

Material from Oxfordshire archives relating to Blue Row

N.B much of this is as yet unedited and some references are as yet unresearched, but included for benefit of other researchers.

We believe Blue Row was built in 1806. John Powell, the mason, who built Blue Row and did much of the local restoration, may have owned the plot of land in 1802 (B on the inclosure map). He certainly had an interest in it from 1806. Burnt House Homestead is just to the east of Blue Row, and its Close extended down to the Griffin. The lane down the side of the cottages was called Watery Lane (the stream runs under it now). We believe the messuage referred to below at # is currently called Old Farm Cottage, and is off Watery Lane to the North of Blue Row. Most of Watery Lane is now represented by the footpath leading across the Motte and Bailey grounds down past the Griffin (turnstile at each end).

The detailed information below traces back the ownership of the cottages and neighbouring properties from the Duke of Marlborough onward.

Ownership of Blue Row

1803 4th May 43 George III 1803. In consideration of 5 shillings paid by William Atkins to the Duke of Marlborough, the Duke of Marlborough leases the premises to Wm Atkins for one year for a peppercorn rent.

A messuage or tenement commonly called by the sign of the Griffin with outbuildings, yard, gardens and appurts, together with a small piece of meadow ground lying contiguous thereto in the Parish of Swerford and containing 1a.15p. (143 on inclosure map?)

Several pieces of arable meadow and pasture ground with appurts in the fields of Swerford and reputed to be 2 yard lands with common rights thereunto belonging (Plot 140 on inclosure map seems to include plot where Blue Row is to be built ?)

Piece of inclosed meadow or pasture in the Parish of Swerford and containing 4a.1r.4p. and called Burnt House Close. (139 on map?)

Piece of inclosed meadow or pasture ground in Swerford containing 1a.1r.12p. (not identified) {Flick III/i/1}

1803/4 Extract of Release following lease for a year of 4th May 1803.

Recites that the Duke of Marlborough levied of fine of the premises in Hilary Term last and that the Duke of Marlborough has contracted with Wm Atkins the younger to sell the premises to him for 1592 pounds 19s6d. In consideration of this sum paid to The Duke by Wm Atkins and in consideration of 5s. paid by the Duke to Robert Brayne, the Duke releases the Premises to William Atkins upon such trusts as Wm Atkins shall direct and in default of such direction to the use of Wm Atkins during his life, then to the use of during (and) the life of Wm Atkins in trust for Wm Atkins and to prevent any wife of Wm Atkins from dower out of the premises and then to the use of the heirs and assigns of Wm Atkins.

Declares that the fine so levied by the Duke of Marlborough to Joseph Brookes shall be as concerning the premises to the use of Wm Atkins and his heirs in a manner aforesaid. (Extract of lease for a year of 4th May 1803 Cat No III/i/1 attached to original deed) {Flick III/i/2}

- 1806 Recites Release of 5th May 1805 (should be 1803?) whereby the premises hereinafter appointed were conveyed to William Atkins the younger of Chipping Norton, mealman, to such uses as he should direct, by John Duke of Malborough. Now in consideration of 60 pounds paid to Wm Atkins by John Powell, mason, and of 5 shilling paid to Wm Atkins by Robert Brayne, Wm Atkins appoints that the property be conveyed to the uses hereinafter expressed. In further consideration of the sum of sixty pounds and the 5 shillings paid to Wm Atkins by Richard Chapman of Banbury, surgeon, William Atkins enfeoffs John Powell with :
toft where messuage formerly stood (but which was destroyed by fire) in Swerford with barn, stable, cowhovel and yard, which were purchased by Wm Atkins as aforesaid and are now in the occupation of Thomas Wiggins. John Powell to hold the property to such uses as he should direct and in default, to the use of Richard Chapman of Banbury, surgeon, for the life of J Powell, and to the use of J Powell and his heirs forever. Wm Atkins covenants to produce the deeds in the schedule consisting of fine of 43 George III and lease and release of 4/5 May 1803.
{Flick III/ii/1}
- 1806 The cottages [Blue Row] and messuage# were built by John Powell deceased on a piece of ground bought by John Powell from William Atkins the younger of Chipping Norton (mealman) in 1806 {Flick III/iv/6}

John Powell references not researched yet

- 1809 {Flick III/iii/2-3}
1828 {Flick II/vi/7}
1829 {Flick III/v/1-2}
1830 {Flick I/xvii/1-2}

