

FROM OPEN FIELD TO BUILT-UP TERRACE: THE DEVELOPMENT OF THORPE TERRACE, UPPINGHAM



These deeds refer to three sets of adjacent property

PLOT 1: was a close/field in Wood Field consisting of 2a0r18P. This was held by Belgrave, and bought by Story Thorpe. He split it up and developed it (see below for details). I have called the whole of this Belgrave Close, and one part of it became Thorpe Terrace.

HOUSE AND GARDEN at West End of High Street which the Thorpes had interest in in 1810 and 1829. I have not identified this exactly. I have called this the Morris property after the family which sold it to Thorpe.

HOUSES AND COTTAGES at the West End of High Street West which belonged to the Bent family and were sold to Thorpe and Frisby in 1929. Some of the earlier transactions relating to these houses can be traced in the deeds. I have called this the Bent property.

There was also a plot originally part of the Dodson Farm on Leicester Road, sold to the Leicester Road Garage. There are no deeds for this, just a note that deeds exist. It was sold by Dodson's trustee to Samuel Waugh in 1880; and in 1945 it was sold on the death of a member of the Waugh family to S C Frisby.

Not all the transactions are clear.

There are several plans in these deeds. I have also added the relevant parts of the 1804 enclosure map, the 1839 map, and a detailed OS map of Uppingham in about 1904.

I have divided the deeds into two sets

D are deeds relating to Belgrave Close and Thorpe's Terrace

F are deeds relating to Morris and Bent property

BELGRAVE CLOSE

1734	D1	Ruth Falkner sells to Curtis lands in Brand and Wood Field		
1783	D1	Curtis has died; Richard Freeman inherits		
1788	D1	Freeman sells Belgrave Close to Hill; mortgage or trustees set up		Plan 1804
1789	D1	Hill sells close to Belgrave		Plan 1804
1804	map	Belgrave holds close; house on south side (Stockerston Road)	2A0R18P	
1806	D1	Belgrave sells to Story Thorpe	2A0R18P	
1814	D1	ST raises mortgage from Tirrell £140; probably to build house for son William (see 1821)		
1820	D1	mortgage of £100 from Sisney (not clear if this is second mortgage or replacement of first, probably the latter)		
1821	RB	By 1821, it is possible that the close is already divided, for Storey Thorpe (286) owns and occupies house, yard, garden and close of 1A3R16P (Belgrave A); and Brownlow Nutt (288) is described as owning and occupying a plot 2R23P. But Brownlow Nutt held the field to the north of Belgrave B	1A3R16P 2R23P	
1823	D1	mortgage is surrendered; Storey Thorpe sells to William his son the larger part of the close (A), Story keeps the smaller part (B)	1A1R34P 2R24P making total 2A0R18P	see Plan 2
The rest of these deeds relate only to Belgrave Close B, which can now be called Thorpe Close; Belgrave A stayed in the hands of other members of the Thorpe family for many years according to the bounds which are cited on the later plans; it later became the police station site.				
1829	D2	Story Thorpe raises mortgage £45 to build houses on Thorpe Close which is now occupied by William Thorpe (he also seems to raise mortgage on his other property - see F1) . He also sold the house he had built on the close to Tobias Harrison. This was excluded from the land on which the mortgage was secured.	2R24P	see 1839 map
1834	D3	Story Thorpe was retired to Cambridge where his daughter Jemima now lives; he passes Thorpe Close with all its buildings (now occupied by William Thorpe his son) to Jemima for £45	2R24P	
1837	RB	no sign of Story or Jemima Thorpe in list of owners; by now the property of Storey Thorpe seems to be listed as owned by Thomas Thorpe. Thomas Thorpe owned and occupied garden and close (Belgrave A) and Brownlow Nutt is still owning and occupying what is now called the house, premises and garden	1A3R16P 2R23P	

1839	map	2R23P. But the rate book may be inaccurate. There is no sign of any division nor any except one building on the site of this close. The windmill is marked and a gas works was erected (temporarily) on this close. Some of the other property of Thomas Thorpe is also shown.		
1840	D5,6	The mortgage of £45 is paid off by Jemima Thorpe; property described as formerly occupied by William brother of Jemima. Jemima divides it into two parts and sells them to the two brothers, one to William son of William and the other to Henry son of William. The boundaries show that Thomas Thorpe holds Belgrave Close A, some of the houses to the south and the house to the east. The house now sold to Tobias Harrison is excluded from the plot [marked TB on the plan].	36P and 36P	Plans 1840
1843	D7	John Thorpe buys William's part of the whole plot, now remeasured [only one part of this transaction is in the deeds; has John Thorpe come into Henry's property? I imagine this reduction was caused by the exclusion of the Tobias Harrison purchase.]	1 R33P by new measurement	
	D16	John Thorpe builds three houses and outbuildings	1 R33P	marked on 1864 plan
1846	D16	John Thorpe gets mortgage probably to build houses £220		
1851	census	the census shows us the site clearly: next to Dodson (farmer) whose land lay to the north of the plot, cottages were occupied by John Page (nearest to Leicester Road) agricultural labourer; the next cottage was unoccupied; the next was occupied by Jane Richardson laundress; the next by two families, John Thorpe himself, stonemason, and Charles Tyler painter and grainer, and the final cottage by Thomas Sellars junior, slater and plaisterer.		
1862	D8	John Thorpe makes will		
1864	D9	John Thorpe sells plot to William Thorpe his son to build new house on		marked on 1864 plan
1867	D10	John Thorpe sells further small plot to William Thorpe to build shop; another shop has already been built by John Thorpe		marked on plan 1864
1867	D13	John Thorpe dies; property comes to Anne his wife for her life		plan 1867
1869	D14	Anne Thorpe dies; property comes to their seven children		
1871	D18	There seems to be some uncertainty about the land available for sale at this time, because John Thorpe had sold two small plots to William Thorpe his son after he had made his will; they were however included in the land subject to the mortgage of 1846. This led to a good deal of paperwork: a) George Younger Thorpe in USA makes power of attorney to Thomas Alderman husband of Frances his		

		sister	
1871	D14	b) Succession Duty paid by six of children (Margaret Thorpe's certificate missing)	
1871	D15,16	c) abstract of title	Plan 1871
		d) mortgagor sells property to William Thorpe (one of the seven children) and pays the remaining sum to the other six children. There was some dispute because John had sold the two small bits to William Thorpe after the will had been made, and it was therefore excluded from the sale. It was described as three messuages and the newly erected building put up by William Thorpe after the death of John Thorpe his father (see plan). There was also a stone pit on the ground.	
1871	D17	e) William Thorpe sells house to Thomas Alderman his brother in law	see Plan 1871
1871	D17,18	f) William Thorpe raises mortgage for £500	
1874	D19	transfer of mortgage and increase of mortgage to £600; William Thorpe has built a further house on the site	marked on Plan 1874
1898	D19	transfer of mortgage (Uppingham School Music Master)	
1900	D20	valuation of property; by now an extra house has been built and is occupied by Thomas Smithson Thorpe; six cottages, cycle repairers shop	Plan 1904 Plan 1915
1904	D21, 22	William Thorpe dies; property comes to Thomas Smithson Thorpe; mortgage reassigned and paid off	
1914	D23	two new mortgages on this property; valuation of property	Plan 1915
	F9		
1954	F10	mortgagee died	

DEEDS RELATING TO SOME HOUSES AT THE WEST END OF HIGH STREET; I have no idea where these are. One house, then two,

1810	F1	John Thorpe to Thomas Morris; I think this is probably mortgage or trusteeship for will ; one house, now divided into two (Morris)
1821	RB	Thomas Morris owned two houses, occupied by John Dalby and Ann Meadows (Morris)
1829	F1	Thomas Morris to Thomas Thorpe; property was one house, now divided into two tenements for £80 (one was occupied by John Dalby) (Morris)
1835	F2	probably mortgage; no details here

