

Manors and Estates

Newnham¹ was part of the manor of Mapledurwell² until it was granted to Hugh de Arundel in 1198.³ There were various overlords who held Newnham directly from the King. The overlordship followed that of Mapledurwell by continuing through the Bassets' descendants to the Bigods and Despensers.⁴ The link between Mapledurwell and Newnham continued since as late as 1464 Richard Neville, earl of Warwick, (1428-1471)⁵ as lord of Mapledurwell, claimed suit of court from the lord of Newnham, on the grounds that Warwick was his overlord.⁶

The manor itself was held by the St Manifeo family from the 13th to 15th centuries, and was subsequently held by the Stuckeley family until it was purchased by the Paulets in the 16th century. The Paulets held the manor until the 19th century when it was sold to Guy Carlton, 3rd Lord Dorchester. As of 2014 the manor of Newnham is held by the Earl of Malmesbury.⁷

In general the lord of the manor was non-resident but based nearby. Corpus Christi College, Oxford and Winchester College also owned land in the parish.

St Manifeo Holdings

In 1275 the earl Marshall, Roger Bigod, 5th earl of Norfolk (c. 1245-1306), was recorded as being in possession of the manor of Newnham, which was held of him by Adam de St Manifeo.⁸ Newnham, along with Mapledurwell, was held by Hugh Despenser, earl of Winchester, in 1316⁹ although the de St Manifeo family continued to hold one quarter a knight's fee. In 1346, Robert de St Manifeo held the quarter knight's fee in Newnham which formerly belonged to John de St Manifeo.¹⁰ The inquisition *post mortem* held for Hugh Despenser in Winchester on 18 February 1349 stated his quarter knight's fee was held by

¹ I would like to thank Stan Waight for making his work on Newnham available to me.

² John Hare, Jean Morrin and Stan Waight, *The Victoria County History of Hampshire: Mapledurwell*, (London, 2012), 15-16.

³ *Feets of Fines of the Ninth Year of the Reign of King Richard I, A.D. 1197 to A.D. 1198*, Pipe Rolls Society, vol. xxiii (1898), no. 152.

⁴ VCH, *Mapledurwell*, 15.

⁵ Known as 'Warwick the Kingmaker' by later historians.

⁶ Baigent & Millard, *History of Basingstoke*, 293-4.

⁷ <http://thepeerage.com/p47542.htm>.

⁸ *Hundred Rolls*, ii, 221.

⁹ *Feudal Aids*, ii, 313.

¹⁰ *Feudal Aids*, ii, 332.

Robert de St Manifeo.¹¹ The St Manifeo family also owned Heckfield in the hundred of Holdshot¹² and the descent of Newnham followed the descent of that manor for nearly 150 years. In 1381 John de St Manifeo gave up all rights to the manors of Newnham and Heckfield ‘with [all] wards, marriages etc.’ to Robert Fulmere and Thomas Brookes, both of whom were chaplains, and Robert Layham, esquire, presumably as trustees who would enable John de St Manifeo to grant the lands as he wished.¹³ In 1394 the manor together with Heckfield was settled on Edward Bokeland and Amice, his wife, and the issue of Amice, with contingent remainder (inheritance after their deaths) to Sir Philip la Vache.¹⁴ A charter leasing the estates and manors of Heckfield and Newnham to a group of prominent members of the gentry consisting of Sir Philip la Vache, Thomas Chaucer, Edmund Hampden, Richard Wyot and John Broughton, their heirs and assigns, dated 16 November 1405, suggests that Edmund and Alice Bokeland had died without heirs.¹⁵ Philip la Vache died around three years later, with a grant dated 10 November 1408 stating he was dead.¹⁶

Stukeley Descent

Thereafter the history of the manor is obscure until 1428 when Thomas Stukeley was recorded as holding the quarter fee in Newnham previously held by Robert de St Manifeo.¹⁷ Thomas was succeeded by John Stukeley who, on 14 November 1461, was fined 12*d.* at a view of frankpledge court for failing to maintain the ford that was on the common road which adversely affected the water going to the meadows, and a further 12*d.* because the gate at the end of the lane leading from Newnham to Wildmore was broken and poorly fastened.¹⁸ On 17 November 1464 John Stukeley was recorded as ‘lord of Newnham’ when the tithingmen of Newnham presented that he made his pound in an unknown place and impounded three of William Dene’s pigs there which was ‘contrary to the custom of the manor of Basingstoke’. For this he was fined 3*s.* 4*d.* and ordered to amend without delay under penalty of 6*s.* 8*d.*¹⁹ In the same year John Stukeley complained that John atte Field, bailiff of Richard Neville, earl of Warwick, who was lord of Mapledurwell, had unjustly detained 17 of his cattle in the

¹¹ *CIPM*, ix, no. 428 (p. 335).

