change in the 16th century with the insertion of a diamond brick shaft on a stone base, being a large chimney stack in the smoke bay or cross passage. This two flue diamond chimney shafts /stack has large inglenooks with bresummers, back-to-back with ovens. The chimney stack and crucks are evident inside number 2 Manor Farm Cottage but RDA cannot comment for number 1 as this was not assessed internally. The whole building 1 and 2 had modifications/ adaptations carried out in 1967, and a fire destroyed the whole of the thatch roof and possibly mediaeval timbers in 1983. The 5 cruck frames survived. Dendrochronology may date the crucks and the building more accurately if it was possible to take any samples. Repairs in 1984 saw further adaptations particularly to the roof and dormers. Note: not all work was carried out with sympathetic traditional materials and the fabric has deteriorated, and this is now evident in the present condition at number 2.

## 7 Conservation Advice

With any restorations to this building the correct traditional materials and methods should be used using traditional crafts people and specialists. Historic England advises thermally insulating between timber framing with either, replacement wattle and daub, wood fibre board, expanded cork, sheep's wool, hempcrete, rendered with hot lime render or earthen mortar. All stonework/ brickwork should be correctly pointed, if needed, in lime by a specialist if any of the hard pointing can be removed without damage. Removing cement render from the Lias stone could be problematic and a trial area should be first attempted with listed building consent. We would suggest that the Lias stonewalls to frontage to roadside are revealed once more if the cement render can be removed without damage to substrate. The correct loft insulation product should be used for thatch roofing. Internally the cruck blades and original timber beams are very significant but any 20th century

additions could be removed and replaced with more sympathetic materials with listed building consent, including windows and internal doors. Where fabric is important or in poor condition repairs could take place with listed building consent, for example the first floor floorboards. Any attempt to remove the black paint to timbers inside or outside should be undertaken by specialists with test patch areas using non-abrasive methods with listed building consent because of possible loss of historic surfaces. Modern materials such as foam insulation products/ packing should not be used or any chemical treatment to timbers. Originally externally these timbers were lime washed and not painted black with white, this was an Victorian/ Edwardian trend. The stonewalling most probably would have been lime washed after lime pointing to be more weather-proof. Any future re thatching would be enhanced by using long straw, although this is in short supply. There are a Historic England guides on energy efficiency and timber frame buildings, lime renders and pointing, and thatching.

#### Historic England Advice Notes

HEAG071 Insulating Timber-Framed Walls

HEAG079 Thatched roofs

HE Insulating thatched buildings: the risks, materials and methods (2016)

HEAG014 Energy Efficiency Part L

HE A brief guide on mortar joints, their appearance and what to do when repointing (2017)

HE Insulating solid ground floors (2016)

HE Guidance on energy planning for historic buildings - the 'whole house approach' (2018)

HE Research findings on fire risk from wood-burning stoves in thatched buildings (2018)

#### Also

Institution of Fire Engineers Special Interest Group for Heritage Buildings Guide to Fire Fighting in Thatched Buildings pdf

## Bibliography

Alcock .N Recording Timber Frame Buildings-Illustrated Glossary Practical Handbook No 5 1996 F17 Plans

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English Heritage, Practical Building Conservation Timber 2012

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Hall ,L Period House Fixtures & Fittings 1300-1900, 2005-2015 Newbury: countryside books

Harris, R., 1978. Discovering Timber -Framed Buildings. In: s.l.:Shire Publication Ltd.

Historic England A Guide to Good Recording Practice (Historic England, 2016)

### Websites

<https://www.southlenchesparishcouncil.org/your-council/about-the-south-lenches/>

<https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/>

<https://historicengland.org.uk/advice/hpg/has/listed-buildings/>

<https://historicengland.org.uk/listing/the-list/list-entry/1179684>

<https://www.thelenches.org.uk/history-of-the-lenches.html>



## Appendices

- i HER Report
- ii Medieval Architecture p222 SUSAN M. YOUNGS, JOHN CLARK AND T. B. BARRY 1984
- iii The Journal Fire 1983
- iv Letter Mary Charles FWB Charles Architects Worcester 1983
- v Plan of 1 & 2 Manor Cottages signed Bruce 1983
- vi West Elevation 2 Manor Cottage signed Bruce 1983
- vii Davis Architect Schedule of Works 1983
- viii Invoice Morris Builder 1984
- ix Simon Holloway Thatcher Estimate Schedule of Work Manor Farm Cottages March 1983
- x Auction Manor House and Farm 1962

Monument Full Report



Report prepared by Worcestershire HER. Tel 01905 845618 or email HErecord@worcestershire.gov.uk. Information valid for three months from date of production.

12/04/2021

HER Number	Site Name	Record Type
WSM29186	Manor Farm Cottages, Atch Lench, Church Lench	Building

Monument Types and Dates

TIMBER FRAMED BUILDING (15TH CENTURY AD to 21ST CENTURY AD - 1401 AD to 2050 AD)

Evidence	EXTANT BUILDING
Main building material	LIAS
Main building material	THATCH
Main building material	TIMBER
Main building material	WEATHERBOARD

CRUCK HOUSE (15TH CENTURY AD to 21ST CENTURY AD - 1425 AD to 2050 AD)

Evidence	EXTANT BUILDING
Main building material	RENDER
Main building material	TILE
Main building material	TIMBER

Description

Classified as a 'True Cruck' in CBA Research Report 'Cruck Construction' which notes that it was originally for domestic use. There were two cruck trusses surviving when the building was recorded. The main wall material was originally timber and is still timber. [1]

House, now two houses. 15th century with 16th century alterations, restored following fire in 1983. Timber-frame with rendered infill on lias plinth, thatched roof. Three framed bays aligned east/west, stack at west end of east bay with two diamond-plan brick shafts. One storey with attic lit by three eyebrow dormers; three 2-light casements to ground floor; entrances to right and left approached by steps have 20th century ledged doors. Framing: variety of large and small square panels, cruck truss in east gable, west gable weatherboarded. [2]

Said to have been surveyed after fire. [3]

Sources

- (1) Bibliographic reference: Alcock, N W. 1981. Cruck Construction: An Introduction & Catalogue. CBA Research Report. 122 SWR7867
- (2) Digital archive: English Heritage. Reg updates. THE NATIONAL HERITAGE LIST FOR ENGLAND. English Heritage. SWR2380
- (3\*) Bibliographic reference: Youngs Susan M, Clark John, and Barry T B. 1984. Medieval Britain and Ireland in 1983. Medieval Archaeology. 222 SWR10184

Location

National Grid Reference

SP 0329 5083 Sheet No. SP05SW

Administrative Areas

Civil Parish Church Lench, Wychavon, Worcestershire



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**Associated Designations**

Listed Building (II) - 1179684	MANOR FARM COTTAGES	Active	DWR2763
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**Associated Historic Landscape Character Records - None Recorded**

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**Related Monuments - None Recorded**

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**Finds recorded in associated Event records**

**Associated Events/Activities - None Recorded**



(HAMPSHIRE)

In the SW. corner of the church was the foundation of a rectangular tomb structure 2.6 m across and at least 1.5 m in length, consisting of unmortared burnt flint. A N.-S. wall 0.9 m thick immediately to the W. may represent part of a surround to this tomb.

To the N. of the church four infant burials were excavated, and to the W. an adolescent burial was found. All contained a large amount of wood ash. A disturbed adult burial was also excavated to the W. The church fabric was subsequently robbed and the much larger Norman abbey was constructed, probably in the late 11th century. No burials were associated with the early phase of the abbey but several later medieval graves were excavated both inside and outside the church, bringing the total number of post-Conquest graves examined to 41.

## HEREFORD AND WORCESTER

52. ATCH LENCH (SP 0334 5083). B. Watson reports that a survey of *Manor Farm Cottages* after their destruction by fire in 1983 revealed that the building had originally been a four-bay medieval hall, supported by five pairs of symmetrical cruck blades. The hall is thought to have been erected before 1450.