1837	F2	probably second mortgage; no details
1837	RB	Thomas Thorpe held one house and three cottages, one tenanted by Henry Allin, the other two unoccupied (not sure which these are)
1841	F2	mortgage of £600 on a number of Thorpe properties, probably to pay off earlier two mortgages; details of property secured not given
1851	census	I cannot find this in the census. There was a Daniel Spencer blacksmith in Leicester Road, but none of the others can be found there or in Stockerston Road.
1855	F2	mortgagors sell two sets of property for £200 to Samuel Worsdale ; this includes a) two newly erected messuages built on this site; list of earlier tenants and now Eliza Turner and Daniel Spencer (Morris) and b) house which was formerly two and now one, together with house adjoining on north side and small piece of ground (Bent). Worsdale dies; Rebecca his widow inherits; she marries in 1860 James Sparkes watchmaker
1860	F2	Rebecca has all the above property settled on her; no details
1887	F6,7	Rebecca Sparkes dies; held three cottages in the West End of Uppingham: I suspect that these are F2b) but I cannot be sure
1915	F3	Valuation of house and two empty cottages condemned (Sparkes).
1927	F4-8	William Bent retired schoolmaster sells three cottages, one occupied and two empty and condemned, at the junction of Leicester Road and Stockerston Road to Thomas Smithson Thorpe and Samuel Christopher Frisby (Sparkes)
1945	F10	Frisby buys plot of land to the north formerly of Dodson and later of Waugh (Dodson plot).
1949	F9	property of Thomas Smithson Thorpe deceased comes to Samuel Christopher Frisby; includes a) land and six cottages with office and shop (Thorpe Terrace) b) plot of land 1410 sq yards of Malting Close with three messuages on it c) seven garages formerly cottage premises

a) is clearly Thorpe's Terrace; b) and c) may be maybe Morris and Sparkes, but in which order is not clear. Malting Close is not clear but William Mould owned it in 1821 (RB) and let it to a) Francis Tyler tailor (11P) and William Knight junior (3P); William Mould owned and occupied it in 1837 (RB)

FRISBY DEEDS

listed from originals on loan from Mike Frisby of Langham. AR 16 June 2001

1804 ENCLOSURE MAP

D1 24 May 1823

Agreement to produce deeds: William Thorpe of Uppingham stonemason bought on 23/24 May 1823 from Storey Thorpe a parcel of land of 1A1R34P, part of close 2A0R18P; Storey Thorpe retains rest of close (approx 2R) and messuage /tenement on it; William Thorpe will produce deeds whenever required. Witness: Bentley Warren and John Taylor
cites

- a) 14/15 Mar 1734 lease and release Ruth Falkner of Uppingham widow of William Falkner of Uppingham gent to Thomas Curtis of Uppingham shepherd five acres more or less of land in the Brand and in Wood Field.
- b) 19 Mar 1783 Will of Thomas Curtis of Uppingham shepherd; all messuages, lands etc left to his daughter Mary Freeman widow for her life, remainder to Richard Freeman grandson of Curtis and son of Mary Freeman.
- c) 25/26 Mar 1788 lease and release Richard Freeman shepherd to James Hill of Uppingham woolstapler, piece of enclosed land in Wood Field 2A0R18P
- d) 26 Mar 1788 indenture 1. Benjamin Inchley of Great Easton, horsedealer, executor of Benjamin Inchley deceased; 2. Richard Freeman of Uppingham shepherd; 3. James Hill of Uppingham woolstapler; 4. John Hammond of Beaumont Lodge yeoman; lease and release for 500 years in trust for inheritance
- e) 10/11 Dec 1789 lease and release 1. James Hill and Mary his wife; 2. William Belgrave of Uppingham esq; 3. Rev Charles Belgrave of Ridlington clerk; conveyance of close to William Belgrave; 2A0R18P
- f) 11/12 May 1806 lease and release 1. William Belgrave; 2. Story Thorpe of Uppingham stonemason; 3. Edward Ingram of Uppingham butcher; conveyance of close to Story Thorpe
- g) 1 June 1814 indenture of mortgage between 1. Story Thorpe; 2. Edward Ingram; 3. Samuel Tirrell of Great Easton gent, £140 (for 1000 years).
- h) 4 Mar 1820 indenture of mortgage, 1. Samuel Tirrell; 2. Storey Thorpe; 3. Thomas Sisney of Barrowden yeoman, £100
- i) 22 May 1823 indenture of surrender of mortgage, 1. Sarah Sisney and Thomas Sisney of Barrowden, executor of above Thomas Sisney, and 2. Story Thorpe.

Note on dorse deleted: 4 May 1829: the messuage within the close has been sold by me Story Thorpe to Tobias Harrison of Uppingham

D2: 11 March 1829

indenture of mortgage; Storey Thorpe formerly of Uppingham stonemason, now of Cambridge to James Brewster of Pilton carpenter of £45 at 5% on piece of land 2R24P now in tenure of William Thorpe, part of parcel originally 2A0R18P of which 1A1R34P were sold 23/24 May 1823 by Storey Thorpe to William Thorpe of Uppingham stonemason; on the 2R24P, it is intended to erect messuages /tenements /dwelling houses by Story Thorpe. Witness: John Wilmot clerk to William Gilson solicitor

D3: 28/29 Nov 1834

Conveyance by lease and release from Storey Thorpe formerly of Uppingham now of Cambridge stonemason to Jemima Thorpe of Cambridge spinster of piece of land 2R24P in occupation William Thorpe being part of close of 2A0R18P, of which Story Thorpe sold 1A1R34P to William Thorpe of Uppingham stonemason on 23/24 May 1823; and all erections and buildings and rights for £45. Witness: James Wentworth, Susan Cook; solicitor Gilson

D5: 14 April 1840

Surrender of mortgage: James Brewster of Pilton carpenter surrenders his mortgage to Jemima Thorpe of Cambridge spinster; cites

a) indenture of 11 March 1829 as above

b) indenture lease and release 28/29 1834 as above

the mortgage of £45 is now due; Jemima pays it off

land is 2R24P late in occupation of William Thorpe brother of Jemima and now in occupation of William and Henry Thorpe her 'cousins'; part of 2A0R18P which Story Thorpe conveyed to William Thorpe his son of Uppingham stonemason on 23/24 May 1823. Witness: Mary Brown; Thomas Reeve

D6a) and b) : 13/14 April 1840

a) lease and release from Jemima Thorpe of Cambridge spinster to William Thorpe of Uppingham stonemason of 36P south end of land as above, bounded

east - Tobias Harrison and others

west Thomas Thorpe

north - remaining part sold by Henry Thorpe

south messuages of William Thorpe and others; lately divided by a trench dug in a straight line from a stone on east side to a stone on west side;

right of road from Leicester Road over land of Henry Thorpe . Witness: William Gilson

b) **same** for Henry Thorpe

PLAN

D7: 20 Nov 1843

indenture of agreement to purchase from 1. William Thorpe of Uppingham stonemason 2. Henry Thorpe of Uppingham stonemason; by 3. John Thorpe of Uppingham stonemason; 4. William Gilson of Uppingham gent; cites

a) 13/14 April 1840: Jemima Thorpe lease and release for half to William Thorpe

b) 13/14 April 1840: ditto to Henry Thorpe

now John Thorpe buys from William Thorpe piece of land 36P being south end of plot of 2R24P (but by a recent survey found to contain 1R33P only); divided by two stones; bounded:

east - Tobias Harrison and others

west - Thomas Thorpe

north - rest of plot

south - William Thorpe and others

Witness: John Wilmot, Thomas Reeves

D8: 3 July 1862

Will of John Thorpe of Uppingham stonemason; all property goes to his wife Anne Thorpe for her life, remainder to sons and daughters Frances, William , Robert, John, George Younger, Mary Ann, Joseph Story; executors are Anne and William . Witness: F J Reeve, Thomas Reeve

D9: 12 Feb 1864

Conveyance by John Thorpe of Uppingham stonemason and Samuel Clarke of Weldon Northants formerly innholder, now farmer to William Thorpe of Uppingham stonemason, son of John Thorpe ; small piece of land 36P;

