

## Markwick and Monktonhook: the Wealden manors of Waverley Abbey

### Background

The estates of many of Surrey's monastic settlements have received relatively little attention, but Waverley Abbey, the first Cistercian foundation in the country, has recently been the subject of extensive research (Service 2010). That paper detailed the location and extent of land belonging to Waverley, including the manors of Markwick and Monktonhook, which were considered to be a single manor and one of the abbey's holdings in Hampshire. The present paper shows that the identification of these two holdings with Burgate in Hampshire is incorrect and that they actually lay in the Weald of Surrey. Documentary evidence makes clear that they were separate polities; indeed, Markwick's position within the land of the probable Late Saxon Bramley estate (Blair 1991, fig 9D) and that of Monktonhook together with holdings of Shalford (English & Turner 2004, fig 8.8) militates against their later becoming a single manor. Fieldwork has given further information on their buildings and use; the aim of this note is to present these details. The relative positions of the two manors and Waverley Abbey as well as the local geology, are shown in figure 1.

The Wealden properties are not listed in either the Papal Bull of Eugenius III (BL: Lansd MS) dated 1147, or in a charter of Richard I (*Cart Ant*, S 20) dated 1189, in which the

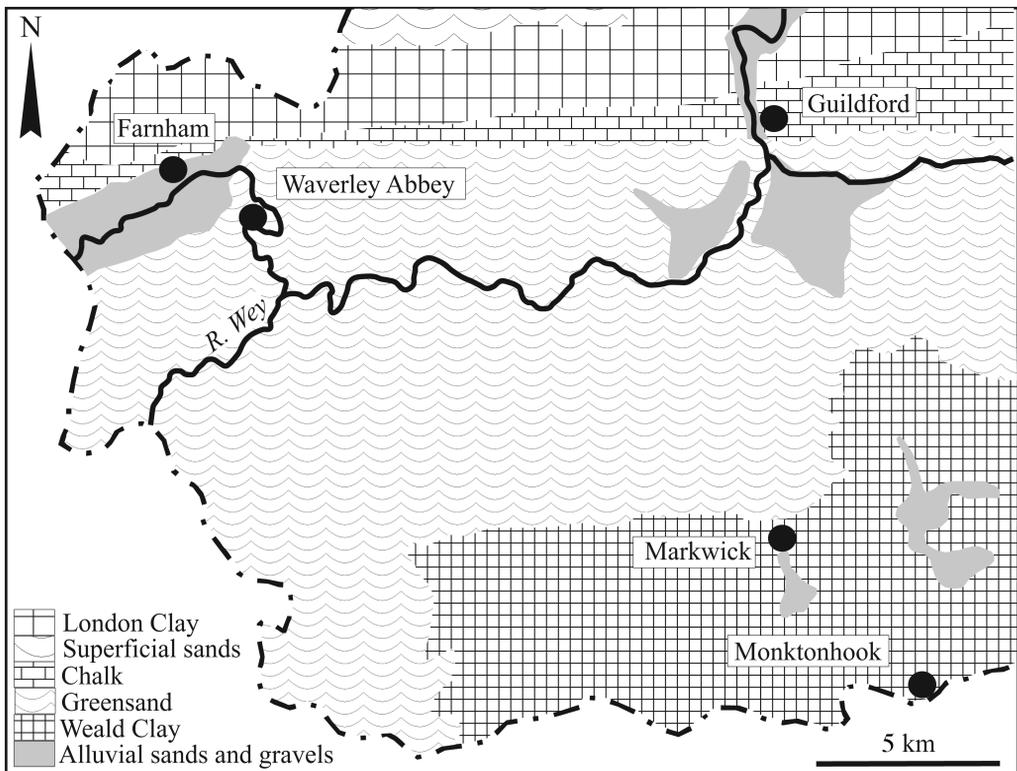


Fig 1 Markwick and Monktonhook. The relative locations of Waverley Abbey and its Wealden holdings, and a simplified geology of the area. The county boundary is shown as a dotted and dashed line.

ownership of a number of holdings by Waverley Abbey was confirmed. In the *Taxation Roll* of Pope Nicholas dated *c*1291 (Astle *et al* 1902) neither Markwick nor Monktonhook are mentioned by name, but the suggestion has been made that a holding called Burgate, valued at £10, refers to a conflation of the two manors, with a puzzling drop in value to £3 19s 11d when assessed in the *Valor Ecclesiasticus temp. Henrici VIII, auctoritate regia institutus* of 1535 (*Valor*; Service 2010). However, in the *Taxation Roll* the holding is given as *Boiyate* and is listed under properties in Hampshire; a correct identification is with Boyatt near Otterbourne in Hampshire, valued at £13 18s 0½d in the *Valor*. Boyatt recurs regularly in documents pertaining to Waverley Abbey from the 12th to the 16th centuries including confirmation of ownership in the 1189 Charter of Richard I and a further confirmation in 1341 (Maxwell Lyte 1900, vol 5, 294).

