

UNIV ONLINE CATALOGUES

UC:E6 Property at Hailey, Oxfordshire, 1485-1920

Hailey is a village in Oxfordshire, near Witney. Originally it was a tithing in the parish of Witney, but in the 19th century it was made a parish in its own right. University College was given some lands at Hailey in 1540/1 called Little Norcroft and Great Norcroft, and Losingrove, as well as some pieces of land scattered in the common fields of Hailey. The deeds on this property are, however, made confusing by the fact that the Norcrofts were freehold land, and Losingrove was copyhold land, from the Manor of Witney. This may explain why no documents survive concerning Losingrove until 1558/9, although the Bursar's Rolls for this period (**UC:BU1**) show that the College began to receive rent from here at exactly the time as the Norcrofts (another result of owning lands at Hailey under two different titles was that the College had to lease the freehold and copyhold estates in different ways, as will be seen in **UC:E6/1D/13-51** below).

In the 18th century, the College appears to have been considering enlarging the property (see **UC:E6/2D/1**), but nothing was done until 1830, when the neighbouring farm to the fields was bought, and incorporated into the property (see **UC:E6/3D** on this farm, and **UC:E6/4D** for documents on the expanded property. Some maps of the estate may be found at **UC:E6/M1**).

All the College's lands at Hailey were sold in 1920. See too *VCH Oxon.* xiv. 234.

Calendars of **UC:E6/1D/1–11** are now published in R. H. Darwall-Smith, *Early Records of University College, Oxford* (OHS xlvii n.s. 2015), pp. 374–80.

Recatalogued in October 2007; revised in January 2016.

UC:E6/1D - DEEDS ON LITTLE AND GREAT NORCROFT AND LOSINGROVE**UC:E6/1D/1**

[..] Jul 3 Ric III (1485)

Grant

Note: The bottom left-hand corner of this deed is missing, and with it some portions of the last eleven lines of the text (which includes the day of the month). Smith only supplies a brief summary (**UC:AR2/MS1/2** p. 334) so that he cannot be used to supply gaps in the text. However, since he does not provide a day of the month in his summary, this suggests that the deed was already damaged even in his day. In the following description, gaps in the text are indicated by square brackets; some conjectural contents are supplied.

Parties:

1. John Taylour, son and heir of John Taylour of Hayle, Oxon.
2. a) Robert Horne.
b) John Horne, both of the same.

Property: of which one is called Grettnorcrofte, and contains 3 acres, and the other is called Litulnorcrofte, and contains 1 acre, and also 19 acres and headlands of arable land. The crofts are in Hayle, situated between land of Robert Horne to the north, and land of John Sparehawke to the south, and

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abutting a royal highway called Wetherodis Crosse. The 19 acres and headlands are in various fields inside the tithing of Hailey, as follows:

- (i) one half acre of arable land lies in a field called *Downe endfylde*, between land of John Woodward to the south, and Richard Hawkyn to the north,
- (ii) Two headlands lie in the same field between land of Symon Hawkyn to the north, and John Whelar to the south, and extend in longitude eastwards to a watering place.
- (iii) One half acre of land lies in the same field between Clove acre called Church acre to the north, and land of William Hawkyn to the south.
- (iv) One headland lies in a strip of land called Puduale between land of the Lord [*i.e. of the Manor*] to the north, and one watering place to the south.
- (v) One half acre lies in the same piece of land, between land of Symon Gawnte to the east, and of Thomas Goldyng to the west, and extends to the south opposite the road called Voxborowe Crosse which descends from a cross of the same name.
- (vi) One headland lies in the same piece of land between land of Symon Gawnte to the west, and land of John Whelar to the east, and extends in longitude to a royal way called Voxborowe Cross.
- (vii) One half acre of land lies in the same field in *Middulhulle*, between land of John Whelar to the north, and John Peesley to the south.
- (viii) One headland lies in a piece of land called *Columhulle* between land called Sarte Lond to the south, and three headlands of the lord to the north, and extends in longitude to the royal highway called *kenhome is wey* to the south.
- (ix) One half acre of land lies in a piece of land called *Byttones furlonge*, between land of John Baron to the north, and of Robert Horne to the south.
- (x) One half acre of land lies in a piece of land called *Brokewey furlonge* in a field called *Chalstydfylde* inside the tithing of Hailey, between land of the Lord to the south, and of John Peeseley to the north, and extends westwards by taking in a road which leads from Wetherodis Crosse.
- (xi) One acre of land lies in the same piece of land between land of John Peeseley both to north and south.
- (xii) One half-acre of land lies in the same piece of land between land of John Dustelyng to the north, and land

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of Richard Hawkyn to the south, and extends towards Voxborowe Crosse.

(xiii) One half-acre of land lies in the same piece of land between land of John Whelar to the north, and of Henry Whelar to the south, and extends westwards towards *Medewey de Chalstidbroke*.

(xiv) One half acre of land lies in *Middulfurlonge* in the same field between land of John Woodwarde to the south, and of John Poghley to the north.

(xv) One half acre of land lies in the same piece of land between land of John Poghley to the south, and of John Whelar the elder to the north.

(xvi) At the boundary of the same piece of land are two headlands, between *ingram terram (sic; meaning uncertain)* to the east, and *Chalstydfurlonge* to the west.

(xvii) In the same field is one acre of land at *Lepe Yate*, situated between land of Robert Horne to the north, and of John Dustelyng to the south.

(xviii) One half-acre of land lies between land of Richard Nasshe to the south of Portwey, and the royal highway to the north.

(xix) One half-acre of land lies in the same field in *Byttom furlonge*, situated between land of Symone Gawnte to the east, and of John Whelar the elder to the west.