- ♦ on 29 July 1846, John Thorpe obtained a mortgage from Samuel Clarke of £220 on his land bounded east by Leicester Road and Tobias Harrison; west by Thomas Thorpe ; north by garden late of Brownlow Nutt and then his widow; south messuages of Thomas Thorpe and others; also three messuage /tenements and outbuildings lately created and built by John Thorpe on part of the land in the separate occupation of John Thorpe , Thomas Sellars junior, Jane Richardson;

now William Thorpe is to buy from John Thorpe for £20 a piece of land at the east side of and adjoining the messuage /tenement in occupation of Thomas Sellars, north-south 34'6"; east-west 14'3", now in occupation of John Thorpe; also use of privy near to the premises late of Tobias Harrison and the pump of water on the premises of John Thorpe, paying part of the cost of maintaining the privy, pump and passage and entrance gates etc
PLAN

D10: 15 June 1867

Covenant to produce deeds; William Thorpe has purchased from John Thorpe extra land, 12' by 34'6" alongside the house built by William Thorpe and occupation by him for £9.15s0d and has built a shop on this land. Witness: Jos H Stead? clerk to Sheild
PLAN

D11: 18 April 1871

Certificate of interview of married woman on her own as in deed, by William Sheild and George Edward Forster gent

D13: 25 April 1871

Power of attorney from George Younger Thorpe of Washington DC to Thomas Alderman and William Thomas Sheild gent
cites

- a) indenture 29 July 1846 mortgage of £220
- b) will of John Thorpe 3 July 1862
- c) John Thorpe deceased 6 July 1867
- d) Samuel Clarke to buy property for £500; GYT is owed one seventh of purchase money
- e) indenture 6 April 1871 [seems to be same as 16 Sep 1871]

D14a)-g): 7 Aug 1871

6 certificates of Sucession Duty, dated 1869 but signed 7 Aug 1871.

- a) Joseph Storey Thorpe of Preston on the death of Ann Thorpe 13 Dec 1869; she inherited under the will of John Thorpe but this will not proved; his one-seventh share of
 - ◆ house and garden let to Thomas Sellars at £8pa
 - ◆ ditto to William Billesdon £8
 - ◆ ditto to William Billesdon £5
 - ◆ ditto to Mary Ann Tyler £5
 - ◆ ditto to John Page £5
 - ◆ Stone Pit and rest of garden ground let to William Thorpe £3pa
- Whole is 1R33P; subject to mortgage £200 at 4.5% by indenture 29 July 1846
fire insurance £3; repairs £10.
Joseph Storey Thorpe born 28 Feb 1829
- b) Mary Ann Tyler widow of Charles Tyler born 29 April 1827
 - c) George Younger Thorpe born 2 April 1825
 - d) John Thorpe born 16 April 1822
 - e) William Thorpe born 2 July 1818
 - f) Frances Alderman born 16 Oct 1816

(Note: no certificate for Robert Thorpe who was deceased and was represented by Margaret his widow; see D16 below)

D15: 16 Sep 1871

indenture of sale between 1. Samuel Clarke of Weldon Northants formerly innkeeper and now farmer; 2. Thomas Alderman of Uppingham tailor and Frances his wife (nee Thorpe); 3. Margaret Thorpe of Lower Darwen near Blackburn, Lancs widow of Robert Thorpe of the same place stonemason under his will; John Thorpe of Leamington Warws coachmaker;

George Younger Thorpe of Washington, USA stonemason; Mary Ann Tyler of Uppingham widow of Charles Tyler of Uppingham plumber, nee Thorpe ; and Joseph Story Thorpe of Preston Lancs stonemason, all children of John Thorpe of Uppingham stonemason deceased; 3. William Thorpe [*note: William Thorpe is omitted from party 3; but in a list of the children of John Thorpe , he is included; here he is said to be 'the said William Thorpe ' but he has not been listed previously]* 4. William Thomas Sheild of Uppingham

gent

cites

- a) indenture of mortgage 29 July 1846 between John Thorpe and Samuel Clarke; the land listed includes the two pieces; and this mortgage cites indenture 20 Nov 1843 between
 1. William Thorpe of Uppingham stonemason;
 2. Henry Thorpe of Uppingham stonemason;
 3. John Thorpe to the use of Samuel Clarke for £220
- b) indenture of conveyance 12 Feb 1864 as above for bit a)
- c) indenture of conveyance 15 June 1867 for bit b).

John Thorpe died; cites will; bits a) and b) were sold to William Thorpe after the will was made; Anne Thorpe widow of John Thorpe died, no date, so William Thorpe is sole executor of John Thorpe .

Robert died 26 Dec 1868; will 23 Dec 1868, left all to his wife Margaret Thorpe for her life, then to their children equally (Robert left 8 children - Ann, John Thomas, Ellen, Fanny, Margaret, Joseph, Elizabeth, Robert - and a posthumous child); will proved; £200 is still due to Samuel Clarke; therefore he will sell the premises below for £500 to William Thorpe with the consent of the above

All that piece of ground 1R33P

east Road and buildings now or late of Tobias Harrison

west - land now or late of Thomas Thorpe

north - Brownlow Nutt, now his widow who has married [blank] Dodson

south - messuages of the said William Thorpe deceased [sic] and others

except the two bits a) and b) - William Thorpe has built on them.

Also the three messuages /tenements and outbuildings adjoining sometime since erected by John Thorpe deceased in occupation of John Thorpe deceased, Thomas Sellars junior, Jane Richardson; now William Billesdon, Thomas Sellars, Mary Ann Tyler, John Page, William Thorpe

Also newly erected messuage /tenement and outoffices lately built by William Thorpe

All rights etc

William Sheild is trustee for William Thorpe

Signed by all parties (Margaret Thorpe her mark). Witness: Jos H Stead? clerk to Sheild; Samuel Clark of Empingham farmer.

PLAN

D16: 1871

Abstract of title of William Thorpe

23/24 May 1823

11 Mar 1829

28/29 Nov 1834

14 Apr 1840

13/14 April 1840

13/14 April 1840

20 Nov 1843

29 July 1846: John Thorpe and Samuel Clarke of Weldon innholder, mortgage for £220 at 4.5%; land 1R33P and three messuages in occupation of John Thorpe, Thomas Sellars junior, Jane Richardson.

16 Sep 1871

D17: 18 Sep 1871

indenture of mortgage William Thorpe of Uppingham stonemason to William Sheild of Uppingham gent for £500 at 5%: insurance clause

- a) land 1R33P; bounds as above, except the two pieces of land and the messuage erected thereon or on some part of them by William Thorpe which William Thorpe has today sold to Thomas Alderman of Uppingham tailor;
- b) b) three messuages and outbuildings built by John Thorpe deceased father of William Thorpe on 1R33P in several occupation of John Thorpe deceased, Thomas Sellars junior, Jane Richardson; now in occupation of William Billesdon, Thomas Sellars, Mary Ann Tyler, John Page and the said William Thorpe
- c) newly erected messuage /tenement and outoffices lately built by William Thorpe on the other part of the land 1R33P
- d) all other property of William Thorpe in Uppingham ; all his rights; all his deeds

Witness: Joseph H Stead? clerk to William Sheild

D18a) and b): 22 Nov 1871**Two Declarations of trust**

- a) William Sheild of Uppingham gent has a mortgage of £500 at 5% with William Thorpe of Uppingham stonemason; declares that £250 is the money of Christiana Mary Stevenson of Uppingham housekeeper; Witness: William Goodwin clerk to Sheild
- b) ditto - the money of William Stevenson of Uppingham high bailiff of county court

D19: 30 June 1874

Transfer of mortgage; indenture 1. William Sheild of Uppingham gent; 2. William Thorpe of Uppingham stonemason; 3. C M Stevenson of Uppingham spinster: cites indenture of mortgage 18 Sep 1871 for £500 at 5% - all the land (except the messuage built by William Thorpe which he has sold to Thomas Alderman tailor), same bounds except north - Brownlow Nutt's widow married to William Dodson; also newly erected house built by William Thorpe on another part of plot in occupation of [blank] and now of [blank]. An extra £100 is lent on the security of the new house. Sheild calls in mortgage; CMS takes it over. Witness: H A Shelton clerk to Sheild

