

No 26 HIGH STREET WEST ' NEWEL HOUSE '



(Gilbert & Thomas March 2009)

A Mini – History

**Uppingham Local History Group
MH No. 3**

December 2011 (revised).

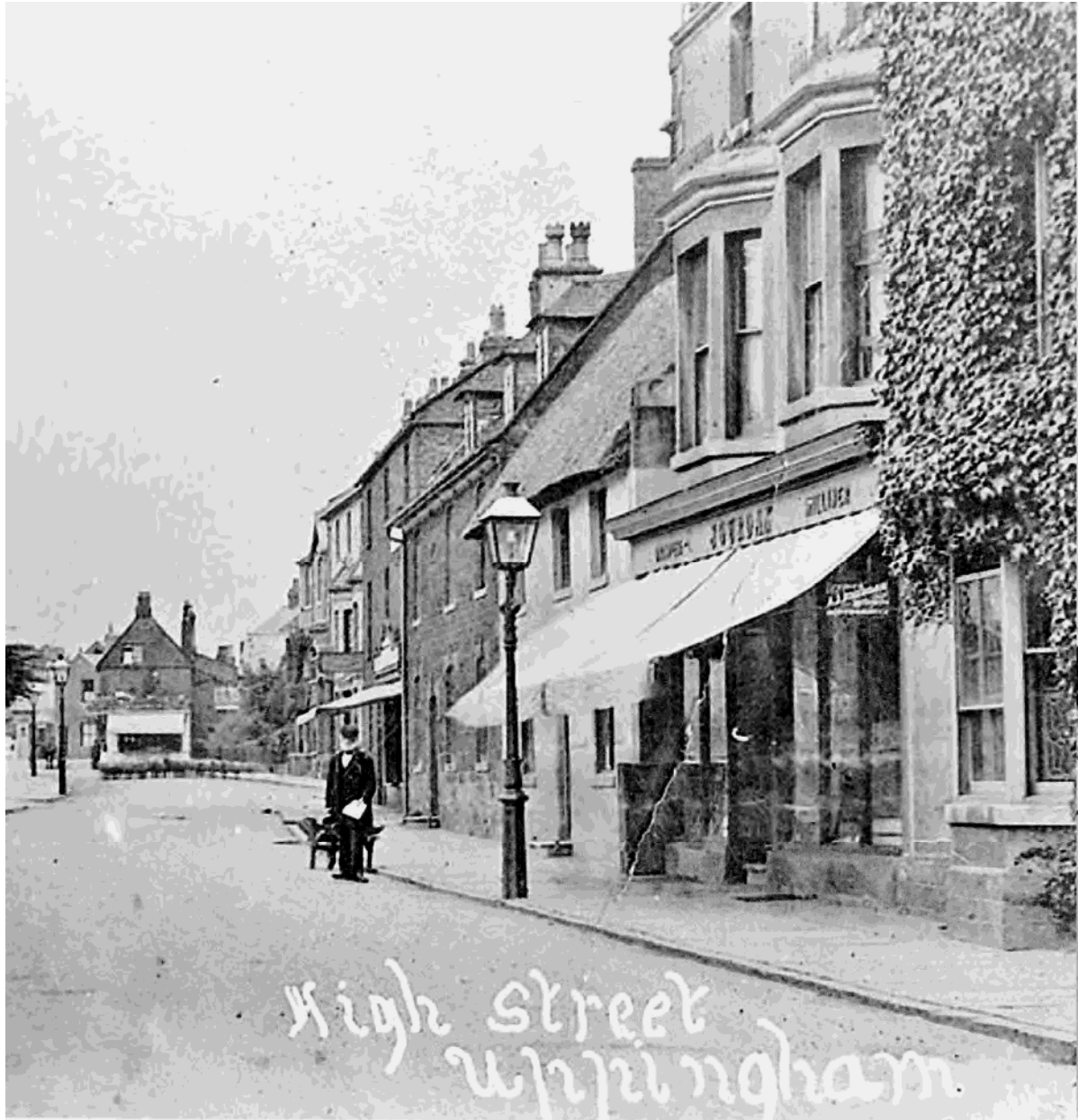
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' NEWEL HOUSE '
A 17TH CENTURY YEOMAN'S COTTAGE
No. 26 HIGH STREET WEST



(Rutland Living)

Aerial View of Newel House and Garden : October 2009



(Hart Collection, Rutland County Museum)

High Street West circa 1908

(No 26 is partly obscured by the gas light and has recently been re-thatched)

Foreword

Newel House, 26 High Street West, Uppingham, Rutland LE15 9QD
Uppingham (0572) 822 938

When Newell House came on the market it presented an opportunity to write a history of the property that was completed in March 2009, made necessarily brief because no title deeds existed except for the past generation and they were not available for study.

Recent investigation of deeds for the adjacent Hawley Bursary property, No 20, 22 & 24 High Street West, indicates the tailor Wilford was living and had his workshop there and not at No 26. Instead it was Edmund Robinson corn, glass & china dealer and also the first School Porter who occupied Newel House. Opportunity is taken in this revision to correct the mistake and also to include additional material.


This does not mean that what is written here is now correct in every detail or that everything has been discovered about the property. Most certainly not. For example what happened in the 18th century and earlier is a blank, while it would help in an understanding of this part of the town were it known how long before the 1750s the ancient messuage comprising Newel House and the Hawley Bursary was divided and who by.

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P. N. Lane.

Uppingham Local History Study Group.
December 2011.

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(Alan Rands)

The 17th or 18th century hovel infilling in the yard of No 26 (c1981)

Description

The Building

No 26 is named for its newel staircase, a feature pointing to the building's age and origin as a C17th yeoman's farmhouse cottage. It is now a listed building lying within Uppingham's Conservation Area.

When the house came on the market in 2009, agents Gilbert & Thomas described it -

“ A charming Grade II listed house situated in the centre of this popular Rutland market town, overlooking Uppingham School.
The property has an entrance hall, dining room, sitting room, fitted breakfast kitchen, side canopy porch, study, shower/utility room, landing, three double bedrooms, large bathroom with shower, enclosed walled private garden, gas-fired central heating and part sealed unit/secondary double glazing. ”

A little more than twenty years earlier in 1984 inspectors from the Department of the Environment listed the house as a Grade II building of architectural and historical interest worthy of preservation. Their description runs -

SP 8699-8799
4/55

UPPINGHAM

HIGH STREET WEST
(north side)

No 26

GV

II

House, C17 origin (1616 datestone to rear added 1981). Of stone, rendered and painted white, beneath Welsh slate roof (originally thatched) with brick end stacks. Two storeys, 3 window range. Central C19 door beneath rectangular fanlight with glazing bars. Horizontally-sliding sash windows with glazing bars, of 3 lights to ground floor and of 2 lights, with smaller panes, to first floor. Interior: first floor doors have overlights constructed of rectangular panes of old glass (perhaps from previous windows to front).

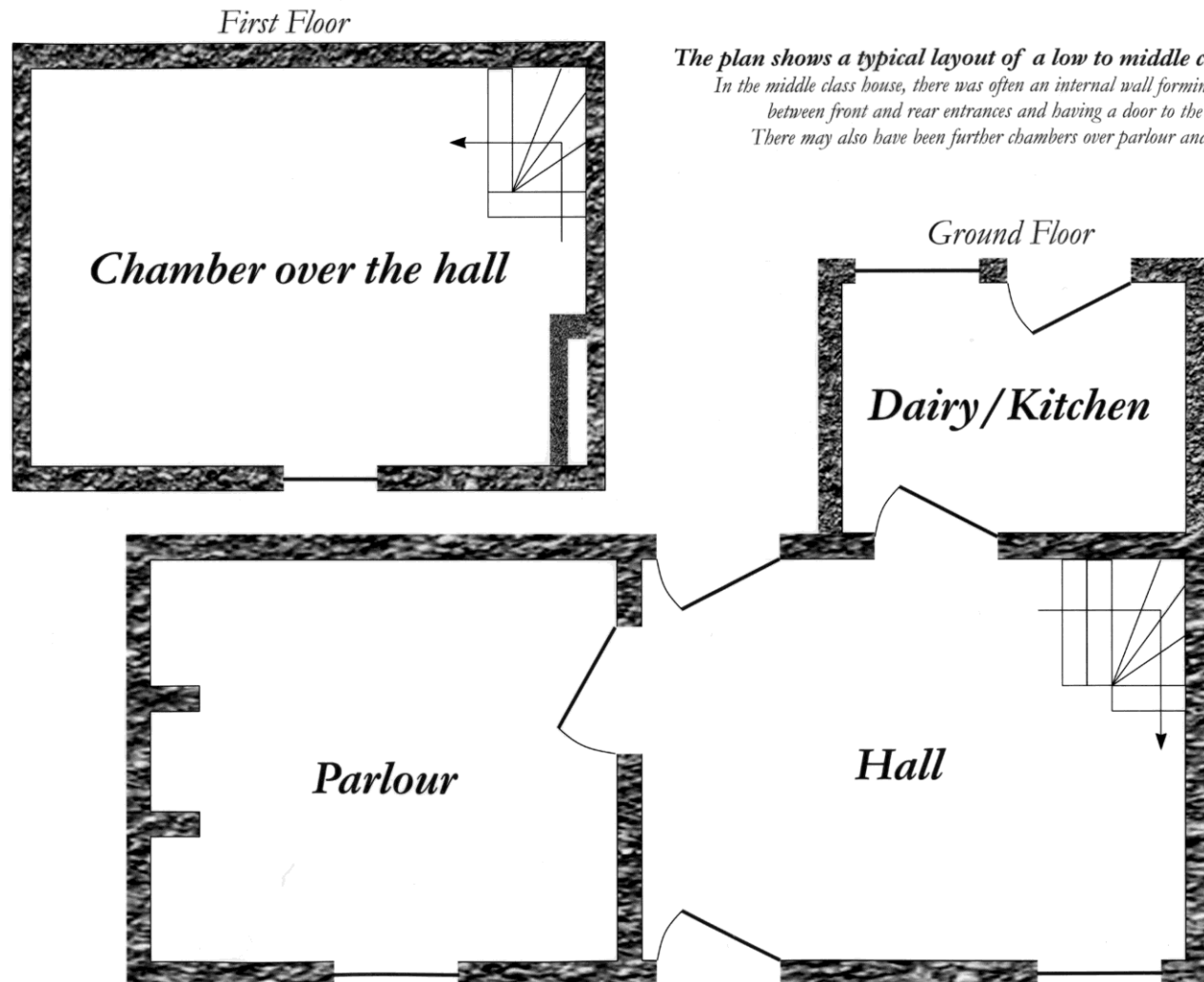
Support for the Department's Inspectors giving the house a 17th century origin comes from two other sources. In conversation with the writer, the late Alan Rands stated the date 1616 was given him by the previous owner Jack Ennals who obtained it from deeds of the property now missing. And significantly, the internal layout of No 26 is identical to that of a cottage house in Langham which can be dated to the 1620s. Other cottage dwellings of similar plan have been found at Langham, elsewhere in Rutland and in mirror image form nearby at No 18 High Street West¹ suggesting the design was widely used. The Newel House floor plan and that of the Langham cottage appear on the following pages for comparison.

Fortunately for the comfort of those living here, in 1981 before it was listed the owners Alan & Barbara Rands were able to build out at the back expanding living space and improving facilities. The addition replaced a late C17th or early C18th hovel example of yard infilling that was a common feature of Uppingham in times past. In view of its position and appearance one wonders whether this hovel was formed out of the cottage's original kitchen.

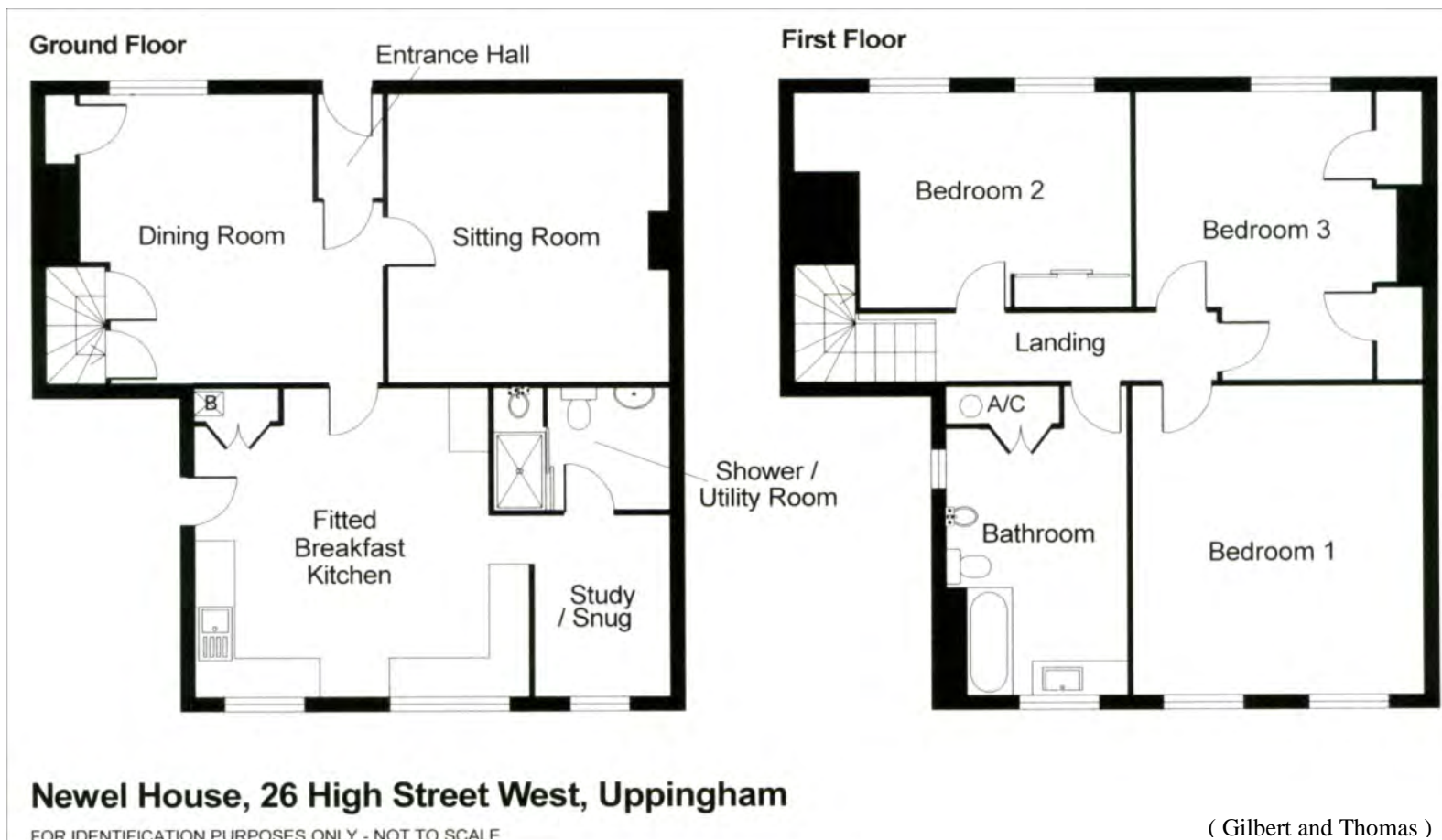
When built, the house like all its neighbours of similar age, was thatched – an example still exists farther along High Street West at No 46 The Maltings. At some time last century thatch was replaced by the Welsh slates seen today. Alan Rands stated the story once current in Uppingham that Jack Ennals had the slates laid over the existing thatch roof, is not true.