1854-

- 1855 Will of John Powell the Elder of Swerford (mason) leaves:
- 1) 3 cottages with buildings, gardens and appurts in Swerford, now held by James Hall, Widow Busby, and James Cosier, which Testator purchased from Hibberdine; [only 1 cottage+barn+stable when bought?]
6 cottages in Milcombe
to son John Powell and John Green Shopkeeper of Swerford.
 - 2) Messuage with buildings and garden now occupied by the testator ;
2 cottages with buildings, etc. held by William Overd and Widow Gulliver;
Close of pasture with appurts in Swerford now in the occupation of Job Colgrove;
4 cottages in Swerford called Blue Row with garden ground used by said cottages;
to John Powell (marble mason) his heir.
- Other children were James Powell and Sarah Wilbee. James died and left to widow Elizabeth. Will executed by John Powell and John Green. {Flick III/iv/2}
- 1855 John Powell (marble mason) requires £100 and has agreed to convey part of the property to which he became entitled from his father to Ellen Greenwood of Chipping Norton as security. In consideration of the £100 he conveys to her as security:
2 cottages now occupied by William Overd and Widow Gulliver in Swerford, and close of pasture in Swerford, formerly occupied by Wm Colgrove, now by Job Colgrove containing 4a.1r.4p. and commonly called Burnt House Close. The cottages are built on part of the Close. {Flick III/iv/1}
- 1856 Further £30 loan to Ellen Greenwood to J Powell charging property as above. {Flick III/iv/4}

- 1859 John Powell (marble mason) conveys to Elizabeth King of Swerford (spinster) in consideration of £140 :
 2 cottages and Burnt House Close as described in mortgage to E Greenwood;
 Messuage where John Powell's father lived;
 4 cottages called Blue Row;
 Cottage in Swerford occupied by William Franklin next to the cottage first mentioned, and the adjoining shop or building;
 {Flick III/iv/5} Note - this appears to be a charge on the property not a sale!
- 1860 After death of Elizabeth King , John Baylis of Swerford (vitualler) has the mortgages on all of the above property assigned to him:
 2 cottages still held by Overd and Gulliver;
 Close of land called Burnt House Close (4a.1r.4p);
 Cottage held by Wm Franklin, now by Wm Barnett and adjoining shop built by J Powell marble mason on part of Burnt House Close;
 J Powell's messuage (possibly/probably Old Farm Cottage);
 4 cottages near to J Powells messuage called Blue Row .
 The messuage were built by John Powell deceased on a piece of land bought by John Powell deceased from William Atkins the younger of Chipping Norton in 1806
 {Flick/III/iv/6}
- 1864 & 1869 Further loans by J Baylis of £220 & £150 on these properties
 {Flick III/iv/7,8}
- 1871 John Baylis of Swerford (vitualler) buys all the property for £150, plus the £670 charges he already hols, making a total of £870 {Flick III/iv/9}
- 1873 John Baylis dies passing his estate to John Albert Baylis of Swerford.
 House & close adjoining held by John Albert Baylis;
 11 cottages and Gardens held by Nehemiah Franklin, John Rose, Josias Evans, William Johnson, George Hawtin, Richard Webb, Frederick Webb, James Cox, William Knibbs, Richard Hawkin, Samuel Jefkin. {Flick III/iv/10}
- 1888 John Baylis (sexton) sells to Henry Clay (gent) for £660 :
 2 cottages in the occupation of Richard Webb and William Woodford
 and close of pasture adjoining the cottages now in the occupation of William Woodford containing 4a.1r.4p. and called Burnt House Close;
 site of cottage formerly in the occupation of Wm Barrett since converted into a workshop and now used as a kitchen to the first 2 cottages;
 Messuage with buildings and garden in Swerford, now in the occupation of William Woolgrove;
 Four cottages in Swerford near the messuage and called Blue Row with garden and appurts. {Flick III/iv/11}
- 1908 Purchase by Sophia Louisa Lady King {Flick III/iv/12}

Message

- 1806 Messuage built by John Powell deceased on a piece of ground bought by John Powell from William Atkins the younger of Chipping Norton (mealman) in 1806
 {Flick III/iv/6}
- 1855 Messuage with buildings and garden now occupied by the testator. {Flick III/iv/2}
- 1859 Messuage where John Powell's father lived {Flick III/iv/5}
- 1860 J Powell's messuage;

- 1873 House & close adjoining held by John Albert Baylis? {Flick III/iv/10}
- 1888 Messuage with buildings and garden in Swerford, now in the occupation of William Woolgrove; {Flick III/iv/11}

