

Surrey Collections.

KITLANDS IN CAPEL.

BY

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IN Manning and Bray, Vol. I, p. 579, Manning wrote: "At the foot of the hill (sc. Anstiebury), southward, is a farm called Anstie, &c." Anstie Farm, which is mentioned in *Domesday* as Hanstega, lies on the high ground north-eastward of Anstiebury Camp. What Manning mistook for it is Kitlands, which cannot boast a pedigree up to 1086, but is first recorded in the 15th century, though it may be part of the cultivation which spread into the forest at an earlier date than that.

Like the majority of the farms about, it was copyhold originally, that is villein-land. Yet there never was a true *villanus*, a man of the vill, a holder of lands in common fields, there. There were no common fields in Capel, as there were usually, or always, none in the Weald.

The present house, a farmhouse till 1824, and since then continually added to, and rebuilt, as a gentleman's house, is not archæologically curious; though in the interior beams and walls even of the earliest house probably remain. The gardens used to be some of the most beautiful in Surrey. Sir William and Sir Joseph

Hooker both helped the former owner to enrich them with fine shrubs and trees. There is a peculiarly growing *Cryptomeria Japonica*, and there was a *Rhododendron Falconeri* which Miss North drew for her collection now at Kew, as a better specimen than any she had met with in its native Himalayas. Tennyson was among the many visitors who have admired the gardens. The brook which runs through the grounds is the furthest from the sea of any branch of the Arun. For, contrary to what is often alleged as fact, the Arun is not entirely a Sussex river: its head waters rise here, in the slopes of Leith Hill and Mosses Wood, near Coldharbour.

The earliest mention of the place is in the Dorking Court Rolls of January 20th, 1437-8, when John Stapele and Dionisia, his wife, late wife of Walter Broman, surrendered a messuage and half a virgate of land called Rogeres, and a toft and ferlong of land called Kyttelond in Capel, held by her as her dowerland¹ after the death of Walter Broman. The heriot was a bullock worth 8s., and the land was let to Katharine Pleystowe for a year, at the former rent. Fine 12 pence.

March 5th, 1497-8, John ffoster deceased, seised of Kittland with the Beare in Capell. John ffoster his son and heir.

Le Beare is a farm next Kitlands, usually now called Bearehurst, a quite modern name. Not to be confounded with Arnold's Beare, Palmer's Beare, nor Beare Green, all in the neighbourhood.

June 10th, 1504, John Foster surrendered Kitland to Thomas Bennett. Fine 2s.

The Bennett family have perhaps left their name in what are now called Bonnett's Wood and Bonnett's

¹ *Ut bancum suum*—*vide* Ducange *sub voce* Bancus. Broman is still the name of a holding in Capel. Rogeres I cannot trace. As a messuage is named there, there was none probably at Kitlands.

Plat at Kitlands. Bonnett's Farm is at the other end of the parish of Capel.

Sept. 19th, 1526, Thomas Bennett was presented for having committed waste on his copyhold land called Cutland in Capell, by cutting two large oaks. Fine 1s. 8d.

August 27th, 1534, Thomas Bennett surrendered Kytland, and received it back to the use of himself for life with remainder to Robert Horley, Junior; heriot a bull worth 16s. Fine 13s. 4d.

Robert Horley was perhaps Bennett's son-in-law.

Sept. 13th, 1535, Thomas Bennett, who held Kytlandys for life, deceased. Reversion to Robert Horley, Junior.

Oct. 6th, 1535, Robert Horley, Junior, to have timber to build a new barn at *tenementum suum vocatum Kytland*.

This perhaps implies a house, built some time since 1437-8, when apparently there was only land.

March 6th, 1536, Robert Horley leased Kytland to John Chasemore for 20 years. Fine 6s. 8d.

It is only called "a parcell of land in Capell." A later Chasemore sold a field to Richard Bax of Kitlands, still called Chasemores.

Sept. 25th, 1542, Robert Horley, Junior, surrendered Kytland to Robert Horley, Senior, his father. Heriot a bullock worth 10s. Fine 20s.

It is a messuage and half a virgate of land, so even if a house is not implied in 1535 it had at any rate been built by this date.