None of the land later associated with either Markwick or Monktonhook had tithe-free status, suggesting a donation later than the 4th Lateran Council of 1215; however, examples are known where tithes were due on land clearly given prior to that date (Grenville Astill, *pers comm*) and at various times during the 12th and 13th centuries the Cistercians were granted, by right of papal indulgence, an exemption from tithe payment. As mother house of the order in Britain Waverley pursued this claim with vigour and, until further evidence is forthcoming, the date and circumstances of Waverley gaining its Wealden holdings remains uncertain.

The first mention of this holding is in 1346/7 when the abbot proved a claim to view of frankpledge in his manor of Bramley (Manning & Bray 1804–14, vol 3, 148; TNA: C 66/219). The history of the several Bramley manors is complex, and, having been divided into what became known as Bramley Fay and Bramley Clere in 1241, by 1347 the single manor had ceased to exist (Manning & Bray 1804–14, vol 3, 76). There is no known record that either was ever held by Waverley Abbey. However, some confusion may have occurred since, for taxation purposes, ‘Bramley vill’ continued to cover the ecclesiastical parishes of Shalford, Hascombe, Dunsfold, Alfold, Wonersh and part of Cranleigh into the 14th century and, therefore, their component manors (SRS 1932, 22–6; English & Turner 2004, fig 8.8) (Bramley itself was not a separate ecclesiastical parish until 1844). Markwick can be shown from post-medieval manorial records to have held land within the *vill* and later ecclesiastical parish of Bramley; Grafham and Brookwell in Bramley are both listed in the rental of 1729 detailed below (SHC: 212/56/6), and this may link the 1346/7 claim with the manor of Markwick.

In 1535, only Markwick is mentioned in the *Valor*. However, it seems likely that Monktonhook was included in the assessment and both manors, with rights in Alfold, were granted to William Fitz William, later Earl of Southampton. In his *inquisition post mortem* dated 1545 (Manning & Bray 1804–14, vol 2, 69; *VCH*, 78 fn 18) he is said to have died seized of the manor of Alfold – this manor is not known to have existed and, since Markwick had no holdings in Alfold, Monktonhook may have been the manor referred to.

Post-medieval records for the two manors clearly indicate that, although they were at times in common ownership, they were separate legal entities. Generally, courts were held at the separate manorial *caputs* and the use of Rickhurst (*VCH*, 78) is an anomaly; possibly its position roughly half-way between Markwick and Monktonhook Farms proved occasionally convenient. On 18 September 1729, Courts Baron were held at their respective manorial centres: that for Markwick (SHC: 212/56/6) by Leonard Child, steward, and that for Monktonhook (SHC: 212/56/7) by his deputy, John Martyr. The rentals from these courts will be used in an attempt to identify the properties held by each manor.

### The manor of Markwick

Imprimis of John Shrubbs esq for part of Markwick	1s	7d
of – Woods esq for the other part of Markwick late the land of Henry Bridger		9d
of John Tanworth for certain lands called Combe	2s	6d

of him for other lands called Lee Farm late the land of the Lady Harvey	11s
of John Tanner gent for land called Burningfold late Sir Henry Goreings Baronet	9s 4d
of Richard Diddlesfold for parcel of South Billingshurst	6d
of William Billingshurst for two crofts of land near Lee Farm	4d
of John Enticknap for part of South Billingshurst called Spronkes late purchased of Sarah Ottway	1s 4d
of John Lampard esq for a messuage and land called Rickhurst	13s 4d
of the heirs of John Luff for certain lands called Brookwell	2s 6d
of them for other lands called Brookwell Mead	8d
of John Burdock for certain lands called Knightons	1s 8d
of him for lands called Knightons Mead	4d
of Thomas Mellersh of Graffham for lands called Graffham	16s
of Edward Ford gent for lands called Abbotts	5s
of him for other lands called Jordans late Watts now called Hutchurst	4s

