

Occasional Paper No. 52

The Epsom Manorial Surveys



**Epsom & Ewell
History & Archaeology Society**

Epsom & Ewell History & Archaeology Society

Formerly Nonsuch Antiquarian Society

The Society was founded in 1960 by a group of people who had taken part in the excavation of Nonsuch Palace near Ewell. Its aims are to encourage interest in the archaeology and history of the Epsom and Ewell area, and to ensure that local buildings and objects of historical significance are preserved.

Meetings are held, normally on the first Wednesday of each month, at St. Mary's Church Hall, opposite the church in London Road, Ewell, with speakers on historical and archaeological subjects. Visitors are welcome (there is a small entrance fee).

Further details can be obtained from the library or Museum Shop in Bourne Hall, Spring Street, Ewell, or from the website of the Society at www.epsomewellhistory.org.uk.

Photo on front cover - The Assembly Rooms, Epsom High Street, after restoration by Wetherspoons

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The Epsom Manorial Surveys

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Epsom & Ewell History & Archaeology Society

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The Epsom Manorial Surveys

1. Introduction

Two of the most important historic documents relating to Epsom are the manorial surveys of 1679 and 1755, the originals of which are kept at the Surrey History Centre at Woking. The surveys give descriptions of all freehold, leasehold and copyhold properties at these dates. As a result of a project initiated by the author of this paper, jointly funded by Bourne Hall Museum, EEHAS and Charles and Barbara Abdy, the documents have been digitally photographed and copies are now available at Bourne Hall Museum.

Also available at the Museum are typed transcriptions of the two documents by Barbara Abdy which so far as possible retain the original spelling. In this paper the content of each document is summarised and the relation of one to the other commented on. It does not purport to be a detailed analysis of the documents. For simplicity modern spelling is generally used.

It is of interest that the dates of these two surveys are significant in relation to Epsom Spa. In 1679, following the Restoration of Charles II in 1660, the Spa was booming. However, by 1755 it had lost its popularity and Epsom had settled into a sleep, unbroken until The Derby started in 1780. Epsom fully awoke when the railways arrived in 1847 and 1859.

Nationally, a lot happened between 1679 and 1755. The Merry Monarch had been followed by his brother James II who had been replaced by William and Mary as a result of 'The Bloodless Revolution' of 1688. Then came the childless Queen Anne after which we had the first of the Hanoverians, George I. By 1755 his son George II was on the throne.

The Act of Union of 1707 had created the United Kingdom and with the defeat of the Jacobite uprisings of 1715 and 1745 the country was comparatively tranquil at home and becoming a great power abroad; in the words of Simon Schama, 'The most powerful going concern in the world'.

It has been said that one of the most important events during the Georgian era was an agricultural revolution brought about by developments in technology which demanded the replacement of the multitudes of small patches of land by large, more easily worked fields, i.e. the enclosure of the sub-divided common fields and their replacement by farms. Although officially the enclosure of Epsom did not take place until 1869 the process had in fact started much earlier by private agreement as can be seen in some of the changes between 1679 and 1755.

2. The Nature of Epsom in 1679

The parish of Epsom was laid out, probably in Saxon times, as an approximately north to south strip alongside and to the west of Ewell parish: it was considerably larger being about four miles long and two miles wide. Much of the land was covered by the common fields of Smith Hatch and Woodcote which were either side of what are today Church Street and Burgh Heath Road, to the east and west respectively. The north end of Woodcote Common Field was on London clay; the south end of Smith Hatch Common Field was on chalk. In medieval times the common fields would have been divided into areas known as 'shots' (The corresponding term in Ewell was furlongs), further subdivided into numerous small strips shared among and worked by peasants. The village was more or less in the centre of the parish on the River Terrace Gravel and the Reading and Thanet beds that separated the clay from the chalk.

The manor held two courts, the Court Leet and the Court Baron. The Court Leet was concerned with law and order and the regulation of the quality of food: it elected the Constables and the Aleasters. The Court Baron dealt with land-holdings and the services and rents due to the lord of the manor. The court rolls have survived going back to 1663 and record the transactions leading to the land-holdings referred to in the surveys of 1679 and 1755.