53. DROITWICH, VINES PARK (SO 900 635). J. Price, Droitwich Archaeological Officer, commenced a major excavation on a site identified by J. Crickmore from documentary evidence and also in earlier trial excavations as that of the 'Upwich Pit' and possibly that of the 'Great Brine Pit' referred to in a late 7th-century charter. Excavation continues and has so far yielded evidence for the post-medieval salt industry (*W. Midlands Archaeol.*, 26 (1982), 89-92).

HEREFORD (SO 512 400). Hereford Archaeology Committee reports the following work.

54. *Blackfriars Preaching Cross*. This unique English example of a preaching cross was surveyed in detail before restoration.

55. At *Commercial Street*, funded by the developer Norwich Union Group, a 10th- to 20th-century sequence was recorded at Trinity Almshouses site. It included a 16th-century industrial site for the manufacture of cauldrons.

56. At *St Guthlac's Monastery* the post-1138 site in *Commercial Road* was examined when the E. limit of the burial ground was established, and the N. limit by watching brief at *Stonebow Road*.

57. In *West Street* traces of the Saxon city ditch were recognized during watching briefs.

58. REDDITCH, BORDLESLEY ABBEY (SP 045 699). Excavations continued under the overall direction of P. Rahtz, financed by Universities of Reading, York and Rochester (New York), Redditch Borough Council and Redditch Development Corporation (cf. *Medieval Archaeol.*, xxvii (1983), 180). An M.S.C.-funded scheme for the investigation and display of St Stephen's Chapel was begun in October.

S. Hirst and S. Wright directed excavations on the church site, continuing work on the W. part of the choir, retrochoir, E. end of the nave and S. aisle. The latest, late 15th- to early 16th-century floor level was removed. In the retrochoir three graves were cut through the make-up, which was removed everywhere to expose the earlier dirt floor and rough stone walls, comprising the pulpitum at the W. end of the choir, the SW. choir stall and a further N.-S. wall. To the W. further footings delimited two chapels with stone altar bases. Closer study was made of the fabric of the choir, retrochoir and S. aisle. Finds included fragments of tracery from the cloister of c. 1400.

Work on the industrial site was directed by G. Astill and concentrated on the leat and wheel pit of the watermill. The leat was 3.6 m wide at its widest, with clay banks revetted with horizontal timbers; one of the two sluices was excavated. E. of the leat two large parallel

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**Decade can  
open on  
Sundays**

er of an Evement arcade  
to defying an  
Friday  
won his fight  
to be lifted  
in Port Street.  
J.M. Frych  
advised that  
could not be  
to a m. on  
ed not at all  
at there was  
Sunday open-  
ion decided  
ban and,  
refused to  
and again



Firemen clearing up after the fire at the cottages at Atch Lench.

**Garage  
safe  
raiders**

"Police are hunting  
"never-say-die" thieves  
who forced their way into  
a country filling station at  
the fourth attempt, only to  
be faced with a safe that  
proved too tough to crack.  
They eventually got into  
the Marco garage, Oxford  
Road, Long Compton,  
through a side window  
which had been secured  
inside with wire.  
First, they tried to get in  
through another window  
by cutting the putty from  
around the glass. Then

**Mystery blaze guts  
Atch Lench cottages**

Two black and white  
cottages, believed to be  
among the oldest in Wor-  
cestershire, were gutted  
in a mystery New Year's  
Day fire.  
The fire broke out at 1.30  
a.m. in a store shed behind  
the 500-year-old Manor  
Farm Cottages standing  
beside the main village  
street at Atch Lench.  
It quickly spread to the  
thatched roofs and it took  
four fire crews several  
hours to bring it under  
control.  
The alarm was raised by

Mrs Margaret Welch who  
was living in one of the cot-  
tages and got up unhurt  
when she discovered the  
blaze. She is now staying  
with friends in Studley.  
The other cottage was  
tenanted by Mr and Mrs  
Robert Smith who were  
visiting friends in Bristol  
and returned just as fire-  
men were bringing the blaze  
under control.  
The fire has already  
spread to the roof by the  
time firemen arrived on the  
scene and, using water from  
neighbory parts, they fought  
the blaze from outside and

**MP hears  
teachers'  
problems**

The South Worcester-  
shire MP Mr Michael  
Spicer met teachers'  
representatives at Per-  
shore on Monday to dis-  
cuss education problems  
within the county.  
Mr Spicer said afterwards  
that two main problems had  
been identified. The first  
was coping with educational  
needs in expanding parts  
of the county. The second  
was dealing with the special  
needs of the rural areas in  
parts of Worcestershire and  
particularly in Hereford-  
shire.  
The two-hour meeting  
held at Pershore High

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arrests  
on New**

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**WINTER**  
*Sale*  
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chartered architects

F W B Charles  
Mary Charles

B Arch MA FSA  
Dip Arch

Tel. Worcester 21728/9

FWBC/SML

Mr Freeman  
Manor Farm  
Aitch Lench  
Worces

17th January 1983

Dear Mr Freeman

On the first page of the enclosed you will see a little picture which will give you some idea of what your cruck house once looked like. The whole of the space between the back wall and the big arched cruck has been filled with stone fireplaces, ovens and so on in your house. But originally it just had a hearth near the middle of the floor. However in the booklet you will find a plan and how a cruck building was erected. Don't bother to send it back to me but I hope you are interested.

Please also get in touch if you want our help. We completely restored a rather larger building than yours with the insurance company a few years ago. I think I know how they work and as I said the building itself presents only minimal problems in restoring it. Whatever you do, don't let anybody remove any of the original timbers, and please tell your architect to get in touch if he has any doubts about anything.

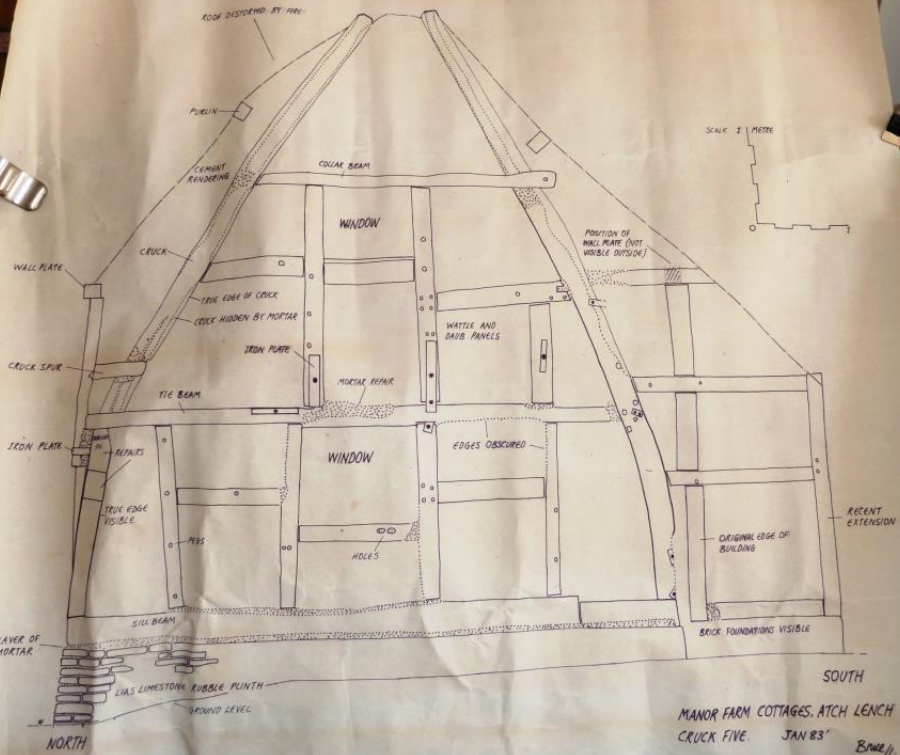
Yours sincerely

*Henry Charles*

PS I apologise for the dog-eared appearance of the booklet. It is rather old.