¹ ULHG No 27 No 18 High Street West – “Chesterton”, February 2010.

Floor Plan of a Langham Cottage dated circa 1640



HIGH STREET WEST



(Gilbert and Thomas)

Floor Plan 2009

Illustrations of Newel Stairs (Uppingham Bookshop)



The Stairs ascending at the first floor level



The Stairs descending from the second floor

Newel Stairs

A newel staircase takes the form of a spiral in which the inner or smaller ends of the steps are engaged in a solid vertical core, around which newel or central post the stairs of the winding staircase revolve. It derives from the mid-14th century word for the 'pillar' from which the steps of the winding staircase radiate.

In medieval houses access to an upper floor was little more than a ladder. When chimney stacks replaced central open hearths, spiral or newel stairs were inserted between the chimney breast and an outside wall. Here they occupied less space and in small farmhouses would conveniently be placed beside the stack, so taking up less room. No 26 follows this pattern with the staircase inserted in the corner between the dining room fireplace and the back kitchen wall. In a cottage house of this type one would expect there to have been a cellar. Though now (and for a long time past) filled in, as is also the shute aperture in the pavement in front of the house, the newel stairs would have continued down into the cellar indicating it lay under the floor of the present day dining room.

These spiral stairs could be of wood or stone, and occasionally found in the thickness of the wall or in a circular or polygonal turret as can be seen at the Uppingham Bookshop from Mercer's Yard. Surviving stairs there, at 18 High Street West and 16 High Street East suggest practice at Uppingham was to build the cellar portion in stone and to use wood from ground level upwards.

In the absence of a photograph of the newel stairs at No 26, illustrations of spiral stairs built of stone found in cellars at other properties in the town appear below. And on the page opposite, that of a reasonably similar but more open wooden newel staircase at the Uppingham Bookshop, but bearing in mind the stairs at No 26 and also at No 46 High Street West are closed off by a door, part of the panelling in the ground floor room.



Cellar stairs at No 18 High St West



Cellar stairs at No 16 High St East

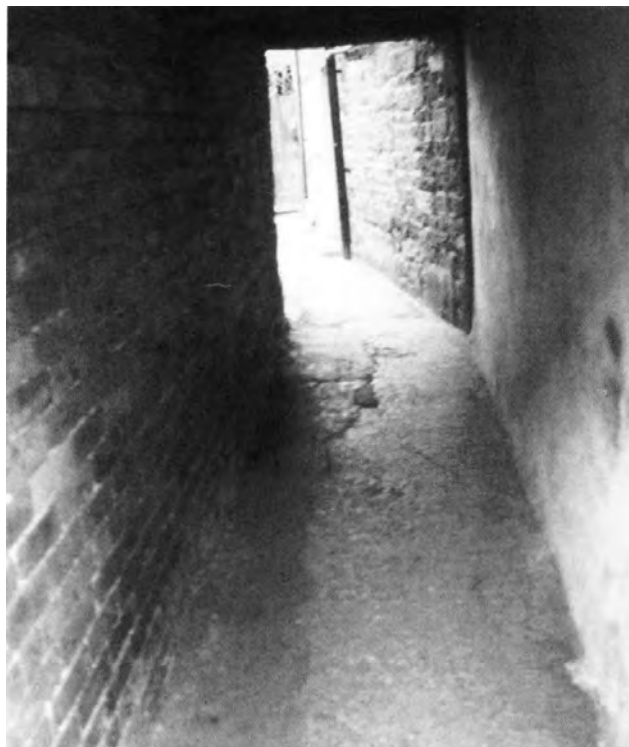
No 20-24
Hawley Bursary

The Uppingham Scene

Origins

For these one has to look many centuries earlier than the present building. Some time in the 13th or 14th centuries Uppingham expanded westward beyond the Scarlies manor demesne now the Thring Centre, over the open field the shape of whose selions have dictated development and can still be recognised as curves in the boundary walls of this and nearby properties, most easily seen in the shape of Sheilds Yard. Other evidence is found in the size of the medieval messuage that originally embraced Nos 20, 22, 24 together with No 26 (indicated by the access shared with the Hawley Bursary), that the property reached to North Street West (indicated by the Bursary's 'secret garden' and old barn set behind the garden of No 26) and then extended some distance beyond on the other side of the road to the full 220 yard length of a field furlong of the ancient selion in the common field.

Inevitably pressures of population growth, need to provide for large families or perhaps simple impecuniosity led to sub-divisions and infilling resulting in No 26 as it is today. For lack of earlier title deeds (even those for the Hawley Bursary start only in 1810) it is impossible now to know the dates when parts were excised or whether No 26 is built on the site of the original messuage dwelling or if it was elsewhere. The Bursary deeds do show that the separation of No 26 from No20/22/24 already existed by 1760. Perhaps the nearest one can come to picturing the original scene is to look farther along High Street West at No 46 'The Maltings'.



(Alan Rogers)

Entrance to Sheilds Yard : 36 / 38 High Street West

(the curve in the right hand wall follows the line of the medieval selion)



(The Heritage of Rutland Water)

Beehive Cottage, Lower Hambleton.

58 Rutland & Stamford Mercury, Friday September 17th 1999

Dickens Watts

CHARTERED SURVEYORS AND ESTATE AGENTS



UPPINGHAM

A thatched house of great character in the heart of historic Uppingham. Three / four bedrooms, three bathrooms, sitting room, dining room, study, kitchen, utility room, cloaks, 30' garden room, private gardens, outbuilding, car lodge and parking. Full of features.

£295,000

No 46 'The Maltings' : The Farmhouse and Yard behind

The House and its Development

No 26 is the culmination of a process of building and rebuilding spread over the past six hundred years, each stage reflecting the fashion of the time, construction skills and local materials available, the wealth of its owners and their occupations – grazier, farmer, schoolmaster, innkeeper, draper, school porter, confectioner and whatever else - and most importantly the purpose for which the premises was used. And surely also the ambition of wives and husbands to compete with, even surpass, the appearance of their neighbours' houses, must have influenced decisions.

What exists today is described as a town house with private walled garden located in the centre of Uppingham opposite the School within five minutes walk of the Market Place and shops. In the twentieth century it has been a home to professional and retired people and as shown in this Study, this was also its use for much of the nineteenth century. Prior to that, here was the home of a prosperous farmer or grazier, successor to an Elizabethan yeoman farmer. And farming was the formative influence in its development. As a farmhouse it had stables and barns at the rear surrounding a cobbled courtyard accessed from the North Back Way otherwise known as the Turnpike Road. There would have been animals, domestic & farm workers, a vegetable patch, orchard, midden, the shared 'necessary house' or ash-pit closet and the well or pump. Today the house still fronts the High Street opening directly on to the pavement. The back opens on to the garden set at a higher level with, it is said, the old cobbled yard lying beneath. The outbuildings have disappeared except for a former barn in the secret garden that forms the garden's north wall.

How then might this house have developed; what is known and what can be guessed about the stages that resulted in such a dwelling ? The obvious feature is the apparent absence of any major change – excepting the slate roof and perhaps in the fenestration – to the appearance of the building after about 1750. It was not as grand as No 28/30 next door. The two neighbouring structures on the other side, the Hawley Bursary and Chesterton having been much the same originally, both underwent major renovation and alteration in the nineteenth century. For Newel House the plan of the early seventeenth century yeoman's cottage has been identified. Prior to that, it is imagination and guesswork.

At the outset here was a medieval timber frame structure with mud walls under a thatched roof, requiring rebuilding as materials used decayed, but each time replaced by something a little larger, perhaps grander, reflecting improvements in the prosperity of the settlement and its inhabitants. The first of these periods of growth is seen in the thirteenth century planned town lasting until the arrival of the Black Death. The next occurred under the Tudors.

By the close of the fifteenth century major changes in house design had appeared. The open hall layout was abandoned; fireplaces and chimneys replaced open hearths, the construction of internal walls and insertion of floors to create privacy necessitated staircases. Timber frame houses now were cased in stone such as seems to have been the history of The Little Crooked House at No 4 Hopes Yard and at No 1 School Lane. New builds were of stone. Inevitably and in due time the new style was copied by those of lower social status occupying middle and lower class dwellings.

Such a building would be late 16th or early 17th century. The period mid-16th to the mid-17th centuries was when Uppingham experienced the impact of Professor Hoskins' 'Great Rebuilding' that changed the appearance of the town with stone becoming the preferred material for building. High Street West would be transformed by the arrival of yeomen's cottages, shops and farmhouses. Surviving example, such as Baines' bakery, The Maltings at No 46 and No 15 The White Hart can still be seen.

1722 Poll Book for Rutland

<p>THE POLL FOR THE ELECTION OF KNIGHTS FOR THE Shire of RUTLAND.</p>				
Places of Abode of Freehold- ers not resident where their Freeholds lie.	Towns and Free- holders.	Lord FINCH.	Sir THOMAS MACKWORTH	Mr. SHERRARD.
London	Uppingham.			
Lincoln	Breton Clem. Senr			
Stamford	Esq;			
	Breton Clem. Jun.			
	Brown Tho. Jun.			
	Brushfield George			
	Cant Abraham			
	Faulkner Lyon			
	Freeman John			
Oakham	Hawly Edward			
Cottingham, Com. Not.	Medlecott Tho. Esq			
	Merriman Jo. Esq;			
	Raddy Thomas			
	Pepper Henry			
Liddington	Pickard John			
	Royce Mark			
Edith-Weston	Standish Wm. Cl.			
	Thorp Jeffery			
	Wade William			

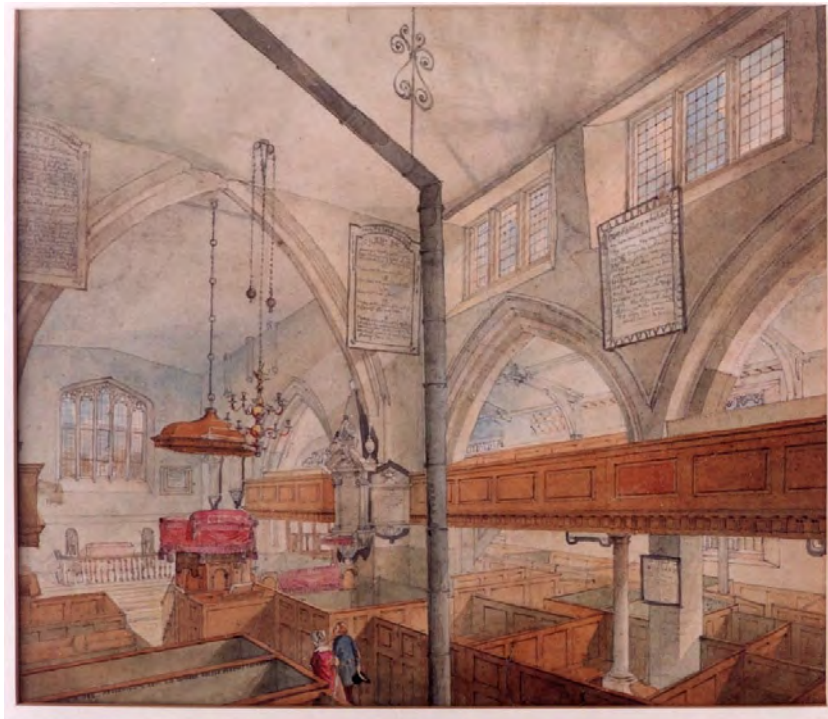
With our present state of knowledge it is not yet possible to identify all the Uppingham properties that qualified the above electors to vote in the election of the two Rutland Members of Parliament. In the case of four only are their freehold residences known – Clement Breton snr, Lyon Faulkner, Thomas Medlycott and the Rector William Standish. The possibility exists that in 1722 one of the others listed owned No 26.

The Social Background

Newel House is what used to be known as an 'ancient messuage', that is a property existing from time immemorial and built before living memory, bringing to its owner a number of rights and privileges such as strips of land in the medieval open fields, rights of common and common rights. Ownership included possession of one or more pews (in those days box pews) in the body of the parish church or seats in one of its galleries. The property was always ancient freehold and thus exempt from the manorial dues, fees, fines and permissions binding upon copyhold tenants of the Lord of the Manor, enabling its owners to mortgage and to sell at will and without having to disclose the price. An even more valuable right was as a freeholder and provided the property was worth more than 20 shillings, the owner had the right to vote for the election of the County's two Members of Parliament; that is until abolished by the 19th century Reform Acts and universal suffrage.

Those living here were men of substance, owning other properties they let for rent, farming land they owned or rented in the parish and beyond its boundaries, influential in the town's affairs, sharing responsibility for decisions affecting the community through the Parish Vestry or as Justices of the Peace, occasionally being appointed Sheriff of the County and more frequently taking their turn as churchwardens, overseers of poor, overseers of the highways and other unpaid civic duties.