Burnt House Close

- 1807 William Brown of Chipping Norton (gent) for £330 purchases from William Atkins the younger of Chipping Norton a piece of meadow in Swerford called Burnt House Close containing 4a.1r.4p. lately purchased by Atkins from the Duke of Marlborough. {Flick III/iii/1}
- 1809 John Powell of Swerford leases above for 1 year {Flick III/iii/2}
- 1809 John Powell purchases from William Brown the above for £367 {Flick III/iii/3}
- 1830 In consideration for £37 is paid by James Napier to John Powell releases for 1 year a strip of land 9 chains by 12 yards lately taken from a close belonging to J Powell called Burnt House Close, which now forms part of Gibberds Close, now or late the property of the devisees in trust under the will of the late F T Travell, clerk deceased. {Flick I/xvii/2}
- 1855 2 cottages now occupied by William Overd and Widow Gulliver in Swerford, and close of pasture in Swerford, formerly occupied by Wm Colgrove, now by Job Colgrove containing 4a.1r.4p. and commonly called Burnt House Close. The cottages are built on part of the Close. {Flick III/iv/1}
- 1860 2 cottages still held by Overd and Gulliver;
Close of land called Burnt House Close (4a.1r.4p);
Cottage held by Wm Franklin, now by Wm Barnett and adjoining shop built by J Powell marble mason on part of Burnt House Close; {Flick III/iv/6}
- 1888 2 cottages in the occupation of Richard Webb and William Woodford and close of pasture adjoining the cottages now in the occupation of William Woodford containing 4a.1r.4p. and called Burnt House Close;
site of cottage formerly in the occupation of Wm Barrett since converted into a workshop and now used as a kitchen to the first 2 cottages; {Flick III/iv/11}

Other Property of J Powell

- 1829 John Powell leases messuage with yard barn and stable from William Hibberdine, previously held by John Parsons, then by Thomas Law and now by John Powell. John Powell buys messuage and allows Edwin Tilsley of Chipping Norton, solicitors clerk to live in it for life. {Flick III/v/1 to 3}

Other

Cottage opposite School

Flick II/v/10 Rev William Whalley, clerk, leases from John Hopkins of Swerford, shoemaker, in 1828 the cottage or tenement with the garden and appurts in Swerford formerly in possession of Mary Gibbard late of Ann Eberton and now of said John Christopher Hopkins. {Flick II/v/11} John Powell acts as an agent of Rev Wm Whalley contracted to purchase the above for 92 pounds ten shillings.

Becketts Lane

Flick V/ii/1-10 Cottages Becketts Lane 1826-74 Irons & Colgrove

Occupants 1826 Henry Plumb, W Russell, Ab Williams & H Colgrove - then Jeffkins & Cosier.

Well, hovel, bakehouse & buildings.

Flick V/ii/11 **Fox Inn**

Flick V/iii/1-5 1876 Abstract of title. Will of Mr John Walford to **3 cottages** - requisitions on title of Christ Church Oxford to cottages. J Walford had the freehold for 20 years at his death in 1865. Cottages were in the occupation of James Green, William Barnabel and William Hawtin. The three cottages are near a farmstead belonging to the Dean and Chapter of Christ Church Oxford.

Flick V/iv/3 Extracts from Enclosure award

Flick V/iv/19 Schedule of deed & docs 1884 relating to land at Swerford being purchased by Christ Church Oxford from Taylor - details & docs for period 1740-1884 commencing with the will of Thomas Rutter.

Flick V/v/1 1860 Schedule of deeds and docs - 1697

Folder 9 1793/4 Davis {Sheila}

Farmer & Co, 66 Lincoln s Inn Field

Maps

Tithe maps not found

- Flick VI/3 1918 sale plan

1910 DV VIII 76-77 123-124 127-128

Misc WP from Joseph T Warren Potter

BRA 199

Bargain & sale relating to tenement & 1and half yard lands in Swerford

1 deed 1681/2

Misc BR per the Bodleian Library Sect I/vi deeds relating to Swerford and others 1750-1779

Misc E1 III - 12 papers of Brideoke family 1724-1876

Misc McIII/1 Sale of Graham Estates 1918

Misc Elliot I/i/1- list tenants of Manor of Swerford 1540

Misc Lanes VI/4&5 - 1671 misc deeds of Swerford

Lo/XII/8 1896-1900 - Extracts from the enclosures awards (duplicates Flick?)

