

TENNIS COURT FARM

Tennis Court Farmhouse has a date stone on the outside wall over the door, which reads “J & A B 1764”. The initials indicate that John BRODRIBB and his wife Ann lived there at that time but the significance of the date is unclear. They didn’t marry in that year and parts of the house suggest that it was built before then. It is possible that it was substantially rebuilt in 1764.

John BRODRIBB was born in 1699, son of Abraham & Mary BRODRIBB. John was a yeoman, who married firstly Judith and had a daughter Mary (who married George DUDDEN) in 1731. By his second wife Ann he had 5 more children, of whom the eldest Joseph was born on 27 Jan 1743/4.

Poor Rate Assessments from 1755/6 show that John BRODRIBB owned land in Hallatrow rated at 6½d. This can be deduced as representing about 35 acres. In 1759/60 land rated at ¾d. was transferred to Thomas DANDO, tanner and 1¼d. to Robert BRODRIBB, leaving John with land rated at 4½d. Robert BRODRIBB, John’s brother, died in 1763 and his land rated at 1¼d. was then transferred back to John. Thereafter John was rated at 5¾d. and paid Land Tax of £2. 3. 2.

John BRODRIBB died in 1771. In his Will dated 21 Feb 1771 he left his son Joseph his “*ciderpress, apple mill and everything belonging to the same for the use of making cyder with my silver tankard*”. “*All my vessels of cyder, ale or what kind so ever*” he left equally amongst his 4 surviving children.” Of his land and property, part with a rateable value of 2½d. & Land Tax of 18s. 9½d., described as “late KINGSTON’s” became George DUDDEN’s and the rest rated at 3¼d. & Land Tax of £1. 4. 5 became Joseph BRODRIBB junior’s. Mr [to distinguish him from Joseph BRODRIBB Esq. of Hallatrow Court] Joseph BRODRIBB continued to pay rates of 3¼d. up to 1796 (after which there is a gap in the surviving assessments) & Land Tax of £1. 4. 5 for the last time in 1796/7.

Joseph BRODRIBB sold Tennis Court Farm c.1797. This is confirmed by a Settlement Examination of John BRODRIBB (bapt. 10 Jan 1775), labourer, sworn on 26 May 1843, which states that “*I lived with my Father Joseph BRODRIBB in his own Estate in Hallatrow in the parish of High Littleton, until he sold it to Farmer John COOK, when he went to live in a house at High Littleton I was about 22 years old when he left Hallatrow.*” Joseph BRODRIBB died at Southampton c.1805 but his wife returned to die in Hallatrow in 1819, aged 70.

John COOK’s wife was Sarah BLINMAN, daughter of John BLINMAN, who farmed Manor Farm & the GORE LANGTON estate in Hallatrow. COOK only purchased that part of the Tennis Court Farm estate on the same side of the Wells Road as the main house. The 1797/8 Land Tax assessments shows John COOK assessed at 13s. 3d., whilst John BLINMAN 7s. 6d. and Joseph BRODRIBB 3s. 8d. accounted for the rest of the previous assessment of 18s. 9½d. The land purchased by John BLINMAN consisted of West Close (No. 48 - 5a. 0r. 10p. in 1802), on part of which he subsequently erected West Houses. The residue of the Joseph BRODRIBB part, probably Joseph Brodrigg’s Down (No. 142 - 2a. 2r. 22p. in 1802) seems to have been acquired by the GORE LANGTON estate c.1801/2.

A Survey of Hallatrow made in 1802 by SMITH & CRUSE shows John COOKE as owner of the following property in Hallatrow, all let to Hezekiah BUSH:

<u>Map No.</u>	<u>Description</u>	<u>Cultivation</u>	<u>Computed Acres</u>	<u>Statute Measure (a. r. p.)</u>
96	The Meadow	Meadow	3	3. 0. 7
97	Tennis Court Paddock	Pasture	2	1. 0. 34
98	Tennis Court Orchard	Orchard	1½	1. 1. 18
99	Quaker’s Ground	Meadow	5	4. 2. 5
100	House & Garden	-	-	19
			<u>11½</u> acres	<u>10. 1. 3</u>

No. 100 was a house built on a piece of land taken out of Quaker’s Ground. Tennis Court Cottages had not been built at this time.

Under the revised Rating assessment of 1802 COOK’s estate was rated at 10¼d. and assessments up to and including the first assessment for 1825/6 (later revised) continue to show John COOK as owner. Land Tax assessments up until 1828/9 also show COOK as owner with Jonas WEEKS as occupier. However, both these records are almost certainly wrong and it appears that John COOK, then of Timsbury, had died and was buried at High Littleton in 1817.

Mary COOKE, one of John's daughters, married William WEEKS at St. Mary, Redcliff in 1803, whilst another daughter Martha married Joseph LANGFORD at Timsbury in 1806. It seems that John COOK left his property equally to his two daughters (or to their husbands in their right) on his death in 1817. In a conveyance of 13 Oct 1821 between Thomas JAMES of Brick House & Richard LANGFORD of Montvale, the land between them was described as belonging to Joseph LANGFORD & William WEEKS. Similarly in Dec 1824, when there was an allocation of Pews, following the enlargement of the Church, one was appropriated to the Farm House in Hallatrow belonging to Mr Joseph LANGFORD & William WEEKS, now occupied by Mr Tho's FLOWER. T.O. BENNETT's survey of 1825 & revised rating assessment for 1825/6 confirms the ownership viz:

****Tenant – Jonas WEEKS. Proprietors – Joseph LANGFORD & William WEEKS.**

<u>Map No.</u>	<u>Description</u>	<u>Cultivation</u>	<u>Measure (a. r. p.)</u>	<u>Ann'l Value (£)</u>	<u>Rate (d.)</u>
96	The Mead.	Arable	3. 0. 7	5. 3. 5	2s. 2d.
97, 98	Tennis Court Orchard & Paddock; Dwelling House, Buildings & Garden	Past. & Or.	2. 2. 12	5. 3. 0	2. 1¾
	occ. by Thomas FLOWER, schoolmaster; Tenement & bit of Garden		included above	5. 0. 0	2. 1
	occupied by Samuel PADFIELD;		do.	2. 0. 0	10
	Schoolhouse adjoining the last occupied by Thomas FLOWER;		do.	1. 5. 0	6¼
	Tenement next adjoining occupied by Edward BULL;		do.	2. 0. 0	10
	do. occupied by Charles DOLEMAN;		do.	2. 0. 0	10
	do. occupied by Richard TUCKER;		do.	2.10. 0	1. 0½
99	Quaker's Ground.	Pasture	4. 2. 5	8. 3. 1	3. 4¾
100	*Tenement & part of Garden occupied by Benjamin WATTS;		19)	2. 0. 0	10
	*do. & do. occupied by Richard FOX.		_____)	2. 0. 0	10
			<u>10. 1. 3</u>	<u>37. 4. 6</u>	<u>15. 6¼</u>

* Let at 4 guineas each – in bad repair.