In an undated, but mid-17th century, rental (SHC: G 21/4/3) John Enticknap's holding is said to have been previously occupied by Chulcroft, suggesting a location close to Chalcroft's Rough, now occupied by Dunsfold airfield, and Jordans is given the alternative name of Upper Ground. The name Lee occurs in three different locations, any of which may be the holding referred to. Bookers Lea (TQ 0435 3625) is variously known as Bookhurst Lee or Leigh Farm (eg SHC: G 167/2/1), but may derive from a personal name, Richard *le Bukere*, recorded in 1229 (Gover *et al* 1934, 224–5). Documents dated 1399 (SHC: K 43/47/6, 7) name a tenement 'at legh' in Alfold between lands belonging to Nicholas at Sidney (probably Sidney Farm, TQ 0235 3270) and those of Robert Ifold (probably Upper Ifold Farm, TQ 0100 3345); the present Lee House Farm (TQ 0140 3270), lying close to Burningfold, might appear the most likely identification. There is also a Lea Farm in Bramley parish lying between Brookwell and Grafham (TQ 0145 4205), first recorded in 1281 (Gover *et al* 1934, 228). The name Spronkes remains as Sprunks (TQ 015 345), an area of woodland known in the 19th century as Sarah's Rough (OS 2-inch map surveyed 1873), possibly a remembrance of Sarah Ottway.

The present locations of the holdings that can still be identified are given in figure 2 and show a manor of non-contiguous holdings typical of others in the area. This scattering of holdings may have been designed to ensure that each manor received an equitable share of a range of types and qualities of land (English & Turner 2004, fig 8.10). Markwick itself, Grafham and Brookwell are all located at the base of the greensand ridge where a sand hillwash overlying Atherfield Clay produces a light, fertile mixture, Chalcroft's Rough is on a gravel terrace, South Billingshurst on a sandstone outcrop surrounded by Weald Clay, while Rickhurst, Burningfold and Knightons are situated on Weald Clay.

A survey of Markwick Farm was undertaken in 1561 under the ownership of Mr Denham (SHC: LM/729) and shows that land was then held in Hascombe (36½a; 14.8ha), Godalming (14½a; 5.9ha) and Dunsfold (67a; 27.1ha). The main house stood in Hascombe and was described as follows:

Imprimis the farm house being thatched wherein is a hall, an ale chamber and another chamber at the upper end of the hall with a loft over the same

Item a kitchen thereto belonging standing about 12 feet or thereabouts from the hall house being all covered with tile

This suggests an open hall with a single space divided off at the low end of the hall, and a room at the high end with a ceiling and storage space over. The farmhouse had also been provided with a detached kitchen probably with a tiled roof rather than tile-hung at this early