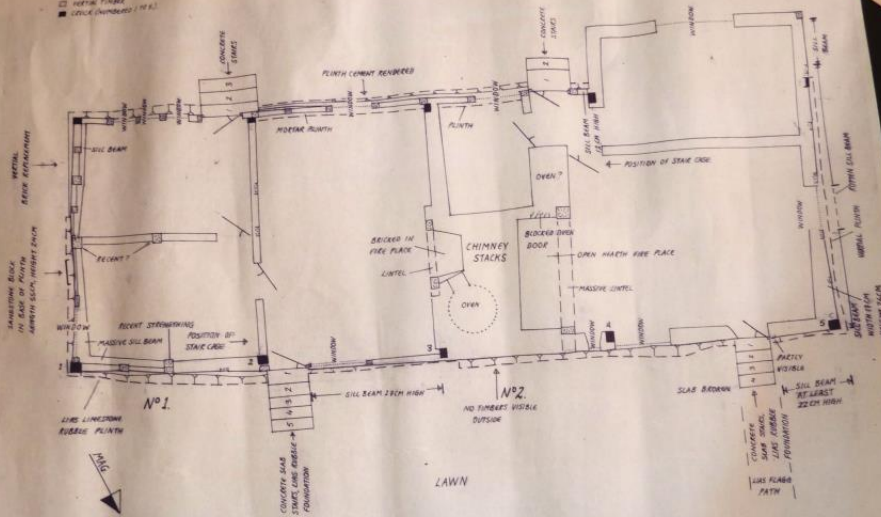
Wm





KEY

- FOUNDATION PLUMB
- TOP
- BOTTOM
- WIND
- VERTICAL TIMBER
- COULCE (NUMBERS) 1 TO 6



← MODERN ROAD →

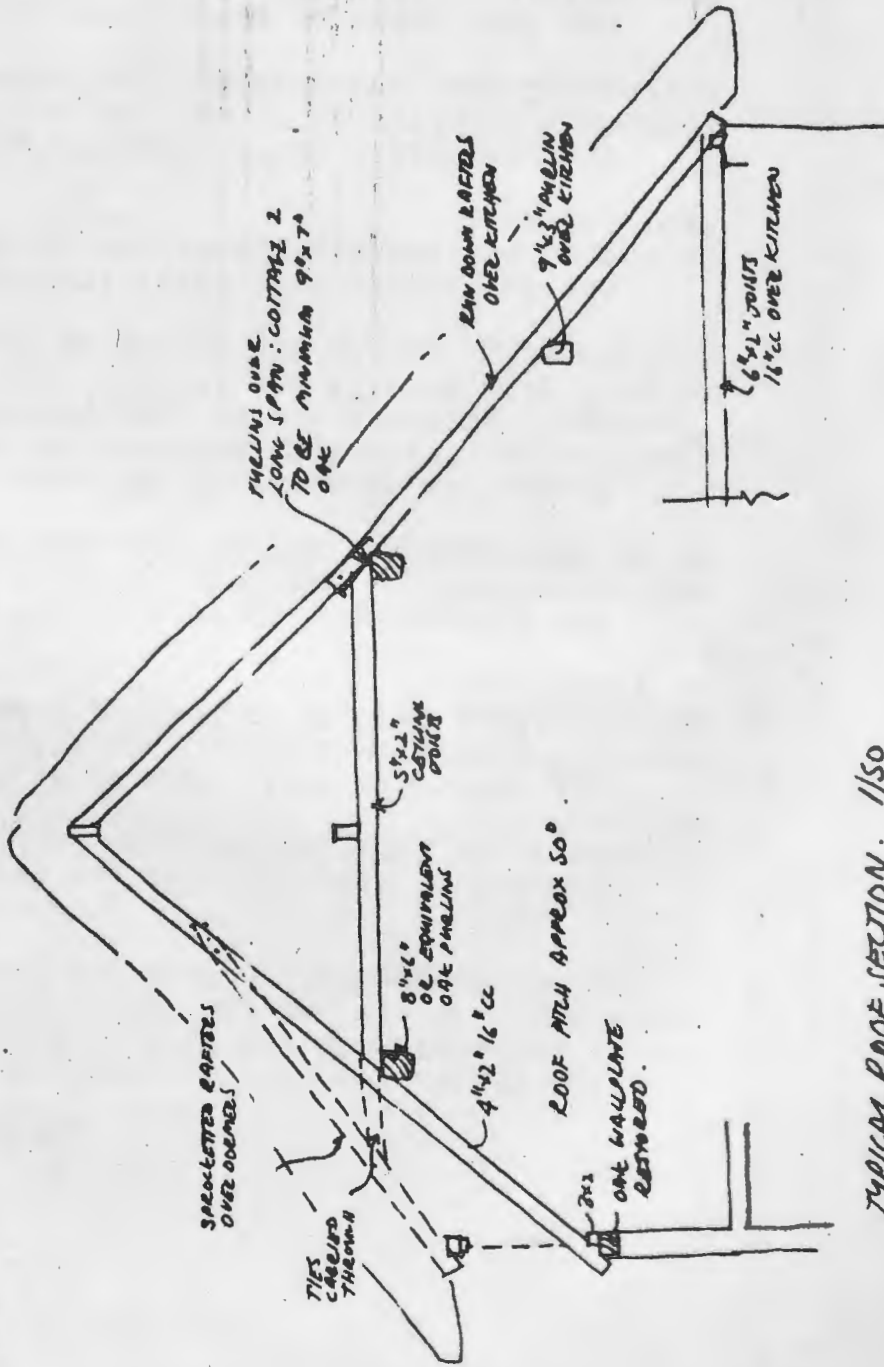
SCALE. 0 ————— 4 METRES

NO 1 AND 2 MANOR FARM  
COTTAGES, ATCH LENCH.  
GROUND PLAN. (1:50). JAN 83  
(DRAWN AT TOP OF SILL BEAM). B...

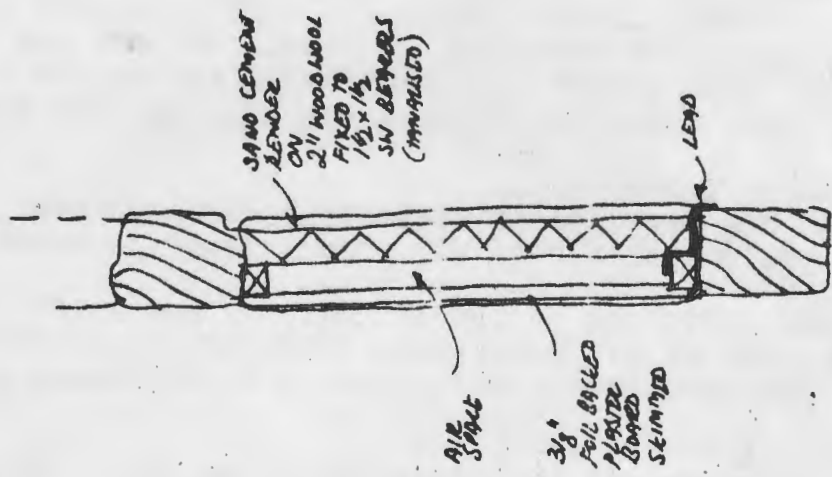
MANOR FARM COTTAGES  
ARCH LENCH.

DETAILS:

39, MAIN ST., BRETFORTON, WORCS.  
Tel: Evesham 831433  
A. DAVIS, R.I.B.A.  
16/12  
FEB 83



TYPICAL ROOF SECTION. 1/50



TYPICAL SECTION THROUGH RESTORED PANEL. 1/10

and equipment and leave the whole of the works clean, perfect and occupation



Schedule of work for the restoration of a pair of cottages at Manor Farm,  
Atch Lench, Evesham, after fire damage - for Mr. R. Freeman.