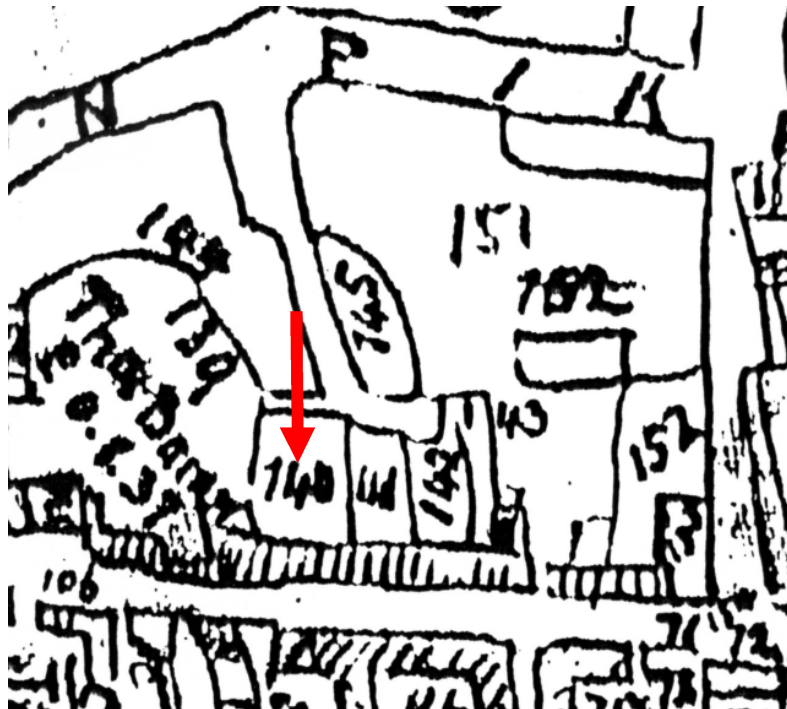
Generally properties fronting the High Street were the more prestigious and inhabited by wealthier members of the community. By the 18th century the West End of the town was recognised as socially the superior of those living at the East End of Uppingham. The School's development in the second half of the 19th century enhanced the trend. But for reasons unknown No 26 escaped the refurbishment and facelift undergone by its next door neighbour at No 28-30 marked by its 1787 date stone placed there by Thomas Baines, possibly sparked by his wedding so as to impress his bride – or perhaps her parents.



(Uppingham PCC)

Parish Church Interior (E Falkner 1832)

1804 Old Inclosures



(Dalton's Map)

The Town Map (detail)

Nos	Proprietors	Tenure	Quantity
140	Parker Spindler	F	0.0.20
	Thomas Cobley	F	0.0.12

(Manton's Map)

Old Inclosure Entry (detail)

1805 Rate Valuation

Premises	Proprietors	Yearly Rents or Summs Rated at
Mrs. Parker House &c	Her Own	7.0.0

(DE 1784/35)

Assessment for No 26 High Street West

J. Parker. Curate.

Parker's Signature 1778 from Parish Church records

George III and the Regency

The Usher and his Sisters

In the absence of title deeds it is unusual for Uppingham freeholds to be identified much earlier than about 1800 and Newel House is not one of those rare exceptions to the rule. The map² accompanying Uppingham's 1804 second enclosure award includes a list of Old Inclosures (the built properties in the town), with the names of owners or occupiers, the type of tenure and plot areas cross-referenced to numbered plots in a plan of the town. This, together with the Rate Valuation List of 1805³ enables identification of owners and correlation to their property with a degree of accuracy.

This 1804 town map identifies for the first time who was at No 26 - the owner and occupier being a Miss [Sarah] Parker. No 140 in the list of Old Inclosures, records a freehold plot of 20 perches. The property still stretched as far as North Street and included the 'secret garden' but separation from the adjoining Nos 20, 22 & 24 High Street West owned by the butcher Thomas Cobley had already taken place. In 1805 the property was assessed at £7 annual rateable value but with no farming land attached, suggesting the land enclosure allotment made either the previous year or earlier in 1771 had already been disposed of.

In 1758 at the age of 23, the Rev'd John Parker MA became Usher at Uppingham's Grammar School, simultaneously holding the appointment of Curate at the Parish Church and from 1777 Rector of Rockingham also. Born in 1735, he had been educated at Grantham School and St John's, Cambridge, so the teaching post at the School could have been his first appointment. Additionally from 1764 he was Vicar of Leake where the Johnson Foundation held land including the gift of the living. In 1781, although the School's Governors gave Parker a £10 bonus⁴ for his 'care and diligence', he left Uppingham to become Vicar of Slawston in Leicestershire, from whence he moved to Lutton in Northamptonshire as Rector in 1797. He died in 1800 at the age of 64 in Uppingham where he was buried.

A reasonable assumption is that while Usher at the Grammar School, he acquired No 26 where he lived with his two spinster sisters Sarah and Susannah. Burial records suggest his mother, also Susannah, may have lived with him; also that he married while at Uppingham, but if so, no surviving children have been found. And in support of his purchasing, in 1793 he took out fire insurance on a property in Uppingham with the Sun Office of London⁵. There is no knowing whether one or both sisters remained in Uppingham when he moved to Slawston, or if the house was occupied by tenants. Whether Parker left his property to his sisters (they could have returned to Uppingham to purchase it after the death of their brother), the situation in 1804 was that Miss Sarah Parker was both the owner and occupier of No 26.

Some years earlier the sisters had entrusted the large sum of £1,800 to John Abearn Palmer, a local attorney to invest on their behalf in loans and mortgages secured on properties for the interest income. Not the first or last crooked lawyer to have lived in Uppingham, in 1801 they had to sue him in the High Court for repayment, obtaining a judgement that eventually forced him to surrender his house on the opposite side of the street where School House now stands and to move to Vine House in High Street East at the less fashionable end of town.

Susanna died in 1802 aged 65 and her sister Sarah Parker in 1805 at the age of 62. Both are buried at Uppingham, but their graves and that of their brother have not been found.

² ROLLR acc ref MA/EN/R51/1.

³ ROLLR acc ref DE 1784/35.

⁴ Bryan Matthews *By God's Grace . . .* Whitehall Press 1984, p.44.

⁵ Sun Policy Registers, Redstone Card Index, Guildhall Library, London.

PARKER Sarah 1803 will / 1805 probate

The will of Sarah Parker late of Uppingham spinster dec'd; proved 7 February 1805.
Sub £200. Mr Child.

This is the last Will and Testament of me Sarah Parker of Uppingham in the County of Rutland spinster. First, all that my moiety or half part the whole into two equal parts divided of and in All that messuage, cottage or tenement situated, standing and being in Uppingham aforesaid in my own occupation I do hereby give and devise unto Robert Cave of Uppingham aforesaid breechesmaker, his heirs and assigns for ever.

Also all and every my goods, household goods, plate, linen, woollen, brewing vessels, bills, bonds, notes, monies and securities for money and all other my real and personal estate whatsoever the same may be or consist of and not hereinbefore by me specifically disposed of, I do hereby give and bequeath unto the Rev William Forster of Ayston in the said County of Rutland clerk, his executors and administrators upon trust that he the said William Forster his executors and administrators do and shall as soon as conveniently may be after my decease sell and dispose of the same, and the money arising by such sale do and shall pay and apply in satisfaction of my just debts, my funeral expenses and the charges of proving and executing this my will. And the money that shall remain after payment thereof I do hereby direct the said William Forster his executors or administrators to put out to interest upon such security or securities as he or they shall think proper. And the interest dividends and increase thereof I do hereby direct him to pay and apply unto and to the use of Mary the wife of Thomas Baines of Uppingham aforesaid esq and her assigns for and during the term of her natural life, and from and after her decease I do hereby give, devise and bequeath the whole of the residue of my said estates unto and to the use of Francis Collingwood of Great Portland Street in the County of Middlesex, saddler, his heirs, executors, administrators and assigns for ever.

And my mind and will also is that the said William Forster his executors or administrators shall not be answerable or accountable for any more monies than what he or they shall receive by virtue of this my will, nor with or for any loss that shall happen by placing out my said trust monies or any part thereof upon any insufficient or deficient security or securities unless the same shall happen by or through his or their wilful neglect or default.

And I do hereby nominate, constitute and appoint the said William Forster executor of this my last will and testament, hereby revoking and making void all former and other wills by me at any time heretofore made, and do declare this alone to be my last will and testament. In witness whereof I the said testatrix Sarah Parker have to this my last will and testament set my hand and seal this nineteenth day of December in the year of our Lord one thousand eight hundred and three and in the 44th year of the reign of Sovereign Lord George the third (by the grace of God) of the United Kingdom of Great Britain and Ireland King Defender of the Faith.

Signed, sealed, published and declared by the above named testatrix, Sarah Parker as and for her last will and testament in our presence and attested and subscribed in her presence and in the presence of each other, By us E Tookey, Rose Nutt, J A Palmer.

The mark of Sarah Parker.

On the seventh day of February 1805 William Forster the sole executor named in the within will and then sworn well and faithfully to fulfil the same according to law and that the goods, chattels and credits of the within named deceased do not amount to the sum of £200. Before me Charles Child Surrogate.

- - - - -

Each sister left a Will⁶. Susannah's made in 1801 bequeathed her half share in the property to her sister (whom she appointed executrix) for life with reversion after her death to Robert Cave of Uppingham, breeches maker. Sarah's Will made on 19 December 1803 was more elaborate. Upon her death her half share in No 26 was to go to Robert Cave also, but the rest of her estate she entrusted to Rev'd William Forster of Ayston, her executor and trustee, directing it be invested and the interest applied for the benefit of Mary wife of Thomas Baines of Uppingham. After Mary's death the residue was bequeathed to Francis Collingwood of Great Portland Street, Middlesex, saddler. Although the sister of a minister and teacher, Sarah did not sign her will and instead made her mark. Was she illiterate ?

Neither Cave nor his wife is known to have been related to the Parkers or other reason to justify Robert inheriting No 26. Could they be found, the deeds for John Parker's property and from where he obtained the purchase money, may contain an explanation. But if the family placed £1,800 with John Abeam Palmer to invest for them, it is unlikely they would need a mortgage. How Robert Cave dealt with his inheritance is not discovered. His shop and residence was at No 22 High Street East⁷ and he owned other property in the south east of the town so there is no reason to believe he ever lived No 26. The inference is he sold it.

Entry No 317 in the 1822 Rate Book⁸ for a property described as a house, yard & garden with a valuation of £14. 11s. 6d is identified as No 26 now owned by a Mary Johnson and occupied by Thomas Otter. Nothing is (yet) known about either person, but at Uppingham the surname 'Johnson' always raises a possibility of connection with the founder of the Grammar School. Entries 315 and 316 in the name of William Mould are Nos 28/30 High Street West in the ownership of a father and son of that name for most of the nineteenth century. The entry following Mary Johnson, No 318, is for a house, outbuildings & yard owned by Edward Ingram, horsedealer. That he owned No 20, 22 & 24 High Street West is confirmed by the School's deeds⁹ for their Hawley Bursary.

1822 Rate Valuation Book

No.	Premises	Owner	Occupier	Valuation £. s. d.
315	House, Bakehouse, Outbuildings, yard	William Mould	Miller & Broughton	
316	House & Outbuildings, yard, garden, & Homecroft	D ^r	D ^r	
317	House, yard, and garden	Mary Johnson	Thomas Otter	£14. 11. 6
318	House, Outbuildings, yard, &c.	Edward Ingram Dealer	Miller & Broughton	

Mary Johnson's tenure lasted not much longer. By 1830 the next owner and occupier of No 26 was a John Sones innholder of the Cross Keys opposite. The years 1830-33 Uppingham's Highway Overseers assessed¹⁰ the property's full annual value at six guineas on which was due annually Shs 5/6d for commuted day work and another Shs 5/3d rate for the cost of maintaining roads in the parish. It is the latest possible date for Sones' acquisition No 26.

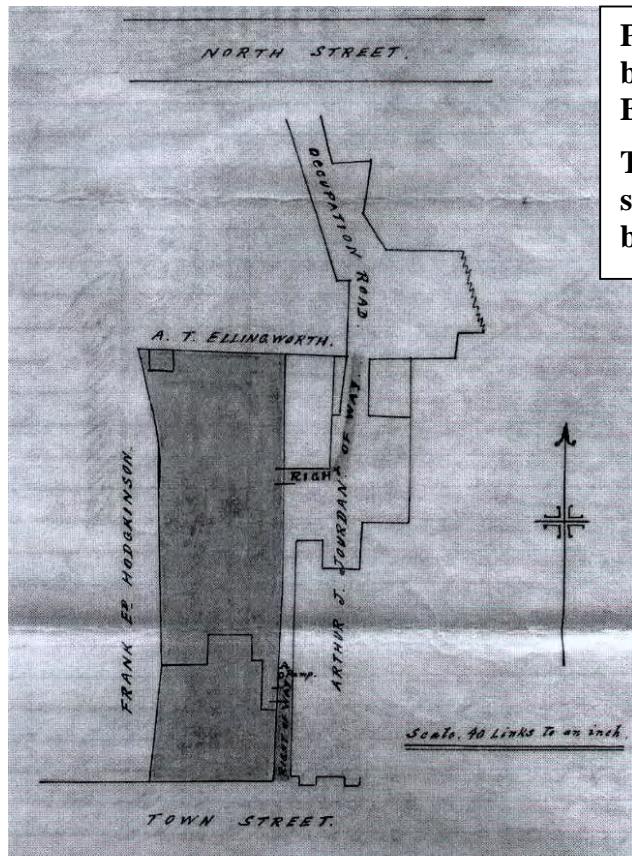
⁶ Diocesan Wills, NRO.

⁷ ULHG No 4 *John Smith's Messuage*.

⁸ In private ownership.

⁹ Uppingham School Archive.

¹⁰ ROLLR DE 1562/45A Uppingham Highway Rate Composition Book.



Plan showing the access passage shared between Newel House and the Hawley Bursary building.

The curve of the medieval open field selion is reproduced in the west boundary of No 26.

(Alan & Barbara Rands)



(Mrs Mary Holmes)

The Bursary and left the passage entrance shared with No 26

The Evidence of the Bursary

One Plot or Two ?

A difficulty with both the 1804 & 1839 maps and the 1805 & 1837 rate lists is that while they show Newel House (No 26) and the Hawley Bursary (Nos 20, 22 & 24) in separate occupations, only the 1837 Rate List indicates they were two plots in different ownerships.

From the maps it is clear at one time the two properties formed a single messuage, confirmed by their shared access from High Street West that actually belongs to Newel House and the latter's right of way across the back of the Bursary plot to the lane leading to North Street West. Also the outside boundaries to both plots are curved, following the shape of the medieval selion, whereas the dividing line between them is straight, indication of a much later insertion.

Division of the ancient messuage into two plots in separate ownerships could be expected to have happened many years before 1800. Only the deeds for Newel House (if they exist) can settle the question for certain. In their absence those for the adjoining Hawley Bursary shed some light by confirming separation had occurred prior to 1756.