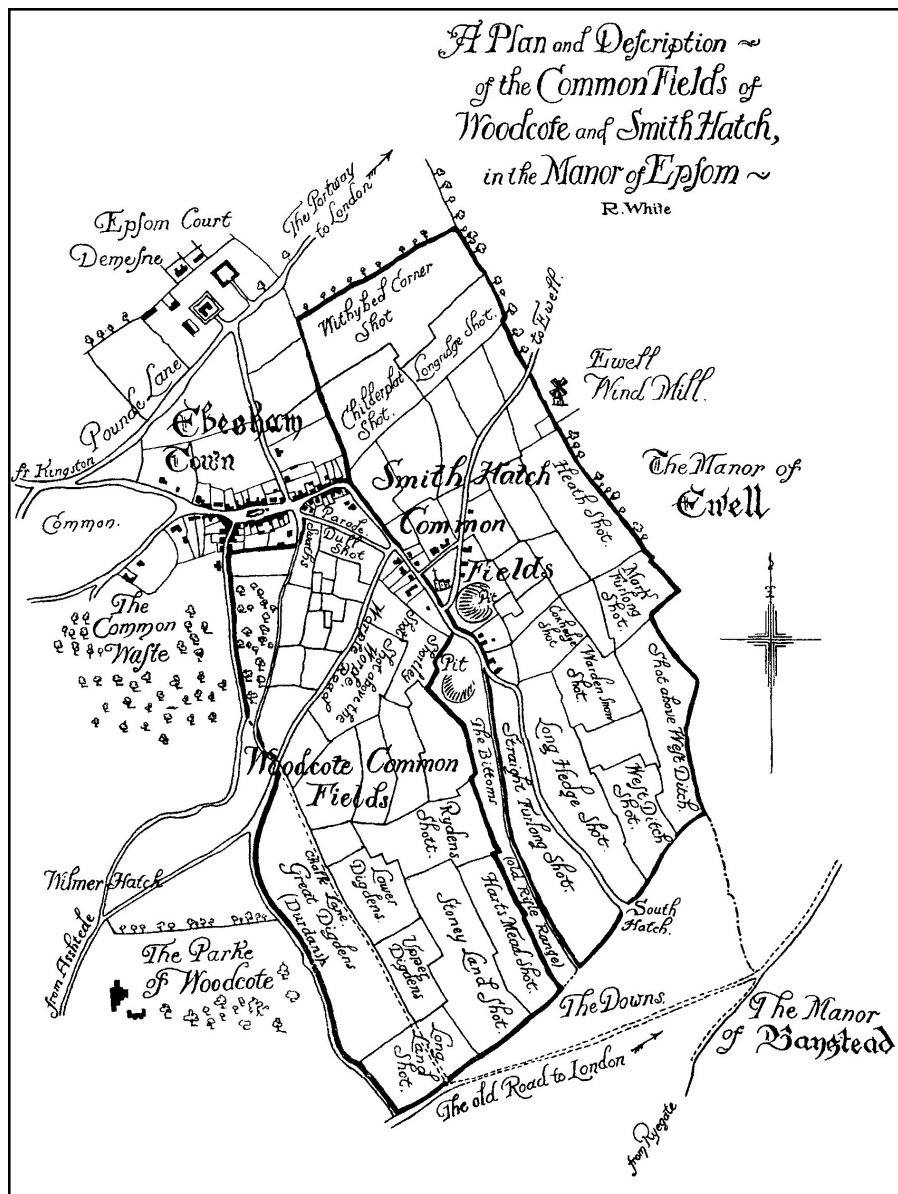
3. The 1679 Survey

3.1 The drafting of the document

The survey was drawn up for the lady of the manor, Elizabeth Evelyn, born Elizabeth Mynne, who in 1648 had married Richard Evelyn, brother of John Evelyn the diarist. They lived at Woodcote Park, where Richard had a new mansion built to replace an earlier one. He died in 1670 (reputedly from drinking too much Epsom salts) and, until her death in 1692, Elizabeth ran the estate and the manorial courts were held in her name.

Right- Memorial to Elizabeth Evelyn in St. Martin's Church





Above- a map of the Common Fields of Woodcote and Smith Hatch in the Manor of Epsom as published in R. White's book *Ancient Epsom* (William Pile Ltd, Sutton: 1928)



Above- the house known as *The Hermitage* in Church Street that dates back to the original village near St. Martin's Church

The survey was carried out by the Court Baron of 'the manor of Ebisham' whose members were impannelled and sworn in by the steward of the manor, Edward Thurland Esq. They first met on 11 March 1679 and there were several adjournments until '10 June next ensuing'.

The findings of the survey were written up in English on sheets of parchment in a reasonably legible cursive hand, but with much use of the double f and f as s.

3.2 The extent of the survey

The preamble to the written survey sets out the headings under which information was to be reported as follows, given here in an abbreviated form and with modern spelling with a few exceptions:

Item 1 What are the boundaries of the manor, and who are the owners of the adjoining properties?

Item 2 What buildings, land and timber crops belong to the lady of the manor?

Item 3 What commons or waste grounds are there in the manor, what tenants have rights thereon, and what cottages have been built thereon?

Item 4 What copyhold properties are there, and the names of the tenants? What timber, stone or chalk quarries are on copyhold land?

Item 5 What rents, fines or other services relate to copyhold properties and what rights on the common appertain to the respective copyholds?