(xx) Three headlands lie in a lower meadow called the 18 acres *in potent (sic)*.

(xxi) Two headlands of meadow lie in Beerdney *in potent*.

(xxii) One headland lies in the upper six acres *in potent*, as chance fell at harvest time.

(xxiii) One half-acre of land lies in the same field in a place called the half-acre dole.

(xxiv) One headland lies "in the middle of six half acres".

(xxv) In a meadow called *Cote mede* lies a quarter acre called wood acre.

(xxvi) every fourth year [...].

(xxvii) A headland of arable land in a field next to Crawley inside the tithing of Hayle at the boundary of *Couper is lane* between land of Robert Horne to the west, and land of Thomas Fermer to the east.

(xxviii) A headland in the same field opposite *Couper is Lane*, between land of William Hawkyn to the north and the south, and extending in longitude eastwards to *Grenale*.

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(xxix) A headland of land in the same field, between land of John Whelar to the north and a certain piece called *Doddys pēece* to the south.

(xxx) A half-acre of land in the same field, situated between land of Robert Horne to the south, and John Poghley to the north.

(xxxi) A half-acre of land in the same field, between land of Thomas Golding to the north, and of Richard Hawkyn to the south, and extending westwards.

(xxxii) A half-acre of land in the same piece of land at the boundary of (xxxi) preceding, between land of Henry Whelar to the south and of Richard Hawkyns to the north.

(xxxiii) One headland of land between Green Way (*viridem viam*) to the north, and land of John Peeseley to the south, and extending in longitude to a path called *Doddys path*.

(xxxiv) One half-acre of land in the same field between land of John Dustelyng to the south, and land of John Whelar to the north, and extending to one [...] bakehouse.

(xxxv) One half-acre of land in the same field, situated between a piece of land called Longeblake[...], with land of John Peeseley to either side [...]

(xxxvi) [...], situated between land of] Symon Heyward to the north, and John Sparehawke to the south.

(xxxvii) A half-acre in the same piece of land [...] situated between land of ... to the south and of John] Whelar the elder to the north.

(xxxix) A half-acre of land situated between land of the lord to the north, and abutting on a piece of cultivated land called Fullyng [... to the south ...]

(xl) [... extending] westwards to [.]omayns Cleve.

(xli) A half-acre of land in another piece of land called *Hodde hylle* in the same field, between land of the lord to the west [and ... to the east ...].

(xlii) [...] acre of land in the same piece of land, between land of Thomas Goldyng to the south, and land of Robert Horne to the north.

Consideration: An annual rent of 6s.

Comments: The place where the deed was signed is lost, but the seal survives in fair condition. Despite the missing part of the text, the rest of the deed is in fair condition, as is its seal of red wax.

Witnesses: [..., John] Poghley of the same, Thomas Wodwarde of Crawley, William Mylwarde of Wyttney, John Dustelyng of Hayle, and unnamed others.

Language: Latin.

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[Originally Pyx R1 fasc. 3 no. 1]

UC:E6/1D/2

19 May 1 Hen VIII (1509)

Grant

Note: Part of the left hand side of the deed is missing, and some of the text. As with **1D/1** above, Smith only supplies the briefest of summaries. The list of witnesses was completed from **1D/3** below.

Parties:

1. John Horne of Bladon, Oxon., Husbandman.
2. William Horne of Wyttney, Oxon., Rough Mason, and brother of 1.

Property: Two crofts, called Grettncrofte (3 acres) and Littulncrofte (1 acre), with 19 acres and headlands of arable land. The two crofts are both in Hayley, Oxon. (and described as in **1D/1** above), and the 19 acres are in various fields in Hayley (not described in detail).

Consideration: There appears to be an annual rent, but the sum is missing.

Comments: Apart from the missing text, the deed and its seal of red wax are in good condition.

Given at Hayley.

Witnesses: John Byrde of Barley Parke, Gent., Richard Wenman, Wool Merchante, Peter Hunsden, John Hyfeld, [William Brice] of Wyttney, John Liverynge, Constable of Hayle, William Peesley and Richard Smyth of the same, William Croke of Crawley and unnamed others.

Language: Latin.

[Originally Pyx R1 fasc. 3 no. 2]

UC:E6/1D/3

21 May 1509

Quitclaim

Note: About one-third of this deed is missing, and with it some text, but Smith again only supplies a brief summary.

Parties, Property & Witnesses: All as in **1D/2** above.

Comments: The extant parts of the deed, and its seal, are in fair condition.

Given at Hayley.

Language: Latin.

[Originally Pyx R1 fasc. 3 no. 3]

UC:E6/1D/4

9 Nov 15 Hen VIII (1523)

Grant

Note: Some of this deed and its text are missing, and again Smith only provides a brief summary.

Parties:

1. William Horne of Wittney, Oxon., Carpenter.
2. William Willys of the same.

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UC:E6 Property at Hailey, Oxfordshire, 1485-1920

Property: All as in **1D/2** above.

Consideration: None mentioned.

Comments: The extant parts of the deed, and its seal, are in fair condition.

Given at Hayley.

Witnesses: John Richards, Clerk, William Brice of Wittney, Henry Hixe of Hayley, Tythingman, Richard Smyth, William Sparehawke, Richard Harnes, and unnamed others.

Language: Latin.

[Originally Pyx R1 fasc. 3 no. 4]

UC:E6/1D/5**19 Nov 15 Hen VIII (1523)**

Quitclaim

Note: Part of this deed, and its text, are missing.

Parties, Property & Witnesses: All as in **1D/4** above.