No 20, 22 & 24 'Hawley Bursary' in 1990

Summary of the deed of sale (the Release) of No 20, 22 & 24 whereby Frederick Newcome of Grantham in Lincolnshire purchased the property from Edward Ingram horsedealer.

Unusually there is no mention of a shared 'necessary house' indicating by this time each property enjoyed its own pit latrine or ash pit.

— — — — —

Release of the Equity of Redemption of an estate in Uppingham.
And Indenture of Three Parts.

In consideration of -

- Edward Ingram granted, bargained, released & sold and said William Ingram similarly.

(a) Messuage or tenement, now or late divided into two dwellings, with Yard adjoining, formerly in the several occupations Widow Hill & Thomas Allen and since of John Gregory & said Edward Ingram.

- Is conveyed to Frederick Newcome to have & to hold -

- 18

The Neighbour's Deeds

Uppingham School Archive holds the title deeds¹¹ for the Hawley Bursary dating from 1810.

In March that year the executors of the deceased Joseph Needham a butcher from Hambleton, sold the property to Edward Ingram of Uppingham. Ingram, a horsedealer, was already in occupation of part of the premises. It was described as comprising a messuage or tenement divided into two dwellings, together with one moiety or equal half part of the pump standing in the yard adjoining the premises, and right of way from the street to the north part of the messuage or tenement. Previously the occupiers had been Widow Hill and Thomas Allin but at the time of the sale they were John Gregory and Edward Ingram. Names of earlier owners and occupiers are recited back to 1756.

In consequence of his indebtedness, Ingram sold the property in May 1824 to Frederick Newcombe of Grantham, whose executors in February 1833 after his death sold it on to John Bissill of New Sleaford. Both owners regarded it as an investment for rental income and Edward Ingram continued to live there, adding two new stables. The property continued to be described as two dwellings with the rights to the pump and access way also specified.

On Bissill's death in April 1848 his trustees sold to Samuel Geeson an Uppingham whitesmith. The property's description remained the same except that it was once more a single dwelling now occupied by Geeson and the stables had become a workshop. Thus it remained until Geeson's death when in May 1874 his trustees sold the property to William Wilford of Uppingham, a tailor. The conveyance records a Miss Wade occupying the messuage or tenement and William Geeson son of the deceased at the workshop.

Throughout this period none of the names of those known to have lived at No 26 feature in the Bursary's deeds either as owner or tenant, sufficient evidence that the two properties were already in separate ownerships, at least from 1756 the earliest reference in the Hawley's deeds. Instead those named in the property deeds, together with names of owners & occupiers found at No 18 High Street West¹², can be used to identify the position of No 26 in rate lists and census enumerations, even when the people living there are otherwise unknown.



(Alan Rands)

The former shop front 1990

¹¹ Private Collection refs H.31 and H.32.

¹² ULHG 27, *Chesterton, No 18 High Street West*, February 2010.

VALUATIONS OF THE PARISH OF UPPINGHAM

1822

No	Occupier May 1822	Owner	Property	Area	Gross Value	Insurances & Repairs	Rateable Value
				a r p	£ s d	£ s d	£ s d
248	John Sones	John Sones	Cross Keys public house outbuildings, yard & garden				12 12 0
249	Charles Hall	John Sones	Site of one outbuilding ¹³				1 0
466	John Sones	John Sones	Wilkershaw Close	5 11 2			5 8 9
317	Thomas Otter	Mary Johnson	House, yard & garden ¹⁴				1 11 6

1837

No	Occupier December 1837	Owner	Property	Area	Gross Value	Insurances & Repairs	Rateable Value
				a r p	£ s d	£ s d	£ s d
229	William Ingram	John Sones	Cross Keys public house outbuildings, yard & garden		23 10 0	4 0 0	19 10 0.
230	William Ingram	John Sones	Site of an outbuilding ¹⁵				
243	William Thompson	John Sones	House, outhouse & yard ¹⁶		4 5 0	1 0 0	3 5 0.
304	John Sones	John Sones	House, yard & garden ¹⁷		12 0 0	2 0 0	10 0 0.

¹³ Part of the inn outbuildings rented by the neighbour Charles Hall living at the Burnt House, now the site of School House, No 21 High Street West.

¹⁴ Newell House, No 26 High Street West.

¹⁵ Valuation included in No 229.

¹⁶ In front of Lorne House, now demolished.

¹⁷ Newel House, No 26 High Street West.

The Nineteenth Century

The Victualler

Following creation of the Uppingham Poor Law Union and construction of a new workhouse along the Leicester Road, the Guardians commissioned a fresh valuation of properties in the parish together with a map showing the names of owners of those properties.

The re-assessment of poor law rates was carried out by Nathaniel William Wortley and the result printed in December 1837¹⁸ by G Daniell of Uppingham. It shows No 26 was owned and occupied by John Sones. Described as 'a house, yard & garden' it had an estimated annual gross value of £12 and rateable value of £10. The extent of the buildings is seen in the 1839 map¹⁹ as also the outline of the hovel built in the yard. Whether the land up to North Street including the barn and 'secret garden' still remained part of the property is unclear.

The map but not the rating list suggest No 26 and the adjacent Nos 20, 22 & 24 were still one messuage in single ownership but separate occupations, the former a house and the latter a shop & residence. Deeds for the Hawley Bursary starting in 1810 tell a different story, confirming the ancient messuage was divided into the two properties before 1756.

Sones was a victualler by occupation. Born at Trimley, Suffolk in about 1773 (dates on his gravestone disagree), he moved to Uppingham, acquired property now part of Uppingham School and was involved in running the town's affairs. In 1827 he was one of the Overseers of the Poor appointed by the annual Vestry Meeting. His first wife Ann died age 43 and was buried on 8 September 1813. In February 1818 he married a second time. His bride Mary Houlden a spinster from Cottesmore was 15 years younger than he, living to be 92 before she died on 29th November 1878. Sones died on 27 June 1852. All were buried at Uppingham.

In 1810 he purchased the Cross Keys inn located on the opposite side of the High Street from his house together with 5 acres at Wilkershaw Pasture, all for £630. From 1831 others were the landlords at the inn but he still possessed the house (and possibly the inn) when he died in June 1852. The inn was demolished in 1862 to make way for Thring's School Room. Sones owned also a property in front of what is now Lorne House and had acquired a portfolio of slum tenements called Sones Yard lying to the east of the inn. Here the densely packed dwellings, their occupants and insanitary living conditions were a cause of concern to their neighbours the masters at the Grammar School and to the Rural Sanitary Authority.

VALUATION OF THE PARISH OF UPPINGHAM.			
No.	Names of Occupiers. December, 1837.	Names of Owners. December, 1837.	Description of Property.
30/1	John Sones	John Sones	House Yard & Garden

VALUATION OF THE PARISH OF UPPINGHAM.												
Quantities.			Gross estimated Value.			Insurance and Repairs.			Rateable Value.			Obsc
A.	R.	P.	£.	s.	d.	£.	s.	d.	£.	s.	d.	
			12			2			10			

¹⁸ ROLLR DG 37/50.

¹⁹ ROLLR DE 1784/65.

1839 Map of Uppingham

Post miles from Uppingham.

To Oakham	7 miles.
„ Melton Mowbray	17 „
„ Leicester	20 „
„ Harborough	16 „
„ Kettering	15 „
„ Thrapston	18 „
„ Oundle	16 „
„ Peterborough	23 „
„ Stamford	12 „

Fairs.

7th March & 7th July

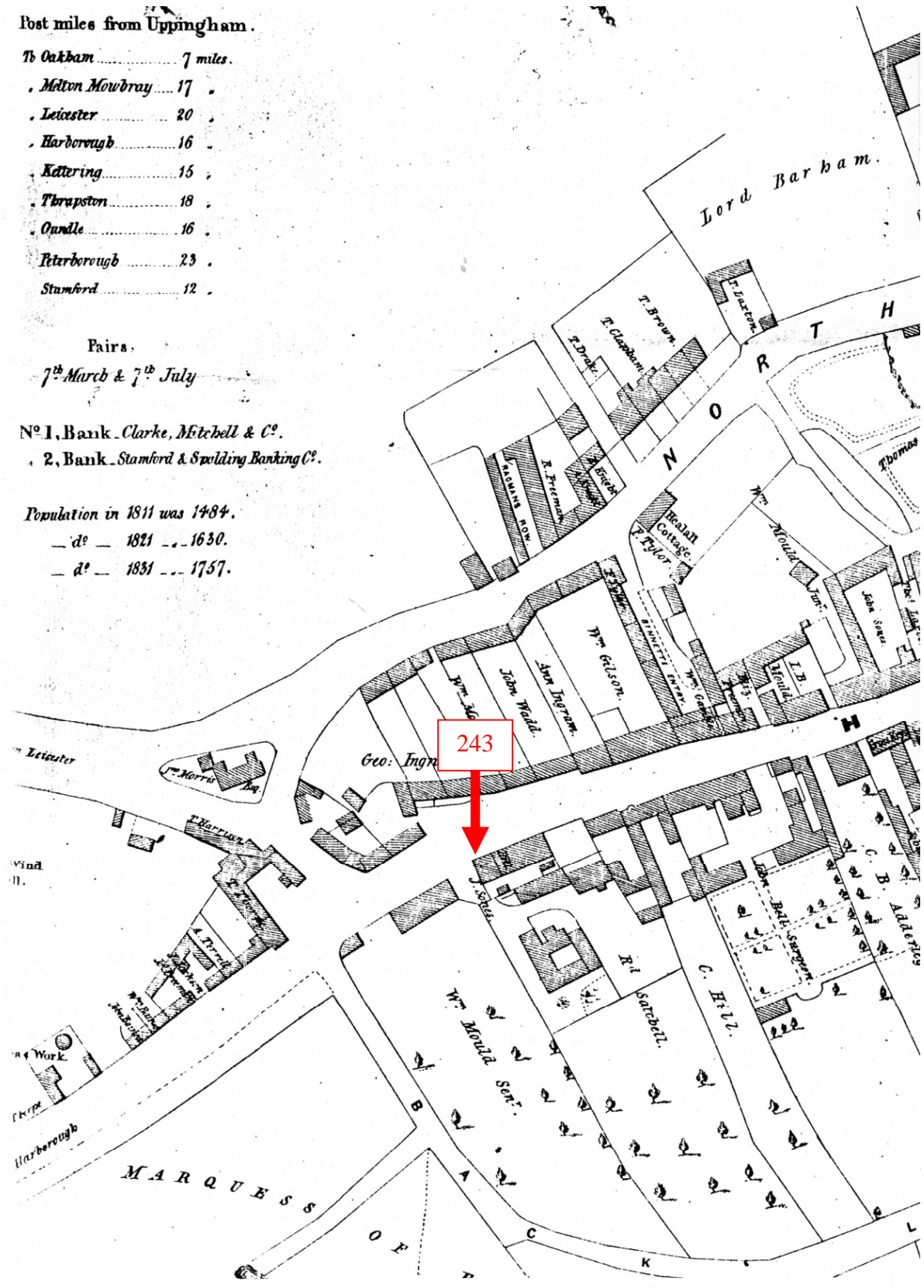
Nº 1, Bank Clarke, Mitchell & Cº.

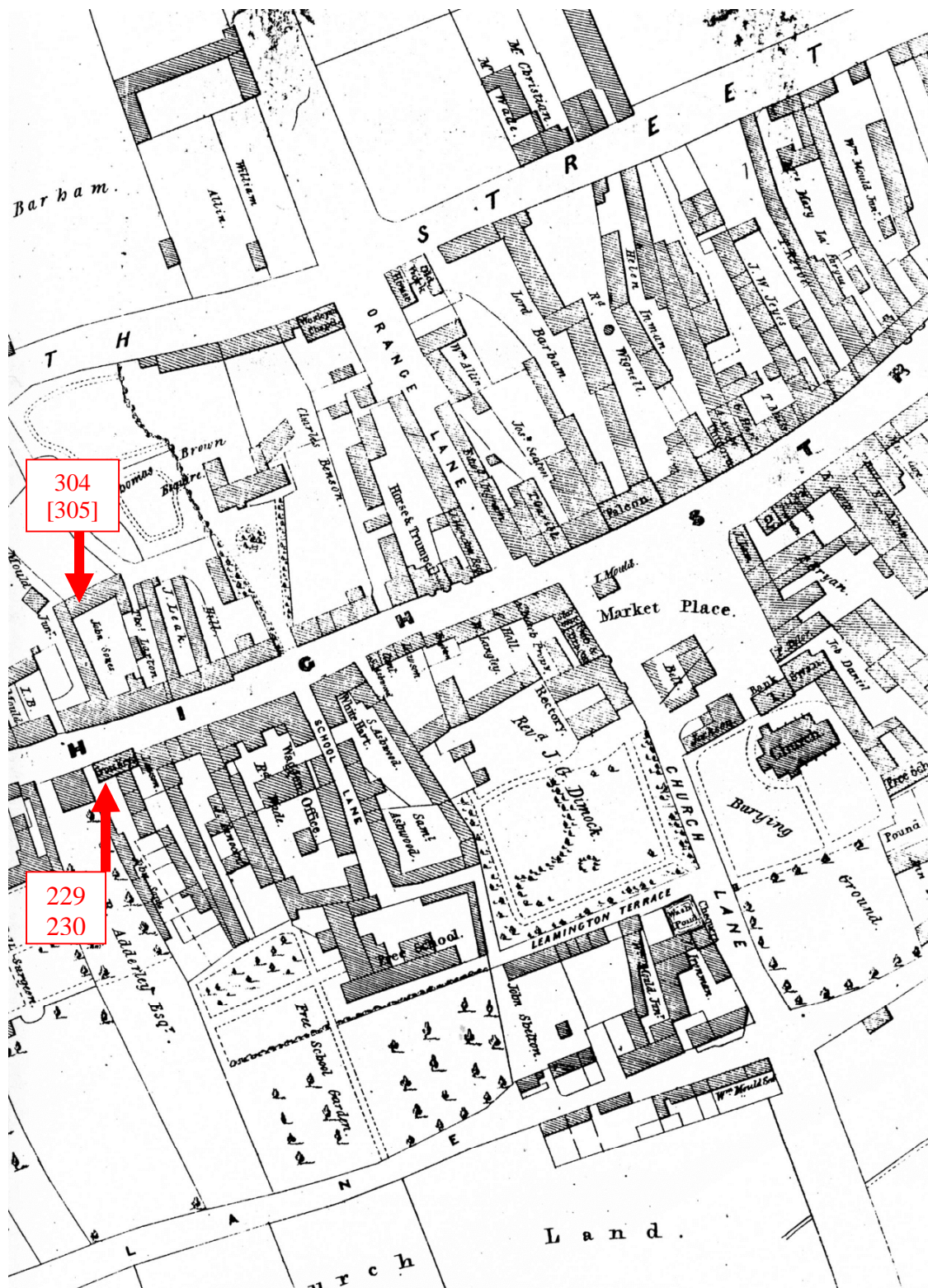
„ 2, Bank Stamford & Spalding Banking Cº.

