

The explanation of the Indentures in Listing N3579 - Lower Field Farm, Bourton

The earliest Indenture in this Listing is dated 29th September 1862 and the transaction involved, Richard Wirdnam of Liddington, Wilts, Yeoman on the first part; Henry Tucker of Bourton House Esq on the second part; George Pocock of Bourton, Yeoman, on the third part; and it refers to an earlier transaction of Lease & Release (L & R) dated 4th & 5th April 1828, the Release being between John Wirdnam of Bourton, Yeoman, on the first part; Richard Wirdnam on the second part; John Smith, Yeoman, on the third part; James Frampton, Joiner on the fourth part & James Bradford the younger, Gent, on the fifth part; the outcome of which the property mentioned was granted to Richard Wirdnam. Another transaction is referred to, of a L & R dated 6th & 7th June 1834, between Jonathan Wirdnam, Yeoman, on the first part; Severaux Bowly, Banker, on the second part; Mary Humphrey's, Spinster, on the 3rd part; Richard Wirdnam on the fourth part; Mark Cowley, Gent, on the fifth part; Thomas Birch, Cheese Factor, on the sixth part; the outcome of which the property was granted to Richard Wirdnam. The details continue that Henry Tucker had lately contracted with Richard Wirdnam to buy all of the property for £1,600; Firstly, All that messuage or tenement (now converted into three tenements) with the outbuildings and garden to the same adjoining, late in the occupation of Richard Smith & William Cox and now of James Cox. Edward Carter and Joseph Sealey in Bourton, lying next to the highway leading from Shrivenham to Swindon. And secondly, all those three Closes or inclosed grounds of meadow or pasture called Arborough in Bourton (20 acres). It's interesting to note that Richard Wirdnam is illiterate and signs his name with his mark. On one of the reverse leaf's is noted, *'The within written Indenture was read over and explained to the within named Richard Wirdnam before making his mark thereto and he appeared to perfectly understand its purpose and effect.'*

Conveyance dated 11th September 1894. Five pages parchments in good condition. Between Ernest Alfred Tucker late of Bourton House but now of Vernon Lodge, Preston Park, Brighton, Sussex, Esq, on the part; Edmund Willett of Thornwood, Hartfield Square, Eastbourne, Sussex, Doctor of Medicine, James Hambleton King of 22 James St, Buckingham Gate, London, Gent, & John Godfrey Baumbach of 1 Garden Ct, Temple, London, Barrister at Law on the second part; Noah Keevil of Bourton on the third part. Noah is the purchaser the others are the trustees of the Will of Henry Tucker.

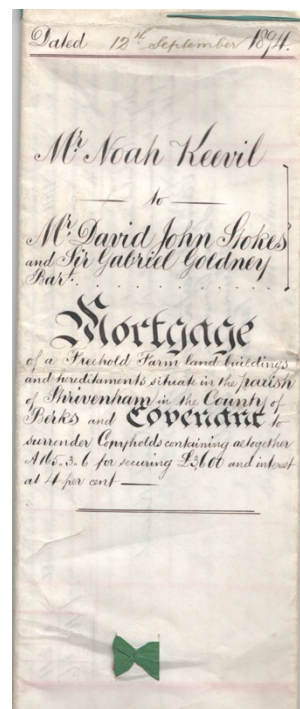
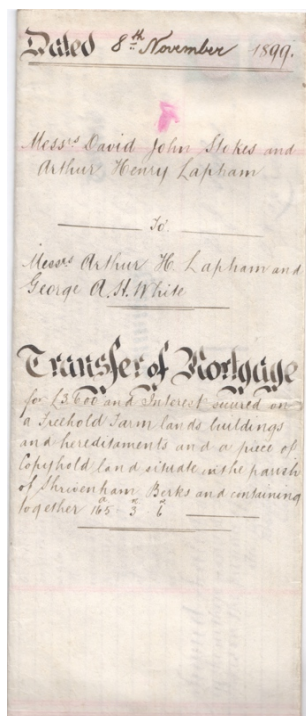
Quotes another Indenture dated 28th September 1842 between Rachel Large, Widow, Samuel Large & William Ackerman on the first part; John Kent on the second part; Henry Tucker on the third part; James Robinson on the fourth part. The outcome of which the property mentioned was granted to Henry Tucker.