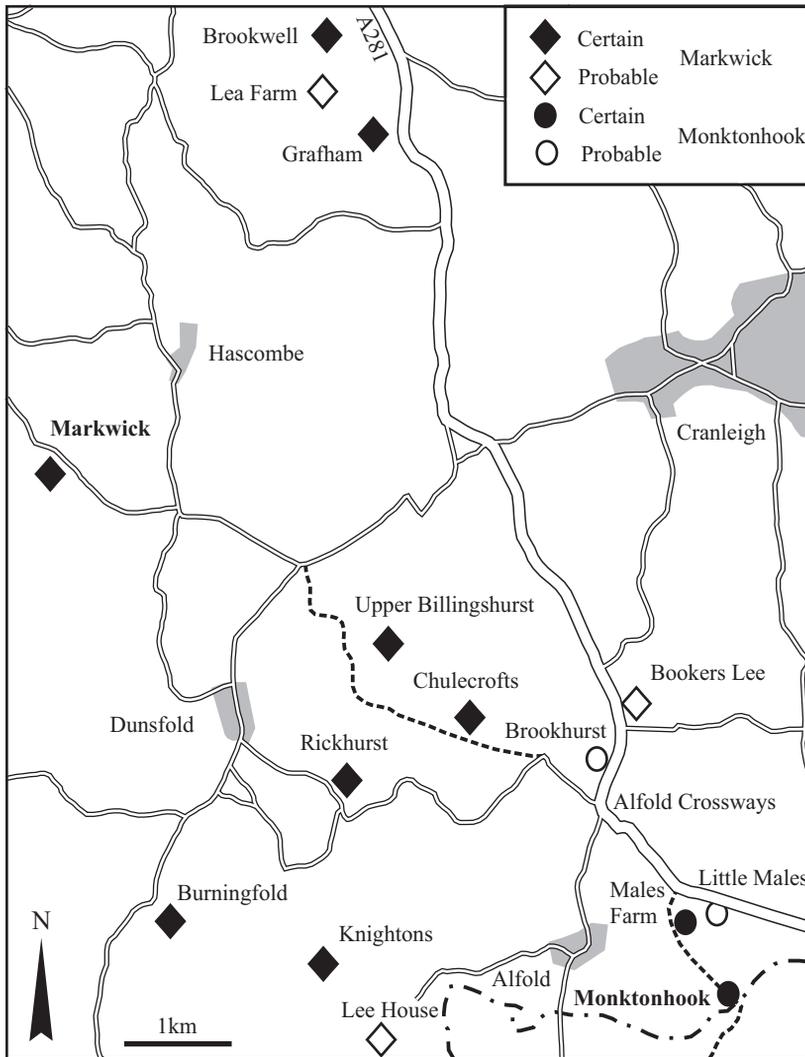


Fig 2 Locations of the holdings of the manors of Markwick and Monktonhook. Dotted lines indicate the position of roads no longer in use. (© Crown copyright Ordnance Survey. All rights reserved)

date. The present farmhouse comprises four bays, two of which were open and an added 17th century wing, all with modern stone façades. Dendrochronological assessment indicates a felling date for timbers from the hall of 1408 and from the added wing of 1581–1613 (Gray 2002, 94). The present Markwick Farm is, therefore, a rare survivor from the monastic period; it may have been built as a grange but is more likely to have been the house on a property farmed on lease.

### The manor of Monktonhook

Imprimis of Richard Holloway for a certain messuage and an acre of land called Great Males 4d  
of him for other lands parcel of Smithsham and Cattesham late Heathers 4d  
of – Enoch for a parcel of land near Hookhurst containing about three acres 2d

of Walter Moore for a message and three acres of land called Baalshawe	2d
of George Toft for a message and ten acres of land called Brookhurst late Francis	8d
of – Osmer, gent for certain lands called Smithesham and Cattesham	5s 6d
of William Billingshurst of Mitchenhall for a message and land in Hookstreet called Monktonhook late widow Elliott's	1s 5d
of Thomas Mose for certain lands lying in Hookstreet	8d
of him for other lands called Little Males	2d

The locations of the holdings that can still be identified are shown in figure 2 and are intimately intermingled with those of Wildwood manor (English & Turner 2004, fig 8.10). By contrast with Markwick, they lie on Weald Clay and present little opportunity for arable use of light soils with only part of the land of Males Farm lying on sandstone. The majority of the known positions of these properties were around Hook Street; this track was the main way south from Guildford into Sussex, and formed a crossroads at Monktonhook, with the eastern route leading towards Rudgwick and Horsham. It is first mentioned in 1316 as (in trans) 'the highway called Monktonhook' (SHC: G 64/1) and the location of a garden. Construction of the turnpike roads between Dapdune Wharf, Guildford and Newbridge, near Billingshurst, in 1757, and between Alfold Crossways and Horsham in 1809 (Budgen 1991/2), effectively by-passed Hook Street. Although Keeper's Cottage at Monktonhook was occupied into the 1960s (Emily Harwood, pers comm) the hamlet never gained a surfaced road and, economically disadvantaged, is now abandoned.

Ploughing during the mid-1990s encroached close to the site of the last Monktonhook Farm and the opportunity was taken to fieldwalk the area to try to locate evidence of medieval activity (English 2002). Large quantities of pottery and building material were found, with the earliest pottery, mainly Coarse Border ware, dating to the early to mid-14th century. A concentration of bloomery tapping slag was also found. If these two finds are connected, then Waverley Abbey may have developed its Wealden holding as an iron production site. The low rental values of holdings listed in 1729 reflect the difficulties of farming an isolated area of Weald Clay, a situation partially ameliorated after 1816 when the Wey and Arun Junction Canal, with its summit level nearby in Sidney Wood, reduced transport costs. However, for Waverley Abbey, iron production would have both served their needs and, possibly, provided a surplus for sale.

Waverley Abbey was never to achieve the large estates and industrial wealth of Cistercian houses elsewhere, but its Wealden holdings provided good farming land on the greensand at Markwick, possibly for direct use but more probably exploited under lease. In addition, they may have allowed the abbey to participate in the potentially lucrative Wealden iron industry.

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212/56/7 Court Roll for the manor of Monktonhook dated 1729

G 21/4/3 Rent Roll for the manors of Bramley, Markwick and Monkenhook, and Tangle, undated but *c* 1600

G 64/1 Grant of a garden in Alfold

G 167/2/1 Deeds of Fastbridge Farm, Eastlands Farm, Mill alias Stovolds Farm, Bookers Lee (alias Leigh) Farm and Brown's Farm dated 1660

K 43/47/6, 7 Deeds of a tenement in Alfold dated 1399

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