

## LANDOWNERSHIP

### *The priory of Andwell*

The Domesday Book manor of Mapledurwell, which included Newnham and Up Nately was subsequently divided, and later Adam de Port used his Up Nately section to found a monastic cell dependent on the French Cistercian abbey of Tiron. The new priory was built on the moor away from the main village and its surrounding open fields. Adam de Port gave the priory two carucates of land which would have included his demesne lands scattered among the open fields of Up Nately, as well as the pasture and site of the priory on the moors. In the course of the priory's existence, the estate acquired a mill and further lands.<sup>1</sup> The priory was given land in Eastrop by the Empress Matilda and a virgate in Mapledurwell by the de Ports, and other land.<sup>2</sup> But the priory remained small and never became of more than local importance with an estate largely restricted to the group of settlements around. Most of Up Nately became the lands of Andwell, but the latter's records reveal little of its agriculture.<sup>3</sup>

There was a chief messuage which would have contained a manor house and associated buildings, together with a dovecote and garden. Since it was a small alien house it probably lacked a conventional cloister and adjacent buildings of larger monasteries, with buildings more akin to a manor house.<sup>4</sup> A lease in 1404, after the closure of the priory, provides a more detailed

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<sup>1</sup> S. Himsforth, *Winchester College Muniments*, II (1984), 96.

<sup>2</sup> Himsforth, *Winchester College Muniments*, 96-112.

<sup>3</sup> Thus the account of the alien priories for Hampshire in 18 Ed II, does not give any indication about stocking or grain (NA PRO SC6/1126/19).

<sup>4</sup> See below (forthcoming).

list of the buildings and reinforces this view: hall, kitchen, chambers, chapel, barn, oxshed, cowshed, stables and a gatehouse with a chamber above, a dovecote and a mill.<sup>5</sup>

The logic of its foundation and of the grant of land to French monastic houses made sense while the post-conquest aristocracy saw itself as an Anglo-French one, as much French as English, but later political developments made this position increasingly insecure. When England was at war with France, English kings were reluctant to see money leaving the country and were in need of money themselves. They took over the lands of these alien monasteries, or handed them to the responsibility of a lay keeper or an English monk of the priory who would pay the money to the exchequer rather than to Tiron, as was periodically done in the 14<sup>th</sup> century. John Brocaz was keeper in 1342 paying an extra 4 marks, and thus 10 marks, to the exchequer which was continued when an English prior was again placed in charge.<sup>6</sup> Later, Andwell was leased at £10 per year in 1376 to Thomas Driffed or Driefielde, much less than a realistic rent, and at his death in 1387 to Thomas Thorpe for the same figure. Driffed's interest was probably financial, and assessments were made of the value of his dilapidations.<sup>7</sup> Faced with insecure incomes, their foreign owners began to feel that it might be worth their while to sell their English possessions to English religious houses, once this was allowed under Richard II.

*Winchester College and the manor of Andwell.*

The priory was eventually bought by William of Wykeham in 1391, as part of the endowment for his new foundation of Winchester College. The income from the manor went to the bishop at

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<sup>5</sup> WCM, 25694.

<sup>6</sup> *Cal Fine Rolls*, vol 5, 29, 214, 262, 273, 370, 476.

<sup>7</sup> Dilapidations at Andwell Priory in 1387, in *Hampshire Notes and Queries*, 8, 1896,11-2. That this was not an economic rent is suggested by the much higher revenue when it was in Wykeham's hands (WCM, 3088-).

Farnham in 1391-2, by which time direct cultivation by the lord had already ceased and the demesne was leased out.<sup>8</sup> As elsewhere with his foundations, Wykeham and the College spent money in the early days to get the buildings up to standard.<sup>9</sup> In the first two years he spent £29 out of an annual income of £22 on a variety of works including chambers north and south of the hall.<sup>10</sup> Later in 1396, almost £23 was spent on remaking three bays of the surviving medieval barn and a new porch.<sup>11</sup>

Although the manor was now leased, the College continued to spend money on the upkeep of the buildings including on minor repairs to the tiled roofs which on many other estates were the responsibility of the lessee. The lord continued with other expenditure. There were major repairs to the barn in 1478-9 where two bays were rebuilt at its other end.<sup>12</sup> Interestingly the dovecot, which many manors did without, was rebuilt with the College spending over £16 in 1444-5 and over £3 on its roofing in the following year.<sup>13</sup> In 1468-9, a new stable was built.<sup>14</sup> There was also a succession of expenses on the mills. There were also minor repairs to the chapel and chancel as in 1408 and 1409.<sup>15</sup>