Population in 1811 was 1484.

— dº — 1821 — 1630.

— dº — 1831 — 1757.





Note : In the 1837 Map the property (Rate Book entry 304) shown belonging to Sones now No 26 High Street West, includes No 20/22/24 Hawley Bursary which was separately rated (entry 305) and never in Sones' ownership.

Sones Family Grave



Sones grave and headstone in the upper churchyard on the south side of the parish church lying to the east of the path to the south porch.

Close-up of the headstone, the inscription now barely readable.



Mary Sones, a Widow with Means

On the night of 30 March 1851 a population census was taken throughout England, including Uppingham. John Sones, now 78 described as a gentleman, retired innkeeper and proprietor of houses, was still at No 26 with his 63 year old wife Mary. Though living in Cottesmore when they married, she had been born at Halton Holgate in Lincolnshire. John too was an outsider, having come from Trimley in Suffolk. No children are recorded in the census but there was at least one married daughter living elsewhere. As was customary, once Sones retired to live on his property rents he was accorded the title of gentleman. They must have employed servants but none were resident unless they occupied the hovel at the rear. Perhaps Mary, wife of the journeyman saddler & harness maker George Inman, and described as a milliner & dressmaker also 'did' for them, but more likely any domestic help lived out.

Sones died the following year on 27 June²⁰ and was buried beside his first wife Ann in the upper churchyard in the space bordered by the path to the South Door, the path to the pinfold and Archdeacon Johnson's Grammar School building. The headstone reads –

“ In Memory of John Sones, died 27 June 18[5]2, aged 7[9] years.

And Ann his wife, who was buried 8 September 1813, aged 43 years.

Also Mary his second wife, died 26 November 1876 in her 92nd year.

And also of Elizabeth Grummit, died 27 March 1863 in the 71st year of her age. ”

When Mary died in November 1878 the burial register recorded her age as 92. It appears Mary, or those about her, had only a confused idea of her true age.

Mary Sones continued at No 26 living on rents from her properties and other investments. For lack of title deeds, census enumerations have to be relied on and these are not entirely consistent with this idea. That taken on the night 7/8 April 1861 shows John Baines Mould & his family (entry 22) at No 28/30 High Street West. But the next following is Samuel Gleeson & family (entry 23) who the Bursary deeds place unequivocally at No 20/22/24. There is no entry for either No 26 or its attendant hovel which are not listed, even as unoccupied. Thomas Laxton follows Gleeson at No 18 (entry 24) which is confirmed by the deeds for that property²¹. More curious yet, as part of the Gleeson household there appears the 15 year old servant girl Leah J Sones, but nowhere mention of the widow Mary. Clearly she was not at home that night, but why no entry for the unoccupied house ?

But the Land Tax Assessments²² nearest dated to the Censuses confirm Mary was both owner & occupier of the property.

Ten years later on the night 2/3rd April 1871 another census lists the widowed Mary Sones now 81 back at No 26 together with her 18 year old grandson draper's assistant George Tyers born in Uppingham. Again, there are no resident servants. Her livelihood is now 'interest of money'. Seemingly she had sold her farmland and properties other than the house, had invested the money and was living on the interest generated. It was usual for widows and spinsters to engage local attorneys to lend out their money on security of property (mortgages) and to live off the interest, generally realising 4% to 5% per annum. But one needed to be very careful of the neighbour William Henry Brown, another dodgy attorney living at The Court (the Manor House) nearby, who was already cheating his clients and his Curate brother-in-law. Ann Proudfoot, cap & shirt maker occupied the hovel at the back.

²⁰ John Sones, gentleman of Uppingham. See PRO Wills ref PRO8 11/2169. Probate granted 17 March 1853.

²¹ ULHG 27, *Chesterton, No 18 High Street West*, February 2010.

²² ROLLR DE 3256/10/50 (1861-2), DE 3256/17/50 (1868-9) DE 3256/18/50 (1872-3) & others in the series.

Census Enumerations : Robinson Family

1861 Census

The undermentioned Houses are situate within the Boundaries of the											10 [Page 17]		
Parish (or Township) of		City or Municipal Borough of		Municipal Ward of		Parliamentary Borough of		Town of		Hamlet or Tything, &c., of		Ecclesiastical District of	
Uppingham												Rutland	
No. of Schedule	Road, Street, &c., and No. or Name of House	HOUSES		Name and Surname of each Person	Relation to Head of Family	Condition	Age of		Rank, Profession, or Occupation	Where Born	Whether Blind, or Deaf and-Dumb		
		In- habited	Un- inhabited (U.S. or Dwelling (B.))				Male	Female					
42	Orange Lane	1		John Robinson	Head	Married	54		Perpetual Curate	Uppingham			
				Ann Do	Wife	Married	61			Uppingham			
43		1		Edmund Robinson	Head	Married	40		Grammar School Porter	Lamport			
				Hannah Do	Wife	Married	41			Lamport			
				Isabella Do	Daughter	Unmarried	20			Uppingham			
				Mary Do	Daughter	Unmarried	3			Uppingham			

1881 Census

Dwelling:

High Street West No 26 "Newel House", Uppingham

Source:

FHL Film 1341761 PRO Ref RG11 Piece 3188 Folio 60 Page 24

Name		Relationship	Condition	Age		Profession or Occupation	Birthplace
				M	F		
Edmund,	ROBINSON	Head	Married	60		Grammar School Porter	Welton, Buckinghamshire
Hannah,	ROBINSON	Wife	Married		61	Grammar School Porter's Wife	Lamport, Northants
Mary W	ROBINSON	Dau	Unmarried		22		Uppingham, Rutland
Mary H	LANGLEY	Visitor	Unmarried		22		Uppingham, Rutland

The School Porter

Five years after the death of Mary Sones the 1881 Census records her successor was the sixty one year old Edmund Robinson born at Broughton (Welton ?) in Buckinghamshire. His wife Hannah from Lamport in the neighbouring county of Northampton was a year older, but as their 22 year old unmarried daughter living with them was born at Uppingham the family had been here for some time.

According to School records Robinson was appointed by Thring as their first Head Porter in about 1859. He, and for many years those following him, would have opened the School buildings, lit the boilers each morning and probably kept an eye on the boys' behaviour while answering requests from teaching staff for help moving furniture. At one time Head Porters were responsible also for showing visitors around the School (before it was given to sixth form pupils), but it is unclear whether this was so in Robinson's day²³.

In his history of Uppingham School, Bryan Matthews writes quoting the schoolmaster J P Graham many of whose older colleagues would have known Robinson personally -

“ A stable institution like a school or college attracts men who give, long, devoted and selfless service, often at wages which would make a shop steward blench. In place of high wages, such men accept security of employment, a sense of belonging to a community and job-satisfaction through the respect and co-operation of those who they work with. Such men are the life-blood of an institution like Uppingham, which has been particularly fortunate especially in those who have served in the position of School Porter, which John Graham once described as 'an honourable estate, not to be taken in hand lightly. It demands punctuality, intelligent anticipation, understanding of masters and boys, and patience and equanimity'. ²⁴ ”

Robinson died in 1891, the School's longest serving Head Porter and the one who also had to cope with the Borth expedition and all the work that move entailed.

There exists a mystery concerning Robinson, his circumstances and his role in the town's politics that needs mentioning though it cannot be resolved here. Writing²⁵ about the outbreaks of typhoid fever at Uppingham School between 1875 and 1877, Nigel Richardson mentions one of the Union Guardians by name Edmund Robinson, a dealer in corn, glassware & china who lived at Oakham Road (at the time a name commonly used to describe Orange Lane & Ayston Road). The Censuses of 1861 & 1871 record a glass, china &/or corn dealer Edmund Robinson, his wife Hannah and their two daughters Isabella & Mary living at today's No 9 Orange Street. With identical names, ages, birthplaces and other details Edmund and his family can be traced through successive censuses; described as the dealer in 1861 & 1871, then as porter in 1881. Headmaster Edward Thring's relations with the Board of Guardians was venomous. If Robinson was appointed porter in 1859, the possibility is Hannah minded the business leaving her husband free to deal with his duties as porter. Was Thring, in pursuit of his vendetta against the Rural Sanitary Authority, trying to build a party of 'King's Friends' on the Board that included Robinson, the School's medical officer Dr Bell and perhaps others ? Or, when Robinson's business folded, did Thring reward him with the Porter's position ? The thought is intriguing.

²³ Information from RSM Charles Menzies, School Head Porter 2001 - .

²⁴ Bryan Matthews *By God's Grace...*, Whitehall Press 1984 pp 117 & 190-2 and quoting J P Graham's article in the Uppingham School Magazine 1936, p.143.

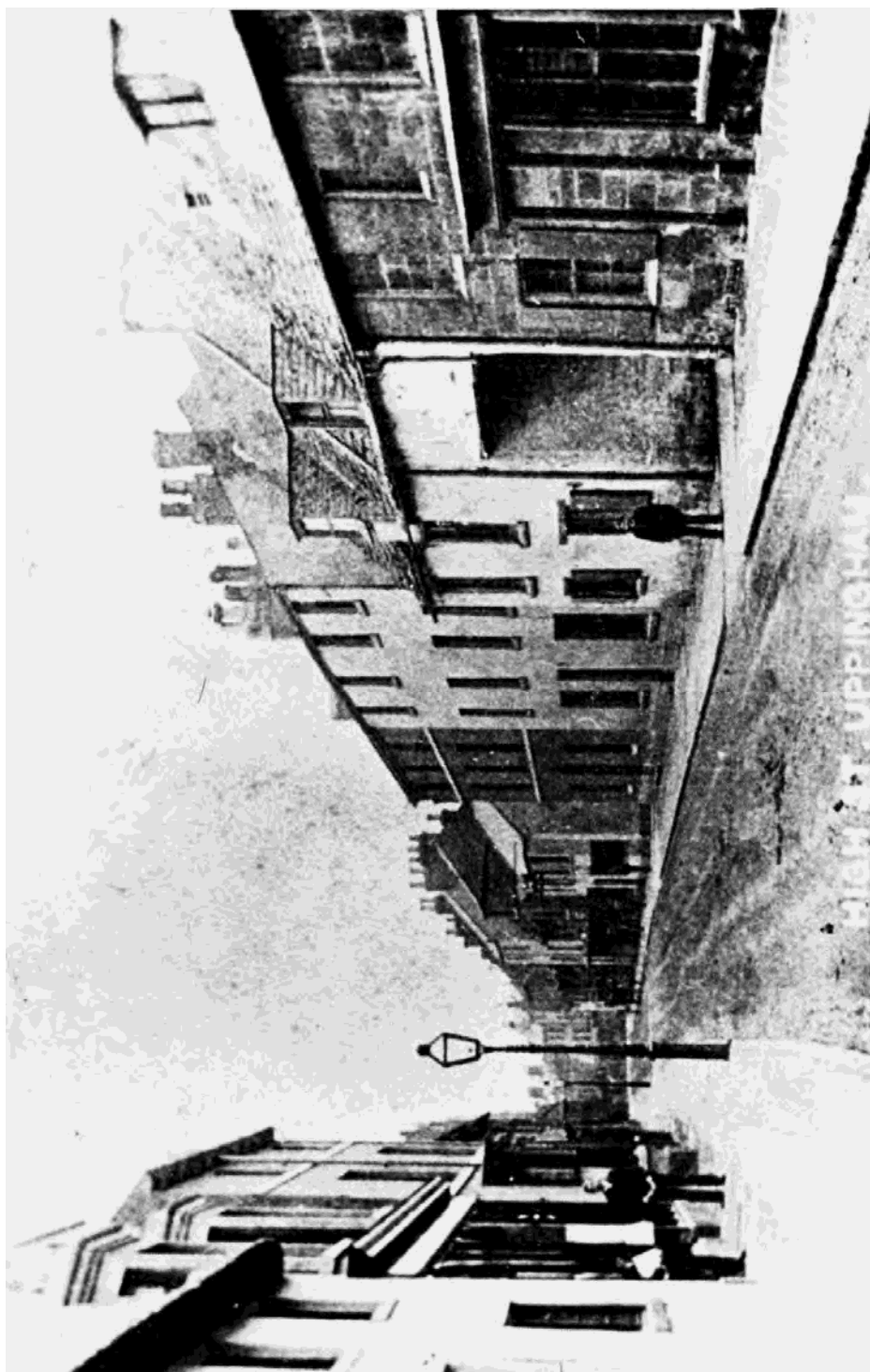
²⁵ Dr Nigel Richardson *Typhoid in Uppingham* Pickering & Chatto 2008, p.39 and App.1.

Robinson, Head Porter

There were eccentrics too among those who served the school in minor but important offices. It is right, for example, that the dignitary who holds the office of school porter should have characteristics that make for marked personality. The first of these worthies whom I recall had already held office for many years when I first set eyes on him. Being a stout and ponderous old man he was naturally always called "Skelly," which was, I imagine, a shortened form of skeleton. To see him on a foggy November morning at early school vainly endeavouring to rid the school premises of elusive hound puppies, who consistently mocked his slow-moving vengeance, gave us considerable pleasure. "Skelly" was, quite rightly, a firm believer in the unique glories of Uppingham, and would solemnly affirm to politely incredulous visitors that the east window in chapel was the largest window in England! Knowing that to him Mr. Thring was the greatest man that had ever lived, I once timidly asked him what manner of man he was. "Skelly" shifted the tight woollen comforter around his neck as though to free his throat for some portentous pronouncement, and looking scornfully down at me he replied, "It's a good thing Mr. Thring never lived to set eyes on the likes of you." He had

one invariable yet not wholly satisfactory answer to “ What’s the time ? ” As he kept his watch deeply embedded under layers of coats and under wrappings he did not worry to be precise in his information but contented himself by saying, “ It’s time for you to be getting along, anyway ! ”

This description of Robinson is taken from John P Graham’s book *Forty Years of Uppingham* published by Macmillan in 1932. Graham entered School House as a pupil in September 1888 and returned to Uppingham School as a master in 1900. Not only did he have personal knowledge of Robinson for the three years he was a schoolboy, on his return as a master he would have heard the reminiscences of staff members who as adults had known Robinson for many years.