Comments: The extant parts of the deed, and its seal of red wax, are in fair condition.

Given at Hayley.

Language: Latin.

[Originally Pyx R1 fasc. 3 no. 5]

UC:E6/1D/6**3 Nov 1537**

Grant

Note: The top right-hand corner of this deed, and parts of the text, are missing.

Parties:

1. William Willes of Wittney, Oxon., Yoman.
2. Edward Willmote of the same, Gent.

Property: As in **1D/2** above. Although about half of this section is lost, the missing portions can be supplied from **1D/7** below.

Comments: The extant parts of this deed are in fair condition. Half the seal of red wax is lost.

Given at Hayley.

Witnesses: John Richards, Clerk, Robert Temple, William Marton, John Meren, John Clemson, Thomas Meryman, James Brokes, [*blank*] of Hayley, tithingman, and others.

Language: Latin.

[Originally Pyx R1 fasc. 3 no. 6]

UC:E6/1D/7**n.d. (Nov. 1537?)**

Quitclaim

Note: The bottom third of this document, including the date and any possible witnesses, is lost, but it almost certainly is contemporary with **1D/6** above. Since Smith did not supply a date, the damage had probably already been done by then.

Parties & Property: All as in **1D/6** above.

Comments: This deed is in poor condition, and its seal lost.

Language: Latin.

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[Originally Pyx R1 fasc. 3 no. 7]

UC:E6/1D/8**10 Sep 32 Hen VIII (1540)**

Grant

Note: The top left-hand corner of the deed, and some of the text, is lost.**Parties:**

1. Edward Willmote of Wittney, Oxon., Merchant Staple *ville calisie* [Calais?]
2. William Bisshope *alias* Merton of the same, Yoman.

Property: Greatnorcrofte and Lyttlenorcrofte, and 19 acres of land, all as in **1D/2** above.**Consideration:** None mentioned.**Comments:** The extant parts of this deed, and its seal are in good condition.

Given at Hayley.

Witnesses: John Richards, clerk, Thomas Meryman, John Rankell, Richard Smythe, William Broke, Richard Haynes, John Smythe, and unnamed others.**Language:** Latin.

[Originally Pyx R1 fasc. 3 no. 8]

UC:E6/1D/9**10 Sep 32 Hen VIII (1540)**

Quitclaim

Note: The top-left hand corner of this deed, and almost one-third of the text, are missing.**Parties & Property:** All as in **1D/8** above.**Comments:** The extant parts of the deed are in good condition, but the seal of red wax is damaged.

Given at Hayley.

Witnesses: Some names are lost from this list, but it appears to comprise the same people listed in **1D/8** above.**Language:** Latin.

[Originally Pyx R1 fasc. 3 no. 9]

UC:E6/1D/10**27 Feb 1540/1**

Grant

Parties:

1. William Bishope *alias* Marten of Wittney, Yoman.
2.
 - a) John Hucheson
 - b) Richard Salvane.
 - c) High Hucheson, all both of Oxford, Clerks.
 - d) John Tyffying of Oxford, Clerk.

Property: Graetnorcrofte [*sic*] and Lytlenorcroft, and 19 acres of land, all as in **1D/2** above.**Consideration:** None given.**Comments:** The deed and its seal are in fair condition.

Given at Hayley. Party 2 are all Fellows of University College.

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Witnesses: John Richards, Clerk, Thomas Meryman, John Rankell, John Brokes, James Brokes, John Smythe, James Meryman, John Meryman, Mark Fatherson, Jerome Hannes, and unnamed others.

Language: Latin.

[Originally Pyx R1 fasc. 3 no. 10]

UC:E6/1D/11

4 Mar 32 Hen VIII (1540/1)

Quitclaim

Parties & Property: All as in **1D/10** above.

Comments: The deed and its seal are in fair condition.

Given at Hayley.

Witnesses: John Rychards, clerk, Thomas Meryman, John Rankley, John Brokes, John Smythe, Richard Hannes, Edward Richards, Edmund Kymell and unnamed others.

Language: Latin.

[Originally Pyx R1 fasc. 3 no. 11]

UC:E6/1D/12

1 Jan 6 Edw 6 (1552/3)

Bond

Parties:

1. Simon Parrot of Oxford, Gent.
2. The Master and Fellows of University College, Oxford.

Comments: 1 is bound to 2 to observe convenants in a lost lease between them of the same date.

[Originally Pyx R1 fasc. 3 no. 16a]

UC:E6/1D/13

28 Feb 1 Eliz I (1558/9)

Copy of Court Roll of Witney

Parties:

1. William Elison, brother and heir of George Elison, Master of University College.
2. The Master and Fellows of University College.

Property: A close of land called Losyng grove, containing 14 acres, and lying by Downend in Hayly.

Comments: 1 is allowed by the Manor to give the above land to 2.

Language: Latin.

[Originally Pyx R1 fasc. 3 no. 12a]

UC:E6/1D/14

1 Mar 1572/3

Agreement

Parties:

1. William James, Master of University College, and the Fellows of the same.
2. Simon Parret.

Comments: 1 have bound themselves to 2 concerning lozinggrove (great now croft & little), which are to be

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surrendered to 2 by one Elison at the next Court of the Manor of Witney. 2 promised to take no advantage of this situation. In return, 1 will not lease this land to anyone else before 1600. This document is written on paper, and is in a fragile condition.

[Originally Pyx R1 fasc. 3 no. 12b]

NOTE: **1D/15**, **1D/18-19**, **1D/21-22**, **1D/27-28**, **1D/30-46** and **1D/48-49** were originally all tied together as a bundle by William Smith.