Item 6 What freehold properties are there, the names of tenants and freeholders, the number of acres held and the yearly rents, heriots or other services due to the lady of the manor?

Item 7 What rights of common have freeholders and for how many cattle or other beasts?

Item 8 What free warren or lands of coneys has the lady of the manor and what rights relating to waifs, strays, felons, fugitives, goods, deodands or other franchises? What courts, customs, duties or other usages belong to the manor?

Item 9 Whether the lady of the manor has fishing rights in river, mere, brook, spring, wells or other water and the extent of the water?

Item 10 What officers of the manor collect rents, fines and profits, bailiffs, woodwards and such like, and what fees and wages do they receive and by what custom claim the same?

Item 11 You are to enquire whether any tenant or other person within the liberties of this manor have any deeds, charters, rent rolls, custom rolls, books of survey or other evidence concerning this manor and which of right do appertain to the lady of the same.

Item 12 You are to enquire and report whether the copyholders of this manor are not bound by the custom of the manor to deliver to the steward or his deputy such surrenders as do fall at the next court after such surrender taken.

Item 13 You are also to enquire and report what ancient jurisdictions, privileges, liberties, franchises, customs, immunities and such like do now or at any time heretofore did of right belong to this manor, have from time to time been executed and continued and whether any parts of them are now decayed, abolished, extinguished or lost.

3.3 The findings (presentments) of the 1679 survey

The findings of the survey under the various headings in an abbreviated form are as follows:

Item 1 The adjoining manors and lands listed include those in the parish of Ewell on the north and east parts, on the manor of Westburgh on the east and south parts, in the manor of Walton on the Hill on the south part, on the manor of Ashted on the west part and manor of Maulden on the north west part. On the manor of Horton on the north part. 'But what other manors or what incroachments have been made on the boundaries of this manor, we know not.'

Item 2 The properties held by the lady of the manor start with -
'All that capital messuage called Woodcott one barn one dovehouse, three stables and several outbuildings, staules and sheddes, a gatehouse, two courts, three yards, three gardens and one orchard.'

There are then listed more than 40 parcels of land distributed throughout the manor with a combined acreage of about 260. The position of each parcel is painstakingly indicated in relation to adjacent properties.

What follows are demesne lands that are leased to individuals, who are George, Earl of Berkeley, Francis Wilkins, Mrs Maynard, Nicholas Elliott and Major Bourne. These lands have a combined acreage of more than 700, of which 669 acres were held by Mrs Maynard.

Item 3 The common or waste grounds belonging to the manor contain about three hundred acres more or less, abutting upon Ashted. Also about five acres at Woodcott Greene, one at Upper Green and six at Stamford Hill.

There are several trees growing on the said common or waste grounds and before this tenements of the tenants adjoining to the said commons, but whether the said trees are timber we know not.

And also the common upon the downs called Ebisham Downs containing three hundred acres more or less and several trees growing thereon but what number or which of them are timber we know not.....whether the said commons or downs are stinted we know not, neither do we know of any mines of quarries of stone or chalk in the said manor.

There follows a list of cottages built on waste land by Henry Read, Edward Belgrave, Joseph Pierce, Edward Hilden and William Rogers. A typical entry is:

‘Edward Belgrave about thirty years since erected a cottage on the waste grounds adjoining to Stamford Pond on the north part but by what rent or services we know not.’

Item 4 Copyholds

This opens with ‘John Barnes, citizen and wax chandler of London, claims to hold by copy of Court Roll one messuage and two tenements, one shop one stable one backside and a parcel of land now a bowling alley, containing two acres more or less abutting on the New Kings Head on the east part on the highway on the north and west parts and on the messuage and orchard of John Lewis on the south part.’

Altogether some 80 copyholders are listed for a wide range of properties, examples being:

Thomas Day claims to hold by copy of Court Roll one cottage containing rooms and ten roods of ground thereunto belonging situate next Woodcote Style and Green on the south and west parts. Quit rent 3½d.

By contrast Rebecca Lambert, widow and relict of Samuel Lambert, deceased claims to hold by copy of Court Roll one messuage or tenement, one shop one barn one stable one garden and one orchard abutting on the highway on the south and west parts and on the orchards of Abraham Wood and Christopher Symonds on the north and east parts and also several parcels of land lying in Woodcott common field and Smith’s Hatch field. In fact, more than 60 parcels are listed, a total of 65 acres with a quit rent of £1 18s 10d.

The total copyholds have an acreage of about 700. The largest copyholder was Christopher Hatton with 73 acres, followed by Rebecca Lambert (65 acres) and Lord Berkeley (63 acres). He also owned the Durdans estate as a freeholder.

In conclusion to the listing of copyholds it is stated, ‘But what timber trees, Pollards or mines or Quarries of stone or chalk are in the several copyholds lands before mentioned we know not.’