(A R Travlen)

High Street West circa 1905

The street scene opposite Newel House which is visible at the extreme left of the photograph.

Hannah Robinson, a Widow in Need

Another decade and at the Census of 1891 Arthur Jourdan's drapery business at No 20/22/24 continued and prospered. Besides his family and single domestic servant, he had no less than eight assorted milliners, dressmakers and drapery assistants living on the premises as boarders working either in his shop or in his workshops at the back.

Next door at No 26 circumstances had changed for the worse. Edmund Robinson, the School's longest serving Head Porter appointed by the Rev'd Edward Thring some 32 years before, died in office earlier in the year leaving his widow Hannah poorly provided for. The School's Trustees, a parsimonious body, refused to find any money for a pension or even pay her a gratuity²⁶. The Census records the 72 year old widow Hannah Robinson with no occupation, living at No 26 and looked after by a 16 year old general domestic servant Ethel Page from North Luffenham.

Whether the Robinsons owned No 26 or rented from someone else cannot be discovered from the Census which names only occupiers. Fortunately the series of Rutland Land Tax Assessments²⁷ produced annually include both proprietors and tenants. The premises' annual rate of Shs 6/- can be traced from the Sones to the Robinsons, proving both connection and continuity. It turns out the house belonged to Arthur John Jourdan owner & occupier of the adjacent drapers shop No 20/22/24, now the Hawley Bursary. Indications are he purchased it in 1876 when Mary Sones died. With creation of Uppingham District Council soon after 1890 the new rating authority assessed the Annual Value of No 26 at £14. 10s on which payment of three shillings and a halfpenny a year was due at 2½d in the pound. Jourdan was still the owner and Hannah Robinson his tenant.

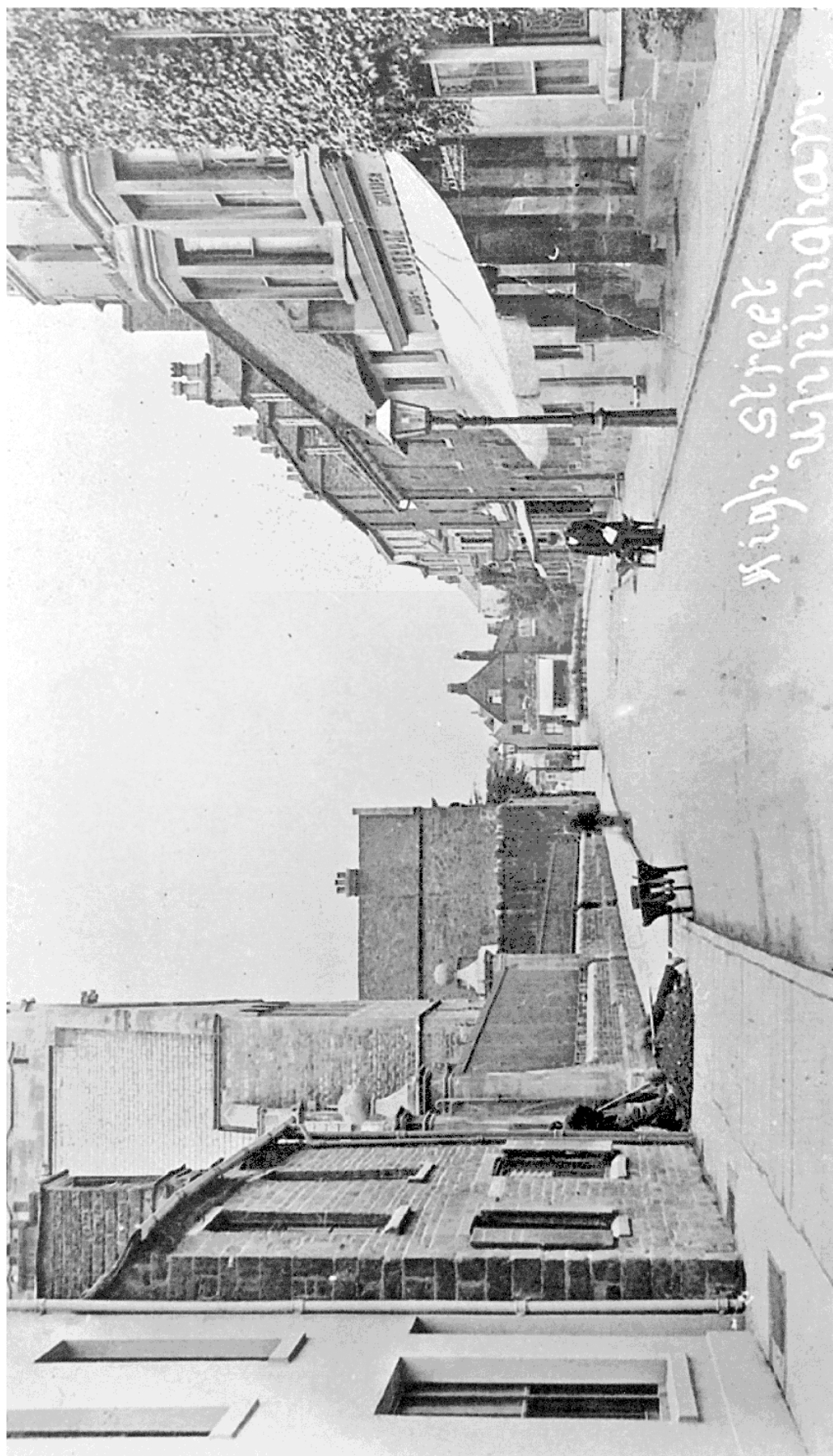


The Scene opposite No 26 prior to WW I

(The open space in front of the OSR is the site of John Sones' Cross Keys Inn)

²⁶ Bryan Matthews, *By God's Grace*, Whitehall Press 1984, p.117.

²⁷ ROLLR DE 3256/26/50 (1881-2), DE 3256/34/50 (1889-90), DE 3256/35/49 (1892-3) et seq.



(Rutland County Museum)

High Street West 1908

(The workman with his wheelbarrow is standing outside No 26 which still has a thatched roof)

Into the Twentieth Century

The Headmaster

At the next Census in 1901 yet another change. The new occupiers were the 55 year old confectioner Charles Mould, his wife Harriet, and their family. As only half rate was collected in 1901-2²⁸ their entry can be assigned to that time. He came from Morcott and Harriet from Ansty in Leicestershire. They faced competition from John T Love the baker a few doors along at No 34 (now the Porter's Lodge) but with numbers at the School increasing steadily since Thring's days a reasonable living was possible. Before moving to No 26, Mould owned and lived in a property located in front of Lorne House that he kept as his shop.

At No 20/22/24 the Bursary building, Arthur Jourdan had installed a manager Harry Hawkins aged 32 and his wife a draper's assistant to run the business for him. They lived above the shop with four employees boarding, two male draper's assistants and two female dressmakers aged 16 to 21. Others may have lived out but perhaps business was not as good as previously, explaining the drop in their numbers.

On the other side the last descendent of William Mould's family was gone and in their place Robert Draper, his wife Lois and three children lived at No 28-30. Draper was a wine & spirits merchant and owner of The Vaults in the Market Place.

Of greater importance to the town was Charles and Harriet's lodger nephew from Leicester, the 35 years old Richard B Watts²⁹ unmarried schoolmaster teaching at the National School on the corner of South Back Way (now Spring Back Way) and London Road; also Organist and Choirmaster at the Parish Church.

Born in 1866 at Leicester, Watts was a boy chorister at St Martin's Church now Leicester Cathedral until at the age of fourteen he became a pupil teacher for the Leicester School Board. At twenty he won a Queen's Scholarship to Culham College, Oxford and was appointed their Organist and Bandmaster. After two years he qualified as a teacher and returned to Leicester to teach at the 1,300 strong Syston Boys' School becoming also Deputy Organist at St Paul's Church where he was famed for his concert recitals. In 1890 he was appointed Assistant Schoolmaster by Archdeacon Lightfoot, Rector of Uppingham at the Church's National School at Uppingham, succeeding to the Headship in 1895. In 1901 or 1902 he married his cousin Annie second daughter of Charles & Harriet Mould with whom he had boarded when he first moved to Uppingham.

Besides duties at the Parish Church, Watts strove to promote music in the town. He helped found the Uppingham Orchestral Society, conducted the W I Choir and participated in the Uppingham Choral Society and the Town Brass Band. He was one of the organisers of the Rutland Transvaal Patriotic Fund Concert in January 1900 in aid of Boer War soldiers' funds. A member of the Catmose Lodge of Freemasons, he was twice President of the Rutland Teachers Association and for many years Secretary of the Uppingham Lawn Tennis Club.

He retired in 1929 after 39 years teaching in Uppingham and 40³⁰ years as organist and choirmaster of the Parish Church. While on a visit to his married daughter Annie at Painswick in Gloucestershire he developed pneumonia and died on Friday September 30th 1932 aged 65. He is interred in the lower churchyard, the newspapers reporting the numerous mourners and almost seventy wreaths at his funeral.

²⁸ ROLLR DE 3256/44/50 Uppingham Land Tax Assessment 1901-02.

²⁹ ROLLR DE 7741 Ephemera & Correspondence of R B Watts, Schoolmaster & Organist, Uppingham.

³⁰ His gravestone states it was 42 years.

Robert Draper and The Vaults

ROBERT DRAPER, Wine and Spirit Merchant, Market Place, Uppingham.—What may be the actual date of origin of the business now carried on by Mr. Robert Draper is not known. The first definite record of its existence was when one J. Hill was here in 1787. In 1810 Mr.



J. L. Bell succeeded him, and from 1845 to 1896 the late Mr. William Compton was the proprietor. The order office is on the ground floor front close to the entrance to the church, and below are the cellars with their stone bins. Wines and spirits of the finest qualities and in the best condition are sold, and also the beers and stouts of the leading brewers. A sole agency for Uppingham and the villages around is held for Messrs. Moët and Chandon's champagnes. Goods are delivered by the firm's own carts within a twelve mile radius of the town, while on orders of £1 and upwards, for consignments for further afield, carriage is paid to the

nearest railway station. Mr. Draper is also agent to several insurance companies, this Uppingham agency of the County Fire Office, Ltd., having been established as far back as 1810, three years after the foundation of that office.

Mr. Draper is, and for over thirty-five years has been, the Honorary Librarian of the Mutual Improvement Society, and is, and for fourteen years has been, the Honorary Secretary of the Fat Stock Show. Tele. No. 9.

(Stamford with Oakham and Uppingham, c1910)



**Liquor jar used by
Robert Draper
Wine & Spirits Merchant,
Uppingham**

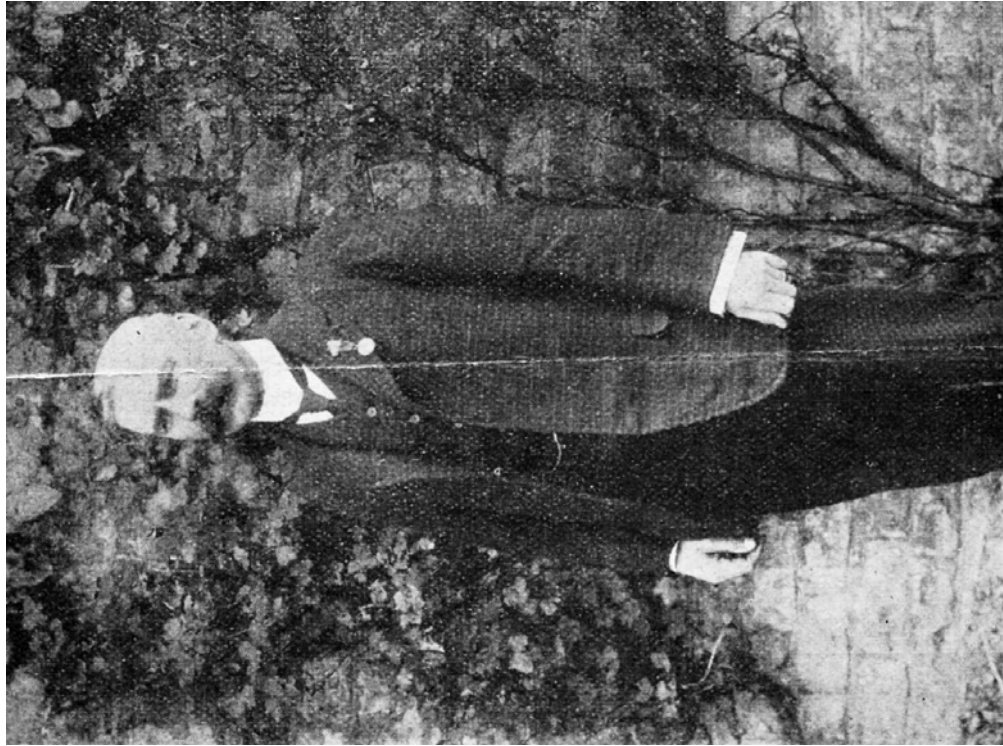


(Courtesy of Rutland Antiques)