** [Although Jonas WEEKS was shown as Tenant of the Tennis Court property, he actually lived at Ivy House Farm in Hallatrow.]

The Land Tax assessments for 1829/30 finally concede that Messrs WEEKS & LANGFORD were the owners of the Tennis Court estate, assessed at 13s. 3d. but in 1830/1 only William WEEKS' name is shown as proprietor of property assessed at 12s. 3d. The two cottages (No. 100 on the map) were shown as belonging to George WEEKS (occupier himself) 6d. and William WILLIAMS (occupier Richard FOX) 6d. The assessments for 1831/2 (the latest surviving) show a similar situation except that William WEEKS' property was assessed at 12s. 3½d and William WILLIAMS property was void. By 1839 William WILLIAMS, the local solicitor, had developed the original two roadside cottages into Bloomfield Buildings.

Around the early 1830s the Tennis Court estate found its way into the ownership of the LANGFORD family, who owned Montvale. Richard LANGFORD of Montvale died in 1826 leaving his estate to his daughters Mary Ann, who married Frederick SPRY in 1844 and Frances Skey, who married John Usticke SCOBELL in 1832. The Title to the Tennis Court property begins with a Deed of Partition dated 10 Oct 1832, when Richard LANGFORD's estate was divided between his two daughters. However, no prior conveyance of the Tennis Court property has been located.

The Tithe Award of 1839 shows Mary Ann LANGFORD as proprietor of the Tennis Court property, viz:

<u>Plan No.</u>	<u>Description</u>	<u>Occupier</u>	<u>Cultivation</u>	<u>Measure (a.r.p.)</u>	<u>Apportioned Rentcharge (£.s.d.)</u>
433	Mead	John DUDDEN	Pasture	3. 0. 8	1. 1. 0
434	Tennis Court Orchard	John DUDDEN	Orchard	2. 0.11	1. 6. 6
435	Cottages & Garden	George WELCHMAN		16	-
436	House, Garden & Yard	John DUDDEN		1.21	2. 6
438	Quaker's Ground	Richard TUCKER	Arable	4. 1.18	1.10. 0

On Mary Ann SPRY (nee LANGFORD)'s death in 1851 full ownership passed to John Usticke SCOBELL by right of his wife Frances Skey SCOBELL (nee LANGFORD). John Usticke SCOBELL died in 1883, when everything passed to his widow Frances Skey SCOBELL. She died in 1890 but it was not until 1902 that part of her estate, including Tennis Court Farm, was put up for sale.

At a Public Auction held on 29th July 1902 at the Red Lion Hotel, Paulton, there was a sale of Accommodation Lands, Small Farms, Farm-houses, Dwelling-house & Business Premises, 10 Cottages & Gardens at Hallatrow & High Littleton and eligible Building Land at Farmborough, belonging to the Estate of Mrs Frances Skey SCOBELL deceased. In total approximately 135 acres were offered for sale by Messrs MELHUIH & Son in 19 Lots.

Lot 10 was described thus:

No. on Ord. Surv.	No. on Tithe Map	Description	Cultivation	Ord. Quant. in Acres	Tenants	Apportioned Rents
92	438	Quaker's Ground	Arable		Joshua CLARE	£3.11. 0
			Pt. Allotment Gardens	<u>4.395</u>	Samuel NORRIS and others	

The Timber on this Lot is to be taken at £10.12. 0

Lot 11

Pt. 135	436	Farmhouse, Garden, Yard & Outbuildings	Homestead	abt .425	Joshua CLARE	£30.13. 6
134	434	Tennis Court Orchard	Orchard	2.162		
132	433	Mead or Lower Ground	Pasture	<u>3.240</u>		
				<u>5.827</u>		

The Timber on this Lot is to be taken at £40. 8. 0

[Lot 12 Tennis Court Cottages are shown separately towards the end.]

1902 Abstract of Title of Devises in Trust for sale under the Will of Mrs Frances Skey SCOBELL dec'd of property constituting Lots 10 & 11 at Sale by Auction at Paulton on 29 July 1902.

30 March 1883 Indenture between Henry Charles HULL of 6 Stone Buildings, Lincoln's Inn, Middx. Esq. (1) Emma Sarah HULL of Withycombe House, Upperton Gardens, Eastbourne, Sussex, widow & said Henry Charles HULL (2) & Frances Skey SCOBELL of Montvale House & Nancealverne House, Madron, widow (3).

Reciting:

1. By Indenture of Lease & Release, Assignment & Settlement dated 21 & 22 Nov 1832, made between Frances Skey LANGFORD, spinster (afterwards SCOBELL) (1), John Usticke SCOBELL Esq. (2) & William Coxeter JAMES Esq., John William GOLDFINCH, gent., George Treweeke SCOBELL Esq. & Charles GIDDY Esq. (3) (being the Settlement made on the marriage then intended between John Usticke SCOBELL & Frances Skey LANGFORD);
In consideration of intended marriage, a half share of certain properties of which Frances Skey LANGFORD was seised (with her sister Mary Ann LANGFORD, afterwards SPRY) as tenants in common by virtue of said Indenture or Deed of Partition dated 10 Oct 1832, was conveyed by Frances Skey LANGFORD (John Usticke SCOBELL confirming the same) to the use of said William Coxeter JAMES, John William GOLDFINCH, George Treweeke SCOBELL & Charles GIDDY on trust to pay John Usticke SCOBELL £500 p.a. during his lifetime &, if they have no children, Frances Skey SCOBELL shall receive the property absolutely. If Frances Skey LANGFORD becomes entitled to any further property to the amount of £200 or upwards at any time, the same shall also be added to the Trust Fund.
2. Charles GIDDY died Sept 1839, John W. GOLDFINCH died May 1841, Wm. Coxeter JAMES died Jan 1848.
3. Wm. Coxeter JAMES, by Will dated 26 Aug 1846 appointed John Wm. Coxeter JAMES, Henry JAMES & Chas. JAMES as executors and the last two alone proved his Will in the Prerogative Court of Canterbury on 1 May 1848.
4. By Indenture of 28 Jan 1850 between Henry JAMES & Charles JAMES (1), said Henry JAMES & John REES MOGG (2), Geo. Treweeke SCOBELL (3), Thomas MELHUIH (4) said Henry JAMES, John REES MOGG & George Treweeke SCOBELL (5) & said Henry JAMES & Charles JAMES, as executors of said William Coxeter JAMES dec'd, appointed said Henry JAMES & John REES MOGG to be Trustees in place of John William GOLDSMITH & William Coxeter JAMES jointly with said George Treweeke SCOBELL & by the Indenture the property in the settlement was conveyed by the said George Treweeke SCOBELL to Thomas MELHUIH, to the use of Henry JAMES, John REES MOGG & George Treweeke SCOBELL on trust, subject to the powers of the settlement.
5. Henry JAMES died on 3 July 1850.
6. By Indenture dated 27 Aug 1861 between said Charles JAMES (1), John Usticke SCOBELL & Fanny Skey SCOBELL his wife (2), John REES MOGG (3), George Treweeke SCOBELL & John REES MOGG (4) & Richard HILL then of Bath, Esq., since (dec'd), Thomas Hilman HULL, then of Great Malvern, Worcs. Esq.