The priory had already leased out its lands before Wykeham acquired them, and this policy was continued by the College. The men who leased it were wealthy at a local level, and they and their families were long-standing in their tenure: John atte Waterende leased it from 1408-42, the

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<sup>8</sup> WCM, 3088

<sup>9</sup> WCM

<sup>10</sup> WCM, 3090 The carpenter was John Kypyng, probably the father of William Kypyng who was active as carpenter for the college in the 1420s (J. Harvey, *English Medieval Architects*, Gloucester, 1984, 169-70).

<sup>11</sup> WCM, 3091

<sup>12</sup> WCM, 3159-61; this also fits with the tree-ring dating (Edward Roberts, pers. com.).

<sup>13</sup> WCM, 3135-6.

<sup>14</sup> WCM. 3153. I am grateful to Edward Roberts for this reference.

<sup>15</sup> WCM, 3101-2.

Jakys family from 1494 to 1584, and the Locker family from 1584 to the mid 17th century.<sup>16</sup> John Jakys who had leased the manor since 1503, was the most highly assessed member of the village in 1524-5, with an assessment of £40, and Nicholas Jakys was the joint second highest.<sup>17</sup> Later, John Lockyer's inventory at his death in 1621, shows something of the substantial farming of such lessees. His goods were then assessed at £1,137. 3s.2d,<sup>18</sup> of which £208.10s was for livestock (with 302 sheep, 52 cattle and 50 pigs), £200.13s. 4d in grain and hay, and £600 in the value of the lease. He may have acquired other lands in addition to his lease of the manor, but these figures suggest a growing intensification of agriculture compared with those for 1294. The lessees also show close links with the nearby town of Basingstoke. John Canner, who was one of two lessees in 1391-2, came from the family which was the main freeholder in neighbouring Mapledurwell but who were also prominent figures in Basingstoke.<sup>19</sup> John Shippener who leased from 1405-1407 was described as 'of Basingstoke', while the Locker family were prominent citizens, mercers and fullers before moving in 1584 to Andwell, part of the emigration of rich merchants to the countryside already familiar elsewhere. The family nevertheless maintained a close link with the town. In 1621, they had already leased the demesne since 1584 and John reflected his new loyalty by giving 20s to the poor of Up Nately. But family traditions still made him look to Basingstoke and he wished to be buried at Basingstoke in the schoolhouse adjoining the Holy Christ chapel where his ancestors had been buried.<sup>20</sup>

### *Other landowners*

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<sup>16</sup> Lessees listed in NRA *Winchester College Muniments*, vol 2.

<sup>17</sup> TNA, E179/173/183.

<sup>18</sup> HRO, 1621 B31/1.

<sup>19</sup> WCM, 3088; Hare, Morrin and Waight (New VCH Hants), *Mapledurwell* (2012), 50-1

<sup>20</sup> After the Reformation, part of the medieval chapel was used as a school house.

In addition to the land that belonged to the priory or the manor of Andwell, some tenancies were part of the manor of Mapledurwell, which since 1529 has belonged to Corpus Christi College Oxford,<sup>21</sup> and there was also land which belonged at the end of the nineteenth century to Lord and Lady Dorchester, as detached parts of the manor of Natley Scures.<sup>22</sup>

Winchester College's estate also included several freeholds for which fixed quit-rents of up to 7s. were receivable. They were still recorded in detail in 1806, even though inflation had rendered them impracticable to collect by that time.<sup>23</sup>

Corpus Christi College's estate in Up Natley comprised two copyholds (Nos. 1 and 8) belonging to the Manor of Mapledurwell.<sup>24</sup> A number of freeholds that cannot be identified included those of a messuage and 56 acres of land held by Simon Purches de Aultone in 1439 and a messuage, 50 acres of land and 10 acres of wood held by Stephen Pulleyn in 1390.<sup>25</sup>

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<sup>21</sup> Hare, Morrin and Waight (New VCH Hants), *Mapledurwell*, 15-6.

<sup>22</sup> VCH, *Hants*, iv, 78.

<sup>23</sup> WCM, 21310.

<sup>24</sup> CCC Court Books passim. See also New Hampshire VCH, *Mapledurwell*.

<sup>25</sup> Feet of Fines 8 Hen IV Trinity & 14 Rich 2 Trinity.