UC:E6/1D/15**5 Mar 15 Eliz I (1572/3)**

Articles of Agreement

Parties:

1. William James, Master of University College, and the Fellows of the same.
2. Simon Parret of the University of Oxford, Gent.

Property: A close called Lozingsgrove, otherwise Elliats Leaze, and 2 closes called Little now crofte and great newe crofte, being parcell of the possessions of 1 in the tything of Halei in Witney, and occupied by 2 and David Jenkinson.

Consideration: £10, with a rent of 40s a year.

Comments: 1 and 2 agree that at the next Court Baron of the Manor of Witney, William Elison will relinquish his claim to the above lands, and 2 will be admitted to them, holding them in trust for 1, until 29 Sep 1600.

[Originally Pyx Hailey fasc. 1 no. 1]

UC:E6/1D/16**5 Mar 20 Eliz I (1577/8)**

Extract from the Court Roll of the Manor of Witney

Parties:

1. Robert Parett.
2. University College, Oxford.

Property: A close called Losingrove, containing 14 acres, situated in Downe end in Haylye.

Comments: 1 receives the above land from the Manor on condition that he pays an annual rent to 2.

Language: Latin.

[Originally Pyx R1 fasc. 3 no. 13]

UC:E6/1D/17**[..] Sep 35 Eliz I (1593)**

Bond

Note: Part of the top part of this deed is missing.

Parties:

1. Robert Parret of Northley, Oxon.
2. Antony Gate, Master of University College, Oxford, and the Fellows of the same.

Comments: 1 is bound to 2 to observe covenants in the lease **1D/18** below.

[Originally Pyx R1 fasc. 3 no.16b]

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- UC:E6/1D/18** **30 Sep 35 Eliz I (1593)**
 Lease for 21 Years
Parties:
 1. Anthony Gate, Master of University College, and the Fellows of the same.
 2. Robert Parat of Northly, Oxon., Gent.
Property: 2 closes called great no croft and lytle no croft, with 1 yard land, in the tithing of Haley.
Consideration: 5 marks, with an annual rent of 13s 4d, with half a quarter of wheat, and half a quarter, and a third of half a quarter, of malt.
[Originally Pyx Hailey fasc. 1 no. 2a]
- UC:E6/1D/19** **30 Sep 35 Eliz I (1593)**
 Articles of Agreement
Note: There are two holes in this deed, but its main contents are clear enough.
Parties: Both as in **1D/18** above.
Property: A close called Lozingsgrove, otherwise Elliats Leaze.
Rent: 13s 4d, with half a quarter of wheat, and half a quarter, and a third of half a quarter, of malt.
Comments: The parties make the same agreement as in **1D/15** above, for 2 to receive the above property from the Manor of Witney in trust for 2, for 21 years.
[Originally Pyx Hailey fasc. 1 no. 2b]
- UC:E6/1D/20** **30 Sep 35 Eliz I (1593)**
 Bond
Parties: Both as in **1D/17** above.
Comments: 1 is bound to 2 to observe the covenants in **1D/19** above.
[Originally Pyx R1 fasc. 3 no. 16c]
- UC:E6/1D/21** **14 Jun 40 Eliz I (1598)**
 Lease for 21 Years
Parties:
 1. George Abbot, D.D., Master of University College, and the Fellows of the same.
 2. Edward Bowman of Haley in Witney, Oxon., Yeoman.
Property: As in **1D/18** above.
Rent: 13s 4d, with half a quarter of wheat, and half a quarter, and a third of half a quarter, of malt.
[Originally Pyx Hailey fasc. 1 no. 3a]
- UC:E6/1D/22** **14 Jun 40 Eliz I (1598)**
 Articles of Agreement

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UC:E6 Property at Hailey, Oxfordshire, 1485-1920**Parties:** Both as in **1D/21** above.**Property, Rent & Comments:** All as in **1D/19** above.

[Originally Pyx Hailey fasc. 1 no. 3b]

UC:E6/1D/23**14 Jun 40 Eliz I (1598)**

Bond

Parties:

1. Edward Bowman of Haley in the parish of Whitney, Oxon., Yeoman.
2. The Master and Fellows of University College, Oxford.

Comments: 1 is bound to 2 to observe the covenants in **1D/22** above.

[Pyx R1 fasc. 3 no. 16d]

UC:E6/1D/24**29 Mar 11 Ja I (1613)**

Extract from the Court Roll of the Manor of Witney

Parties:

1. Robert Bowman.
2. University College, Oxford.

Property: As in **1D/16** above.**Comments:** As in **1D/16** above, 1 receives the above land from the Manor on condition that he pays an annual rent to 2.**Language:** Latin.

[Originally Pyx R1 fasc. 3 no. 14]

UC:E6/1D/25**6 Jul 11 Ja I (1613)**

Lease for 21 Years

Parties, Property & Rent: All as in **1D/21** above.

[Originally Pyx Hailey fasc. 1 no. 4a]

UC:E6/1D/26**6 Jul 11 Ja I (1613)**

Articles of Agreement

Parties: Both as in **1D/21** above.**Property, Rent & Comments:** All as in **1D/19** above.

[Originally Pyx Hailey fasc. 1 no. 4b]

UC:E6/1D/27**12 Jul 19 Ja I (1621)**

Lease for 21 Years

Parties:

1. John Bancroft, D.D., Master of University College, and the Fellows of the same.
2. Robert Bowman of Haley in Whitney, Oxon., Yeoman.

Property & Rent: All as in **1D/21** above.