(afterwards of Exmouth & since dec'd), also George Treweeke SCOBELL & Hon. William Henry George WELLESLEY (both since dec'd) (5), said Richard HILL & Thomas Hilman HULL were, at the request of John Usticke SCOBELL & Frances Skey SCOBELL, appointed by Charles JAMES (surviving executor) as Trustees in place of Henry JAMES dec'd & John REES MOGG (who desired to retire) & William Henry George WELLESLEY was appointed by John Usticke SCOBELL to replace Charles GIDDY dec'd.

7. On the death of Mary Ann SPRY, late of Montvale House, widow, on 5 Feb 1851, Frances Skey SCOBELL as her only sister & heiress at law & only next of kin of Mary Ann SPRY, or John Usticke SCOBELL & Frances Skey SCOBELL his wife in her right became entitled to several freehold properties & moieties of properties etc.
8. By Indenture of 5 April 1862 between John HILL Esq & John Usticke SCOBELL (1), John Usticke SCOBELL (2), Frances Skey SCOBELL (3) & Richard HILL, Thomas Hilman HULL, George Treweeke SCOBELL & William Henry George WELLESLEY (4) & acknowledged by Frances Skey SCOBELL; in pursuance of a covenant in the settlement, John HILL & John Usticke SCOBELL, as surviving Trustees under an Indenture of 6 Feb 1844, agreed to convey the freehold & leasehold properties etc., to which Frances Skey SCOBELL was entitled as heiress of Mary Ann SPRY, to Richard HILL, Thomas Hilman HULL, George Treweeke SCOBELL & William Henry George WELLESLEY, the trustees of the settlement.
9. By Indenture of 15 May 1862 between John Usticke SCOBELL (1), Frances Skey SCOBELL (2) and William Henry George WELLESLEY & Thomas Hilman HULL (3) & acknowledged by Frances Skey SCOBELL, it was agreed that, as they had no issue, that on the death of John Usticke SCOBELL or Frances Skey SCOBELL, the property in the Trust should pass absolutely to the survivor, should they so determine.
10. George Treweeke SCOBELL died in May 1869 & was buried at High Littleton. William Henry George WELLESLEY died on 23 Dec 1875 & was buried at Abney Park Cemetery, Stoke Newington, Middx. on 28 Dec 1875. Richard HILL died in March 1880 & was buried at Kensal Green Cemetery, near London on 16 March, leaving Thomas Hilman HULL as sole surviving trustee of the settlement.
11. Thomas Hilman HULL died on 18 April 1880, having made his Will on 4 May 1877, appointing his wife Emma Sarah HULL & brothers in law Robert CURRY & Edward HICKS and nephew Henry Charles HULL executors and bequeathed all his estate to Emma Sarah HULL, Robert CURRY, Edward HICKS & Henry Charles HULL. His Will was proved by Henry Charles HULL alone in the Principal Registry of the Court of Probate on 27 May 1880. By Deed Poll under the hands of Robert CURRY & Edward HICKS dated 27 July 1880, Robert CURRY & Edward HICKS disclaimed & renounced all the property left to them jointly, with Emma Sarah HULL & Henry Charles HULL, under the Will.
12. John Usticke SCOBELL died on 3 Jan last past [1883] & was buried at Penzance Cemetery on 11 Jan. Frances Skey SCOBELL was his sole executrix.
13. John Usticke SCOBELL, with the approbation of Frances Skey SCOBELL, received 2 sums of £50 each from Trust Funds. John Usticke SCOBELL received all rents etc. to 29 Sept last & Frances Skey SCOBELL has received the same since.
14. There was no issue of Frances Skey SCOBELL by John Usticke SCOBELL. She was then 79 years old and still a widow. Frances Skey SCOBELL had, except as before mentioned, no other property at the date of her marriage, no other property worth £200 or more had devolved to her since & she had not exercised her Powers of Appointment reserved by the Settlement or Deed of 15 May 1862.
15. At the request of Frances Skey SCOBELL, Henry Charles HULL as acting Executor & Emma Sarah HULL & Henry Charles HULL, as devisees of the Trust Estate under the Will of Thomas Hilman HULL, conveyed the freehold & leasehold messuages comprised in the Settlement, Indentures of 5 Apr 1862 & 4 Apr 1871 & also Indentures of 12 Sep 1874 & 19 Aug 1875 (except certain pieces sold to the Railway Company) to Frances Skey SCOBELL absolutely.

29 Sep 1888 By Will, Frances Skey SCOBELL of Montvale House & Nancealverne House, Madron, widow & relict of John Usticke SCOBELL, late of the same places, Esq., appointed Dennis Lambart HIGGINS of Mortimer House, Clifton, Bristol, Esq. & Stephen Gingell Cullimore COSSHAM of Bristol, solicitor, joint executors & trustees of her Will.

After making various specific dispositions of property & pecuniary legacies, she gave the following life annuities, payable half yearly from the date of her decease to Frances ROBERTS £50, Bessie HARRIS £10, Charlotte WILLIAMS (wife of Jacob WILLIAMS) £25, Sarah Ann Thompson WILLIAMS (daughter of Jacob & Charlotte WILLIAMS, in case she should survive the said Charlotte WILLIAMS) £25, Elizabeth GAIT £25, Emily CROSS (wife of Charles CROSS) £25, Elizabeth GAIT (in case she should survive her sister Frances ROBERTS) a further annuity of £50, Charles CROSS (in case he should survive his wife Emily CROSS) £25, Fanny CROSS (in case she should survive her father & mother Charles & Emily CROSS) £25 and a certain annual sum for the benefit of Annie ELLIS, who however died in the testatrix's lifetime on 25 Jan 1889 & gave the residue of her real & chattel real estate in High Littleton, Farmborough or elsewhere to her Trustees to sell as they think fit & charging her residual real estate with payment of the said annuities.