Richard B Watts, Headmaster and Organist

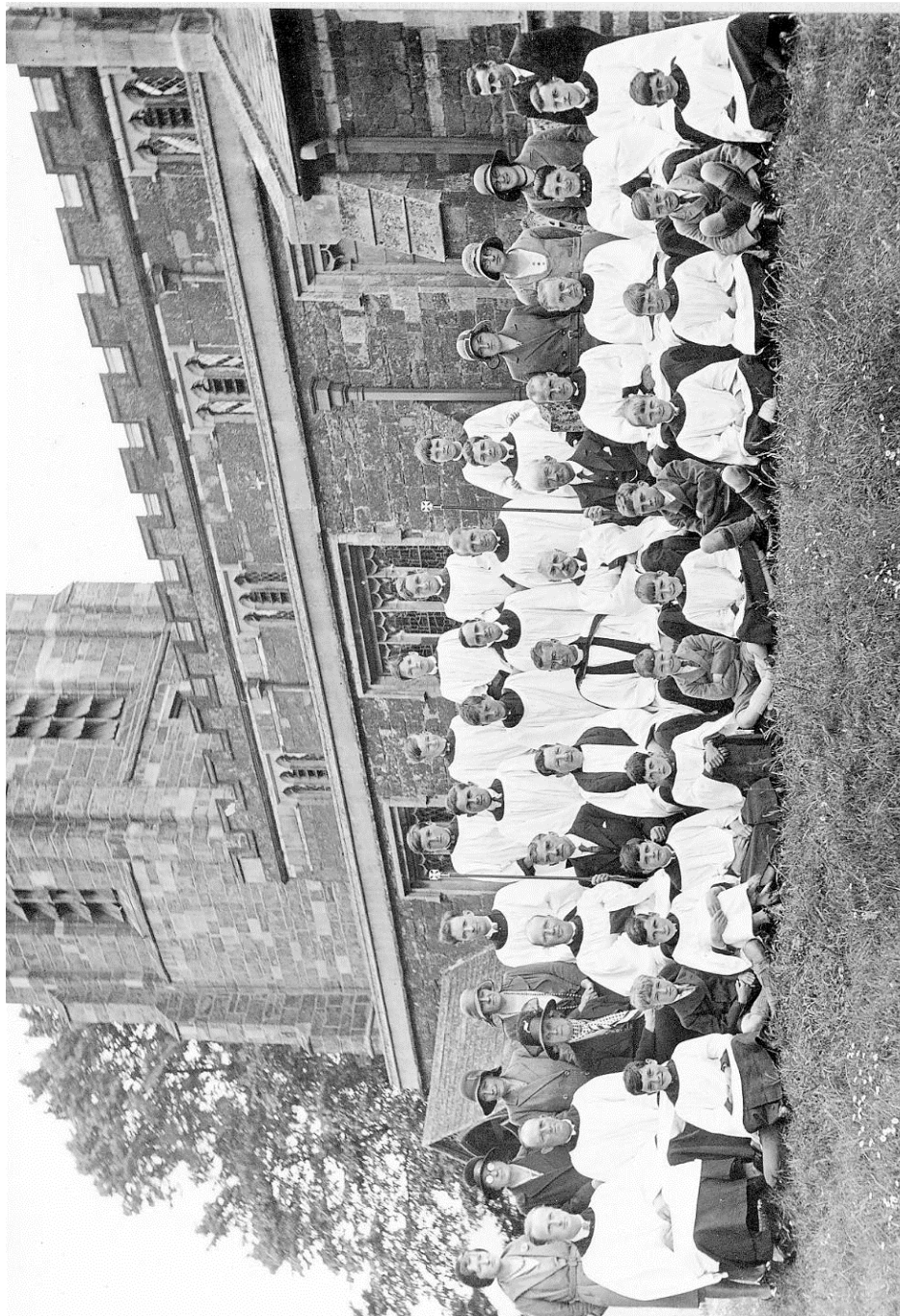
By the death of RICHARD BENJAMIN WATTS, we have in Uppingham lost one who has served his Church and Town faithfully and well for very many years. Appointed Assistant Master of the Church School, September, 1890, under Archdeacon Lightfoot, he became Headmaster in January, 1895, and retired September 30th, 1929, having been associated with the school for just over 39 years. He was organist for over 40 years, and as you all know far better than I can say, he was a musician of great talent and ability. The help that he gave year after year to the different organisations in the town and especially in the musical world, was a service of love and a real benefit to a district far wider than this town. To have helped in guiding the education of boys and girls here for 39 years means that a large number of people of different ages owe their start in life to his care. Everyone will know that they have lost a very real friend and adviser in Mr. Watts, and for the Clergy and Managers who have worked with him, they also in succession as they have come and gone have found him a very loyal and faithful friend.

Our deepest sympathy we all offer to Mrs. Watts and her daughters, and other members of the family, and we know that a very faithful and loyal friend has been called on to Higher Service.



Uppingham Church Magazine 1932

R B Watts, circa 1925



(Uppingham PCC)

Uppingham Church Choir 1929

From the date it is thought this photograph of the Clergy and Choir was taken to mark the retirement of R B Watts after 40 years service as Choirmaster and Organist at the Parish Church.

Richard Watts is seated on the Rector's left hand, the sixth from the right of the photograph.

Watts Family Grave



Watts family grave (west side)



Watts family grave (east side)



R B Watts - inscription

Sacred to the Memory of
RICHARD BENJAMIN WATTS
 Fell Asleep Sept 30th 1930
 Aged 65 Years
 Headmaster of Uppingham Church School
 Also Organist of the Parish
 Church for 42 Years



A E Watts – inscription

Also in Abiding and Loving
 Remembrance of
ANNE ELIZA WATTS
 His Wife
 Died May 1st 1953
 Aged 78 Years
 Praise be the Lord

Census Enumerations : The Mould Family

1901 Census

Administrative County <u>Rutland</u>		The undermentioned Houses are situate within the boundaries of the										Page 82				
Civil Parish		Ecclesiastical Parish		County Borough, Municipal Borough, or Urban District		Ward of Municipal Borough or of Urban District		Rural District		Parliamentary Borough or Division		Town or Village or Hamlet				
of <u>Uppingham (11/1)</u>		of <u>S. Peter & Paul (11/4)</u>		of		of		of <u>Uppingham (11/4)</u>		of <u>Rutland (11/5)</u>		of <u>Uppingham</u>				
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
ROAD, STREET, &c. and No. or NAME of HOUSE	Uninhabited	Inhabited	Name and Surname of each Person	RELATION to Head of Family	Age last Birthday of	PROFESSION OR OCCUPATION	Employer, Worker, or Own account	If Working at Home	WHERE BORN	(1) Deaf and Dumb (2) Blind (3) Lunatic (4) Imbecile, feeble-minded						
<u>High St</u>			<u>Charles Mould</u>	<u>Head</u>	<u>55</u>	<u>Confecturer</u>	<u>Own account</u>	<u>at home</u>	<u>Rutland</u>	<u>Morcott</u>						
			<u>Marietta A. do</u>	<u>Wife</u>	<u>52</u>	<u>do</u>	<u>do</u>	<u>do</u>	<u>Leicester</u>	<u>Leicester</u>						
			<u>Marietta I. do</u>	<u>Daughter</u>	<u>21</u>	<u>do</u>	<u>do</u>	<u>do</u>	<u>Rutland</u>	<u>Uppingham</u>						
			<u>Walter do</u>	<u>Son</u>	<u>17</u>	<u>Teacher in National School</u>	<u>Worker</u>	<u>do</u>	<u>do</u>	<u>do</u>						
			<u>Margaret A. do</u>	<u>Daughter</u>	<u>14</u>	<u>do</u>	<u>do</u>	<u>do</u>	<u>do</u>	<u>do</u>						
			<u>Richard P. Mould</u>	<u>Nephew</u>	<u>25</u>	<u>Schoolmaster & Organist</u>	<u>do</u>	<u>do</u>	<u>Leicester</u>	<u>Leicester</u>						

1911 Census

CENSUS OF ENGLAND AND WALES, 1911.										Number of Schedules <u>214</u> To be filled up by the Enumerator after collection			
Before writing on this Schedule please read the Examples and the Instructions given on the other side of the paper, as well as the headings of the Columns. The entries should be written in Ink.													
The contents of the Schedule will be treated as <u>confidential</u> . Strict care will be taken that no information is disclosed with regard to individual persons. The returns are not to be used for proof of age, as in connection with Old Age Pensions, or for any other purpose than the preparation of Statistical Tables.													
NAME AND SURNAME	RELATIONSHIP to Head of Family.	AGE last Birthday, and SEX.	PARTICULARS as to MARRIAGE.					PROFESSION or OCCUPATION of Persons aged ten years and upwards.		BIRTHPLACE of every person.	NATIONALITY of every Person born in a Foreign Country.	INFIRMITY.	
of every Person, whether Member of Family, Visitor, Boarder, or Servant, who													
(1) passed the night of Sunday, April 2nd, 1911, in this dwelling and was alive at midnight, or													
(2) arrived in this dwelling on the morning of Monday, April 3rd, not having been enumerated elsewhere.													
No one else must be included. (For order of entering names see Examples on back of Schedule.)													
State whether "Head," "Wife," "Son," "Daughter," or other Relative, "Visitor," "Boarder," or "Servant."													
For Infants under one year state the age in months as "under one year," "one month," etc.													
Write "Single," "Married," "Widower," or "Widow" opposite the name of all persons aged 15 years and upwards.													
State, for each Married Woman entered on this Schedule, the number of —													
Children born alive to present Marriage. (If no children born alive write "None" in Column 7.)													
Children born alive to previous Marriage has had, if less than one year since "any date."													
Total Children Born Alive.													
Children still living.													
Children who have died.													
The reply should show the precise branch of Profession, Trade, Manufacture, &c.													
If engaged in any Trade or Manufacture, the particular kind of work done, and the Article made or Material worked or dealt in should be clearly indicated. (See Instructions 1 to 4 and Examples on back of Schedule.)													
This question should generally be answered by stating the business carried on by the employer. If this is clearly shown in Col. 10 the question need not be answered here.													
It may be noted for Domestic service in private employment, if engaged for a definite time (Seasonal), "Seasonal," etc. state when only. (See Instructions 9 and Examples on back of Schedule.)													
Write opposite the name of each person engaged in any Trade or Industry — (1) "Employer" if he is independent of other trade business, or (2) "Worker" if he is working for an employer, or (3) "Own Account" if he is working for himself. (See Instructions 9 and Examples on back of Schedule.)													
Write the name of the Country, County, Town or Parish, or of the Province or State.													
(1) If born in the United Kingdom, write the name of the County, and Town or Parish, or of the Province or State.													
(2) If born in any other part of the British Empire, write the name of the Dependency, Colony, etc., and of the Province or State.													
(3) If born in a Foreign Country, write the name of the Country.													
(4) If born at sea, write "At Sea."													
Note. — In the case of persons born elsewhere than in England or Wales, state whether "Born in" or "Visitor" in this Country.													
State whether — (1) "British subject by birth," or (2) "Naturalized British subject," giving year of naturalization. (3) "Lunatic," or (4) "Imbecile," or (5) "Feeble-minded," state the infirmity opposite that person's name, and the age at which he or she became afflicted.													
If any person included in this Schedule is — (1) "Totally Blind," or "Blind and Deaf," or (2) "Totally Deaf," or (3) "Lunatic," or (4) "Imbecile," or (5) "Feeble-minded," state the infirmity opposite that person's name, and the age at which he or she became afflicted.													
1	Charles Mould	Head	64	Married	39yrs	—	—	—	Confectioner	42b	Morcott, Rutland	British Subject	
2	Marietta Ann Mould	Wife	62	Married	39yrs	9	8	1	Confectioner		Leicester	British Subject	
3	Marietta Isabel Mould	Daughter	30	Single	—	—	—	—	Confectioner		Uppingham, Rutland	British Subject	
4	Margaret Alice Mould	Daughter	28	Single	—	—	—	—	Confectioner		Uppingham, Rutland	British Subject	
5	Maria Alice Mould	Granddaughter	5	—	—	—	—	—	At school		Wetherby, Yorkshire	British Subject	

The Confectioner

Uniquely, for the year 1911 no less than three different sources – the Census, the annual Land Tax Assessments³¹ and the Duties on Land Values³² imposed by Lloyd George's 1910 Finance Act otherwise known as the 'Little Domesday' – are available and their information pooled to create a picture of the property and those living there.

Beginning with the Census reproduced opposite. Charles & Harriet Mould with their two daughters – a third Annie being already married to Richard Watts – and a five year old granddaughter not otherwise explained are living at No 26. All adult members are described as confectioners; no doubt engaged in the family business.

According to the late Mrs Rose Dams³³, Mould's cakes & sweets shop was one of those now demolished – the others were Binley's (tailor) and Baldwin (school outfitter) – that once stood in front of Lorne House. It was much used by schoolboys who then (as now) were restricted as to which shops they were allowed to enter. Love's bakery at No 32 on the north side of High St West was another, until an incident placed it off bounds, much to Mould's advantage as was that schoolboys in those days were only allowed to walk on the south side of the High Street where his shop was situated; a ban lifted only during Fair Week.

This was the same shop once owned by John Sones a previous occupier of No 26.

That the LTA suggests Mould took over the tenancy at the end of 1901 or early in 1902 has been mentioned. The same source confirms Arthur J Jourdan was his landlord and owner of the property. No 26's annual value was £14/10s on which was paid a rate of Shs 3/-½d assessed at 2½d in the pound. The schedule of Land Value Duties again confirms Mould was a tenant and Jourdan the owner, and provides a fuller more complex valuation picture of the property -

Gross Annual Value	£ 18	Rateable Value	£ 14/10s
Original Gross Value	£400	Deductions bldgs etc	£135
Original Full Site Value	£265	Original Total Value	£400
Original Assessed Site Value	£265.		

The Duties schedule provides one further detail, that the site area comprised 426 yards - say a plot measuring approximately 32ft frontage by 110ft in depth – much the same as it is today. Acknowledging that taking figures out of context invites error, could this tell when the 'secret garden' ceased to be part of the garden of No 26 ? The 1911 rateable value of £14/10s is the same in both LTA and Duties assessments and of necessity for the same area. Since about 1891/2 the LTA's rate was the sum of Shs 3/-½d, whereas prior to that date it had been the larger figure of Shs 6/-. Could halving the site area be the explanation for reduction of the rate assessment by an equal proportion ? The change of tenancy at this time from Hannah Robinson to Charles Mould is an obvious moment and Arthur Jourdan owned both properties. Once again only discovery of the property deeds can answer the question, but in recognising the flimsiness of the evidence it is the best now available to offer a date for the division.

Whether Mould retired and when or if he died in harness is beyond the scope of this Study. Sufficient that Hawthorn's Almanack records him still in business in 1916. And similarly whether it was Jourdan or his executors after his death who disposed of his two adjacent High Street properties and under what terms.

³¹ ROLLR DE 3256/43/49 (1900-01) and DE 3256/44/50 (1901-02).

³² ROLLR DE 2072/216 Uppingham Valuation Book, assessment no 359

³³ Reminiscences, ULHSG (unpublished). See also the photograph at the top of page 43 of A R Traylen's *Uppingham in Rutland*, Spiegl Press, 1982.



High Street West c1905

Charles Mould's confectioners & sweet shop is the old gable windowed property where children have gathered in the street outside.