[Originally Pyx Hailey fasc. 1 no. 5a]

UC:E6/1D/28**12 Jul 19 Ja I (1621)**

Articles of Agreement

Parties: Both as in **1D/27** above.Archivist: Dr Robin Darwall-Smith E: Robin.Darwall-Smith@univ.ox.ac.uk T: +44 (0)1865 276 952

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[Originally Pyx Hailey fasc. 1 no. 5b]

UC:E6/1D/29**12 Jul 19 Ja I (1621)**

Bond

Parties:

1. Robert Bowman of Haley (as above), Yeoman.
2. The Master and Fellows of University College, Oxford.

Comments: 1 is bound to 2 to observe the covenants in **1D/28** above.

[Originally Pyx R1 fasc. 3 no. 16e]

UC:E6/1D/30**20 Jul 1626**

Lease for 21 Years

Parties:

1. As in Party (1) in **1D/27** above
2. Moses Wiblin of Englisham, Berks., Gent.

Property & Rent: All as in **1D/21** above.

[Originally Pyx Hailey fasc. 1 no. 6a]

UC:E6/1D/31**20 Jul 1626**

Articles of Agreement

Parties: Both as in **1D/30** above.**Property, Rent & Comments:** All as in **1D/19** above.

[Originally Pyx Hailey fasc. 1 no. 6b]

UC:E6/1D/32**17 Dec 1627**

Lease for 20 Years

Parties:

1. As in Party (1) in **1D/27** above.
2. William Hunt of the University of Oxford, M.A.

Property & Rent: All as in **1D/21** above.

[Originally Pyx Hailey fasc. 1 no. 7a]

UC:E6/1D/33**17 Dec 1627**

Articles of Agreement

Parties: Both as in **1D/32** above.**Property, Rent & Comments:** All as in **1D/19** above.

[Originally Pyx Hailey fasc. 1 no. 7b]

UC:E6/1D/34**2 May 1634**

Lease for 20 Years

Parties:

1. Thomas Walker, D.D., Master of University College, and the Fellows of the same.
2. William Hunt (as in **1D/32** above).

Property & Rent: All as in **1D/21** above.

[Originally Pyx Hailey fasc. 1 no. 8a]

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- UC:E6/1D/35** **2 May 1634**
 Articles of Agreement
Parties: Both as in **1D/34** above.
Property, Rent & Comments: All as in **1D/19** above.
[Originally Pyx Hailey fasc. 1 no. 8b]
- UC:E6/1D/36** **27 May 1641**
 Lease for 20 Years
Parties, Property & Rent: All as in **1D/34** above.
[Originally Pyx Hailey fasc. 1 no. 9a]
- UC:E6/1D/37** **27 May 1641**
 Articles of Agreement
Parties, Property, Rent & Comments: All as in **1D/35** above.
[Originally Pyx Hailey fasc. 1 no. 9b]
- UC:E6/1D/38** **17 Apr 1654**
 Lease for 20 Years
Parties:
 1. Joshua Hoyle, D.D., Master of University College, and
 the Fellows of the same.
 2. William Hunt of Curbridge, Oxon., B.D.
Property & Rent: All as in **1D/21** above.
[Originally Pyx Hailey fasc. 1 no. 10a]
- UC:E6/1D/39** **17 Apr 1654**
 Articles of Agreement
Parties: Both as in **1D/38** above.
Property, Rent & Comments: All as in **1D/19** above.
[Originally Pyx Hailey fasc. 1 no. 10b]
- UC:E6/1D/40** **28 Feb 1664/5**
 Lease for 20 Years
Parties:
 1. Thomas Walker, D.D., Master of University College,
 and the Fellows of the same.
 2. William Hunt of Balscott, Oxon., Gent.
Property & Rent: All as in **1D/21** above.
[Originally Pyx Hailey fasc. 1 no. 11a]
- UC:E6/1D/41** **28 Feb 1664/5**
 Articles of Agreement
Parties: Both as in **1D/40** above.
Property, Rent & Comments: All as in **1D/19** above.
[Originally Pyx Hailey fasc. 1 no. 11b]
- UC:E6/1D/42** **30 Dec 1671**
 Lease for 20 Years

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UC:E6 Property at Hailey, Oxfordshire, 1485-1920**Parties:**

1. Richard Cleyton (*sic*) D.D., Master of University College, and the Fellows of the same.
2. William Hunt (as in **1D/40** above).

Property & Rent: All as in **1D/21** above.

[Originally Pyx Hailey fasc. 1 no. 12a]

UC:E6/1D/43

30 Dec 1671

Articles of Agreement

Parties: Both as in **1D/42** above.

Property, Rent & Comments: All as in **1D/19** above.

[Originally Pyx Hailey fasc. 1 no. 12b]

UC:E6/1D/44

12 Nov 1678

Lease for 20 Years

Parties:

1. Obadiah Walker, M.A., Master of University College, and the Fellows of the same.
2. Henry Godfrey of Burford, Oxon., Gent.

Property & Rent: All as in **1D/21** above.

[Originally Pyx Hailey fasc. 1 no. 13]

UC:E6/1D/45

21 Jan 1685/6

Lease for 20 Years

Parties, Property & Rent: All as in **1D/44** above.

[Originally Pyx Hailey fasc. 1 no. 14]

UC:E6/1D/46

1 Nov 1692

Lease for 20 Years

Parties:

1. Arthur Charlett, D.D., Master of University College, and the Fellows of the same.
2. Henry Godfrey (as in **1D/44** above).

Property & Rent: All as in **1D/21** above.

[Originally Pyx Hailey fasc. 1 no. 15]

UC:E6/1D/47

1 Nov 1692

Counterpart of **1D/46** above.

UC:E6/1D/48

22 Mar 1699/1700

Lease for 20 Years

Parties, Property & Rent: All as in **1D/46** above.