R.A. Davis, R.I.B.A.,  
The Barn,  
39, Main Street,  
Bretforton,  
Evesham,  
Worcs. WR11 5JH.

January, 1983.

GENERAL

1. The work consists of the re-roofing (excluding thatching) of the cottages, substantial structural repairs and internal refurbishment (mainly to first floor).
2. Tenderers must visit the site and assess the work content of the various sections of this schedule by inspection of the building. No claims for extra costs will be accepted for omission of items of work required to complete the work as schedules. Areas of repair which are not assessable due to the nature of the work are covered by provisional sums and a set procedure, as outlined in (5) below.
3. All work is to be in accordance with current Codes of Practice and British Standards and Standard Specification enclosed.
4. The programme of work set out below must be adhered to:-
  - (a) Work to be commenced within 1 week of tender acceptance; (if this is not possible, tender must be qualified with required time for commencement).
  - (b) Stage 1 - to be completed within 4 weeks of commencement.
    - (i) Scaffold building.
    - (ii) Renewal of wallplate framing.
    - (iii) Carcase roof complete, with purlins supported on temporary framing from first floor.
    - (iv) Cover with slaters felt and rough batten fix to provide temporary waterproof covering.
  - (c) Stage 2 - to be carried out after stage 1 - Structural repairs to building and resultant making good; to be carried out under Architect's supervision and instructions, as various parts of the existing structure are exposed.

Areas involved:-

- (i) East gable (cruck 1).
- (ii) West gable (cruck 5).
- (iii) External wall to cottage 2 bathroom/new lobby (where burnt down outbuilding adjoined).
- (iv) Internal cruck wall (2).
- (v) " " " (3) - party wall.
- (vi) " " " (4).
- (vii) Front wall section between cruck 3 and 4.

GENERAL (continued)

4. (d) Stage 3 - to be carried out following Stage 2.
- (i) Internal repairs and new ceilings etc.
  - (ii) Re-wiring.
  - (iii) Repairs to plumbing.
  - (iv) Redecorating.
- (e) Stage 4 - to be carried out only if and when instructed by Architect.
- (i) External re-decoration.
  - (ii) Batten roof for thatching and lining.

Stages 2 - 3 have no time limit for completion due to the nature of the work, but tenderers must ensure an adequate labour force to carry out the work as quickly as is practicable.

5. Work in this schedule is either as a fixed item or provisional sum. Non provisional items indicate that the tenderer must allow in his price for all work required to complete the item as described. No extra costs will be allowed unless specific extra work is instructed by the Architect.

'Provisional' indicates that tenderers must allow for the scope of the work to be included in their labour requirements and programme and that work is to be carried out by Architect's instructions only.

For each provisional section the contractor will be required to provide costs which are to be agreed by the Architect when the extent of work is known prior to work commencing.

STAGE 1 - ROOF

1. Provide and fix scaffold as required for building operations.
2. The electricity supply to the cottages is disconnected. Include for any temporary supply required for the works. Water and toilet facilities are available.
3. Remove loose top section of blockwork to party wall.
4. Remove charred sections of wallplate section of timber frame, as indicated on drawing and reduce vertical members where shown to receive spliced on sections.
5. Re-new removed and missing sections of wallplate in new sawn or re-claimed oak and splice to existing sections as shown.
6. Fix new softwood 3" x 2" wallplate section over whole length of wallplate, fixed to frame with M.S. straps at 2'6" centres. Supply and fix new first floor window frames, as shown on elevation drawings and frame up with wallplate timbering as existing windows.  
Supply and fix new dormer window frames as shown. Frame around new and existing dormer window frames with 4" x 3" oak, as drawing, with 3" x 2" s.w. continued over.
7. Carcase up new roof in softwood as typical sections, with purlins temporarily propped from existing floor joists. Trim chimney stacks. In order to achieve good line (gradual curves) purlin lines should follow (but less severe) the line of the wallplate and at dormers and run down roof section rafters are to be 'sprocketed' as shown.
8. Purlins are to be lapped and coach bolted at joints.
9. Verge rafters are to line in with existing gables.
10. Cover roof with slaters felt and fix temporarily with battens to make waterproof covering.
11. Fix polythene sheet over remaining holes at gables and front elevation and windows, fixed with battens.

STAGE 2 - STRUCTURAL REPAIRS

1. Repairs to timber frame are to be carried out in new or sound re-claimed oak. Joints are to be Mortice and Tenon with oak pegs (2 per joint).  
Where members are spliced in length (new section to sound part of existing member) form a scarf joint and fix with two coach bolts

(i) East Gable - cruck 1.

Remove existing weatherboards. Allow a provisional sum of £750. for structural repairs as directed by the Architect. Remove existing windows and fill panels as typical detail. Make good internally.

Allow for re-boarding gable with sawn timbered 6" x 1" softwood weatherboarding, fixed with alloy nails and cuprinal or similar stain finish. (Boarding to finish flush with underside of thatch.)



STAGE 2 - STRUCTURAL REPAIRS (continued)

(ii) West Gable - cruck 5.

Allow a provisional sum of £1,200 for structural repairs to this gable wall. Allow for removing sections of render covering existing timber frame for inspection of frame prior to instructions on repairs.

(iii) Rear wall to cottages.

Replace defective timbers as shown on rear elevation drawing and replace panels as standard detail. Make good to interior of building where affected and leave ready for decoration. Replace waste pipes where fire damaged and make good to cracked rendered panels.

(iv) Internal cruck wall 2.

Allow a provisional sum of £400. for structural repairs as directed and new purlin supports.

(v) Party wall - cruck 3.

After removal of unsound apex blockwork, rebuild block wall up to underside of roof and provide purlin supports. Allow a provisional sum of £300. for structural repairs to cruck frame.

(vi) Cruck 4.

Allow a provisional sum of £300. for structural repairs, as directed.

(vii) Front wall section between cruck 3 and 4.

Replace timber frame as shown on front elevation drawing and form new panels as typical detail. Remove existing wall section and supply and fix new window to Cottage 1, as shown on drawing.

(Include for glazing, painting and finishing new windows complete with  $1\frac{1}{4}$ " x 5" window boards.)

STAGE 3 -

(i) Internal repairs and new ceilings.

1. Provide support framing for new cold water tanks in roof space.
2. Fix  $\frac{1}{2}$ " plasterboard ceiling to new ceiling joists, including kitchen to Cottage 2 and skim plaster finish, in conjunction with other remedial work.
3. Lay 4" mineral wool quilt over ceiling and to side ceilings, to fully insulate roof.
4. Form ceiling hatch complete with lid and hinges to roof space of each cottage.

- (i) 5. Clean out thoroughly all ground floor rooms, wash walls, floors and fittings.
6. Make good to all ground floor ceilings where affected by weather and fire damage and leave ready for decoration.
7. Replace glass in windows where cracked from fire and leave ready for decoration.
8. Replace bathroom suite to Cottage 1 with similar fittings (P.C. Sum for fittings £300.) Fit new cold water tank in roof space and new S.V.P. Check existing plumbing and make repairs and new pipework as required. Test and leave fully operational.
9. Similarly fit new cold water tank in roof space to Cottage 2 and fit new pipework to supply kitchen and ground floor bathroom and cylinder. Test and leave fully operational.
10. Reform cylinder cupboard to Cottage 1 with 2 slatted shelves and jacket to existing cylinder.
11. Allow a P.C. Sum of £800. for rewiring electrical circuits to first floor of both cottages, including off-peak circuits. Allow for attendance and making good. Include a P.C. Sum of £100. for renewed service connection.
12. After electrical and plumbing work is completed, make good to flooring affected and replace defective areas of floor-boarding where this is unsound.
13. Replace stud partitions to first floor roofs where affected by fire and build up nailing partitions to new ceiling level and make good.
14. On ground floor of Cottage 2, make good kitchen walls and new ceiling.  
Adjust kitchen fittings and replace worktops.  
Include for new glazed tiles, two courses to worktops.  
Replace back door complete with fittings.  
Allow for 1 sq. m. new tiling to bathroom.  
Allow for re-fixing pipework after renewal of wall section.  
Replace existing front door and frame to Cottage 2 complete.
15. On first floor of Cottage 2, re-build complete the burnt out store room over the kitchen. Replace the glazing and make good to the borrowed light.
16. Check all first floor doors and adjust as necessary to fit properly.
17. Leave interior of cottages complete and ready for decoration.
18. All for re-decorating throughout, following renovation.  
(Please state your allowance for this as a separate item.)