The Shop building in May 1941

Conclusion

Recent Owners

No more is known or deduced about the history of No 26 except that in 1962 the electoral roll records John and Judith Priestley living here; he was eligible for jury service but surprisingly not his wife.

From the 1930s forwards there will exist title deeds for Newel House. They would bring the property's history up to Jack and 'Boo' Ennals from whom the Rands bought in about 1981 and then to the present owners Mr and Mrs M Melvin who purchased in 2010.

Development Reassessed

Earlier the question was raised why No 26 should be one of only three properties on the north side of High Street West to have escaped major rebuild or face-lift in the nineteenth century. No 46 The Maltings was a working farmhouse with farmyard until the 1960s. Nos 36 & 38 also in working rather than residential use were severely restricted in area by being part of Sheilds Yard, itself in fragmented ownership. Neither of these circumstances applied at Newel House. Its owner the draper Arthur Jourdan could well have afforded to redevelop here in addition to rebuilding his shop & residence next door and building the new houses at Northfield Terrace in North Street West.

If there is an explanation, it may be that Jourdan saw No 26 purely as a property for rent and to tenants who were not schoolmasters or other professionals attracted to Uppingham by the growth of the School. Also, for a significant part of the time No 26 was occupied by the widow Hannah Robinson who would have had no use for a larger residence and certainly not the wherewithal to pay the concomitant rent.

Further Research

Several areas where possible additional information about Newel House might be found await exploration.

The first is that no attempt is made here to source the Rutland Mercury newspaper archive at Stamford. Commercially, Uppingham has always gravitated towards Stamford and it is in the Mercury that reports of the town's events, entertainments, advertisements and business dealings are found. Thanks to a Lottery grant, back numbers of all Mercury newspapers are being recorded digitally and an index prepared, the results soon to be available for public access.

Another is Uppingham School's terrier of property deeds that are held in the Bursary and not in the Archive. We know Jourdan possessed both properties whereas today and for a long time before they have been in separate ownerships. When he or his successor came to sell the two properties individually, it is conceivable No 26 was first. In respect of any deeds relating to both properties, the vendors would retain the originals and give written undertakings to produce them to the legal representatives of the purchaser of the excised portion. Examination of the Bursary property deed packet might be fruitful.

Lastly, the collection of deeds held on behalf of his clients by the former Uppingham solicitor Alec Crombie. When Crombie retired his inheriting partner took all these documents to Oakham where his office is based. By report, the deed collection was extensive in content and numbers of documents. Any Uppingham property owner seeking to investigate the whereabouts of earlier deeds could do worse than start his or her enquiries there. A next step should be to apply to Daltons of Oakham, solicitors (whose Uppingham Office was closed about 1970) whether any relevant deeds are held either at Oakham or at Stamford.



Deva House and Newel House mid-1980s



The Sitting Room

(Gilbert & Thomas)



The Garden

(Gilbert & Thomas)

The House in 2009

Information about Newel House supplied by Gilbert & Thomas, Estate Agents, when the property was offered to sale in 2009.

**gilbert
& thomas**
INDEPENDENT ESTATE AGENTS



NEWEL HOUSE 26 HIGH STREET WEST UPPINGHAM LE15 9QD

A CHARMING GRADE II LISTED HOUSE, SITUATED IN THE CENTRE OF THIS POPULAR RUTLAND MARKET TOWN, OVERLOOKING UPPINGHAM SCHOOL. THE PROPERTY HAS AN ENTRANCE HALL, DINING ROOM, SITTING ROOM, FITTED BREAKFAST KITCHEN, SIDE CANOPY PORCH, STUDY/SNUG, SHOWER/UTILITY ROOM, LANDING, 3 DOUBLE BEDROOMS, LARGE BATHROOM WITH SHOWER, ENCLOSED WALLED PRIVATE REAR GARDEN, GAS FIRED CENTRAL HEATING AND PART SEALED UNIT/SECONDARY DOUBLE GLAZING.

Guide Price: £435,000

Market Street, Oakham, Rutland LE15 6DY

T: 01572 770777 F: 01572 755777

21 High Street East, Uppingham, Rutland LE15 9PY

T: 01572 821777 F: 01572 821888

THE ACCOMMODATION IN DETAIL GROUND FLOOR

FRONT ENTRANCE DOOR

Front entrance door with glazed panel over leading to:

ENTRANCE HALL -

1.02m(3'4") x 1.63m(5'4")

With quarry tiled floor and Georgian style glazed inner front entrance door leading to:

DINING ROOM -

4.27m(14'0") x 4.47m(14'8")

With radiator, exposed beams, window seat, 2 built in alcove cupboards, built in understairs cupboard and staircase leading off to the first floor accommodation.

SITTING ROOM -

3.96m(13'0") x 4.45m(14'7")

With radiator, fireplace with open fire grate with stone surround, raised hearth and wood mantel over, 2 wall light points, ceiling beam, 2 built in alcove base cupboards with shelving over and dado rail.



FITTED BREAKFAST KITCHEN -

4.50m(14'9") x 4.78m(15'8")

Fitted with base and wall mounted cupboards and work surfaces, inset stainless steel sink unit with single drainer and mixer tap, tiling, water softener, point and space for range cooker, plumbing and space for dishwasher, 2 further appliance spaces, radiator, under cupboard lighting, 2 windows, built in cupboard housing the central heating boiler and part glazed side entrance door.



SIDE CANOPY PORCH

With centre light.

STUDY/SNUG -

2.69m(8'10") x 2.77m(9'1")

With radiator.

SHOWER/UTILITY ROOM -

2.16m(7'1") x 1.93m(6'4")

(Plus Shower Compartment).

With 3 piece suite comprising: large tiled shower compartment with bidet, low level WC and pedestal wash hand basin, tiling, heated towel rail, wall light point, expelair, corner cupboard and plumbing and space for washing machine and tumble dryer.

FIRST FLOOR

LANDING

With 2 wall light points.

BEDROOM 1 -

4.42m(14'6") x 4.78m(15'8")

With radiator, telephone point, 3 spotlight units, 2 windows and access to boarded loft with ladder and light.

BEDROOM 2 -

5.13m(16'10") x 3.35m(11'0")

With radiator, 2 wall light points, vaulted beamed ceiling, fitted wardrobe with cupboard over, built in wardrobe and 2 windows with seats looking onto Uppingham School.

BEDROOM 3 -

3.63m(11'11") x 4.55m(14'11")

With radiator, vaulted beamed ceiling, 2 built in wardrobe with lights, access to loft and window with seat looking onto Uppingham School.

Newel House, 26 High Street West, Uppingham LE15 9QD



BATHROOM -
2.72m(8'11") x 4.72m(15'6")

With 4 piece suite comprising: panelled bath with shower fitting, bidet, low level WC and inset wash hand basin with cupboard below, tiling, radiator, 2 windows and built in airing cupboard with lagged hot water cylinder, slatted shelving, immersion heater and central heating programmer.



OUTSIDE **AGENTS NOTE**

There is a right of way to the side of the property.

GARDEN

A handgate to the side of the property with a cold water tap leads to the rear garden. There is an enclosed private walled lawned garden area to the rear of the property with mature well stocked borders and paved patio area. Shed.



UPPINGHAM

Uppingham is a charming market town on the southern side of Rutland, situated between Rutland Water and the Eye Brook Reservoir. The centre of the town is a conservation area with many fine stone houses. There are a variety of shops within the town and schools catering for children of most ages. For commuting the town is conveniently situated with easy access to major roads and train services to London.

DIRECTIONAL NOTES

From the market place turn right onto London Road and take the 1st turning on the left into High Street West. Newel House, 26 High Street West is situated a short way along on the right handside, easily recognised by the Agents For Sale Board.

SERVICES

Mains water, gas, electricity and drainage are available. A telephone line is also available.

None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems, telephone or television points have been tested by the Selling Agents.

COUNCIL TAX BAND: F

VIEWING

By appointment only to be made through the selling agents on either 01572 - 821777 or 01572 - 770777.

To assist with your property enquiries we are open 7 Days a Week

Monday - Friday 8.30am - 5.30pm,

Saturday - 9am - 4pm,

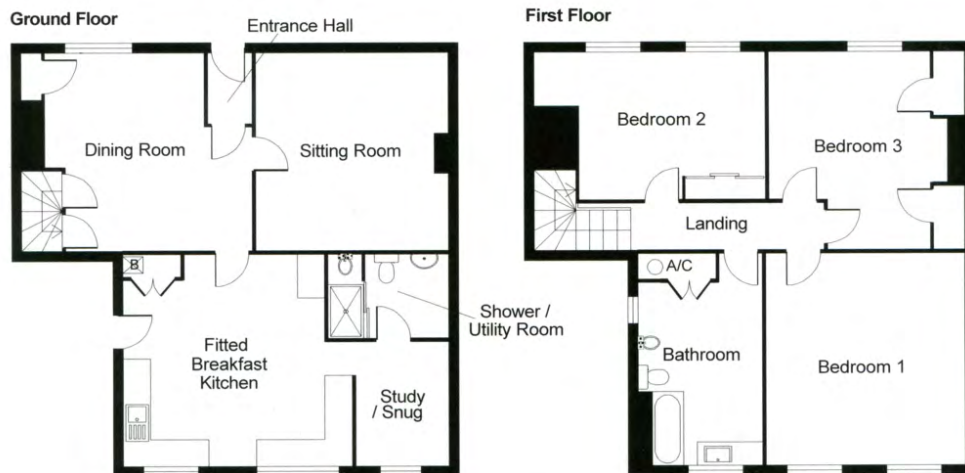
Sunday - Oakham - 10am - 2pm,

Uppingham Closed.

MONEY LAUNDERING

MONEY LAUNDERING REGULATIONS 2003

Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate agents, there will be a requirement that gilbert and thomas confirm the identity of its seller and buyers.



Newel House, 26 High Street West, Uppingham

FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE
 REF : 2435/5328
www.home-plans.co.uk

Distribution List

The County Archivist	Leicestershire, Leicester & Rutland Record Office Long Street Wigston Magna Leicester LE18 2AH.
The Archivist	Uppingham School School Lane Uppingham Rutland LE15 9QU.
Hon Librarian	Uppingham Local History Study Group % Uppingham Library Queen Street, Uppingham Rutland LE15 9QR.
Collections Manager	Rutland County Museum Catmos Street Oakham Rutland LE15 6HW.
Mrs Barbara Rands	3B Spring Back Way Uppingham Rutland LE15 9 .
P N Lane	3 Chestnut Close Uppingham Rutland LE15 9TQ.

Uppingham Local History Study Group

The Court Rolls of the Manor of Preston with Uppingham

- Part 1. Introduction, Indenture Tripartite of 1656 and the 1664 Uppingham Hearth Tax.
2. The Latin Volume 1658 – 1684.
3. The British Library Roll 1735 – 1736 and Northampton Record Office fragment (n.d).
4. Volume A 1737 – 1767.
5. Volume B 1769 – 1789.
6. *Volume C* 1790 – 1808.

The Court Rolls of the Rectory Manor of Uppingham

- Vols* IV - VI *Court Rolls* 1738 – 1851.
VII *Court Rolls* 1851 - 1858
VIII *Court Rolls* 1858 – 1880.
IX *Court Rolls* 1880 – 1936.
X *Court Minute Book* 1791 – 1821.

Property Studies

- ULHG 1. Stocks of Uppingham (formerly Ovens). [No. 17 High Street East]
3. Uppingham School Bookshop, Parts 1 & 2. [No. 9 High Street East]
4. James Smith's Messuage. [Reeves Yard, High Street East]
5. The Lake Isle Town House & Restaurant. [No. 16 High Street East]
10. Beast Hill Messuage. [Nos 1 to 13 South View]
11. Hopes Yard : An Overview [Nos 1-15 Hopes Yard, HSE & NSE]
19. The Congregational Church and Manse. [Nos 1 & 3 Adderley Street]
20. Meadhurst School Boarding House. [No. Ayston Road]
21. Stone Cottage. [Nos 1 & 3 New Town Road]
22. The Hollies, Colbridge House & Craigella. [Nos 58-62 High Street East]
23. Seacy Villa [No. 4 Stockerston Road]
25. *'Hotchpotch Cottage'*. [Nos 4 – 16 North Street West]
27. 'Chesterton'. [No. 18 High Street West]
31. The Woodfield Windmill. [Field OS 7937, Leicester Road]

Mini-Histories

- ULHG(MH) 1. Bennett's, Gambles or Sheild's Yard. [No. 36 High Street West]
ULHG(MH) 2. Bethesda Chapel & Minister's House [Nos 8 & 10 Orange Street]
ULHG(MH) 3. 'Newell House'. [No. 26 High Street West]
ULHG(MH) 4. Schools : Leighfield to Grammar. [Stockerston Rd & High St West]
ULHG(MH) 5. The Unicorn [No. 11 High Street East]

Other Titles

- Godfrey's Terrier 1619 : Belton-in-Rutland.
Indenture Quadripartite : dated 16 March 1687.
Agreement and Settlement on the marriage between Edward Fawkenor of Uppingham to Susan Waite of London,
[Terrier of Preston with Uppingham and Scarlies Manor properties].
"Notes" on the History of Uppingham : Canon Aldred & Rev E A Irons (edited).
"Further Notes" on the History of Uppingham : Canon Aldred (edited).
The Road to Ridlington : A look at Anglo Saxon & early medieval roads to Ridlington and their relation to the settlement at Uppingham.

- - - - -

In the mid-1970's the **Uppingham Local History Group** –

Betty Finch of Ayston

Peter Lane of Uppingham

David & Mary Parkin then of Wing and now Eggleton,

assisted by others, researched and transcribed in summary the court rolls of the two Uppingham manors. The information they uncovered also provided material for writing “histories” of some of the properties in the town. The results of our research are listed above.

Titles in italics are under preparation.

Copies of ULHG's Studies may be seen in the Local Studies Section of the Record Office for Leicestershire, Leicester & Rutland at Wigston (Leicester), at the Rutland County Museum in Oakham and at the Uppingham Local History Study Group.

More recently the search for information about Uppingham's past has been carried on by members of the **Uppingham Local History Study Group** who have published studies about the development of the town, what life was like in the years 1851 & in 1802 and the 'Uppingham in Living Memory' series. Information about ULHSG, its publications and how it may be contacted are to be found at -

Websites

<http://www.uppinghamhistory.org.uk>

E-mail (general & enquiries)
(book sales)

Secretary@uppinghamhistory.org.uk

orders@uppinghamhistory.org.uk

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