[Originally Pyx Hailey fasc. 1 no. 16a]

UC:E6/1D/49

22 Mar 1699/1700

Counterpart of **1D/48** above.

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UC:E6 Property at Hailey, Oxfordshire, 1485-1920

UC:E6/1D/50	Articles of Agreement Parties: Both as in 1D/48 above. Property: A Close of Assart land called Loosen Grove, lying in Downe in Hayley. Rent: All as in 1D/19 above. Comments: In 1679, William Hunt surrendered the above land to 2, who was to hold it in trust for 1. Now 2 is to hold the land for 20 more years.	22 Mar 1699/1700
		[Originally Pyx Hailey fasc. 1 no. 16b]
UC:E6/1D/51	Lease for 21 Years Parties, Property & Rent: All as in 1D/46 above.	16 Jan 1707/8
UC:E6/1D/52	Counterpart of 1D/51 above.	16 Jan 1707/8
UC:E6/1D/53	Articles of Agreement (not executed) Parties, Property, Rent & Comments: All as in 1D/50 above.	- / - / 1710
UC:E6/1D/54	Lease for 21 Years Parties: 1. Thomas Cockman, M.A., Master of University College, Oxford, and the Fellows of the same. 2. Robert Bathurst of Clayhill in Letchlade, Glos., Gent. Property: As in 1D/21 above, save that the properties are now spelt Great and Little Norcrofts. Rent: 13s 4d, with 4 bushells of wheat, and 5a bushells of malt. Comments: This deed appears never to have been executed, and the property remained with the Godfrey family.	20 Dec 1732
UC:E6/1D/55	Counterpart of 1D/54 above.	20 Dec 1732
UC:E6/1D/56	Lease for 21 Years Parties: 1. Thomas Cockman, D.D., Master of University College, Oxford, and the Fellows of the same. 2. Thomas Godfrey of Milton, in the parish of Shipton, Oxon., Gent. Property: As in 1D/21 above. Rent: 13s 4d, with 4 bushells of wheat and 5a bushells of malt a year.	26 Apr 1734

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UC:E6 Property at Hailey, Oxfordshire, 1485-1920

UC:E6/1D/57	Counterpart of 1D/56 above.	26 Apr 1734
UC:E6/1D/58	Copy of Court Roll Parties: 1. Thomas Godfrey 2. Sir George Fettyplace of Swinebrook, Oxon., Bt. Property: A messuage with curtilage and several closes, at Hailey. Comments: 1 surrenders the property to the Manor to 2, as security for a mortgage for £200.	6 Aug 1742
UC:E6/1D/59	Lease for 21 Years Parties: 1. The Master and Fellows of University College, Oxford. 2. Thomas Godfrey (as in 1D/56 above). Property & Rent: Both as in 1D/56 above.	28 Sep 1742
UC:E6/1D/60	Counterpart of 1D/59 above.	28 Sep 1742
UC:E6/1D/61	Lease for 21 Years Parties: 1. As in 1D/59 above. 2. William Godfrey of Milton, in the parish of Shipton under Whichwood, Oxon., Administrator of Thomas Godfrey, Esq., decd. Property & Rent: Both as in 1D/56 above.	28 Sep 1749
UC:E6/1D/62	Counterpart of 1D/61 above.	28 Sep 1749
UC:E6/1D/63	Copy of Court Roll Party: William Godfrey, eldest son and heir of Thomas Godfrey. Property: A close of Assart land called Loyson Grove, in Down End in Hailey. Comments: 1 is admitted as tenant to the above property, as long as he pays the usual rent to University College.	30 Oct 1750
UC:E6/1D/64	Mortgage Parties:	17 Sep 1753

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UC:E6 Property at Hailey, Oxfordshire, 1485-1920

1. William Godfrey of Hayley, Witney, Oxon., Gent.
2. Thomas Walford of Sibford Ferris, Oxon., Gent.

Property: As in **1D/56** above.

Consideration: £150.

UC:E6/1D/65

29 Oct 1757

Assignment of Lease and Mortgage

Parties:

1. Thomas Walford (as in **1D/64** above).
2. William Godfrey (as in **1D/64** above).
3. The Master and Fellows of University College, Oxford.

Property: Little and Great and Norcroft.

Consideration: £860 from 3, of which £162 14s goes to 1, and £697 6s from 2.

Comments: 2 is unable to repay his mortgage, so 3 agreed to buy him out of the property, whilst repaying 1 his mortgage.

UC:E6/1D/66

12 Nov 1757

Declaration of Trust

Parties:

1. Thomas Walker, Gent., Town Clerk of Oxford.
2. The Master and Fellows of University College, Oxford.

Property: As in both **1D/58** and **1D/63** above.

Comments: At a Court Baron of 21 Oct 1757, this property was delivered to 1, who now declares that he was acting on behalf of 2, who will now receive rent on it.

NOTE: There are no documents concerning the property until 1784 (see **1D/67** below), and there is nothing in the Ledger Books (**UC:EB1/A/4**). In **1D/67**, the field names are very different from those given in all previous deeds, but it is not known when this change in names took place.

UC:E6/1D/67

27 Mar 1784

Lease for 21 Years

Parties:

1. Nathan Wetherall, D.D., Master of University College, Oxford, and the Fellows of the same.
2. John Harris of Hayley, Farmer.