¹² *VCH, Hampshire*, (1911), iv, 45.

¹³ *CCR, 1377-1381*, 508.

¹⁴ *TNA*, CP21/1/207/29 no. 22. Note: the 1911 edition erroneously states this was in 1395 whereas the document gives the year as 18 Richard II, which ran from 22 June 1394 to 21 June 1395.

¹⁵ *CCR, 1405-1409*, 71.

¹⁶ *CPR, 1408-1413*, 104.

¹⁷ *Feudal Aids*, ii, 344.

¹⁸ Baigent & Millard, *History of Basingstoke*, 286.

¹⁹ Baigent & Millard, *History of Basingstoke*, 288-9.

pound at Mapledurwell. John atte Field claimed that he had impounded them in lieu of a sum of 6s. 8d. which John Stukeley owed the Earl of Warwick as his superior lord for issues and amerancements of his court of Mapledurwell. The case was decided on 22 December 1464 in Stukeley's favour and atte Field was fined 12d.²⁰ In 1502 either the same John Stukeley or his descendent and namesake was fined 8d. for failing to attend two of the Basingstoke hundred courts.²¹

Paulet Descent Onwards

The exact date at which Newnham passed from the Stukeley family is uncertain. John Stukeley was assessed on lands in the subsidy return of 1525²² but the manor passed to the Paulet family during the 16th century.²³ The Paulets were an influential family in Hampshire holding important role in local administration. William Paulet (1474/5-1572) was created 1st marquess of Winchester in 1551, during a career of great prominence in national politics.²⁴ In 1609, William, 4th marquess of Winchester (died 1629), dealt with the whole manor by a fine.²⁵ Newnham continued to be held for over two centuries by the Paulet family, who were subsequently created the dukes of Bolton. John Paulet, 5th marquess of Winchester (c. 1598-1675), was noted as holding the manor in 1652.²⁶ Charles Paulet, 2nd duke of Bolton and 7th marquess of Winchester (1661-1772) was denoted as the lord of the manor in 1687²⁷ and 1703.²⁸ In 1754 his grandson, Charles Paulet, 3rd duke and 8th marquess (1685-1754), was noted as being lord of the manor²⁹ while his son Henry was recorded as owning land in Newnham in 1768.³⁰ The Paulets lived at nearby Basing House and subsequently at Hackwood House. During the 18th and 19th centuries, the manor was divided into 15 leaseholds for lives and a small number of freeholds.³¹

²⁰ Baigent & Millard, *History of Basingstoke*, 293-4.

²¹ Baigent & Millard, *History of Basingstoke*, 309.

²² TNA, E179/173/183, m5v.

²³ The original VCH cited an inquisition *post mortem* for William Paulet, third Marquess of Winchester (c. 1532-1598) in 1598 which stated that he was seised of three-quarters of the manor, although the only IPM for Paulet that survives relates to his property in London. TNA, C142/262 no. 125; VCH, *Hampshire*, (1911), iv, 157.

²⁴ L.L Ford, 'William Paulet, first marquess of Winchester (1474/5-1572)', *ODNB*; H.R Woudhuysen, 'William Paulet, third marquess of Winchester (c. 1532-1598)', *ODNB*.

²⁵ TNA, CP25/2/348.

²⁶ TNA, CP43/278 rot. 112.

²⁷ TNA, C5/195/12.

²⁸ British Library, Stowe MS 845 fol. 114.

²⁹ TNA, CP43/686 rot. 383.

³⁰ HRO, Q27/3/50.

³¹ HRO, 11M49/5 & 83 & 85 & 325 Bolton of Hackwood (Powlett family, Marquesses of Winchester and Dukes of Bolton), Manorial survey books for the manor of Newnham.