1889 Codicil of Will giving 3 further pecuniary legacies.

1889 Codicil – no material changes.

Frances Skey SCOBELL died on 22 Sep 1890 & her Will of 1888 with 2 codicils was proved on 15 Jan 1891 in the Principal Probate Registry by Dennis Lambart HIGGINS alone.

Property set out in Recital:

Messuages, closes, land, allotment garden site in Hallatrow, together 10a. 35p., in occupation of Joshua CLARE, except the allotment gardens in the occupation of Samuel NORRIS & others.

Some more specifically described as

.... stable & appurtenances also all that close of ground adjoining thereto, partly orchard & pasture & garden ground called The Paddock, containing 1a & a half (on part of which close or orchard called The Paddock 5 several tenements were erected by John COOK)

Close of Ground called Quaker's Ground, then used as garden ground, containing 5 acres (except out of the said last mentioned close all that piece of ground containing 55 ft. [*depth from the road*] & in length on the northward side thereof 112 ft. & on the southward side 126 ft., theretofore sold off from & out of the said close, to George WEEKES & afterwards sold to William WILLIAMS.

Indenture of 22 Sep 1902 between Frances ROBERTS of Osmunda Villa, Hallatrow, spinster, Charlotte WILLIAMS of Heneage Court Farm, Falfield, Thornbury, widow, Sarah Ann Thompson WILLIAMS, spinster (daughter of said Charlotte WILLIAMS), Emily CROSS of Hallatrow, widow and Fanny CLARE, wife of Joshua CLARE of Hallatrow (daughter of said Emily CROSS (the Annuitants) (1) & Dennis Lambart HIGGINS of 3 North Grove, Highgate, London, Esq. & Stephen Gingell Cullimore COSSHAM of Bristol, solicitor (the Trustees) (2);

Recites:

Will of Frances Skey SCOBELL.

Death of Frances Skey SCOBELL & Probate of her Will & 2 Codicils.

Death of Annie ELLIS

Deaths & Burials of Elizabeth GAIT, Bessie HARRIS & Charles CROSS.

That, in pursuance of Trust for Sale of the residuary real & chattel real estate, Dennis Lambart HIGGINS & Stephen Gingell Cullimore COSSHAM (the Trustees) recently offered the greater part of Frances Skey SCOBELL's estate for sale by Public Auctions etc. & it has been agreed between them and said Frances ROBERTS, Charlotte WILLIAMS, Sarah WILLIAMS, Emily CROSS & Fanny CLARE (the Annuitants) that the Annuitants will release the whole of the property from charge to pay various annuities.

Now, in consideration of the premises, each of the Annuitants named in the Will of Frances Skey SCOBELL release all the deceased's Real Estate etc. from charge to pay the various Annuities, in order to facilitate the sale of the real estate, it being considered that the proceeds of sale (which should be sufficient) shall be charged in the hands of the trustees with the payment of the said annuities.

Indenture made 10 October 1902 between Dennis Lambart HIGGINS of 3 North Grove, Highgate, London, Esq. & Stephen Gingell Cullimore COSSHAM of Bristol, solicitor (Vendors) and Joshua CLARE of Hallatrow, farmer (Purchaser),

Whereby in consideration of the sum of £1,040 8s. Dennis Lambart HIGGINS & Stephen Gingell Cullimore COSSHAM convey to Joshua CLARE:

Messuages, closes, land & allotment garden site in Hallatrow, together 10a. 35p., in occupation of Joshua CLARE, except the allotment gardens in the occupation of Samuel NORRIS & others;

Subject to a drainage easement for 5 cottages adjoining, lately sold & conveyed to Alfred Enos FREE.

Indenture of Mortgage made 2 Jan 1903 between Joshua CLARE (Mortgagor) and Dennis Lambart HIGGINS & Stephen Gingell Cullimore COSSHAM (Mortgagees);

Whereby in consideration of £620 lent to Joshua CLARE by Dennis Lambart HIGGINS & Stephen Gingell Cullimore COSSHAM, Joshua CLARE covenants to repay them on 2 July next with interest of £20 p.a. & convey Tennis Court Farm etc. to them as security.

Indenture of Mortgage made 2 Jan 1903 between Joshua CLARE (Mortgagor) and William Raymond COSSHAM of Cirencester, Glos., Doctor of Medicine (Mortgagee);

Whereby in consideration of £100 due from Joshua CLARE to William Raymond COSSHAM and of a sum of £200 lent, Joshua CLARE covenants to repay William Raymond COSSHAM on 2 July next with interest of 5% p.a. (or 4½% if paid within 30 days of the due date) & convey Tennis Court Farm & other property to William Raymond COSSHAM as security.

CLARE subsequently purchased and leased a lot more land and property.

The Inland Revenue Valuation of 6th April 1910 records:

Ass't Poor Rate				Extent	GAV	RV	
No.	No.	Occupant	Owner	Description/Place	a. r. p.	£. s. d.	£. s. d.
980	31	Joshua CLARE	Joshua CLARE, Hallatrow	Green Lane, Hallatrow	4.3.15	8.10. 0	6.10. 0
981	32	--- HELPS	do.	House, do.		9.16. 0	9. 2. 9
982	33	George WYATT	do.	Cottage, do.		3. 9. 6	2.16. 0
983	34	James WYATT	do.	do., do.		2.12. 6	2. 2. 0
984	35	Tom WYATT	do.	do., do.		2.12. 6	2. 2. 0
985	36	Chowles OSWALD	do.	do., do.		2.12. 6	2. 2. 0
986	37	Henry WYATT	do.	do., do.		2.12. 6	2. 2. 0
1013	65	Joshua CLARE	Mary FENTON, 11 St James' Terrace, Winchester.				
		Agent – S.S.G. COSSHAM,	Shannon Court, Bristol	Land, Hallatrow	21.2.22	40. 0. 0	39. 0. 0
1181	226	Joshua CLARE	Joshua CLARE	House & Buildings, Tennis Court Farm		19.10. 0	18.10. 0
1184	229	do.	do.	Tennis Court Farm	5.3.12	11. 0. 0	10.14. 6
1185	230	do.	Reps. SCOBELL, S.S.G. COSSHAM, Bristol	Land [<i>Hallatrow</i>]	29.2. 1	55. 0. 0	53.12. 6
1189	235	do.	do.	Land, Hallatrow	43.1.28	80. 0. 0	78. 0. 0
1192	237	do.	Joshua CLARE	Land, Quakers' Land, Hallatrow	4.1.19	10. 0. 0	9.15. 0
1225	New	Ann WYATT	do.	H'se & Gard. Hallatrow		4. 0. 0	3. 8. 0