Endorsed

- a) 8 May 1898 indenture of transfer of mortgage between 1. C M Stevenson; 2. William Thorpe; and 3. Sarah Maria Compton of Uppingham widow, William Billett Martin of Paulsgrove Cosham Hants farmer and Georg Heinrich Carl Beisiegel of Uppingham Assistant Music Master in Uppingham School; cites 18 September 1871 as above and 30 June 1874 as above; £600 outstanding but all interest paid; SMC, WBM and GHCB have paid £600 to CMS. Signed F E Hodgkinson, Charles Ed Manotn solicitors clerk.
- b) 16 Dec 1904: indenture between 1. "the within named Sarah Maria Compton of Uppingham widow and the within named William Billett Martin of Paulsgrove Cosham Hants gent"; 2. SMCompton, WBMartin and Richard Whitburn Turner of 1 Brick Court, Temple, London barrister at law; Georg Heinrich Carl Beisiegel died 20 March 1904; mortgage of £600 still due but all interest paid; 8 Nov 1904 came to SMC and WBM; therefore 1 passes mortgage to 2. Witness: F E Hodgkinson solicitor

D20: 21 Nov 1900**Valuation** of property of William Thorpe

six brick and stone and slated cottages; cycle repairers shop and large garden known as Thorpe's Terrace; freehold; good repair; rental £68pa; value £1000, good security for £600 mortgage. D N Royce of Oakham auctioneer and appraiser. SKETCH PLAN

D21: 28 Nov 1904

Probate of will of William Thorpe dated 1 Aug 1901, died 15 June 1904; £20 to daughter Catherine Smithson Thorpe ; £20 to daughter Mary Jane Green; rest to Thomas Smithson Thorpe who is executor. Witness: Charles Ed Manon, J H Durant clerks to F E Hodgkinson

D22: 16 Jan 1914

Discharge of mortgage, S M Compton, W B Martin, R W Turner to Thomas Smithson Thorpe of Uppingham motor engineer; cites

- ◆ indenture 18 Sep 1871
 - ◆ indenture 30 June 1874 for mortgage of £600
 - ◆ 8 May 1898 (George Heinrich Carl Beisiegel died 20 March 1904)
 - ◆ 16 Dec 1904 as in 1874 dorse
 - ◆ will of William Thorpe 1 Aug 1901; died 15 June 1904
- Thomas Smithson Thorpe pays off £600. Witness: Charles Richard Manton solicitor clerk

D23: 20 Jan 1914

Notice to George Jennings of Glaston grocer and postmaster that Margaret Amelia Manton of Preston spinster made indenture 19 Jan 1914 with Thomas Smithson Thorpe of Uppingham motor engineer for a second mortgage of £175 secured on the messuage and land in the west end of Uppingham

The following deeds relate to other property

F1: 13/14 April 1829 ('Morris' buildings)

Conveyance by lease and release from Thomas Morris heretofore of Gretton farmer, now of Caldecott [his mark] to Thomas Thorpe of Uppingham stonemason and Joseph Curtis of Uppingham collar-maker his trustee, of messuage /tenement now divided into two tenements; formerly in occupation Allin Bradley, later of Thomas Collin and Edward Baines, now of John Dalby and Henry Baines, for £80;

cites indenture of lease and release 28/29 June 1810 between 1. John Thorpe of Uppingham stonemason and Joseph Curtis of Uppingham collarmaker (trustee only) 2. Thomas Morris and 3. William Dean of Uppingham seedsman (since deceased); premises conveyed for consideration (not detailed) to the uses of Thomas Morris

Thomas Thorpe has agreed to buy the fee simple and inheritance for £80

William Gilson junior gent in trust for life and heirs of Thomas Thorpe

Witness: Samuel Morris son of Thomas Morris; John Wilmot.

F2: 4 April 1855

indenture of conveyance 1. Thomas Eales of Billesdon farmer and William Horspool of Billesdon farmer, 2. Samuel Worsdale of Uppingham innkeeper; 3. William Sheild gent; sale for £200 from TE and WH to SW.

By indenture of lease and release 2/3 Mar 1841 between 1. Henry Baines, Barnabus Richmond and Mary his wife; 2. Robert Iliffe and Mary his wife and Elizabeth Thompson; 3. William Gilson and John Burton; 4. Thomas Thorpe of Uppingham stonemason; 5. Thomas Eales and William Horspool; mortgage of £600 at 5% received from TE and WH; mortgage capital and much interest still due, so TE and WH sell it to SW for £200.

Property listed

- a) messuage /tenement formerly used as two tenements in separate occupation of Frances Thorpe and Thomas Hill, then John Thorpe junior and Thomas Hill; then Edward

Baines and Thomas Thorpe above; then Thomas Thorpe; now William Baines junior (Bent property?)

- b) other messuage /tenement adjoining the north end formerly in occupation Robert Bent; Mary Thorpe; Susannah Thorpe ; John Page; Henry Allin; now [blank] Gimnell? (Bent property?)
- c) small piece of ground in front of b), east-west 7', and across whole frontage (Bent property?)
- d) two newly erected messuages/tenements built on the site of a messuage /tenement later divided into two in occupation of Allin Bradley, then Thomas Collin and Edward Baines, then John Dolby and untenanted late of James Smith; now of Eliza Turner and Daniel Spencer (Morris' buildings)

lists briefly

1. 15/16 May 1835: lease and release between Thomas Thorpe of Uppingham stonemason to Henry Baines of Glastonwheelwright and Barnabus Richmond of Liddington tailor and Mary his wife (formerly Mary Baines widow, executor with Henry Baines of John Baines formerly of Coventry, supervisor of excise)
2. 3/4 Nov 1837: lease and release between Thomas Thorpe and Ann Mecorwick? of Market Harborough widow
3. 2/3 March 1841 as above
4. 8 March 1841 certified copy of acknowledgement of the above indentures by Mary Richmond and Mary Iliffe

Samuel Worsdale his mark Witness: John Wilmot and Thomas Reeve clerks to William Sheild.

Endorsed Memo 10 July 1860: by indenture between 1. James Sparkes of Uppingham watchmaker, 2. Rebecca Worsdale of Uppingham innkeeper widow; and 3. William Sheild gent, on the marriage of James Sparkes to Rebecca Worsdale, the above property was settled on RW devisee of Samuel Worsdale her late husband; Sheild is trustee. Witness: John E Willford attorney's clerk.

F3a) and b) : 28 June 1915

a) **Valuation** of house in West End of High Street, Ayston parish in occupation of 'Cooper' £175

b) **Valuation** of two empty condemned cottages £30

F4: 5 April 1927

Particulars of sale by Alfred (John del] Bent of Witham on the Hill [of 66 Willoughby Road, Bourne del] to sell to TST and SCFrisby of three cottages (Bent property)

F5: 27 May 1927

Alfred Bent supplies **death certificate** of William Bent publican died 17 July 1899 aged 56; brother of Alfred.

F6: 1927

Abstract of title: cites

- ♦ will of Rebecca Sparkes of Uppingham widow 15 Sep 1887; three cottages in the West end of Uppingham in occupation Samuel Lunt, Henry Dams, Samuel Woodcock; grant to John Fowler in trust to go to her brother and sister John Bent and Sophia Bosworth in trust for the children of John and Sophia.
- ♦ Rebecca Sparkes died 31 Oct 1887; probate 3 Mar 1888
- ♦ Sophia died 1900
- ♦ John Horatio Bosworth her son died 1908 s.p.
- ♦ John Bent died 1908; only Alfred survives

F7: 1927

Letters about ownership of these three cottages and the family of Bent. Rebecca Sparkes was sister of John Bent and of Sophia Bosworth. RS had no children and died 1887; left property to John and Sophia and their children. Sophia died 1908; then John Horatio Bosworth her son died 1908 without issue; the John Bent died 1908.

Alfred had brother William who died 1899 and a sister Sarah Jane who married George Cavanagh and both went to USA; Sarah died before her father John Bent died, and George has married again and is in Florida.

Legal opinion that John Horatio Bosworth had no right in the property.

F8: 30 May 1927

Alfred Bent of Witham on the Hill retired schoolmaster sold to Thomas Smithson Thorpe and to Samuel Christopher Frisby motor engineers of Uppingham trading as a partnership as The Leicester Road Garage a freehold messuage at the junction of Leicester Road and Stockerston Road late in occupation of Clement Smith, now unoccupied, and two freehold cottages adjacent and condemned.