STAGE 4.

1. Provide an estimate for re-painting the exterior of the cottages.
2. Provide an estimate for removing felt covering, battening roof with 2" x 1" battens at 12" centres, 2" x 2" cocking fillet at edges and fixing plasterboard lining between joists behind battens.  
(This work to be done in conjunction with thatching at a specified time, which may not be during the course of the building work.)

Include a contingency sum of £1,000 to be used as directed by the Architect.





INVOICE

No 1009

**F. I. MORRIS**

BUILDING CONTRACTOR

**BISHAMPTON, PERSHORE, WORCS.**

Telephone Bishampton 634

VAT Registration No. 275 349C

**M** r. B. Freeman

10th January, 19 €

Manor Farm, Atch Lench, Nr, Evesham.

Please note  
NEW ADDRESS  
Quarry House  
Withybedd Lane  
Insherron  
Worcs.  
Telephone:  
Insherron 71

Cont'd .....

East gable end

supplying, erecting and taking away scaffold

labour

elm boards

building paper

insulation fiber

129' 3 x 2 sawn

24' 9" D.P.C.

wykamol

3" galv. nails

4 x 2" sawn

West Gable

supplying, erecting &amp; taking away scaffold

materials supplied - polythene

18" D.P.C.

6 tubes mastic

woodwool slabs

2" x 1 1/2" sawn timber

oak beams

6 metal straps

4" x 2" sawn timber

COST

VAT

RATE

29

50

416

50

146

00

25

80

39

50

28

08

3

06

21

01

9

28

7

43

726

16

29

40

14

50

15

95

18

00

218

42

28

00

147

00

6

76

44

50

TOTAL

VAT TOTAL

INVOICE TOTAL

**INVOICE**

No 1010

**F. I. MORRIS**

BUILDING CONTRACTOR

**BISHAMPTON, PERSHORE, WORCS.**Please note  
NEW ADDRESS  
Quarry House  
Withybed Lane  
Inkberrow  
Worcs.  
Telephone:  
Inkberrow 793025

Telephone Bishampton 634

**M r. B. Freeman**

VAT Registration No. 275 3490 41

10th January 19 84

Manor Farm, Atch Lench, Nr. Evesham.

Cont'd .....

1" x 1 1/2" sawn timber  
nails, screws, bolts etc.  
4" x 3" sawn timber  
wykamol  
labour 112 hours

COST	VAT RATE	VAT AMOUNT
42	00	
14	00	
18	60	
17	00	
588	00	
1202	13	

lead flashing to chimney  
work on crucks 2-3+4 labour  
cost of electrics to both cottages  
bathroom suite to cottage no. 1  
M.E.E. reconnection charge  
replacing garden fence and trees

216	00	
467	00	
981	60	
192	00	
-268	00	
250	00	

contingencies 1,000.00  
p. c. items 4,150.00

24,919.57		
5,150.00		

19,769.57		
2,965.43		

Plus 15% V.A.T.

22,735.00		
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Less payment received to date

10,157.00		
12,578.00		

PAYMENT 5-1-84

TOTAL

2,600.00		
9,978.00		

PAYMENT 28.1.84

VAT TOTAL

2,000.00		
7978.00		

INVOICE TOTAL

20.2.84

2500		
5478		



Mr. B.W. Freeman,  
Manor Farm,  
Atch Lench,  
Nr. Evesham,  
Worcestershire.

14th. March, 1983

THATCHING ESTIMATE.

Estimated cost to thatch numbers 1 & 2 Manor Farm cottages, Atch Lench,  
Nr. Evesham, Worcs., in Norfolk reed, with sedge ridge £9,420

SCHEDULE OF WORK.

1. Replace all eaves and gables, and thatch entire roof in Norfolk reed to a thickness of 12"-14" using the appropriate fixings to every course, up to ridging level.
2. Ridge the finished thatch in good quality sedge grass, using a turn-over ornamental ridge cut to pattern.
3. Cover entire roof with  $\frac{3}{4}$ " mesh, 20 gauge galvanised dipped wire netting, fixed at eaves and gables.
4. Place cement fillets around both chimneys.
5. Leave site clean and tidy on completion of work.

FINANCIAL ARRANGEMENT.

25% of total estimated cost to be payable 7 days before delivery of materials.

25% of total estimated cost to be payable on completion of thatching of the front of the property up to ridging level.

25% of total estimated cost to be payable on completion of thatching of the rear of the property up to ridging level.

25% of total estimated cost to be payable on final completion of the property.

CONDITIONS.

1. The above estimate does not include the supply of arris rail needed around all eaves and gables before work can commence nor the fixing of same.
2. All materials shall be our property until they have been fixed to the building and any materials surplus to requirements shall remain our property.
3. Every endeavour will be used to do the work carefully but we shall not be liable for any damage caused to internal plaster behind the thatch.
4. (a) This work to be put in hand on written acceptance of the above estimate, financial arrangements and conditions.

(b) In the event of any of the stage payments not being paid within 7 days of application, the right is reserved to suspend work.

27  
155H 2112B 72 15  
16B 96

50  
4 B.W. Felleman

By Direction of Chris. H. Bamford, Esq.

44 6 24 38

THE MANOR FARM

ATCH LENCH, EVESHAM  
WORCESTERSHIRE

11 38

38

Holding No 46/35/4



277

M  
M

For Sale by Auction, 1962

15 74  
7 29

Solicitors:

Messrs. SMITH & ROBERTS  
68 Bridge Street  
Evesham

Auctioneers:

Messrs. WOODCOCKS  
30 St. George Street  
Hanover Square  
London, W.1

Goodman 227 SNIPFILE

1243

## The Gardens and Grounds

are in keeping with the character and appointments of the residence, shielded from the roadway by a brick wall and pleasantly laid out around the residence itself with lawns, flowerbeds, shrubs, etc. and with an extensive vegetable and soft fruit garden to the east, the soil being of good depth and easy working. The whole is simply and well maintained and extends in all to about

One Acre

*bit less.*

## Outbuildings

Adjoining the house and attached thereto and of similar construction is a Garage for one car. At the western end of the drive from the front of the house is a further range of timber framed Garages for two cars. There is an Underground Petrol Storage Tank for 450 gallons and Petrol Pump.

## The Manor Cottage

*SOLD OFF.*

is an interesting old dwelling, registered as of historical interest, and situated a little to the east of the main residence and actually surrounded by gardens. It is of brick construction with exposed timberings in the wall, finished in black and white under a thatched roof and affords a Living Room with back boiler heating the water, Kitchen, Bathroom and W.C. on the ground floor, and 2 Bedrooms upstairs. Services are connected and there is a separate Garage adjoining the Cottage. If not needed for service occupations a ready demand is experienced for furnished lettings.

## Corner Cottage

is detached of brick construction under a tiled roof, adjoining the roadway about 400yds. to the west of the homestead. There is a Living Room, Kitchen with Rayburn cooker heating the water, Pantry, Bathroom and W.C. on the ground floor and 3 Bedrooms on the first floor. This cottage is occupied on a service tenancy.