Conveyance of 16 October 1912 between the Most Honorable Thomas Henry Marquis of BATH of Longleat, Wilts. & Robert Pool Henry BATTEN POOLL of Road Manor, Somerset (Mortgagees) (1), Rt. Hon. Algernon William Stephen Earl TEMPLE of Newton Park, Somerset (Vendor) (2), said Marquis of BATH & Robert Pool Henry BATTEN POOLL (Trustees) (3) and Joshua CLARE of Tennis Court Farm, Hallatrow (Purchaser); Whereby in consideration of paid by Purchaser to Trustees and by direction of Vendor & with assent of Mortgagees, the following property was conveyed to Joshua CLARE in fee simple & free of mortgage:

Close of pasture land called Great Coombe, numbered 62 on the OS Map, containing 10.090 acres.

Close of pasture land called Longhills numbered 93 on the OS Map, containing 3.986 acres.

Close of pasture land called Three Cornered Ground, numbered 95 on the OS Map, containing 4.426 acres.

All at Hallatrow

Indenture made Feb 1920 between Joshua CLARE (Mortgagor) and William Raymond COSSHAM (Mortgagee);

Whereby in consideration of all principal being repaid the charged property was conveyed back to Joshua CLARE.

Conveyance dated 21 Dec 1920 between Mary Ann FENTON (1), Dennis Lambart HIGGINS & Stephen Gingell Cullimore COSSHAM (2) & Joshua CLARE (3).

Whereby in consideration of the sum of Mary Ann FENTON sells to Joshua CLARE:

Close of pasture land called Long Hills, with small copse or plantation at Hallatrow, numbered 129 & 128 on OS Map, containing 16a. 1r. 39p.

Close of pasture land at Hallatrow adjoining the last, called Little Coombe, numbered 145 on OS Map, containing 9a. 2r. 34p.

1938 Abstract of Title to property known as Tennis Court Farm with closes of land thereto situate at Hallatrow.

Oct 1902 Indenture between Dennis Lambart HIGGINS of 3 North Grove, Highgate, London, Esq. & Stephen Gingell Cullimore COSSHAM of Bristol, solicitor (Vendors) and Joshua CLARE of Hallatrow, farmer (Purchaser);

In consideration of £1,040. 8. 0 Vendors convey to Purchaser:

Messuages, closes, land & allotment garden site in Hallatrow, together 10a. 35p., in occupation of Joshua CLARE, except the allotment gardens in the occupation of Samuel NORRIS & others;

Subject to a drainage easement for 5 cottages adjoining, lately sold & conveyed to Alfred Enos FREE.

OS Map No.	Tithe Map No.	Description	Cultivation	Acres
92	438	Quakers Ground	Arable & part allotment gardens	4.395
pt. 135	436	Farmhouse, garden, yard		

		& outbuildings	Homestead	about 0.425
134	434	Tennis Court Orchard	Orchard	2.162
132	433	Mead or Lower Ground	Pasture	<u>3.240</u>
				<u>10.222</u>

- Jan 1903 Indenture of Mortgage between Joshua CLARE (Mortgagor) and Dennis Lambart HIGGINS & Stephen Gingell Cullimore COSSHAM (Mortgagees);
In consideration of £620 lent by Mortgagees to Mortgagor, Joshua CLARE conveys above property to Mortgagees as security.
- Jan 1903 Indenture Mortgage between Joshua CLARE (Mortgagor) and William Raymond COSSHAM of Cirencester, Glos., Doctor of Medicine (Mortgagee); in consideration of £100 due from Joshua CLARE to William Raymond COSSHAM and of a sum of £200 lent, Joshua CLARE convey Tennis Court Farm & other property to Mortgagee as security.
- Feb 1920 Indenture between Joshua CLARE (Mortgagor) and William Raymond COSSHAM (Mortgagee);
In consideration of all principal being repaid charged property was conveyed back to Joshua CLARE.
- May 1893 Will of Joshua CLARE of Tennis Court Farm, Hallatrow, yeoman;
Gives all his estate to his wife Frances Mary Canon CLARE & appointed her sole executrix.
- Nov 1932 Joshua CLARE died at Tennis Court Farm.
- Jan 1933 Probate of Joshua CLARE's Will granted at Bristol District Probate Registry to Frances Mary Canon CLARE.
- Jan 1933 Will of Frances Mary Canon CLARE of Tennis Court Farm, widow;
Appoint Raymond Scobell COSSHAM of Bristol, solicitor & Lottie PANES of Montvale House, widow as her executors.
- Aug 1937 Certain Codicil to Will not affecting appointment of executors.
- Jan 1938 Probate of Will & Codicil of Frances Mary Canon CLARE granted at Bristol District Probate Registry to Raymond Scobell COSSHAM & Lottie PANES.
Memorandum endorsed on Probate of Will of Joshua CLARE & Frances Mary Canon CLARE that, by conveyance of 29 July 1938 Tennis Court Farm with closes adjoining, Nos.92, pt. 136, 134, 134a, 132, 128, 129, 145, 62, 93 & 95 on OS were conveyed by Raymond Scobell COSSHAM & Lottie PANES, as Personal Representatives of Mrs Frances Mary Canon CLARE to Albert John STOCK.

Estate of Mrs F.M. CLARE Deceased.

HALLATROW
Particulars of FREEHOLD PROPERTY
comprising "TENNIS COURT FARM" Valuable Accommodation Land
10 Acres 0 Roods 35 Perches
with Vacant Possession upon Completion
Also SIX CLOSES of Accommodation Pasture Land
Totalling 49 Acres 2 Roods 6 Perches
5 COTTAGES and GARDENS

As now let

To be offered by PUBLIC AUCTION at The Station Hotel, Hallatrow

On Wednesday, 1st June 1938

At 7 p.m. punctually.

Auctioneers: Messrs BLINMAN & MILES, F.A.I., Farrington Gurney, Nr Bristol, and at 25 Market Place, Wells, Somerset.

Solicitor: Raymond S. COSSHAM, 2 Queen Square, Bristol 1.

Conveyance made 29 July 1938 between Raymond Scobell COSSHAM of 2 Queen Square, Bristol, solicitor & Lottie PANES of Montvale House, Hallatrow, widow (Vendors) & Dennis Lambart HIGGINS of Carisbrook, Colney Hatch Lane, Muswell Hill, London N10, Esq. (Mortgagee) and Albert John STOCK of Manor Farm, Hallatrow, farmer (Purchaser).