Item 5 Rents, fines etc. Every copyholder holds his messuages of land by such quit rents as are proportionately set. Heriots are to be paid and heirs if of full age ought to take the oath of fealty upon his admittance. Further conditions on which copyholds are held are detailed. Every copyholder ought to keep their own copyhold buildings in good repair. With regard to the right of common and how the common ought to be stinted, ‘we refer to the standing orders which have been anciently entered in the Court Rolls of this manor.’

The orders are then set out in detail, including the following:

Every owner and occupier of land has the right to keep two sheep for every acre he has. No flock of sheep shall be brought from the downs or common fields to the low common of Ebisham from the annunciation of the blessed Virgin Mary until St. Andrews Day every year. Certain freeholders are named as being responsible for repairing and maintaining the gates leading to the commons.

Item 6 Freeholders Twenty freeholders are identified, with the location and extent of their holdings and their quit rents which range from 3d for Symon Mason to 13s 4d for Lord Berkeley of Durdans. The total acreage for freeholders is about 100, of which 17 acres was owned by Lord Berkeley, whose property was described as ‘One Capitall Messuage called Durdans One Barne Two Stables a Dovehouse a Washhouse a Coachhouse One Court or Gateentrance One yard Two Gardens One Orchard One parcel of Woodland contayning three Acres A Bowling Greene Two Closes of pasture contayning Eight Acres and one Close of Meadow contayning Three Acres.’ He also had 3 acres of land on Woodcott fields.

Item 7 Rights of common of freeholders. As for copyholders (Item 5).

Item 8 The lady of the manor has right of free warren or game of common within this manor and rights to waifs and strays. But what felons or fugitives goods deodands or other franchises are due to the lady of the manor we know not.

A Court Leet ought to be kept once every year.

The officers to be appointed are two constables, one for the town, and one for Woodcott and similarly two headboroughs. Also an aletaster.

A Court Baron may be kept as often as the lady pleaseth. But what other customs, dues or powers of usage belong to this manor we know not other than what are in our presentments to the other articles.

Item 9 The lady of the manor has the royalty of fishing and fowling within the manor and we have only the use of the waters in the commons or wastelands for watering of cattle.

Item 10 The officers to raise or gather the rents and profits of the manor are bailiffs, beadles or woodwards. What fees or usage belong to each officer we know not.

Item 11 We know not of any tenant or person that hath any deeds, charters, rent rolls etc. They are in the custody of the lady of the manor or such a person she has appointed to receive her quit rents.

Item 12 The copyholders ought by the custom of this manor to report such surrender or surrenders as they fall at the next Court Baron after such surrender or surrenders are taken.

Item 13 We know not of any jurisdictions, privileges liberties, franchises or immunities belonging to this manor other than referred to herein.

Christopher Buckle	William Batts
John Maund, gent	Thomas Parker
John Mitchell	John Jones
Nicholas Elliott	George Franke
William Parkhurst	Thomas Franke
John Stevens	John Wrench
Thomas Atkins	Christopher Symonds
John King	John Spurlyn
James Palmer	William Letts
William Rogers	Nathaniel Potterton