Property: 2 barns, stables and outhouses in Hayley, with the Home Close of enclosed pasture (5 acres 7 perches); a close of enclosed pasture called College Close (4 acres 3 rods 10 perches); a close of enclosed arable land called Lousen Grove (14 acres 3 rods 1 perch); several pieces of arable lands lying dispersed in the open and common lands of Hayley, amounting to 70 computed acres; 1 land and a piece of meadow in the common meadow adjoining Mattocks Home Close; another piece of meadow lying in the 12 acres in the

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UC:E6 Property at Hailey, Oxfordshire, 1485-1920

common meadow; one other piece lying in the 2 yard meadow, containing in all 5½ acres.

Rent: £60 a year, with an extra £5 an acre for every acre of meadow which 2 shall dig up for tillage or gardens.

UC:E6/1D/68	Counterpart of 1D/67 above.	27 Mar 1784
UC:E6/1D/69	Bond Parties: 1. a) John Harris (as in 1D/67 above). b) Daniel Harris of Hayley, Baker. c) Thomas Smith of Hayley, Farmer. 2. Nathan Wetherall, D.D., Master of University College, Oxford, and the Fellows of the same. Comments: 1 is bound to 2 to observe the covenants in 1D/67 above.	27 Mar 1784
UC:E6/1D/70	Three rent receipts from Mr. Harris on the Hailey property.	7 Nov 1795-16 Jul 1817
UC:E6/1D/71	Certificate of Redemption of Land Tax on the College's Hailey property.	21 Jun 1799
UC:E6/1D/72	Certificate of exemption of Land Tax on the Hailey property.	13 Sep 1799
UC:E6/1D/73	Lease for 12 Years Parties: Both as in 1D/67 above. Property: All as in 1D/67 above, but with the addition of a messuage or tenement there. Rent: £105 a year, with an extra £10 an acre for every acre of meadow which 2 shall dig up for tillage or gardens.	16 Dec 1805
UC:E6/1D/74	2 letters on the enclosure of Hailey.	29 Jun & 28 Sep 1822
UC:E6/1D/75	List of expenses incurred in the enclosure of Hailey.	1822-1824
UC:E6/1D/76	Receipt for Quit-Rent paid to the Duke of Marlborough on the Hailey property.	13 Nov 1823

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UC:E6 Property at Hailey, Oxfordshire, 1485-1920

UC:E6/1D/77

Feb 1825

Note on the Inclosure of Hailey.

Documents about these fields after the purchase of the neighbouring farmhouse (for which see UC:E6/3D below) may be found at UC:E6/4D.

UC:E6/2D - LETTER ON AN UNNAMED PROPERTY AT HAILEY

UC:E6/2D/1

4 Oct 1757

Letter to Dr. Brown, Master of University College, Oxford, from S. Wisdome (address, Willcott), concerning the valuation of an estate at Witney which the College was thinking of buying.

UC:E6/3D - FARMHOUSE IN HAILEY, BOUGHT BY THE COLLEGE IN 1830

UC:E6/3D/1-2

2-3 Nov 1753

Lease for a Year and Release

Parties:

1.
 - a) Mary Rutter of Frenchay in Winterborne, Glos., Widow.
 - b) Joseph Rutter of Witney, Oxon., Blanket Weaver.
 - c) William Squire the Elder of Witney, Mercer.
2. Jane Collier of Witney, Spinster.

Property: Messuage or tenement, garden and several closes of pasture in Hayley in Witney.

Consideration: £120.

UC:E6/3D/3

2 Mar 1778

Office Copy of the will of Jane Collier of Whitney, Spinster. Among various bequests, she leaves her land at Witney to her niece Elizabeth, wife of John Shuffrey.

UC:E6/3D/4

22 Dec 1793

Bargain and Sale

Parties:

1.
 - a) John Topham, Esq.
 - b) William Dundas, Esq.
 - c) Robert Fry, Gent.
2.
 - a) John Shuffrey the Elder of Witney, Blanket Weaver.
 - b) Joseph Cobb of Chertsey, Surrey, Currier.

Comments: John Shuffrey the Younger has been declared a bankrupt. 1 are appointed Commissioners for bankruptcy, and assign all Shuffrey's possessions to 2 to sell to pay his debts off. Among the properties is a reversion to lands in Hailey, which John is due to inherit from his mother Elizabeth. This reversion is to be sold along with everything else.

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UC:E6 Property at Hailey, Oxfordshire, 1485-1920

- UC:E6/3D/5** **28 Feb 1795**
 Surrender and Release
Parties:
 1. Joseph Cobb (as in **3D/4** above).
 2. John Shuffrey the Elder (as in **3D/4** above).
Property: The reversion on the property in **3D/1-2** above.
Consideration: £71.
Comments: 2 buys the above reversion back into his family.
- UC:E6/3D/6** **7 Jan 1811**
 Extract from the will of John Shuffrey of Woodgreen, Witney, Gent., in which he leaves all his land at Witney and Hailey to his son Samuel Shuffrey.
- UC:E6/3D/7** **n.d. (c.1830?)**
 Abstract of title to the above lands at Hailey, quoting all the deeds from **3D/1-6** above.
- UC:E6/3D/8** **- / - / 1829**
 Memorandum of Assignment
Parties:
 1. Samuel Shuffrey of Witney, Currier.
 2. Henry Dixon of Oxford, Land Agent of University College, Oxford.
Property: A messuage, now divided into two, with garden and pieces of land, at Hailey.
Consideration: £350 (from University College to 1).
Comments: 1 agrees to sell the above land to University College. A fair valuation is to be made, and 1's title to the land confirmed.
- UC:E6/3D/9** **15 Apr-15 Jul 1830**
 5 letters between the solicitors of Samuel Shuffrey and University College, concerning the above sale.
- UC:E6/3D/10-11** **5-6 Aug 1830**
 Lease for a Year and Release
Parties:
 1. Samuel Shuffrey (as in **3D/8** above).
 2. The Master and Fellows of University College, Oxford.
Property: 2 messuages (originally one) and several closes of land, amounting to 2 acres, in Hailey in Witney.
Consideration: £47 10s, in addition to the £350 paid in **3D/8** above.
- UC:E6/3D/12** **6 Aug 1830**
 Bond
Parties: Both as in **3D/10-11** above.