Recites:

1. By Mortgage dated 2 Jan 1903 between Joshua CLARE (1) and Dennis Lambart HIGGINS & Stephen Gingell Cullimore COSSHAM (2) the property comprised in Part I was conveyed by Joshua CLARE to Dennis Lambart HIGGINS & Stephen Gingell Cullimore COSSHAM, to secure the repayment of £620 + interest.
2. Stephen Gingell Cullimore COSSHAM died on 11 Dec 1931 at Clevedon and was buried at Arno's Vale Cemetery, Bristol.
3. Joshua CLARE, by Will dated 15 May 1893, therein described as of Tennis Court Farm, Hallatrow, yeoman, appointed his wife Frances Mary Canon CLARE sole executrix & gave to her all his estate.

4. Joshua CLARE died on 8 Nov 1932 & his Will was proved on 31 Jan 1933 by the said Frances Mary Canon CLARE.
5. By Will dated 18 Jan 1933 Frances Mary Canon CLARE appointed Raymond Scobell COSSHAM & Lottie PANES as her executors.
6. Said Frances Mary Canon CLARE died on 18 Jan 1938 at Tennis Court Farm, Hallatrow.
7. Frances Mary Canon CLARE's Will of 18 January 1933 & Codicil of 24 August 1937 was proved by Raymond Scobell COSSHAM & Lottie PANES in Bristol District Probate Registry on 4 March 1938.
8. Raymond Scobell COSSHAM & Lottie PANES, as Personal Representatives of Joshua CLARE & Frances Mary Canon CLARE have agreed with Albert John STOCK for the sale to him of the properties aftermentioned at a price of £2,840.
9. The Mortgagee Dennis Lambart HIGGINS, who is still owed £620, concurs in the conveyance and agrees to release the property in Part 1 from the charge.

Now - In consideration of the sum of £2,840, of which £620 was paid to the Mortgagee Dennis Lambart HIGGINS & £2,220 to the Vendors Raymond Scobell COSSHAM & Lottie PANES, the Vendors, as Personal Representatives of Joshua CLARE & Frances Mary Canon CLARE, convey to Albert John STOCK the properties set out in Parts I, II & III.

Part I

House & land containing 10.222 acres, lately in the occupation of said Frances Mary Canon CLARE and described in said mortgage of 2 Jan 1903.

<u>OS Map No.</u>	<u>Tithe Map No.</u>	<u>Description</u>	<u>Cultivation</u>	<u>Acres</u>
92	438	Quaker's Ground	Pasture formerly Arable	4.395
pt. 135	436	Farmhouse, garden, yard & outbuildings	Homestead	about 0.425
134	434	Tennis Court Orchard	Pasture formerly Orchard	2.162
134a	434	ditto	ditto	
132	433	Mead or Lower Ground	Pasture	<u>3.240</u>
				<u>10.222</u>

Part II

Close of pasture land called Long Hills, with small copse or plantation at Hallatrow, numbered 129 & 128 on OS Map, containing 16a. 1r. 38p. now in the occupation of Albert John STOCK as Tenant.

Close of pasture land at Hallatrow adjoining the last, called Little Coombe, numbered 145 on OS Map, containing 9a. 2r. 34p. now in the occupation of Albert John STOCK as Tenant, as identified on the plan with the conveyance dated 21 Dec 1920 between Mary Ann FENTON (1), Dennis Lambart HIGGINS & Stephen Gingell Cullimore COSSHAM (2) & said Joshua CLARE (3).

Part III

Three several closes of pasture land at Hallatrow called Great Coombe, Longhills & Three Cornered Ground, numbered 62, 93 & 95 respectively in the OS Map and containing 10.090 acres, 3.986 acres & 4.426 acres respectively, which last 3 closes contain together 18a. 2r. & are in the occupation of Albert John STOCK as Tenant and are identified in the plan with the conveyance of 16 October 1912 between the Most Honorable Thomas Henry Marquis of BATH & Robert Pool Henry BATTEN POOLL (1), Rt. Hon. Algernon William Stephen Earl TEMPLE (2), said Marquis of BATH & Robert Pool Henry BATTEN POOLL (3) and said Joshua CLARE (4).

ASSENT dated 10 September 1984 made by Lloyds Bank PLC, Wine Street, Bristol.

1. At his death on 15 Dec 1981 Martyn Sydney George STOCK of Tennis Court Farm, Hallatrow owned the freehold of Tennis Court Farm & adjacent land.
2. On 12 May 1982 Lloyds Bank were granted Probate of Martyn Sydney George STOCK's Will at the District Probate Registry, Bristol.
3. The Personal Representatives (Lloyds Bank) assent to the freehold of the above property vesting in Benjamin John STOCK of Tennis Court Farm, Hallatrow.
4. The Property is more fully described in a Conveyance dated 29 July 1938 between Raymond Scobell COSSHAM & Lottie PANES (1), Dennis Lambart HIGGINS (2) and Albert John STOCK (3).

Memorandum - Part of the above freehold property was transferred by sale on 3 Oct 1986 from Benjamin John STOCK to Graham Kenneth CLUTTERBUCK & Giesla Margaret Elizabeth CLUTTERBUCK (Purchasers).

TENNIS COURT COTTAGES

Tennis Court Cottages consisted of a block of 5 cottages built on a small piece of land taken out of The Paddock, adjoining Tennis Court Farm. They were built during the ownership of John COOK probably between 1802 and 1811 and were demolished in the 1970s. Until 1902 they were in the same ownership as Tennis Court Farm.

A Survey of 1825 shows the tenants as follows:

	<u>Tenant</u>	<u>Annual Value</u>
Tenement & bit of garden	Samuel PADFIELD	£2
Schoolhouse adjoining the last	Thomas FLOWER	£1. 5s.
Tenement next adjoining	Edward BULL	£2
Tenement next adjoining	Charles DOLEMAN	£2
Tenement next adjoining	Richard TUCKER	£2.10s.

At a Public Auction held on 29th July 1902 at the Red Lion Hotel, Paulton, various properties in Hallatrow belonging to the Estate of Mrs Frances Skey SCOBELL deceased were offered for sale by Messrs MELHUISE & Son in 19 Lots.

Lot 12 was described thus:

No. on <u>Ord. Surv.</u>	No. on <u>Tithe Map</u>	<u>Description</u>	Ord. Quant. <u>in Acres</u>	<u>Tenants</u>	Apportioned <u>Rents</u>
Pt. 135	[435]	5 Cottages and Outbuildings	about 16 perches	Wm. MARCHANT, Samuel NORRIS and others	£22.12. 6*

* These are actual Rentals, and in each case the whole of the Rates and Taxes are paid by the Landlord.