3.4 Rentals

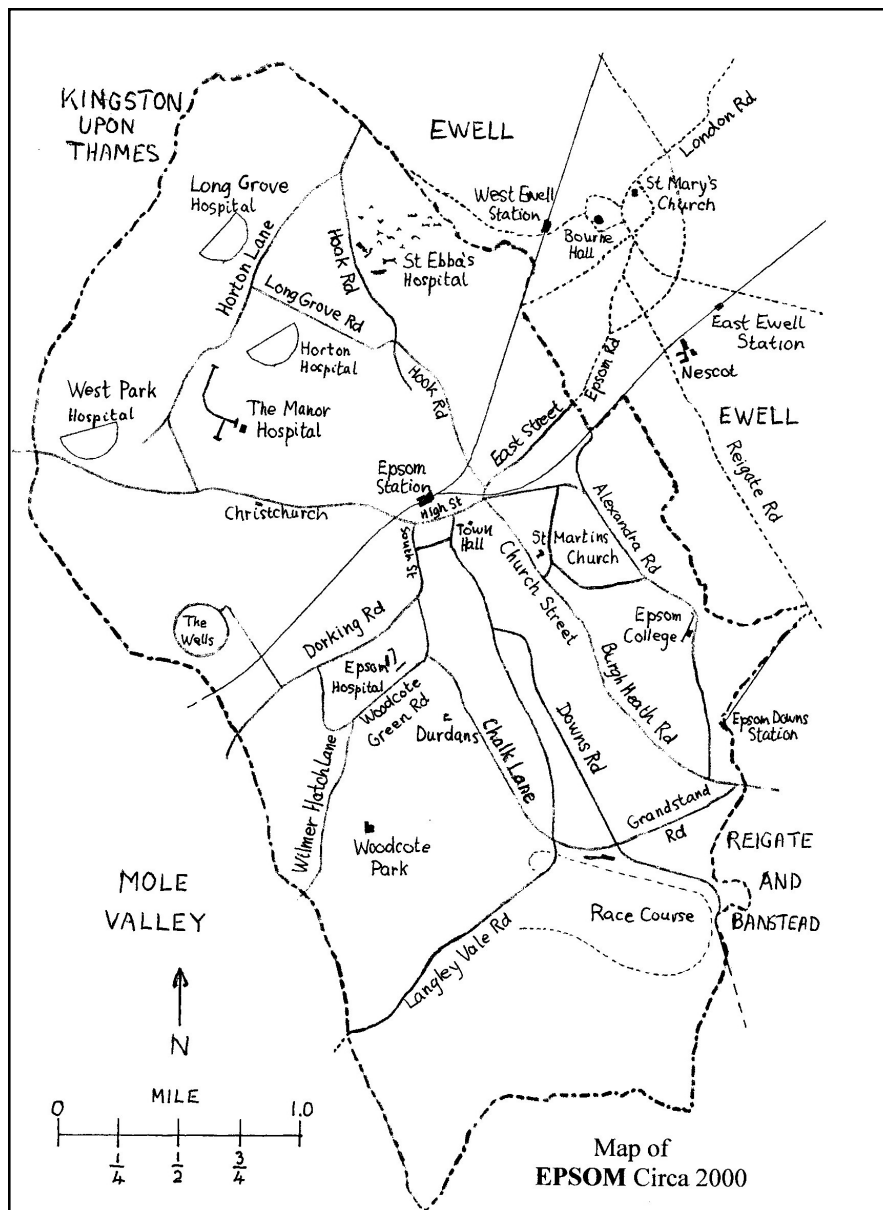
3.4.1 Quit rents to be paid by copyholders

Under the heading The Rental (of the quit rents yearly to be paid by the tenants of the said manor) the copyholders as given in 3.3 item 4 are listed alphabetically with an abbreviated statement of their holdings and the value of their quit rent. It is noticeable that the information given here is more complete than in the previous item 4 since some quit rents are given that were omitted in item 4.

3.4.2 Rents to be paid by freeholders

Under the heading Freeholders are given the rents payable by the freeholders listed in 3.3 item 6 arranged alphabetically.





4. The 1755 Survey

4.1 The drafting of the document

The survey was drawn up for the lord of the manor, John Parkhurst. The Parkhurst family had owned the estate since 1706 when it came to John, the grandfather of the 1755 owner.

The survey was carried out by the Court Baron whose members were impannelled and sworn in by the steward, Peter Provost, Gentleman, assisted by Howard More. They first met on 8 September 1755 and there were several adjournments until 5 January 1756.

The findings of the survey were written in English on sheets of parchment in a reasonably legible cursive hand which had less embellishments than those used on the 1679 Survey.

4.2 The extent of the survey

The preamble to the written survey sets out the headings under which information was to be reported. Surprisingly, the 13 headings are basically the same as those used in the survey drawn up 76 years earlier and in many cases the explanatory wording is identical. Therefore in this summary the headings are not repeated and we can move onto the findings.

4.3 The findings (Presentments) of the 1755 survey

Item 1 The adjoining manors and lands listed are as in the 1679 Survey.

Item 2 It is of interest that nothing is shown as being in the possession of the lord of the manor. The demesne lands appear to have been handed over to the Revd. John Parkhurst, sold off as freeholds, or leased out. (See also Pages 14 and 16).

The demesne lands are shown as in the occupation of Lord Baltimore, Thomas Bockford Esq, William Stevens, the Revd. John Parkhurst, Richard Hubbard, Mr Brown, George Worsfold and Robert Jarman. The combined acreages of the demense lands leased to individuals is about 180 acres. This is a reduction from the figure of 700 in the earlier survey. Of the 180 acres nearly 140 were leased to Lord Baltimore. The land in the occupation of the Revd. Mr Parkhurst under this heading is only about one acre and on it stood a brick house, coach house, stables and a garden. It was in Church Street. (The Lord Baltimore was the 6th Lord Baltimore, 1731-1771 who achieved notoriety by being tried for rape at Kingston

Assizes in 1768. He was acquitted on the grounds that the victim could have tried harder to escape.)



Right- Frederick Calvert, Sixth and Last Lord Baltimore by Johann Ludwig Tietz

The Revd. John Parkhurst was a noted biblical scholar. He was the son of the lord of the manor, but did not inherit Epsom manor when his father died in 1765: it went to trustees for his mother, Ricarda. It may well be that he had expressed a desire not to inherit, preferring the quiet life of a scholar. He had been intended for the church, but preferred to follow a studious life rather than become a vicar with a parish to look after (See also Page 16).