*Let to  
Chas. Post  
furnished  
at 4/6 per  
to October*

## The Third Cottage

Adjoins the farm buildings and is of brick with exposed timbering under a thatched roof, finished in black and white. There is a Living Room, Kitchen, Scullery on the ground floor and 2 Bedrooms upstairs. This cottage is let on a controlled tenancy at 5s. 0d. per week, tenant paying rates. This Cottage is registered as of historic interest.

*(Now 2 Cottages)  
partly occ by  
Miss Howard*



## The Farm Buildings

have separate approach from the road and are arranged around a yard with a tarmacadamed surface. They comprise:  
brick and weather boarded steel framed corrugated asbestos Implement Stores in all having two enclosed steel framed corrugated asbestos Implement Stores in all having about 30ft. x 15ft.; double doors from this Barn give access to a Covered Feeding Alley dividing two Cattle Yards with concrete base and each fitted with water trough and covered area, there being yoke tyings for 17 cattle to one Yard and similar tyings for 16 cattle on the other Yard, the further end of the Alley opening to another Barn of brick construction under a tiled roof, measuring approximately 27ft. x 16ft. with double doors opening directly to the roadway; adjoining one cattle yard is a range of 4 brick and tiled Loose Boxes with concrete floors and three fitted with drinking bowls and hay racks, the second yard having one Loose Box; both yards having tubular gateways for cattle entry and one has a separate gateway to the road. Brick and tiled Loose Box about 25ft. x 18ft., former Stable, having Loft over with outside approach; brick and tiled 4-bay Implement Store and 4-bay timber and galvanised iron Cattle Shelter used for wintering; concrete block and corrugated asbestos Dutch Barn by Atcost measuring about 60ft. x 44ft. with one end partly clad. The Sheep Treatment Section has been developed on the most modern lines for easy handling and is approached from the Main Yard by a concreted roadway which can be divided into portions by tubular gateways and the actual Treatment Section itself is covered in, this portion having perspex roof lights. The concreted roadway also opens to the land and incorporates a Cattle Crush. The sheep Treatment Section comprises a circular Forcing Pen with concrete floor, adjoining double 10ft. foot baths and a dipping device of special design controlled by the operator; just beyond are Draining Pens with concrete floors, and the whole unit is adequately fenced from the farm itself and has proved very easy in operation and is of the design of particular interest at demonstrations, etc. 2 timber, felted and corrugated asbestos houses each about 60ft. x 18ft. 6in. used for poultry and a portion of one house as a Workshop and a further timber and corrugated asbestos Poultry House about 45ft. x 18ft.

## The Land

is in two main portions, that running with the house, cottages and buildings, extending to a little over 71 acres edged on the north and east sides by roadways and on the remaining sides by Whitson Brook and with a gentle south westerly slope. There are enclosures of convenient size, all served by main water troughs, and the soil varies from a medium loam of good depth at the homestead to a heavier loam which is excellent grassland particularly suitable for dairy, sheep and stock farming. The second portion of the land is 5/6ths of a mile to the north with a hard road approach all the way and comprises one enclosure of just over 80 acres, partly with an easterly slope and partly level and with main water troughs available. At the present time approximately 86 acres is arable, or for arable cultivation, 3 1/2 acres road and the remainder pasture extending in all to about

161 1/2 Acres

more particularly described in the following Schedule

100% FARM  
DUNNOR FARM  
LENCH  
100% E VES  
HAYING

Feb

SCHEDULE

O.S. No.	Description	Acreage
90	Pasture X	9.584
121	Ley	7.453
125 pt.	Access Road	est. .022
147	1961 sown Ley	10.060
146	Arable	5.197
145	Ley	5.038
132	Pasture	1.357
133	Buildings and Yards	est. .580
138	House, Gardens (and Manor Cottage)	1.006 ? <i>same</i>
144	Pasture X	8.621
158	Pasture X	2.821
161	Arable	16.006
231	Ley	6.133
17 pt.	1961 sown Ley	est. 15.455
17 pt.	Ley	est. 30.000
17b pt.	Arable <i>Stedette Ley</i>	est. 14.455
17b pt.	Ley	est. 22.000
28 pt.	Ley	1.500
25a pt.	Ley	est. .685
25	Ley	est. .685
76	Roadway	3.568
		161.541
		<del>87.663</del>
		74878

84.095  
3.568  
87.663

FRIESIANI

14  
3-10  
1-5  
1875

LOT TWO  
(Coloured green on Plan)

Part of Atch Lench Woods

A block of woodlands all in one piece with road access on the south side for vehicular traffic and suitable for removal of timber, also with a right of way on the western side. There are some useful Oaks and soft wood, the whole being on a westerly slope and providing a very valuable parcel of woodlands affording some first-class shooting and extending in all to about

50 Acres

more particularly described in the following

SCHEDULE

O.S. No.	Description	Acreage
28 pt.	Woodland	37.559
25a pt.	Woodland	12.725
		<u>50.284</u>

35.00

LOT THREE  
(Coloured blue on Plan)

~~SOLD OFF.~~  
A Very Convenient Parcel of Land

edged on the north side by the Council Road with main water and electricity services available, and the Local drainage system, carrying the benefit of Outline Planning Permission granted by the Evesham Rural District Council on the 6th April, 1959 as a site for residential development by the erection of two semi-bungalows, this Permission having been renewed by an application dated the 5th February 1962. This field extends in all to approximately 1.392 Acres, is at present pasture and more particularly described in the following

SCHEDULE

O.S. No.	Description	Acreage
125 pt.	Pasture	est. 1.392

4/21/90  
52



THE MANOR FARM  
ATCH LENCH, nr. EVESHAM, WORCS.

High Position with fine views, Evesham 5 miles, Birmingham 26

---

As a Whole or in 3 Lots  
Sale by Auction of this Very Desirable  
Residential and Farming Property

with.

A Georgian Farmhouse with far reaching unobstructed outlook to the Cotswolds,  
Bredon and Malvern Hills

containing

Hall, Lounge, Dining Room, Kitchen, Dairy, Office, 6 Bedrooms, Bathroom.  
Main electricity, water and drainage, central heating. Farmbuildings with concreted  
Cattle Yards with tyings for 33, Barns, Stable, modern Dutch Barn and sheep  
dipping and treatment unit, Poultry houses

No Tithe or Land Tax

3 Cottages

together with

161½ acres of farming land and 50 acres woodland with excellent sporting  
and

Planning Permission for 2 houses  
making in all about

213 Acres

FREEHOLD

VACANT POSSESSION  
(excepting one Cottage)

which

---

WOODCOCKS

---

are instructed to sell by Public Auction (if unsold previously by Private Treaty) at

THE NORTHWICK ARMS HOTEL, WATERSIDE, EVESHAM

On WEDNESDAY, JULY 18th, 1962, at 3 p.m.

---

*Solicitors:*

Messrs. Smith and Roberts, 68 Bridge Street, Evesham, Worcestershire  
Telephone: Evesham 2641/2, 6078

*Auctioneers:*

Messrs. Woodcocks, 30 St. George Street, Hanover Square, London, W.1  
Telephone: MAYfair 5411/2 and 4217

## General Remarks

THE MANOR FARM is an agricultural property combining a well appointed Georgian house in pleasant surroundings, farmbuildings suitable for stock-keeping, treatment of sheep on most modern methods, ample storage for Winter foodstuffs, well appointed cottage accommodation and fertile farming land of good size with watering facilities, fires, etc. and also a very useful base from a sporting standpoint. Particular attention needs to be drawn to the first-class situation, the house and cottages having an outlook which surely must be difficult to better with the fertile farming lowlands and fruitful land flanked by well-known ranges of hills, the intrinsic beauty of which is well-known and needs little comment, all being within a short and fast motor run of Birmingham and other Midland centres such as Stratford-on-Avon and all that is associated with it, Evesham, Worcester and Leamington Spa.