The deal price was £5,359.1.6. paid by Noah Keevil to the trustees of the estate of Henry Tucker. It goes into most of the fields individually. Of interest though, all that piece of meadow (formerly part of the Glebe land of the Vicarage of Shrivenham) in the tything of Bourton called Little Paddock or the Lesser Meadow (3r.20p) formerly occupied by William Hubbard, then John Kent, now Noah Keevil. All that Yard, buildings, farmlands called, Lower Field Farm, formerly occupied by William Coster, deceased, then John Allaway and now Noah Keevil. All those two messuages or tenements (formerly one messuage and afterwards converted into three tenements) with outbuildings and garden, formerly occupied by Richard Smith, William Cox then James Cox, Edward Carter and Joseph Sealey, now of Samuel Basson

and Henry Dobson, lying next to the highway leading from Shrivvenham to Swindon. No 16 on diagram 16/2.

There is mention of some of the land that is Copyhold of the Manor of Shrivvenham Salop which would require then that any new owner would have to apply to the Manor Court to be admitted to it. (All later abolished by Act of Parliament).

There was a single field just to the north of the main road called 'Little Swanhill Grove' measuring 1.1.31 owned by Ernest Alfred Tucker (we have a separate Indenture for it). In this Indenture Ernest sells it to Noah Keevil for £60. The outcome of all this was that the farm was owned by Noah Keevil. He died on the 26th May 1896 and is buried in the Baptist Church Yard at Bourton (below)



Dated 13th May 1894

Mr David John Stokes and
Sir Gabriel Goldney
_____ to _____

Mr David John Stokes and
Mr Arthur H. Lapham

Transfer of Mortgage
for £300 and Interest secured
on a Freehold Farm lands
buildings and hereditaments
and a piece of Copyhold Land
situate in the Parish of Shrivensham
Berks and containing together
165¹/₂ 3¹/₂ 6 _____

19
Chiff

Dated 22nd March 1894

Messrs J. C. & J. V. Kevil
(Trustees and Executors of the
Will of Noah Kevil deceased)

_____ to _____

Mr Enoch Kevil

Mortgage
of a Freehold Farm lands buildings
and hereditaments situate in the
Parish of Shrivensham in the
County of Berks and Covenant to
surrender copyholds containing
altogether 2165¹/₂ 3¹/₂ 6 for securing
£1000 and interest at 4 per cent
subject to a prior mortgage for £300
and interest _____

Dated October 15th 1892

The Right Honble Walter
Bakerley Viscount
Barrington

_____ to _____

Messrs Samuel Carter
Kevil and Jas Viney
Kevil _____

Deed
OF
Enfranchisement

41-157

Another Indenture in draft form dated 1902 between Samuel Carter Keevil of Bourton, Yeoman on the first part, and James Viney Keevil of the 2nd part, Arthur Henry Lapham, of Corsham, Wilts, Surveyor and Alfred White of Chippenham on the 3rd part, Enoch Keevil of Malmesbury, Wilts, Farmer on the 4th part and Cyril Kendall Butler on the 5th part. There was still mortgaged money involved, hence the array of names. The outcome of which, Noah's sons, Samuel Carter and James Viney Keevil sold the farm to Cyril Butler of Bourton House for £3,600. The size of land involved was listed as 165a 3r 6p.

Three years after the farm went into Cyril Butler's estate, the Lower Field Farm was leased to Messrs Clement Hawkings and James Daunton Hawkings both of Hurn Farm Barrow, Somerset, Farmers. The amount of acreage was 192 acres and the rental was £330 per annum. It seemed to include land that would be called Swanhill Farm by the time it was sold under that name in 1943. (N3581).

Similarly to above, there was another lease agreed between Cyril Butler and Sidney King of Stone Allerton, Somerset, Farmer, for what was called Lower Bourton Farm, that was made up of 220 acres at a rental price of £330 per annum. These lands were the area of Lower Earlescourt Farm extending up to Acorn Bridge.