March 10th, 1543-4, John Chasemore allowed three cartloads of timber in Kytland, and two cartloads on

Hylde, and the remainder (an unspecified amount) on his own land called Mosses, to build a new house at Mosses.

Hylde, Hyle or Hyll is a farm in Capel. There are two farms or cottages, Great and Little Mosses.

Dec. 15th, 1547, Joan Pullyn, widow, surrendered Kittland to Robert Horley. Fine 2*s*.

Probably daughter of Chasemore, and surrendered the rest of his lease.

March 28th, 1553, Robert Horley of Capell surrendered Kytland to Robert Horley, the son of Robert Horley of Rusper, for 12 years, with remainder to John Horley, son of Robert Horley of Rusper.

Oct. 6th, 1553, Robert Horley leased Kitland to James Constable for 9 years. Fine 4*s*.

Sept. 19th, 1565, John Horley leased Kittland to Nicholas and James Constable for 20 years. Fine 6*s*. 8*d*.

A stone in a cottage wall inscribed J. C. 1562, near Little Mosses close to Kitlands, may commemorate James Constable. The Constables lived at Mosses about this time, and there was a famous landslip on Constable's Mosses mentioned by Aubrey, marks of which still remain.

March 3rd, 1566-7, John Horley, deceased, seised of Kitland. Thomas Horley, his brother and heir. Fine 40*s*.

Thomas Horley surrendered Kittland to Edmund Constable. Fine 40*s*.

Oct. 6th, 1572, Edmund Constable leased Kittland to Thomas Steere for 21 years. Fine 7*s*.

March 20th, 1593-4, Edmund Constable leased Kitland to Thomas Steere of Kytland for 21 years. Fine 7*s*. 6*d*.

Oct. 4th, 1595, Edmund Constable surrendered Kitland, now in occupation of Thomas Steere, to the use of Edmund Steere the younger, son of John Steere of Ockley, aged 8 years. Fine £11.

———, 1616, Edward (*sic*) Steere of Ockley held Kittland at a yearly rent of 9s.¹

From the Survey of the Manor of Dorking, 1622, Richard Bax holds a tenement, barns, stable, etc., and certain lands called Kitlands, by estimation — acres, sometime John Foster's, afterwards Thomas Bennett's, afterwards Robert Horley's, after Edmund Constable's, after Edmund Steere's, who surrendered to Richard Bax. Rent 9s.

In 124 years therefore the land was held by the five families of Foster, Bennett, Horley, Constable, and Steere, besides the tenancy of Chasemores. All these families continued in the neighbourhood, but not in the same holding. If, as is likely, the Bennetts and Horleys were related, their joint holding of Kitlands was only for 63 years. The yeoman family, flourishing on the same land since the Conquest, is a fiction always. The Bax family, who acquired this land by 1622, and after 1616, are an unusual case of long-continued possession. They held it till 1824, but not simply as yeomen farmers all the time. In 1697 Kitlands was let to one John Wallis, and Edward Bax, the owner, was in fact a country gentleman with considerable property. He bought, in 1694, the Manor of Ockley, which he sold again at once, and Ockley Court, the Manor House of Ockley, where he lived: this was sold by his son's executors in 1744. Some of Edward Bax's family continued in the station to which he had risen, and not on little Surrey farms: but Philip, a son of Nathaniel the son of Edward, who inherited Kitlands, died in 1823, aged 92, a small farmer.

¹ Note by the late Rev. T. R. O'Flahertie of Capel. The extracts from the Court Rolls are from a transcript of the Rolls made by him.

His son William sold Kitlands in 1824 to George Heath, Sergeant-at-Law. George Heath's son, D. D. Heath, inherited in 1852; from him it passed to his brother, Admiral Sir Leopold G. Heath, in 1897; and from the latter in turn to his son, A. R. Heath, in 1907. The writer of the present paper was living in the house from 1879 to 1897. The Bax family, descended from William Bax, who sold in 1824, are still numerous in the neighbourhood and elsewhere: another descendant of Edward Bax of Ockley Court is well known to all who value the best work of the Surrey Archæological Society.