The duke of Bolton was still the major landowner in Newnham in 1842.³² The manor was sold soon after to the Carleton family as Guy Carleton, 3rd lord Dorchester (1811-1875), was recorded as 'lord of the manor' between 1859 and 1867.³³ Between 1875 and 1885 Mrs Pigott Carlton of Greywell Hill, Winchfield, was recorded as lady of the manor³⁴, followed by Mrs Lei Carleton of Greywell Hill, Winchfield, between 1889 and 1899³⁵, who was recorded as Baroness Dorchester between 1907 and 1923.³⁶ Lord Dorchester was recorded as lord and of manor between 1927 and 1939³⁷ and the manor remained with the Dorchesters until 1963 when Dudley Carleton, the 2nd Lord Dorchester of the 2nd creation (1899) died.³⁸ It then passed to his daughter Diana wife of William Harris 6th Earl of Malmesbury, and on her death in 1990 her son James (now 7th Earl) inherited the manor.³⁹

Lesser Estates

Manor House

The manor house and demesne was long leased out and it is probably with this that we should associate the assignment in 1717 by George Prince senior of Newnham, gentleman, to his son George of three parts of the manor of Newnham.⁴⁰ Frederic Wrottesley, a prominent judge⁴¹, who was noted as one of the principal landowners in Newnham from 1927⁴², occupied the manor house between 1929 and 1948.⁴³ The house was then owned by his widow, Lady Wrottesley between 1952 and 1955.⁴⁴ Thereafter it was occupied by William, 6th earl of Malmesbury between 1958 and 1963⁴⁵ and N. Maltby Jr. between 1965 and 1968.⁴⁶

³² HRO, 21M65 F7/168/1, Tithe Award for Newnham. This evidence demonstrates that the assertion made in the original VCH that Lord Bolton sold the manor soon after 1816 was incorrect. VCH, *Hampshire*, (1911), iv, 157.

³³ White's, *Dir. Hants* (London, 1859), 497; *Kelly's Post Office Dir. Hants* (1867), 572.

³⁴ *Kelly's Post Office Dir. Hantse* (1875), 127; *Kelly's Dir. Hants and Dorset* (1878), 336; *Kelly's Dir. Hants and Dorset* (1885), 729.

³⁵ *Kelly's Dir. Hants, Wiltshire and Dorset* (1889), 187; *Kelly's Dir. Hants*, (1899), 235.

³⁶ *Kelly's Dir. Hants and the Isle of Wight* (1907), 264; *Kelly's Dir. Hants and the Isle of Wight* (1923), 301.

³⁷ *Kelly's Dir. Hants and the Isle of Wight* (1927), 302; *Kelly's Dir. Hants and the Isle of Wight* (1939), 330

³⁸ Cross reference to Waight on 'Manorial Estates'.

³⁹ <http://thepeerage.com/p47542.htm>

⁴⁰ F.W. Steer, *The archives of New College*, Oxford (1974), 305.

⁴¹ H.G Hanbury, rev. Alec Samuels, 'Sir Frederic John Wrottesley (1880-1948), judge', *ODNB*.

⁴² *Kelly's Dir. Hants and the Isle of Wight* (1927), 302.

⁴³ *Kelly's Dir. Basingstoke and its Neighbours* (1929), 112; *Kelly's Dir. Basingstoke and its Neighbours* (1935), 119; *Kelly's Dir. Basingstoke and its Neighbours* (1941), 132; *Kelly's Dir. Basingstoke and its Neighbours* (1948), 156.

⁴⁴ *Kelly's Dir. Basingstoke and its Neighbours* (1952), 175; *Kelly's Dir. Basingstoke and its Neighbours* (1955), 195.

⁴⁵ *Kelly's Dir. Basingstoke and its Neighbours* (1958), 214; *Kelly's Dir. Basingstoke and its Neighbours* (1963), 264.

⁴⁶ *Kelly's Dir. Basingstoke and its Neighbours* (1965), 310; *Kelly's Dir. Basingstoke and its Neighbours* (1967), 332; *Kelly's Dir. Basingstoke and its Neighbours* (1968), 362.