Item 3 The commons or waste grounds are still described as about 312 acres plus 300 more on Ebbisham Downs and once again ignorance is expressed regarding

whether trees are timber and whether there are any mines or quarries of stone or chalk in the said commons.

The number of cottages built on waste land has increased from five to 28. As before the members of the court say, 'by what rent or services wee know not.'

Six of the cottages are held by outsiders, and have presumably been acquired as investments.

Item 4 Copyholds. Some 110 copyholders are listed with a combined acreage of more than 600. Previously there had been about 80 with a combined acreage of about 700. Once again it is admitted, 'But what timber trees or pollards or what mines or quarries of stone or chalk are in the several copyhold lands before mentioned we know not.'

It is to be noted that some 38 copyholders do not live in Epsom. Many are in London while others are from as far afield as Cambridge, Stanmore, Horley, Colchester, Sevenoks, Ryegate, Staines and Battle Abbey. The Battle Abbey man has the lovely name of Sir Whistler Webster.

The size of the copyholdings held by the outsiders varies considerably, examples being: 'John Francis of Horley, a yeoman, claims to hold by copy of court roll to him and his heirs for ever a cottage in two tenements and orchards containing in the whole about half an acre abutting on Upper Wood Green on the east and north parts and on Lord Baltimore's park on the south and west parts.'

Whereas 'Mary Potter of Lombard Street, claims several messuages or cottages and numerous parcels of land' giving her a total acreage of 94. The largest copyholder is of Ebbisham, Joseph Shaw, who had 98 acres.

Item 5 Rents, fines etc. The conditions laid down regarding rents, heriots and the use of the downs or common fields are by and large as in the previous survey. The many references to flocks and sheep suggest that the commons were used to graze sheep more than cattle. It is good to see that the concession for poorer people remains, i.e. 'any tenant that is poor and of small ability may keep a greater number of sheep than all to the number above mentioned (two sheep for every acre he has) so that he exceed not the number of ten and has his own proper goods and no foreigners.'

Item 6 Freeholders have grown in number to 44 from 20 and the combined acreage has increased from about 100 to around 1300. This large increase in land

held by freeholders is the most significant change in land holdings. The extra land has come largely from land previously owned by the lady of the manor.

The Revd. John Parkhurst is given as eldest son and heir apparent of the lord of the manor and 'claims to hold by free deed for the term of his life with remainder to his issue in tail male remainder to the lord of the manor and his right heirs for ever. All that estate called Ebbisham Court late part of the demesne of this manor consisting of:

The messuage or tenement called Ebbisham Court and several stables outhouses barns yards garden orchard and piece of meadow together about five acres and a half.

Also the several pieces or parcels of land following that is to say...'

There follow some 30 parcels of land, bringing Parkhurst's total acreage to more than 500. It is clear from this that John Parkhurst the lord of the manor was not living in the manor. He also owned the manor of Catesby in Northamptonshire and was presumably living there. His son, the Revd. John was presumably occupying Ebbisham Court, which stood to the north of the present centre of Epsom in what is now Pound Lane and gave its name to Court Recreation Ground.

As noted on Page 14 the Revd. John in fact did not inherit the manor when his father died in 1765.

The biggest freeholder is Lord Baltimore with the capital messuage of Woodcote (now known as Woodcote Park) with 300 acres of land and another 200 distributed throughout the manor. In 1679 Woodcott was held by the lady of the manor.

As was the case with copyholds, a considerable number of freeholds, 12, were owned by outsiders, including a half acre with two tenements and three other tenements a shop a shed a corn store and coach house and stables, other outhouses and gardens abutting on Clay Hill, owned by the President and Governors of Christ Church Hospital, London.

Presumably these freeholds had been bought as investments.

Durdans, which in 1679 had been owned by Lord Berkeley, was now owned by William Belchier who had acquired it in 1747. He had had Berkeley's house pulled down but the new one he had just built burnt down in 1755 and is referred to in the survey as 'lately burnt down'.

Item 7 The rights of common for freeholders are as for copyholders as before.

Item 8 The rights of the lord of the manor regarding free warren or game of commons are as they were for the lady of the manor. The appointment of officers is as before. It is of interest that the spelling has been changed from 'Woodcott' to 'Woodcote' and no doubt explains why at the present day 'Woodcote' is pronounced 'Woodcot' by some people.

This item ends, 'But what other customs duties powers or usages do belong to this manor we know not other than what are in our presentments to the above articles,' which is more or less as before.

Item 9 There are no changes in the fishing rights of the lord of the manor.