Hyde IV/i/1 Sale Cat 1774 - lots 32-35 for manors of Hook Norton Southrop and Swerford

Gil III/i/2 1716 Final Concord - various thing in Swerford, Epwell, South Newington and Neithrop

Far L/1-13 1743 - 1847 Feoffment deeds etc Gibbards

Far LVII/4 Final Concom 1828 4 messuages 4 cottages 1 shop and 2 gardens with appurts in Swerford

P I/ii/1 Final concord 1716 Hook Norton, Bloxham, Swerford, and Sibford

Church

Disbursements for the restoration and enlargement of Swerford Church 1846

May 29 1846	John Powell Contractor	£50
June 19	"	£50
Sept 28	"	£50
Oct 29	"	£50
Jan 25 1847	"	£30
	" (mortgage)	£250
Total		£480

Nov 15 1867 Forster & Andrews organ £45

Subscriptions in 1846/1850

Magdalen Cottage	£100
Mortgage on Parish rate	£250
The Walley Estate	£25
Samuel Davis	£32
From Parish Rate	£50

Inclosure of 1802**Beneficiaries under the Inclosure:**

The Right reverend Father in God John Lord Bishop of Oxford,
Reverend Nicholas Earle, clerk, patron and Rector of the Parish and Parish Church of
Swerford,

The Rev. Ferdinando Tracy Travel(l) clerk,

James Harbridge of Brookend in the parish of Chasselton in the county of Oxford, yeoman,

Thomas Brain of Long Compton in the County of Warwick, yeoman,

Devises in trust named in the last will and testament of Robert Harbridge late of Rollright

Combs in the Parish of Great Rollright in the County of Oxford, yeoman deceased,
and Keziah Whitford of Great Rollright aforesaid widow,

William Atkins of Chipping Norton, in the County of Oxford, mealman,

John Humphries of Swerford aforesaid, yeoman,

William Colgrove of the same place, yeoman,

Eleanor Hibberdine of Crutched Friars in the City of London, widow ,

Thomas Hitchman of Swerford aforesaid, yeoman.

Within the Liberties and precincts of Swerford several open and common Fields Commons

Waste and other Commonable lands and grounds containing together 1200 acres
or thereabouts

and that Charles Shuter John Wilkinson and Robert Courtenay were Joint Lords of the
Manor and as such intitled to the right of soil in and over the said Commons and
waste grounds

and that the said Nicholas Earle was seized of the perpetual advowson right of patronage
and presentation of in and to the Rectory and Parish Church of Swerford and was
rector of the said parish Church and in the right of said rectory was intitled to certain
Glebe lands parcels of the said Act intended to be divided and enclosed and to all
the Great and Small Tithes arising renewing or happening within the said Liberties
and Precincts

and that the said Charles Shuter John Wilkinson and Robert Courtenay, Nicholas Earle, the
Reverend Ferdinando Tracy Travell Robert Harbridge Oliver Aplin and others were

seized of or otherwise intituled to the residue of said lands and grounds and they and said Rector in right of his said Glebe Lands or their respective tenants were or claimed to be intituled to and did enjoy Commn of pasture for their cattle in and over the said Lands or some parts thereof respectively.

...it is further enacted that Stephen Godson of Hook Norton in the County of Oxford should be and is thereby appointed Surveyor to act in execution of sais Act.

Now know ye and the presents do witness that the said Commissioners in persuance of said recited Acts did cause a pulic notice dated the twenty second day of July one thousand eight hundred and two to be given in Jacksons Oxford Journal of the twenty fourth day of the same month and did also cause a copy of such notice to be afixed on the principal outward door of the Church of Sweford of the time and place of their first meeting for the purpose of carrying into execution the said Act and that the said commissioners did in persuance of such notice meet at the White Hart Inn in Chipping Norton in the said County of Oxford on the seventh day of August one thousand eight hundred and two.....

....any objection to the same might be made to the same Commissioners on Friday the seventeenth day of September the next at the White Hart Inn in Chipping Norton aforesaid at which said meeting the said Commissioners did receive from Stephen Godson the Surveyor appointed as aforesaid a survey admeasurement and plan of all the grounds to be divided allotted and inclosed and also of all the Messuages Cottages Gardens Homesteads ancient enclosed lands and grounds within the said liberties and precincts of Swerford aforesaid and intended to be exonerated from Tithes by virtue of said act....

...a copy of said plan... has been lodged at the Griffin Publick House in Swerford aforesaid for the inspection of all persons interested their attornies or agents.... and that they would meet on the second day of October then next at one o'clock to hear any objections that might be made to the same several objections in writing were delivered to the said Commissioners in consequence thereof have revised corrected and finally determined the same.