F9: 31 Dec 1949

Conveyance by the representative of Thomas Smithson Thorpe (deceased) to S C Frisby motor engineer of all his property:

- a) land and six cottages now occupied by James Snodin Hammond Frisby Wignell and Wakefield
- b) office and shop adjoining to a)
- c) land 1410 sq yards part of field called Malting Close with three messuage now in occupation of G Gregory, J Sheild, S C Frisby together with the garage at the rear
- d) freehold garages formerly cottage premises now let to seven tenants (named)

subject to the following mortgages

- a) £400 from George Jennings of Glaston Road, Bisbrooke 17 Jan 1914 on a)
- b) £860 from Leslie Frith of Liverpool on c) 30 June 1946

Endorsed: 30 Oct 1954 - garage b) and part of c) sold to Edgar George Newton.

F10 : c 1965

List of deeds deposited includes

17 Mar 1954 G J Jennings deceased

Jan/Feb 1965 insurance policies

Also plot of land [*This refers to the Dodson plot to the north of Thorpe's Terrace*]

11 Nov 1880: W H Brown trustee of Mr and Mrs Dodson sold plot to S Waugh

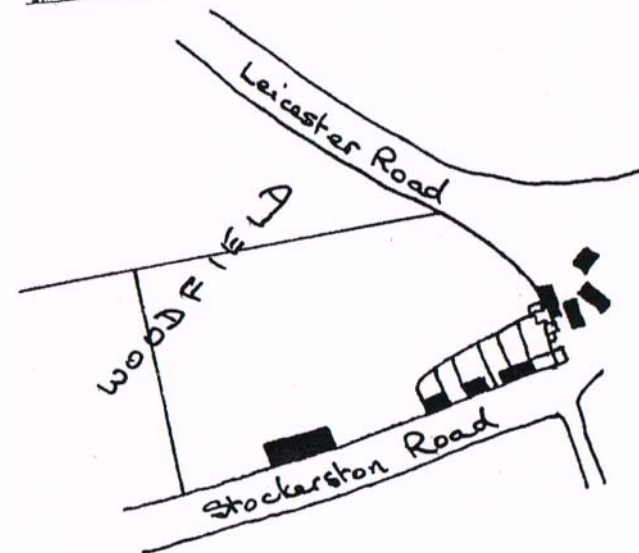
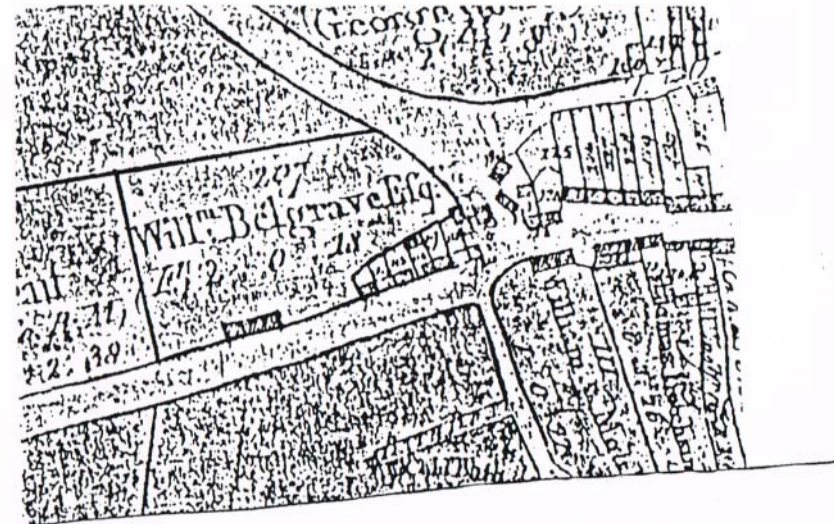
8/9 Oct 1945: Clara Amelia Waugh deceased; sold plot to SC Frisby

THE DEVELOPMENT OF THORPE TERRACE (from deeds)

EARLY HISTORY

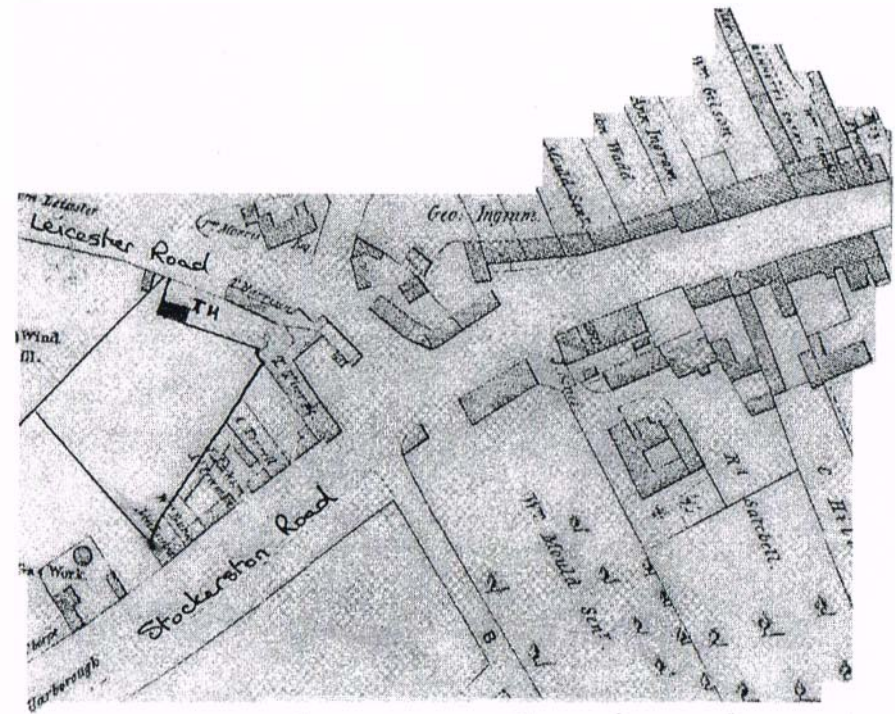
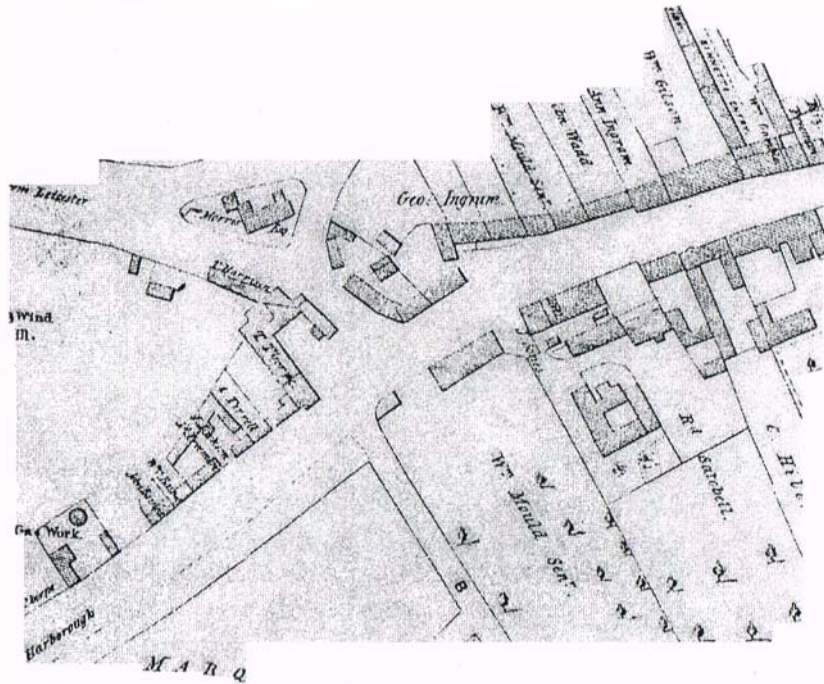
- 1734 Ruth widow of William Falkener of Uppingham gent sold land in the Brand and in Wood Field to Thomas Curtis shepherd
- 1783-8 Thomas Curtis died and property came to his daughter Mary Freeman widow and to Richard Freeman her son. The land in Wood Field was by this time enclosed.
- 1788 Richard Freeman sold the close to James Hill of Uppingham woolstapler and in 1789 Hill sold it to William Belgrave of Uppingham esq
- 1806 Belgrave sells to Story Thorpe of Uppingham stone mason.