The Purchaser of Lot 12 will be entitled to the same underground Draining Rights as are now exercised through Lot 11, and the lastly mentioned Lot will therefore be sold subject to such rights.

Abstract of Title 1902

This is similar to that for Tennis Court Farm & other land, except for the property, which is described thus:

All those 5 several tenements with appurtenances, theretofore erected by John COOK on part of the Close or Orchard called The Paddock, & near to the said dwelling house [*Tennis Court Farm*] in Hallatrow.

Conveyance of 5 Freehold Cottages & Gardens at Hallatrow, 10 October 1902.

Conveyance dated 10 Oct 1902 between Dennis Lambart HIGGINS of 3 North Grove, Highgate, London, Esq. & Stephen Gingell Cullimore COSSHAM of Bristol, solicitor (Vendors) and Alfred Enos FREE of Stapleton Road, Bristol, Quarryman (Purchaser).

Recites that:

1. Frances Skey SCOBELL, late of Montvale House, Hallatrow & of Nancealverne House, Madron, Cornwall, widow & relict of John Ustick SCOBELL, was seised of the property aftermentioned at her death, & made her Will dated 29 Sept 1888, whereby, after making various specific legacies, she devised the residue of her real estate in High Littleton & Farmborough to Dennis Lambart HIGGINS & Stephen Gingell Cullimore COSSHAM, as Trustees. The legacies comprising the following life annuities were charged on the Testatrix's residuary real estate, viz: Frances ROBERTS £50, Bessie HARRIS £10, Charlotte WILLIAMS (wife of Jacob WILLIAMS) £25, Sarah Ann Thompson WILLIAMS (daughter of Jacob & Charlotte WILLIAMS, in case she should survive the said Charlotte WILLIAMS) £25, Elizabeth GAIT £25, Emily CROSS (wife of Charles CROSS) £25, Elizabeth GAIT (in case she should survive her sister Frances ROBERTS) a further annuity of £50, Charles CROSS (in case he should survive his wife Emily CROSS) £25, Fanny CROSS (in case she should survive her father & mother Charles & Emily CROSS) £25 and a certain annual sum for the benefit of Annie ELLIS, who however died in the testatrix's lifetime on 25 Jan 1889.
2. Testatrix died on 22 Sep 1890 & her Will of 1888 with 2 codicils was proved on 15 Jan 1891 in the Principal Probate Registry by Dennis Lambart HIGGINS alone.
3. Elizabeth GAIT died on 22 Jan 1898, Bessie HARRIS on 8 Feb 1899 & Charles CROSS on 13 Dec 1893.
4. Dennis Lambart HIGGINS & Stephen Gingell Cullimore COSSHAM, as Trustees of the Will of Frances Skey SCOBELL, have contracted to sell the aftermentioned property to Alfred Enos FREE for the sum of £270.

5. By Indenture dated 22 Sept 1902 Frances ROBERTS, Charlotte WILLIAMS, Sarah Ann Thompson WILLIAMS, Emily CROSS & Fanny CLARE (formerly CROSS) (The Annuitants) (1) & the Vendors Dennis Lambart HIGGINS & Stephen Gingell Cullimore COSSHAM (2), the Annuitants released the residuary estate from the annuities, to enable the sale of the property to proceed.

Now, in consideration of the sum of £270, Dennis Lambart HIGGINS & Stephen Gingell Cullimore COSSHAM convey to Alfred Enos FREE:

Plot of Ground in Hallatrow, on the southward side of the road from Farrington Gurney to Paulton & adjoining Tennis Court Farm, together with the block of 5 cottages erected thereon, 2 of which are in the occupation of Mr MARCHANT & the remaining 3 in the several occupations of Samuel NORRIS, Mrs HICKS & Mrs MORRIS (sic), outbuildings, conveniences & right of drainage through Tennis Court Orchard & the Mead to the Brook.

Vendors retain but acknowledge the Purchaser's right to production of the following documents:

- 21 & 22 Nov 1832 Indentures between Frances Skey LANGFORD (1), John Usticke SCOBELL (2) & William Coxeter JAMES, John William GOLDFINCH, George Treweeke SCOBELL & Charles GIDDY (3)
- 28 Jan 1850 Indenture (Endorsed on previously scheduled Indenture) between Henry JAMES & Charles JAMES (1), Henry JAMES & James [*John intended*] REES MOGG (2), said George Treweeke SCOBELL (3), Thomas MELHUISE (4) & Henry JAMES, James [*should be John*] REES MOGG & George Treweeke SCOBELL (5).
- 27 Aug 1861 Indenture (Endorsed on the first Scheduled Indenture) between Charles JAMES (1), John Usticke SCOBELL & Frances Skey his wife (2), James [*John*] REES MOGG (3), George Treweeke SCOBELL & James [*John*] REES MOGG (4) & Richard HILL & Thomas Hilman HULL (therein called Thomas HULL), George Treweeke SCOBELL & the Honourable William Henry George WELLESLEY (5).
- 5 April 1862 Indenture between John HILL & John Usticke SCOBELL (1), John Usticke SCOBELL (2), Frances Skey SCOBELL (3) & Richard HILL, Thomas Hilman HULL, George Treweeke SCOBELL & William Henry George WELLESLEY (4).
- 15 May 1862 Indenture between John Usticke SCOBELL (1), Frances Skey SCOBELL (2) & William Henry George WELLESLEY & Thomas Hilman HULL (3).
- 30 Mar 1883 Indenture between Henry Charles HULL (1), Emma Sarah HULL & Henry Charles HULL (2) & Frances Skey SCOBELL (3).
- 22 Sep 1902 The hereinbefore recited Indenture.
Signed etc. Dennis L. HIGGINS, S.G.C. COSSHAM in the presence of ?Percy HIGGINS, Surgeon, 3 North Grove, Highgate, London.

The Inland Revenue Valuation of 6th April 1910 records:

Ass't Poor Rate				Extent	GAV	RV	
No.	No.	Occupant	Owner	Description/Place	a. r. p.	£. s. d.	£. s. d.
1065	122	Jas. MARCHANT	A.E. FREE, 548 Stapleton Rd. Bristol	Cottage, Hallatrow [<i>Tennis Court Cottages</i>]		4. 5. 0	3.16. 6
1066	123	Jas. MARCHANT	do.	do.		4. 5. 0	3.16. 6
1070	127	Amelia CHARLES	do.	do.		4. 5. 0	3.16. 6
1071	128	Bert MORRIS	do.	do.		3.12. 6	3. 5. 6
1072	129	Albert CARTER	do.	do.		3. 8. 0	3. 1. 6

FREE also owned property in High Littleton – 1016, 68 – 1017, 69 – 1018, 70 – 1198, 243 – 1242, new.