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UC:E6 Property at Hailey, Oxfordshire, 1485-1920

Comments: 1 agrees to keep 2 indemnified against any future claims on the property.

Later documents about this property may be found at **UC:E6/4D** below.

UC:E6/4D - DOCUMENTS ON THE HAILEY PROPERTY AFTER THE PURCHASE OF THE FARMHOUSE

Documents on the plot of land originally acquired by the College are at **UC:E6/1D** above; those on the neighbouring farmhouse acquired in 1830 are at **UC:E6/3D** above.

- | | | |
|-------------------|--|---------------------------------|
| UC:E6/4D/1 | 2 letters between C.J. Faulkner, Bursar of University College, and Edwin and James Harris, of College Farm, Hailey, concerning the effects of the Agricultural Holdings (England) Act of 1875. | 25-28 Mar 1878 |
| UC:E6/4D/2 | Report on the Farm at Hailey. | 12 Dec 1878 |
| UC:E6/4D/3 | Letter from Edwin Harris (address, College Farm, Hailey), to C.J. Faulkner, Bursar of University College, arranging a meeting. | 27 Oct (year not given) |
| UC:E6/4D/4 | 2 letters concerning a planned inspection of the farm at Hailey, rented to Messrs. Harris. | 28 Oct & 17 Dec 1881 |

The Ledger Books to 1869 (**UC:EB1/A/4-5**) include no further leases on Hailey. However, the College's General Accounts (**UC:BU2/F1/6-7**) regularly list the rents coming from the Hailey property, with the names of the tenants up to 1882. After 1882, the College's Estate Accounts continue to do so, noting that it was being leased at rack rent (this probably explains the lack of leases, since University College tended not to record leases of rack rented property).

On pp.198-199 of the Ledger Book **UC:EB1/A/7** is a copy of a Conveyance, dated 27 Jul 1920, from the College to Frank Dale of College Farm, Hailey, Oxon., and Blanche Elizabeth Dale, his wife of College Farm, Hailey (as depicted on an attached map), for £2100.

UC:E6/E1 - PARTICULARS OF THE HAILEY ESTATE

- | | | |
|-------------------|--|--------------------------------------|
| UC:E6/E1/1 | This document has not been found. A transcription may be found at UC:AR2/MS1/2 p. 333.
A particular of the yard land belonging to University College in Hailey, let by the name of a yardland distinct from the Norcrofts and lozingrove. | n.d. (none provided by Smith) |
|-------------------|--|--------------------------------------|

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UC:E6 Property at Hailey, Oxfordshire, 1485-1920

All the pieces of land in four fields are described in detail, with their neighbouring properties, and can probably be identified with those in **1D/1** above.

[Originally Pyx R1 fasc. 3 no. 15]

UC:E6/M1 - MAPS OF THE HAILEY ESTATE**UC:E6/M1/1****1785**

Volume titled "A Plan and Particulars of an Estate lying in the Parish of Hayley in the County of Oxford belonging to the Master and Fellows of University College, Oxford, 1785". The book includes a survey of the property (with an addendum dated 25 May 1809), with a map. The map is 270mm long and 435mm across. Scale: 1 inch to 30 poles. Only College land is drawn on the map, with some roads and rivers. Some lands and trees have been coloured in.

UC:E6/M1/2**1885**

Part of a 6-inch O.S. Map of Hailey, which has been pasted into a book. All the lands owned by University College have been coloured in, and a key to the field names is included.

UC:E6/M1/3**Dec 1879**

Particulars of the Hailey property. The references on this document match those in **M1/2** above.

UC:E6/MS1 - TRANSCRIPT OF SOME DEEDS ON THE HAILEY ESTATE**UC:E6/MS1/1****n.d. (Late 17th cent.?)**

Transcript of **UC:E6/1D/1-11 & 13-14** in an unknown hand. These show that these deeds had been damaged even by the time that the transcripts were made.

[Originally Pyx R1 fasc. 3 no. 12]

UC:E6/F1 - FINANCIAL PAPERS**UC:E6/F1/1****10 Oct 1787–21 Dec 1837**

8 Receipts and a letter concerning an annual quit rent paid by the College's tenant on the Hailey property to the Duke of Marlborough.

UC:E6/F1/2**12 Mar 1832 & 4 Dec 1835**

Receipt and letter concerning building works at College Farm, Hailey.

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UC:E6 Property at Hailey, Oxfordshire, 1485-1920**UC:E6/C1 - CORRESPONDENCE ON HAILEY**

- UC:E6/C1/1** **21 Oct 1841 & 15 Mar 1842**
 Two letters to F. C. Plumptre from G. C. Rolfe (address, Witney), concerning possible contributions to be made by the College towards the building of a parsonage house at Hailey.
- UC:E6/C1/2** **26 Feb 1912–28 May 1913**
 Four letters to A. B. Poynton (then Estates Bursar of University College) from B. E. Brooks, the College's tenant at Hailey, and Castle, Field, and Castle, the College's land agent, concerning various details on the running of the property.
- UC:E6/C1/3** **12 Sep 1913**
 Letter to A. B. Poynton concerning the possible purchase of an adjacent property at Hailey. There is a note on the envelope that this land was not acquired.