MAP 1: The plot as in the enclosure map of 1804. It excludes a row of houses on Stockerston Road and seems to have one building also on Stockerston Road.

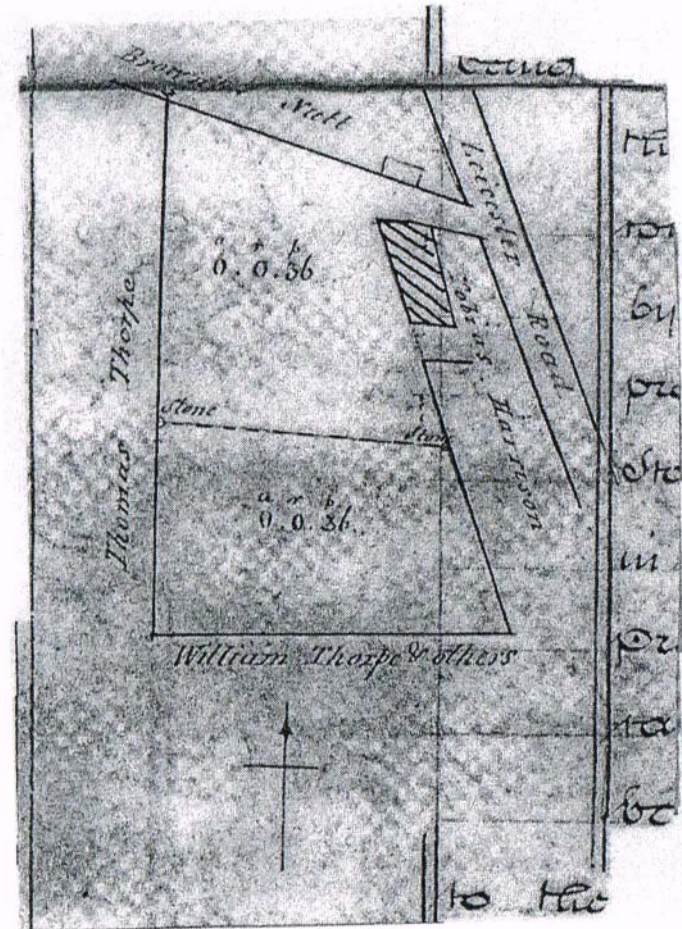
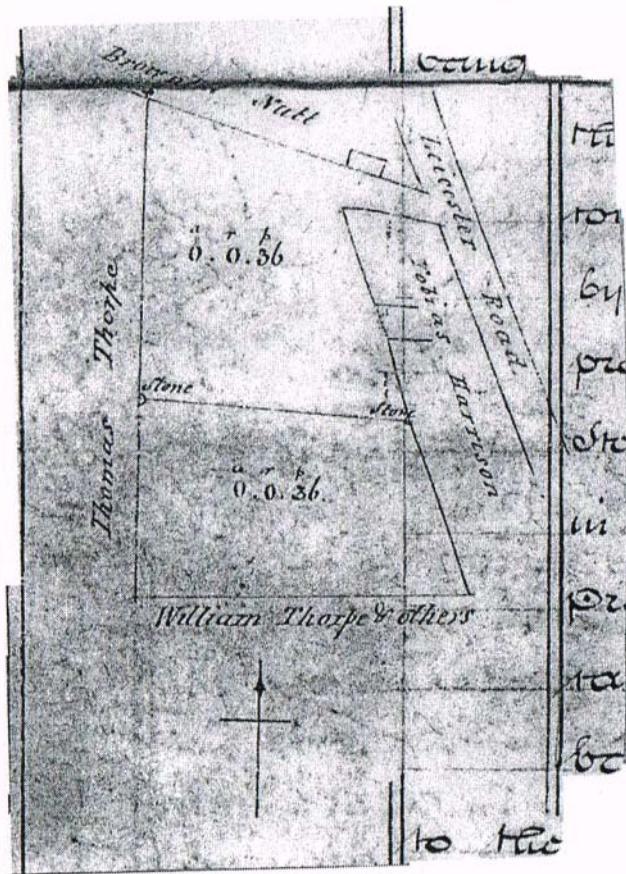


THE DEVELOPMENT OF THE SITE

MAP 3: The plot on the 1839 map: the field boundaries are not given but one building has been built on the field (now Lantern Cottage, labelled TH on plan). This and the land round it were sold to Tobias Harrison who lived next door. The Gas Works too had been erected on the other part of the field temporarily.



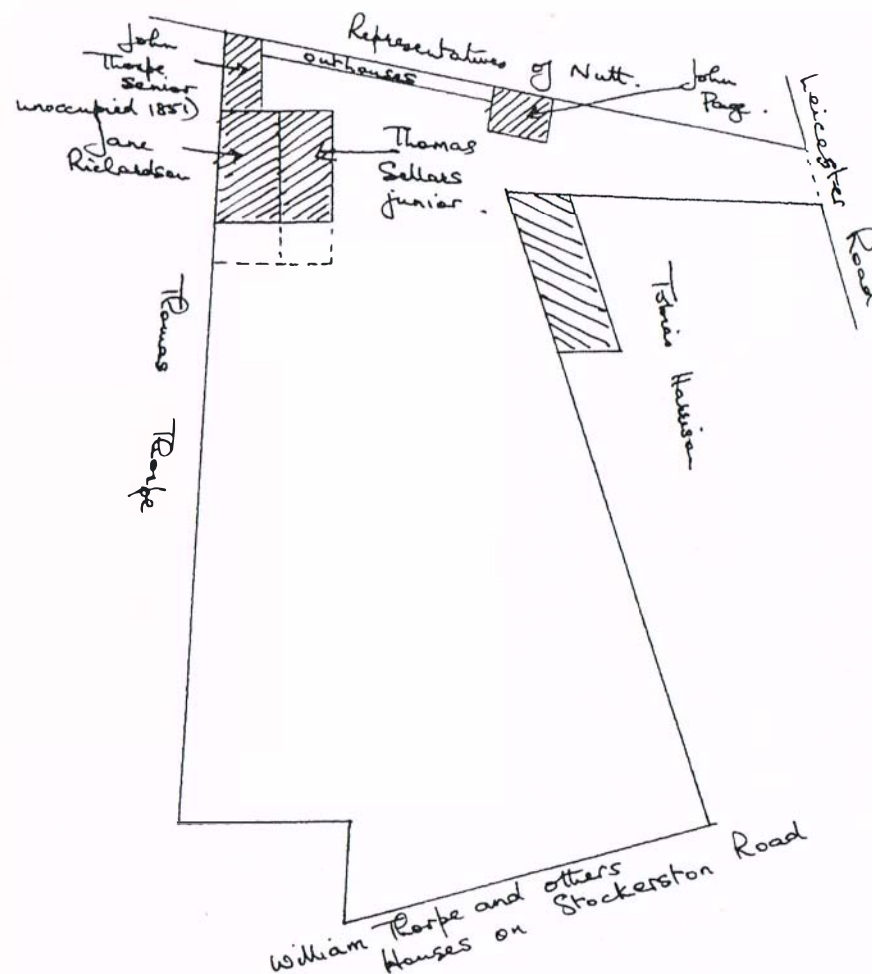
MAP 4: The plot in 1840: The plot was divided between two brothers William and Henry Thorpe. The house and land of Tobias Harrison was excluded and this reduced the area available.



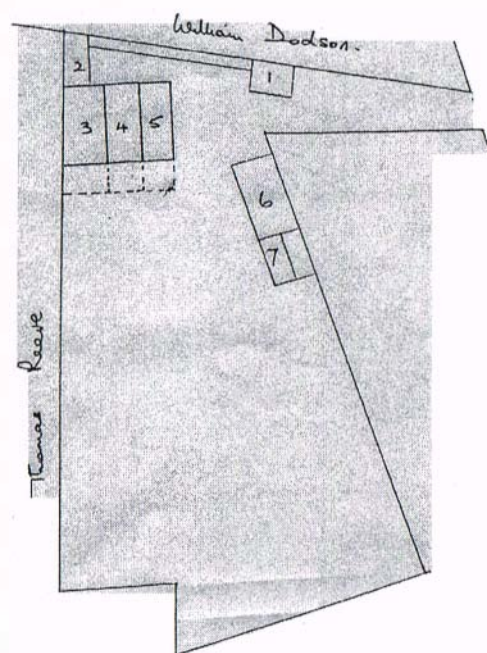
MAP 5: The plot 1843-46: In 1843, John Thorpe bought up William's plot and presumably that of Henry also. In 1846, he raised a large mortgage and by 1851 had built four buildings and some outbuildings (the smaller building marked John Thorpe may not have been a house but a workshop or coachhouse etc. It has now vanished).