Item 10 The officers to raise or gather the rents and profits are unchanged, as is the admission that, 'what fees or wages are belonging to such officers we know not.'

Item 11 'We present and say that we know not of any tenant or person that hath any deeds charters rent rolls said custom rolls books or survey accounts evidence scripts or immunities concerning this manor but what are in the custody of the lord of the manor and his steward.'

Item 12 The requirements of copyholders to present surrenders to the Court Baron are unchanged.

Item 13 'We present and say that we know not of any jurisdictions privileges liberties franchises or immunities belonging to this manor other than referred to herein.'

Edw. Acton

John Bushby

John Sturt

John Hopkins

John Eastland

the mark of Thos. Denslow

Thos. Langridge

the mark of Edw. Peters

Robert Worsfield

Geo. Sanders

Robert Wrench

John Holford

Edward Mynard

4.4 The Rentals

4.4.1 Quit rents to be paid by copyholders

Under the heading The Rental (of the quit rents yearly to be paid by the tenants of the said manor) the copyholders as given in 4.3 item 4 are listed alphabetically with an abbreviated statement of their holdings and the value of their quit rent.

4.4.2 Rents to be paid by freeholders

Under the heading Freeholds are given the rents payable by the freeholders listed in 4.3 Item 6 arranged alphabetically.

5. Comparison of the Surveys

The following differences in the surveys are worth drawing attention to. Some of the points have already been made in the body of the document and are repeated here for convenience:

1679, the date of the earlier survey, was when Epsom Spa was coming up to its peak of popularity. Although Epsom waters are reputed to have been discovered in about 1618, and some use was made of them thereafter, it was not until the Restoration of Charles II in 1660 that they really started to pull in the crowds and spa facilities were built.

By 1755, the date of the later survey, the popularity as a spa was at an end. Chemists had started producing Magnesium Sulphate, which gives Epsom water its purging qualities, from various sources, including seawater, and when it became available 'over the counter' those who came to Epsom for purely medicinal reasons would no longer bother to do so. Furthermore, there was much competition from pleasure gardens being set up in London, such as Vauxhall and Islington.

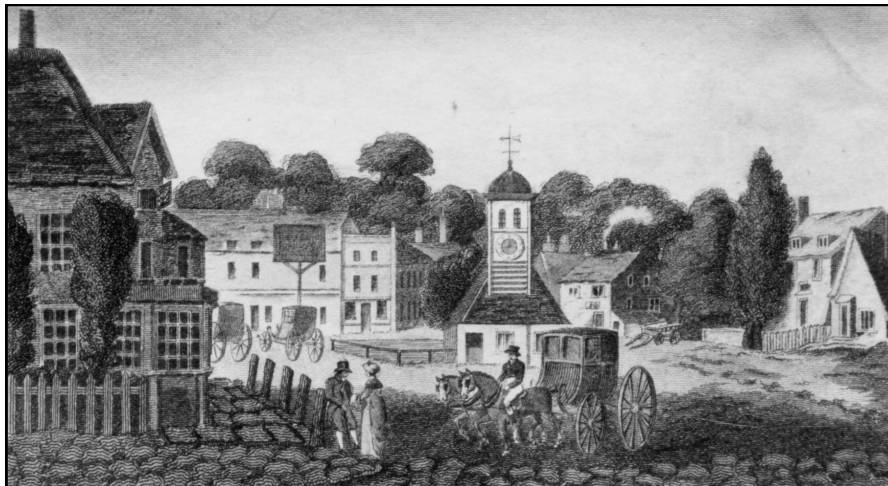
There is a significant difference between the surveys in respect of the amount of demesne lands held by the lord of the manor, who in 1755 was John Parkhurst. He appeared to have sold off his demesne lands and was presumably living at his manor of Catesby in Northamptonshire. (See Page 16). His son, the Revd. John Parkhurst, did live in the manor, holding more than 500 acres.

In the 1679 survey there were 80 copyholders having a total acreage of about 700. By 1755 this had increased to 110 copyholders, but the total acreage was down to nearer 600.

There was a significant change in freeholds. There were 20 in 1679 with a total acreage of only about 100. By 1755 they had increased to 44 with a larger increase in total acreage from about 100 to 1300. The extra land had come largely from land previously owned by the lady of the manor (Page 15). The Revd. John Parkhurst owned more than 500 acres. A considerable number of freeholds were owned by people not resident in Epsom and had presumably been acquired as investments (Page 16). The effect of the Spa had made Epsom a good place for investment.

The increase in cottages on the waste land from 5 to 28 is also indicative of an increase in population (Page 15).

In the 1679 survey there are references to only three shops, all on copyhold properties. By 1755 this had increased to more than 20, including five on freehold properties. The shops were mainly along the High Street. These figures are probably low, because in some cases the shop was part of a larger messuage and was not referred to separately.