Conveyance made 21 Nov 1940 between Albert George FREE of Court Farm, Great Elm, near Frome, farmer (Vendor) & Albert John STOCK of Manor Farm, Hallatrow, farmer (Purchaser).

Recites:

1. Alfred Enos FREE of Hughenden Park Road, Stapleton, Bristol (Testator) died on 20 Feb 1939, having by Will dated 23 July 1934 (then of 548 Stapleton Rd., Bristol) appointed as Executor of his Will his son Albert George FREE, to whom he left his whole estate and who proved the Will on 1 Sep 1939 in Bristol District Probate Registry.
2. Alfred Enos FREE was at his death seised of the property hereby conveyed, freehold and free of encumbrances.
3. Albert George FREE has agreed with Albert John STOCK for the sale of the property to him for the sum of £100.

In consideration of the sum of £100, Albert George FREE now conveys to Albert John STOCK:

the plot of Ground in Hallatrow, on the southward side of the road leading from Farrington Gurney to Paulton & adjoining Tennis Court Farm, together with the block of 5 cottages erected thereon, 2 of

which are in the occupation of Miss Lydia MARCHANT, 1 of Mr Jack PADFIELD, 1 of Mr HIGGINS & 1 void, with outbuildings and conveniences & right of drainage through 2 closes of land called Tennis Court Orchard & The Mead into the Brook, which said property was conveyed on 10 Oct 1902 from Dennis Lambart HIGGINS & Stephen Gingell Cullimore COSSHAM to Alfred Enos FREE.

Probate

Albert John STOCK of Manor Farm, Hallatrow died there on 20 March 1967. His Will was proved at the Principal Probate Registry on 11 Apr 1968 & Probate granted to Albert Graham STOCK of Odstax, Hallatrow, haulage contractor & Martin Sidney (sic) George STOCK of Tennis Court Farm, Hallatrow, farmer, sons of the deceased & two of the executors named in the Will, power reserved to the other executor. Gross Value of estate £10,926.15s., Net Value £!0,846.15s., £616. 3s. Estate Duty paid.

Memorandum

Albert Graham STOCK died on 10 Dec 1975.

Martyn Sydney Graham STOCK died on 15 Dec 1981. Probate of his Will was granted to Lloyds Bank PLC on 12 May 1982.

By Deed of Appointment dated 9 Feb 1983 Timothy Edward PYPER and Frances Penelope BURY were appointed Trustees of the Will of Albert John STOCK.

By an Assent dated 9 Feb 1983 Manor Farm, Hallatrow with 19 acres of land, 2 cottages at Hallatrow & the site of Nos. 1 – 5 Tennis Court Cottages, Hallatrow were vested in said Timothy Edward PYPER and Frances Penelope BURY.

ASSENT dated 9 February 1983.

Lloyds Bank PLC of 71 Lombard Street, London EC3P 3BS as Personal Representatives of Albert John STOCK, late of Manor Farm, Hallatrow, who died on 20 March 1967 & whose Will was proved by Albert Graham STOCK & Martin Sydney George STOCK on 11 April 1968 in the Principal Probate Registry; which Albert Graham STOCK died on 10 Dec 1975 & which Martin Sydney George STOCK died on 15 Dec 1981, having by Will appointed Lloyds Bank Executors thereof, which last Will was proved by Lloyds on 12 May 1982 at Bristol District Probate Registry; hereby Assent to Timothy Edward PYPER of Shannon Court, Corn St., Bristol & Frances Penelope BURY of 32 Main Rd., Westonzoyleland, Bridgwater, upon trust, to sell the aftermentioned properties:

- Part 1 (a) The Manor Farm House with outbuildings, yards & land adjoining, together containing 19a. 3r. 15p. in Hallatrow.
(b) Land at Hallatrow containing 12 perches lying near the said house & buildings, adjoining the highway from the former site of Hallatrow Station to the Post Office, all of which was contained in an Indenture dated 29 Sept 1912, made between the Most Honorable Thomas Henry Marquis of BATH & Robert Pooll Henry BATTEN POOLL (1), Rt. Hon. Algernon William Stephen Earl TEMPLE (2) & Albert John STOCK (3).
- Part 2 Land with 2 semi-detached cottages erected thereon, situated at Hallatrow, all which premises have a frontage against the road leading to Bath of 186 ft. 6 inches and are part of No. 448 on the Tithe Map, which were contained in a Conveyance dated 21 April 1953 between Geoffrey Howard WITHERS (1) & Albert John STOCK (2).
- Part 3 Plot of Ground in Hallatrow on southward side of road from Farrington Gurney to Paulton and adjoining Tennis Court Farm, having a block of 5 cottages erected thereon, which have been demolished, with outbuildings etc., which were contained in a Conveyance dated 21 Nov 1940 between Albert George FREE (1) & Albert John STOCK (2).

Memorandum – By transfer dated 3 Oct 1986 between Timothy Edward PYPER & Frances Penelope BERRY (sic) (1) and Graham Kenneth CLUTTERBUCK & Giesla Margaret Elizabeth CLUTTERBUCK (2) the freehold land described in Part 3 was transferred to Graham Kenneth CLUTTERBUCK & Giesla Margaret Elizabeth CLUTTERBUCK.

Deed of Release relating to land at Hallatrow, dated 3 October 1986 between Lloyds Bank PLC of 2 Silver Street, Midsomer Norton (Mortgagee) & Benjamin John STOCK of Tennis Court Farm, Hallatrow (Borrower). Recites Legal Charge made 24 Oct 1984 between Benjamin John STOCK & Lloyds Bank PLC, to secure principal monies on parcels of land at Hallatrow on the southward side of the road leading from Farrington Gurney to Paulton and adjoining Tennis Court Farm; formerly consisting of 5 cottages erected on part thereof, which have been demolished, with outbuildings and conveniences also erected on part.

This Deed acknowledges repayment of principal monies & releases the property from charge.

By Conveyance dated 3 Oct 1986 between Benjamin John STOCK (Vendor) & Graham Kenneth CLUTTERBUCK & Giesla Margaret Elizabeth CLUTTERBUCK (Purchasers) the property was sold & transferred to Graham Kenneth CLUTTERBUCK & Giesla Margaret Elizabeth CLUTTERBUCK .

They subsequently built a new dwelling house on the site, which was called Tennis Court House.