There was a stonepit somewhere on the site (see Map below). This suggests that the plot was used as the stonemason's workyard. This may account for the fact that all the development of cottages and shops were kept to the extreme north side of the plot and the lane from Leicester Road; the rest of the area was kept free from buildings.

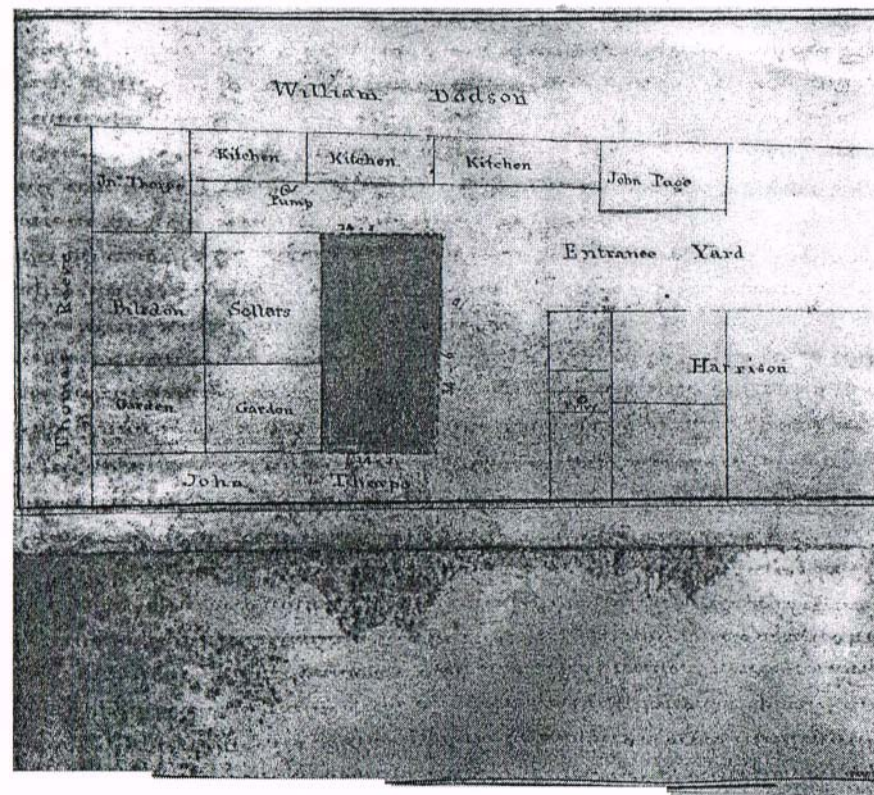
Apart from the access from Leicester Road, access to the yard may have been gained from Stockerston Road where the Thorpe family held several properties.



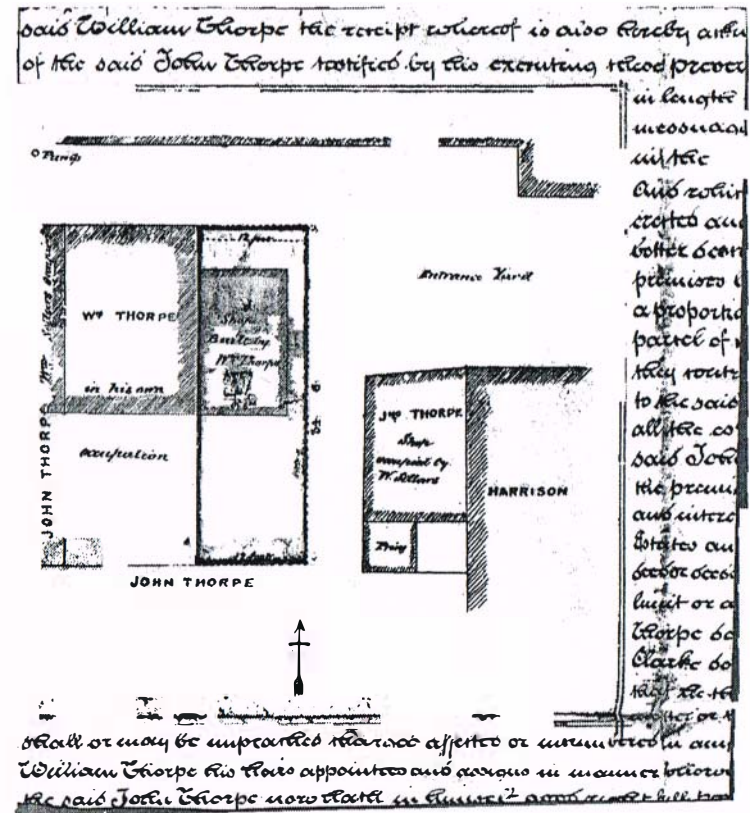
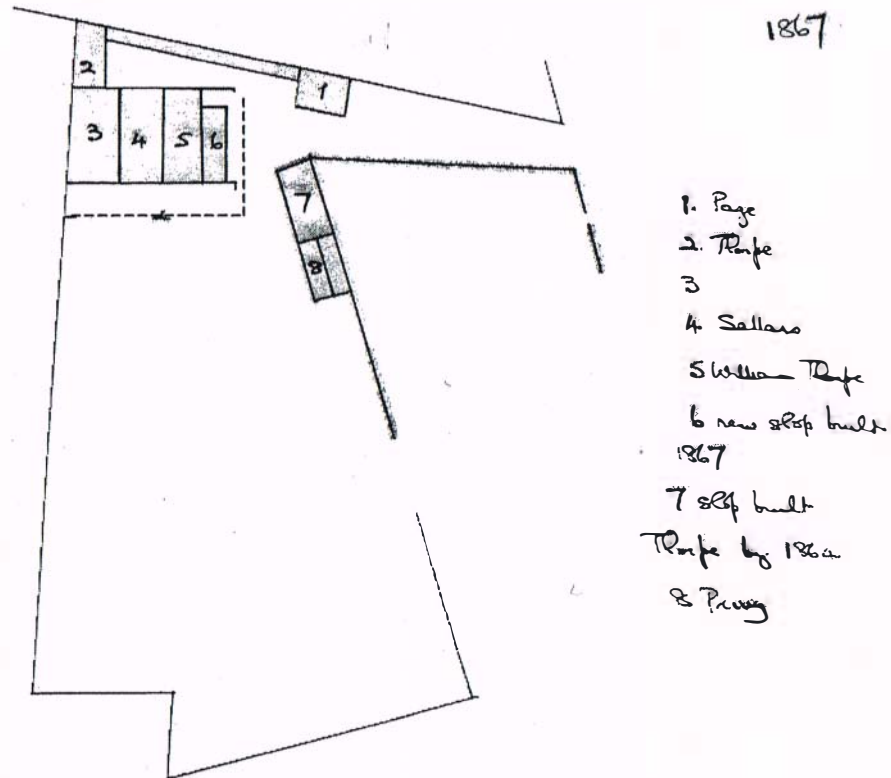
MAP 6: The plot in 1864: John Thorpe sold a small part (5) to his son William who built a house for himself. John has also built a shop on the site (6) but it was removed later. The privy (7) has probably been rebuilt as it seems that it was in a different location earlier. The plan on the deed is not to scale.