Hookland Estate

Hookland was part of the manor of Mapledurwell, held from the 16th century by Corpus Christi College, Oxford.⁴⁷ William Frost, steward of bishop Richard Fox, and his wife purchased Mapledurwell and Hookland in 1513 from George Neville, Lord Bergavenny. Neville had been fined £70,650 for illegally retaining 471 men from Kent in 1507 and was banned from entering Kent, Surrey, Sussex and Hampshire without royal consent.⁴⁸ Henry VIII cancelled this when he became king and this does not seem to have been the reason why he decided to sell.⁴⁹ Presumably, the sale was related to the fact that he was childless. In 1524 the Frosts donated Mapledurwell and its appurtenances to Corpus Christi College, Oxford.⁵⁰ Throughout the 17th and 18th centuries the college sublet their copyholds in Newnham to various people, including the Hall family who were lords of the manor of Tunworth and tenants of the Manor Farm in Mapledurwell in the early 18th century.⁵¹ On 9 December 1835 Guy, Lord Dorchester took out a 20-year lease on the whole estate for a fine of £238 0s. 6d.⁵² which was renewed three times: on 36 June 1843 for a fine of £267 15s. 0d.;⁵³ on 1 June 1850 for a fine of £265 18s. 0d.;⁵⁴ and on 21 December 1863 for a fine of £400.⁵⁵ The accounts of the estate show that from Michaelmas 1883 the Newnham estate was broken up and subdivided.⁵⁶ The college was noted as one of the principal landowners in Newnham until 1907⁵⁷ and the final piece of the manor was sold in 1926.⁵⁸

Hurstland Estate

A detached part of Winchester's College's manor in the neighbouring Andwell was also part of Newnham. The court books for Andwell note there was: 'A Messuage and one Yard Land with the appurtenances called Hurstlands in the Parish of Newnham within the Manor of

⁴⁷ John Hare, Jean Morrin and Stan Waight, *The Victoria County History of Hampshire: Mapledurwell*, (London, 2012), 17.

⁴⁸ TNA, KB27/985 rott. 7-8 rex, fines.

⁴⁹ Alasdair Hawkyard, 'George Neville, third Baron Bergavenny (c. 1469-1535)', *ODNB*, xl, 495-7.

⁵⁰ CCCO, Twyne Transcripts, xi, 13, 31. Effective from 1529.

⁵¹ John Hare, Jean Morrin and Stan Waight, *The Victoria County History of Hampshire: Mapledurwell*, (London, 2012), 52.

⁵² CCCO, LB 34/232.

⁵³ CCCO, LB 35/311.

⁵⁴ CCCO, LB 36/409.

⁵⁵ CCCO, LB 38/266.

⁵⁶ CCCO, F/1/1/3.

⁵⁷ *Kelly's Dir. of Hants. and Dorset (1885)*, 729; *Kelly's Dir. of Hants., Wiltshire and Dorset (1889)*, 187; *Kelly's Dir. of Hants., (1899)*, 235; *Kelly's Dir. of Hants. and the Isle of Wight (1907)*, 264.

⁵⁸ From Stan Waight's notes on Copyhold No. 12.

Andwell'.⁵⁹ The copyhold was the subject of a lawsuit between the Hooker (Hoke) and Jacques (Jake) families that began in 1536. The Hookers were the former copyholders and appear to have been freeholders of some adjoining land. The Jacques were the current copyholders. The lawsuit was protracted and was not concluded until 1552, when arbitrators finally re-established the extent of the copyhold.⁶⁰

During the 19th century the Rogers family were living in the copyhold. Both the tithe award for Newnham and the related entry in the Andwell court books show that, in 1842, John Rogers and others leased this together with the main demesne from James Warne, esquire, who himself was subletting from the duke of Bolton.⁶¹ Rogers was still the tenant in October 1862, but the copyhold was enfranchised to Henry Bird for £721 15s. in December 1864. The enfranchisement deed confirmed the extent of the copyhold to have been plots 23-25 and 31-35 on the Newnham tithe map⁶²

Other Landowners

Before the 19th century the lesser landowners included Henry Deane who, at his death in 1610, held two water corn-mills and three water fulling mills called Lyde Mills as part of the manor of Newnham of the marquess of Winchester.⁶³ The 1842 tithe returns showed the presence of a group of prominent landowners in Newnham. The duke of Bolton himself owned only 153 a., of which 137 a. were leased out to James Warren, esquire and his subtenants. Corpus Christi College had leased 116 a. to Lord Dorchester of which 20 a. was woodland. The Honourable William Pole Tilney Long Wellesley owned 100 a., Ann Piper owned 95 a. and George Purefoy Jervoise, esquire owned 59 a. Among the other 22 landowners was the London and South Western Railway Company who owned 27 a.⁶⁴