SITUATION: The Lenches are a group of Villages and Hamlets on the north side of Evesham, the southern-most of these being Atch Lench with a dozen or so houses and a Chapel, some 360ft. above sea level, the Manor Farm enjoying the whole of the southern outlook of the Hamlet over the land forming the edge of the Evesham Vale. A Post Office and Village Store is at Church Lench which is just over half a mile distant, and the larger Village of Harvington with Railway Station is 2 miles. Evesham Market Town and shopping centre is just 5 miles with main line Railway Station providing an interval service of express trains to London in about two hours. A school bus passes the southern boundary of the farm some 400 yards from the homestead and an hourly bus service passes at Harvington Cross 1½ miles distant to Evesham, Birmingham, etc. To the east of the property, Stratford-on-Avon is just over 12 miles and Warwick and Leamington 20 miles, on the west side Worcester is 15 miles, on the south Cheltenham is about 20 miles and to the north Birmingham is just over 25 miles. Good schooling facilities are available in Evesham and surrounding centres.

VIEWING: Please view by confirmed appointment either arranged through the Auctioneers or directly with Mr. and Mrs. Chris. H. Bomford in occupation telephone Harvington 276.

SERVICES: Main electricity is connected to the house, cottages and buildings, also served by main water, and with water troughs in each of the fields. Drainage from the house and cottages into the system serving the whole of Atch Lench, maintained by the Council.

SPORTING: Hunting is available with the Croome and North Cotswold, and there is excellent shooting on the farm, especially in the woodlands.

TENANT RIGHT AND FIXTURES: A Purchaser of the property shall pay in addition to the freehold price for Tenant Right and Fixtures (See Stipulations).

LOTTING: The property will firstly be offered as a whole and if not so sold the Lots will be offered separately subject to the sale of Lot 1. The Auctioneers reserve the right to adjust the method of offering the property, and there will be a reserve price for each lot.

## Stipulations

(which shall be deemed part of the Conditions of Sale)

**PARTICULARS, PLAN AND SCHEDULE:** The Particulars together with the Plan and Schedule have been carefully prepared and are believed to be correct but no warranty of accuracy is given or implied and, the property being open for inspection, the Purchaser shall be deemed to have satisfied himself that it is correctly described in all respects, both as to quantity and otherwise and no claim can be admitted for any errors, discrepancies or omissions. Should any dispute arise as to the boundaries or on the Stipulations, Particulars, Plan or Schedule the matter shall be referred to the arbitration of the Auctioneers whose decision shall be final and binding on all parties both as to the dispute and costs arising out of the arbitration.

**RIGHTS OF WAY AND EASEMENTS:** The property is sold subject to, and with the benefit of all existing rights of way, water, light, drainage, electricity and other easements and all necessary rights of access as at present enjoyed whether mentioned in the Particulars or not.

**TIMBER AND UNDERWOOD:** The growing timber and underwood will be included in the sale.

**TENURE:** The property is freehold.

**POSSESSION:** Vacant possession of the whole farm will be given on completion of the purchase on the 28th day of September, 1962 or possibly earlier by arrangement, subject to the controlled tenancy of the cottage by the buildings and to the service tenancy of Corner Cottage.

**OUTGOINGS:** The property has the distinct advantage of being free of any payment in respect of Tithe Redemption Annuity or Land Tax. Rateable Values: House £42, Manor Cottage £16, Corner Cottage £14, and No. 3 Cottage £8. Evesham Rural District Council.

**VALUATION:** In addition to the balance of the purchase money the Purchaser shall pay for the following matters and things:

- A. All hay and straw on the property at the date of completion, at market price. ✓
- B. The leys sown in 1961, at face value.
- C. The growing crop of Brussel sprouts at cost of cultivations, seed, labour to manure, fertiliser and any hand labour thereto. ✓
- D. Labour to dung, and residual manurial values in accordance with Ministry Tables.
- E. The fixtures comprising the 630 gallon diesel fuel tank on brick piers in the main yard, the petrol pump, and stocks of fuel therein. ✓
- F. The stocks of domestic fuels about the property at the date of completion. ✓

The additional amount payable for these items shall be ascertained without counterclaims by the Purchaser, by the Auctioneers acting for, and on behalf of, the Vendor, and another Valuer to be appointed by the Purchaser within seven days of the auction date or the date of signing this Contract, but the Valuers before commencing shall appoint an Umpire and the decision of the Valuers (if they agree) or the Umpire (if they disagree) shall be final. Should the Purchaser fail or refuse to appoint a Valuer within the said period the Auctioneers shall carry out the valuation and their Award shall be final and binding upon both parties. The Vendor reserves the right to hold a dispersal sale of his live and dead stock on the farm prior to the completion date.

In case of any inconsistency between these Remarks and Stipulations and the Conditions of Sale, the latter shall prevail.

211000  
527564



Particulars

LOT ONE  
(Coloured Pink on Plan)

THE MANOR FARM  
ATCH LENCH, EVESHAM  
WORCESTERSHIRE

In a picked position some 360ft. above sea level, forming the major portion of the Hamlet, in a prosperous mixed farming, fruit and vegetable growing area, 5 miles to the north of the Market Town of Evesham and only 25 miles to the south of Birmingham.

The Georgian Manor House

is of red brick construction under a slated roof and has a full uninterrupted southerly outlook over some of the farm land with the fertile Vale of Evesham land beyond and with the Cotswold Hills around Broadway, Bredon Hill and the Malverns all easily visible on the horizon. The road forming the boundary of the farm runs to the north side of the residence there being a drive-in therefrom to the front door, with double gateways, the house having its own gardens on three sides and screened from the farmbuildings on the fourth side by mature trees. The house is in good order inside and out and the accommodation is light and spacious and comprises:

GROUND FLOOR:

Hall with radiator and doors at each end; therefrom a door opens to the Cellar (NOTE: The Lec 13½ cu. ft. deep freeze cabinet can be taken if desired); Lounge (S) about 18ft. x 15ft. with brick fireplace, polished oak strip flooring, radiator; Dining Room (S) about 18ft. x 16ft. with modern brick fireplace and shelved cupboards at each side, radiator and approach through double doors to the modern Kitchen fitted with Leisure sink unit (h & c) with cupboards and shelving, fitted dresser with formica working top, and Heatrae electric water storage heater. adjoining is the large cool Dairy; Office (N) about 14ft. x 12ft. 6in., fitted with cupboard and drawers, sink h & c, radiator; adjoining is the Scullery having the Ideal Neo Classic solid fuel boiler for the hot water and central heating, sink h & c, separate W.C. door to Outside.

16'3" x 14'  
16'6" x 16'

for radiator  
in Kitchen

look porch 8'8" x 15'8"

FIRST FLOOR:

Approached by a straight oak staircase to the Landing, off which is modern Bathroom with enclosed bath h & c, and tiled back, pedestal basin h & c, with tiled back, chromium heated towel rail, large heated airing cupboard, radiator; separate W.C. low flush suite; Bedroom 1 (S) about 18ft. x 16ft. with oak strip flooring and radiator; opening from this room is a Cloak Room with basin h & c, and W.C. low flush suite; Bedroom 2 (S) about 9ft. x 6ft. 6in.; Bedroom 3 (S) about 18ft. x 18ft. with fireplace, two hanging cupboards and radiator; Bedroom 4 (N) about 15ft. x 9ft. with hanging cupboards; Bedroom 5 (N) about 10ft. 4in. x 10ft. 10in.; Bedroom 6 (N) about 10ft. 6in. x 9ft. with basin h & c and splashback.