- 1864
- 1. Page
 - 2. John Thorpe
 - 3. Bilsdon
 - 4. Sellars
 - 5. William Thorpe
built by William Thorpe
1864
 - 6. Site of shop built
by John Thorpe and
occupied by William
Sellars
 - 7. Privy

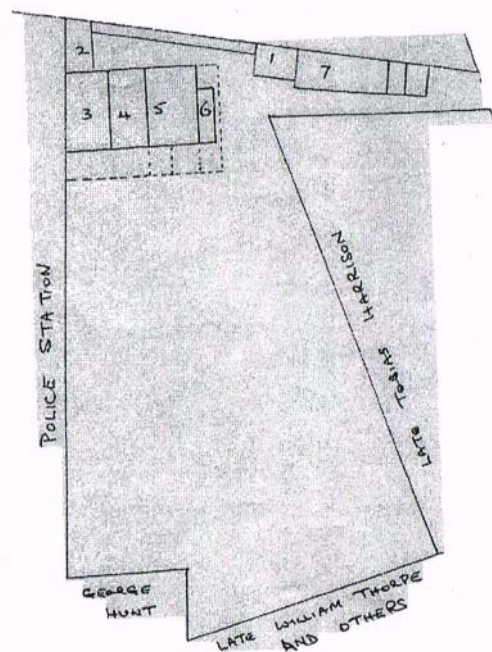


MAP 7: The plot in 1867: John Thorpe sold a second small portion to William Thorpe who built a shop on it.

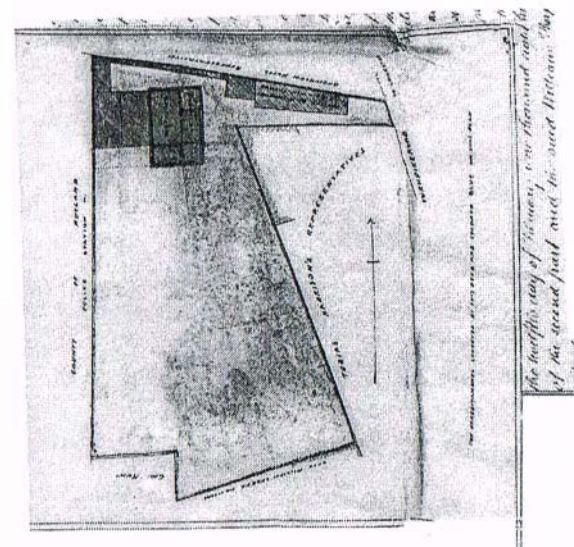


MAP 8: The plot in 1871: On the death of John Thorpe, William his son bought the plot from his brothers and sisters. He built further houses (7) and sold one of these to his brother in law Thomas Alderman. There was a stone pit somewhere on the remainder of the land which was probably being used as the stonemasons' workyard.

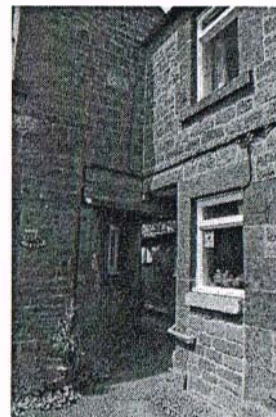
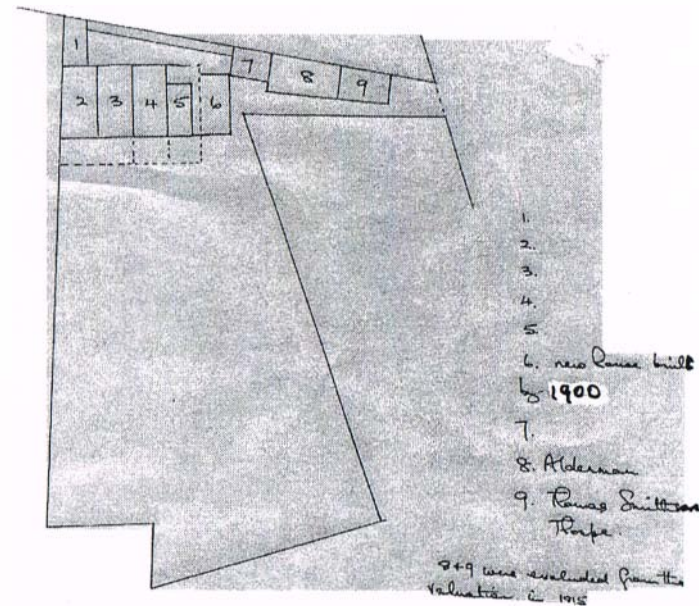
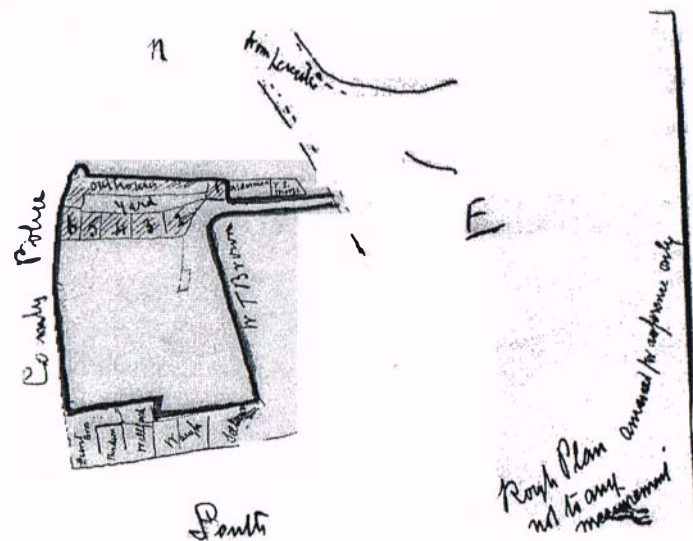
1871



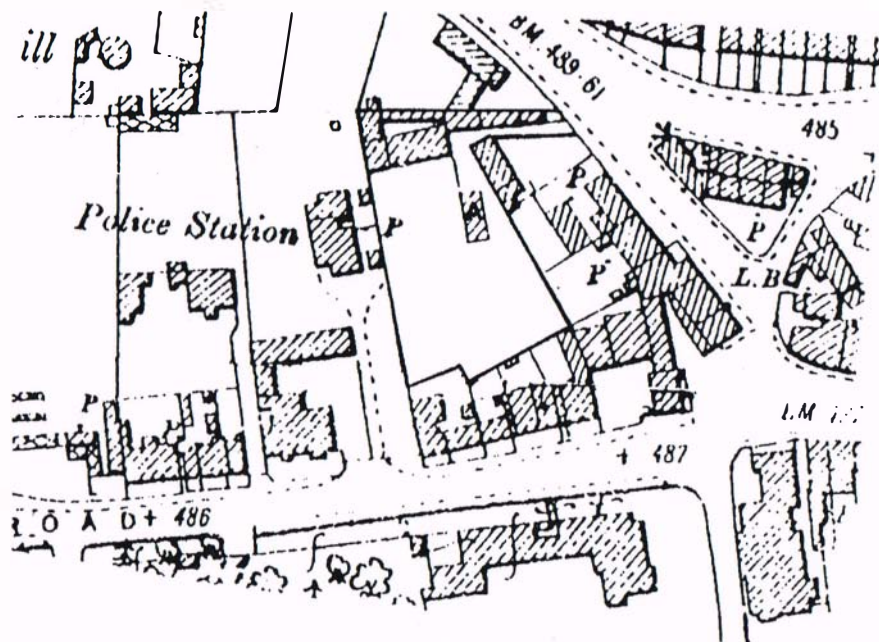
- 1.
- 2.
- 3.
- 4.
- 5 William Thorpe
- 6 William Thorpe
- 7 Built by W. Thorpe since death of J. Thorpe 1867-71; sold to Thomas Alderman



MAP 9: The plot in 1900: One more house (6 - touching house 7 with an archway through) had been built on the site by 1900 when a valuation was taken of the whole site for mortgage purposes. William Thorpe died 1904, and his son Thomas Smithson Thorpe inherited; he owned and lived in (9). There were cycle repair sheds on the site.



MAP 10: The plot in 1904 (based on Ordnance Survey map of 1888/1904). A free-standing building [A] has been erected (it appears also on the sketch of 1900), but it is likely to have been temporary.



Thomas Smithson Thorpe developed his garage (The Leicester Road Garage) on the land just north of this site. He later entered into partnership with Samuel Christopher Frisby who came into the whole property when T S T died in 1949.

The site today is the same except that the building in the far corner has now gone; also the free standing building which appears to the south of the terrace [A] has gone.