Of these other estates the largest was that belonging to the Wellesleys of Tylney Hall, in neighbouring Rotherwick.⁶⁵ William Pole-Wellesley had married the heiress of the Tylney-Longs and later in 1845 inherited the title of Earl of Mornington. Their son inherited the land from his mother (who died in 1825) and the title from his father in 1857.⁶⁶ On 17 November

⁵⁹ Andwell manor court books, *passim*. See also Landowning section for Anport: <http://www.victoriacountyhistory.ac.uk/counties/hampshire/work-in-progress/nately-and-andwell> [Accessed: 3 April 2014]

⁶⁰ N. Bell in *Journal No.1* of the Lyde and Whitewater Local History Group, 1991, 44-54

⁶¹ HRO, 21M65 F7/168/1 ; WCM, 23187, 163

⁶² WCM23084, 17-20

⁶³ TNA, C142/677 no. 4.

⁶⁴ HRO, 21M65 F7/168/1, Tithe Award for Newnham, Summary.

⁶⁵ See: VCH, *Hampshire*, (1911), iv, 99-100.

⁶⁶ G. Le G. Norgate, 'William Wellesley-Pole', *ODNB*, rev. John K. Severn.

1853 Charles Tyssen, esquire, conveyed a one acres parcel of meadow in Julstone Bridge Common to Lord Viscount Wellesley.⁶⁷ On 14 July 1854 the Wellesley family held two copyholds in Newnham up for auction: one which contained 9 a. of orchard and arable lands; and one which contained 3 a.⁶⁸ In 1859 the earl of Mornington was recorded as one of the principal landowners in Newnham.⁶⁹ He probably continued to hold this land until his death in 1863. It would then have been sold by his trustees with the rest of the estate to Charles Edward Harriss, esquire, about 1870, who had held Newnham lands between 1882 and 1907.⁷⁰ Lionel Phillips of Tylney Hall was also noted as one of the principal landowners in Newnham between 1899 and 1907.⁷¹

Several other landowners can be identified from various deeds and directories. Between 1867 and 1875 William Goring and W. Garrett, esquires were the principal landowners along with Lord Dorchester.⁷² Goring remained a principal landowner until 1878, in which year Edmund Robertson and Richard Holden, esquire, were also principal landowners.⁷³ In 1899 the trustee of the late William Robertson, esquire, of Hook House were recorded as principal landowner⁷⁴ as were the trustees of the late Rev. A.G. Barker of Sherfield in 1907.⁷⁵ Between 1923 and 1939 Major Sir Herbert Robin Crayzer held land in the manor while Frederic J. Wrottesley was the principal landowner from 1927 onwards.⁷⁶

⁶⁷ HRO, D141M71/T40; HRO, 287M87/1/4. Duplicate copies.

⁶⁸ HRO, 1M88 nos. 3-4.

⁶⁹ White's *Dir. Hants. and the Isle of Wight* (1859), 497.

⁷⁰ HRO 14M71 (catalogue); *Kelly's Dir. Hants. and Dorset* (1885), 729; *Kelly's Dir. Hants., Wiltshire and Dorset* (1889), 187; *Kelly's Dir. Hants.*, (1899), 235; *Kelly's Dir. Hants. and the Isle of Wight* (1907), 265.

⁷¹ *Kelly's Dir. Hants.*, (1899), 235.

⁷² *Kelly's Post Office Dir. Hants.* (1867), 572; *Kelly's Post Office Dir. Hants.* (1875), 127.

⁷³ *Kelly's Dir. Hants. and Dorset* (1878), 336.

⁷⁴ *Kelly's Dir. Hants.*, (1899), 235.

⁷⁵ *Kelly's Dir. Hants. and the Isle of Wight* (1907), 265.

⁷⁶ *Kelly's Dir. Hants. and the Isle of Wight* (1923), 301; *Kelly's Dir. Hants. and the Isle of Wight* (1927), 302; *Kelly's Dir. Hants. and the Isle of Wight* (1939), 330.