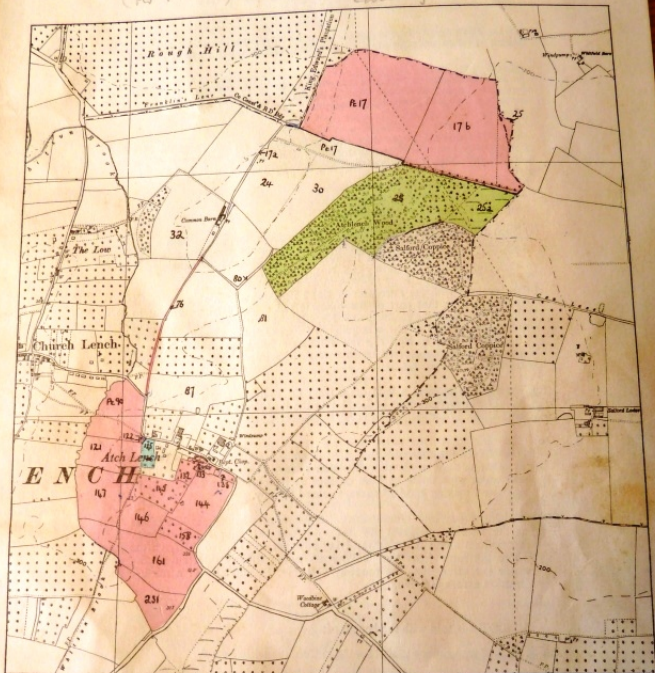
16'6" x 14'6"  
8'8" x 6'6"  
16'6" x 16'6"  
13'8"

9'8" x 8'8" shower tray

14' - 9'2"

17.750

Mr R. T. Bunnell C. Eng. H.I.C.E.  
 Water Engineer & Manager  
 Wansley Road  
 County  
 Coventry 20073



NOTE: This Plan is published for convenience only and although believed to be correct its accuracy is not guaranteed and it shall not be deemed to form part of the contract.

NOTE: This Plan is reproduced from the Ordnance Survey by permission of the Ministry of Agriculture & Fisheries and H.M. Stationary Office.

- |   |                 |       |
|---|-----------------|-------|
| ① | Res. + 74 acres | 25    |
|   | 2 Cottages.     |       |
| ② | 87 acres.       | 18    |
| ③ | 50 .. woods.    | 5     |
|   |                 | <hr/> |
|   |                 | 48    |

	24
	6 <sup>2</sup>
	<hr/>
	14 <sup>7</sup>

less  
 1.392  
 £/den.

ask for ~~100~~ 100

## Special Conditions of Sale

1. The property is sold subject to the Law Society's Conditions of Sale 1953 Edition so far as the same are not inconsistent with or varied by these Conditions.

2. The Vendor's Solicitors are Messrs. Smith & Roberts whose office is situate at Number 68 Bridge Street Evesham in the County of Worcester where completion shall take place on 28th September, 1962.

3. The title shall commence with a Conveyance on Sale dated the 29th day of April 1879 and made between Joseph Hughes Bomford and others of the first fourteen parts and the Ecclesiastical Commissioners for England of the fifteenth part.

4. LOT 1 is sold with the benefit of:

- (a) Such right of way as may enable the Purchaser to proceed with a combine harvester at the appropriate season of the year to and from that part of O.S. No. 17 included in Lot 1 across O.S. No. 24—and the remaining part of O.S. No. 17 and the roadway O.S. Nos. 76 and 17a.
- (b) In common with the Purchaser of Lot 2 rights of way at all times and for all purposes over that part of the roadway O.S. No. 76 lying adjacent to O.S. No. 32 and over the roadway O.S. No. 17a and then over the track running west to east across the southern boundary of Part O.S. No. 17 as far as the eastern boundary of O.S. No. 17b the Purchaser being responsible for a proper proportion of the cost of repair and maintenance of the said roadways and track.
- (c) The right to connect a land drain from the south-western corner of Part O.S. No. 17 not forming part of Lot 1 into the land drain situate on the other part of O.S. No. 17 for the purpose of draining surface water.
- (d) The right to use the water pipe laid across the adjoining property to part of O.S. No. 17 together with the right to enter upon the said adjoining property as often as may be necessary in order to inspect cleanse repair and renew the said water pipe doing as little damage as possible in the exercise of the said rights and making good all damage caused thereby.
- (e) A right of way in common with all other persons having the like right (so far as the Vendor can grant the same) on foot with animals and vehicles of all descriptions along the roadway lying adjacent to O.S. No. 87 from the point where the same joins the public road in a northerly direction to the point where the same joins the roadway O.S. No. 80 and also in a north-easterly direction across O.S. No. 81.

5. LOT 2 is sold with the benefit of:

- (a) A right of way similar to that set out in Condition 4(b) hereof.
- (b) A right of way at all times and for all purposes over the roadway O.S. No. 80 at its junction with roadway O.S. No. 76 then in a south-easterly direction and thereafter in a north-easterly direction to give access to O.S. No. 28 the Purchaser being responsible for a proper proportion of the cost of repair and maintenance of the said roadway according to the nature and extent of user thereof.
- (c) A right similar to that set out in Condition 4(f) hereof.



6. ALL LOTS are sold subject to:

- (a) Any matters registered as local land charges.
- (b) All outgoing chargeable on the property.
- (c) An exception and reservation in favour of the Church Commissioners for England out of the Conveyance to the Vendor dated the 4th day of January 1952 of:
  - (i) full and free right and liberty without obtaining the consent of or making any compensation to the Purchaser or other the owner or owners occupier or occupiers for the time being of the said land to deal in any manner whatsoever with any of the said land and premises adjoining opposite or near to the said land and to erect and maintain or suffer to be erected or maintained on such adjoining opposite or neighbouring lands and premises any buildings whatsoever whether such buildings shall or shall not affect or diminish the light or air which may now or at any time or times hereafter be enjoyed for or in respect of the said land or any buildings for the time being thereon and
  - (ii) the free flow of water and watercourses now existing in the said land or through any drains and watercourses now existing in the said land or substituted therefor by the Purchaser.
- (d) The covenants on the part of the Vendor with the Church Commissioners contained in the said Conveyance of the 4th day of January 1952 which said covenants set out below the Purchaser of each Lot shall in his Conveyance covenant to observe and perform:
  - (i) That nothing shall be done permitted or suffered upon the said land or any part or parts thereof or upon any building or buildings at any time standing or being thereon which shall or may be or grow to be in any way a nuisance annoyance or disturbance to the Commissioners or their successors in title or assigns or their lessees underlessees tenants or occupiers or the owners or occupiers of any property in the neighbourhood.
  - (ii) That no refuse dust or other noisome or offensive matter shall be deposited on any part of the said land and that no ballast bricks tiles or other articles shall be burnt or manufactured thereon.
  - (iii) Not to convert or use nor permit the said land or any building which may be erected thereon to be converted or used as or for a public house hotel inn tavern or beer shop or for the sale or consumption of wine beer or spirits.
- (f) All wayleaves and licenses in respect of poles pylons and overhead and underground cables for the transmission of electric power.

7. LOT 1 is also sold subject to the provisions of a Deed of Grant dated the 22nd day of October 1952 and made between the Vendor of the first part the Church Commissioners for England of the second part and Coventry Corporation of the third part relating to the construction and subsequent maintenance and enlargement of an aqueduct across O.S. No. 17b and Part O.S. No. 17 and other adjoining property.

8. O.S. No. 25 which is estimated to have an area of .685 of an acre has for many years been cultivated as part of O.S. 17b and there is no physical boundary marked along its western side. This Ordnance Number was, perhaps inadvertently, omitted from the Conveyance to the Vendor whose occupation and enlargement thereof has never been questioned. It is therefore included in the sale of Lot 1 with such title or interest as the Vendor may have thereto.

9. The Purchaser of LOT 3 shall in his Conveyance covenant with the Vendor to erect to the satisfaction of the Vendor and for ever after maintain a stock proof fence not less than four feet sixinches in height to divide the same from the strip of land on the north-western corner of that Lot giving access to O.S. No. 121 and shall further covenant to maintain in good order and condition and fence or hedge forming the western boundary thereof.