Public Carriage and Drift Roads (updated wording)

Turnpike Road from Chipping Norton to Banbury 60'

Highway Cross Road - From Village to Highway Cross on Turnpike Road 40'

Westfield Road - From the West End of the Village to the Publick road in Little Tew Parish near Lyons Spinney 40'

Wiggington Road - From Turnpike Road on Swerford Heath in a northward direction to Woodway Ford where it enters the Parish of Wiggington 40'

Great Tew Road - From Turnpike Road at Highway Cross in a south direction to the turn of Beef Bush Furlong and then making an angle to the East in a near straight line to the entrance to the Parish of Great Tew 30'

Private Roads

Town Furlong - leading out of Westfield Road over the East End of Town Furlong to a certain meadow called Frankins meadow, the property of F.T.T., for the use of F.T.T and several homesteads and allotments adjoining said road 40'

From and out of the Village with a breadth of 20' into through and over the ancient inclosure the property of FTT called Hawtin's Home Close to Beckett's Lane then increasing in breadth to 40' and making an angle to the north by the end or side of certain ancient Homesteads belonging to Thomas Hitchman (TH), William Irons (WI) and Henry Colgrove (HC) respectively for the length of one hundred yards or thereabouts for the use of FTT, Eleanor Hibberdine (EH), TH WI and HC and the several ancient Inclosures Homesteads and allotments adjoining said road.

Fom and out of the Wiggington Road into through and over th Allotment (143) to the said Nicholas Earle (NE) to the allotment (144) to NE 30'

Late Haywoods - The ancient road out of the village to the entrance of the Homestead and farm of the late NE being 70 yards in length from the North end thereof to the gate at the entrance to the Homestead of the farm. 20'

Leading out of the Wiggington Road in a Westwards direction into through and over the allotments (138) for the trustees for the poor to the allotment (128) to the said FTT 20'

Leading out of the Village Road by the side of the garden and buildings of John King into through and over the allotment (147) to FTT to the entrance to his Homestead for the use of JK, FTT and the occupiers of said buildings garden and homestead respectively. 20'

Footways and Public Bridleways

Town Wells

A well near the dwelling house of William Gregory shall be for the use of the inhabitants of the village of Swerford for ever.

The ditch or drain from the spring head in or near Master Lay's ditch over Clay Pits to the Trough in the Ditch on the west side of the allotment (131) shall remain as a publick Drain or watercourse for the purpose of conveying water for the supply of the village of Swerford for ever.

Allotments near Church

Allotments to the Rector (NE) in lieu of Glebe

Allotment 112 situate in Lammas Moor, The Drovers, Town Meadow, Rye Furlong and the old land by the Rectory containing 55a.1r.10p. bounded by the Rectory Homestead, by the allotment(111), by the Turnpike Road, by Pomfret farm, by allotment (114),

plus

those two pieces of parcels of Ancient Inclosure (4&5) called Castle Hill and Castle Meadow containing together 3a.3r.24p.situate adjoining the Church Yard of Swerford, bounded by the said churchyard, a certain homestead of FTT in the tenure of John Franklin, by certain homesteads of Thos Pool and the said T.B.Paget respectively, by the parish of Hook Norton, by certain ancient enclosed Glebe Land and the Watery Lane in Swerford aforesaid in lieu of and in exchange for all those two plots or allotments (139&143) herein awarded to the said NE for land purchased of the Duke of Marlborough and the said commissioners do declare that the allotment (112) and Castle Hill and Castle Meadow are an equivalent compensation for the Glebe Lands with apurtenances.

First Allotment to FTT

Plot of land (111) in middle field containing 44a. bounded by the road leading from the village to the Church of Swerford, by a small cottage and garden in the occupation of Mary Gibbard, by certain ancient inclosures of the said FTT and John Humphries respectively, by the allotment (110) herein awarded to the said John Humphries, by the said Turnpike road, by the allotment (112) and by an ancient homestead of the said FTT in the occupation of John Franklin.

Oliver Aplin
135 Allotment 9.1.10

William Atkins
7 Burnt House Homestead 4.0.7
9 Close 4.0.7

Occupiers of Blue Row

- 1854 John Harris, William Knibbs, James Moss & Edward Franklin (Will of John Powell)
Inland revenue statement shows annual rent for each cottage £3 and rateable value £1-10s. {Flick III/iv/3}
- 1860 John Annis, William Knibbs, William Annis & Edmund Franklin (death of Elizabeth King)
- 1871 John Annis, Wm Knibbs, Thomas Hawkin, Widow Franklin {Flick III/iv/9}
- 1888 James Green, William Knibbs, Thomas Attwood & James Cox (sale to Henry Clay)

Data as at November 7 1992 - C & C Robson