Above- Epsom High Street in 1816, drawn by H. Hassell

The changes in Epsom between 1679 and 1755 are mostly attributable to the development of the spa. The number of identifiable messuages or tenements increased from something like 120 to something like 370, i.e. a more than threefold increase. Epsom had changed from a village to a small town. The development was mostly around the High Street, one of the most important buildings being the Assembly Rooms, later known as Waterloo House, and which has now reverted to The Assembly Rooms. The main complex was built in 1692, but some of its components e.g. the bowling green, were established before that date. By 1755 the Assembly Rooms no longer had their original function and had been divided into tenements. In the survey the property is given as:

‘Susanna Hooper, wife of Thomas Hooper coachman claims to hold by copy of court roll to her and her heirs for ever one undivided moiety or half part of one undivided moiety or half part and in a brick building in the several tenements called the New Tavern the old coffee house and the old long room and six other tenements a cockpit stables storehouse and brewhouse and two pieces of ground the one called the Old Bowling Green and the other the Bear. All of which do contain together in the whole about two acres and do abut in part on the High Street on the north part and in other part on the street leading to New Inn Lane on the west part on the messuage and garden of Eliz.Lewis widow and on land of Lord Baltimore on the south part and on the estates of Joseph Shaw and Wm. Wood and of Robt.Fowle on the east part.

James Ravenhill of Ebbisham yeoman claims to hold by copy of court roll to him and his heirs for ever one undivided moiety or half part of an undivided moiety or half part of and in all and singular the copyhold premises last mentioned.

Joseph Shaw of Ebbisham Esq claims to hold by copy of court roll to him and his heirs for ever one individual moiety or half part of and in all and singular the copyhold premises last mentioned.’

A new entertainment complex was opened in 1707 by Livingston, an Epsom apothecary – the facilities included a new well and a bowling green. By 1717 a coffee house had been added which later became The Albion public house. Other inns or pubs built in the spa period, some of which still exist, include:

The Kings Head. There was an inn on the site at least as early as 1667 when Samuel Pepys stayed there. It closed in 1957 and was demolished when part of the Ashley Centre was built on the site.

The Marquis of Granby, the High Street, There was a pub called The Horse and Groom on the site in 1726.

The New Inn, Dorking Road, was used by visitors to the well on the Common at least as early as 1672. Most of the building was demolished soon after 1716.

The Queens Head, South Street. There was a pub on site in 1746.

The Spread Eagle Hotel, High Street, dates from 1700 when it was known as The Black Spread Eagle. It became the Lester Bowden outfitters shop in 1990.

The White Horse, Dorking Road is thought to have been operating as a public house around 1717.

With regard to the effect of changes on the common fields, some encroachments had been made before 1679, notably on the western border for the grounds of Durdans. There were then more encroachments later for building although by 1755 the common fields were largely intact. One enclosure was made by Josiah Diston for the extensive grounds of his house, Woodcote Grove, Chalk Lane.

Other substantial houses built during the spa period include The Cedars in Church Street (late 17th century), Ebbisham House, Church Street (1722) and Woodcote House (c.1695).

6. Future Work

There are two more documents that have considerable interest in relation to the distribution of land in Epsom, i.e. the Tithe Award of 1842 and the Inclosure Award of 1869. These documents are being transcribed and will be the subject of a future Occasional Paper.

In 1987 Epsom & Ewell Borough Council published *The Residential Copyholds of Epsom* by H.L.Lehmann. This is a major work based on records of the manor of Epsom, 1663 to 1925. However, it needs to be pointed out that it deals only with residential copyholds and that there were many properties that were freehold and/or non-residential and therefore not covered by Dr Lehmann. It is to be hoped that one day attention will be given to these other properties in the same way as the residential copyholds were studied.

Glossary

coney	a rabbit
copyholder	one holding a property by virtue of a reference to ownership in the manorial court rolls, subject to payments to the lord of the manor in service or money.
court baron	a manorial court which enforced the customs of a manor, looking after the surrenders and transfers of land and the rights of lord and tenants.
court leet	a manorial court that dealt with petty offences and the maintenance of highways and ditches. It appointed officials such as constables and aleasters.
demesne lands	land retained by the lord of the manor for his own use.
deodand	an object which contributed to someone's death. The object or its value was forfeited to the Crown. With the coming of railways there was a fear that complete trains might be forfeited and deodands were abolished in 1846.
free warren	the right to take game, principally hares and rabbits.
headborough	alternative name for constable.
heriot	a fee to enter a tenancy, originally the best beast, later a money payment.
quit rent	a fixed annual rent to release a tenant from feudal services to the lord of the manor.
stint	the number of cattle which a holder of common right was allowed to pasture on the commons.
waif	a piece of property which was ownerless.
woodward	a forest keeper.

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