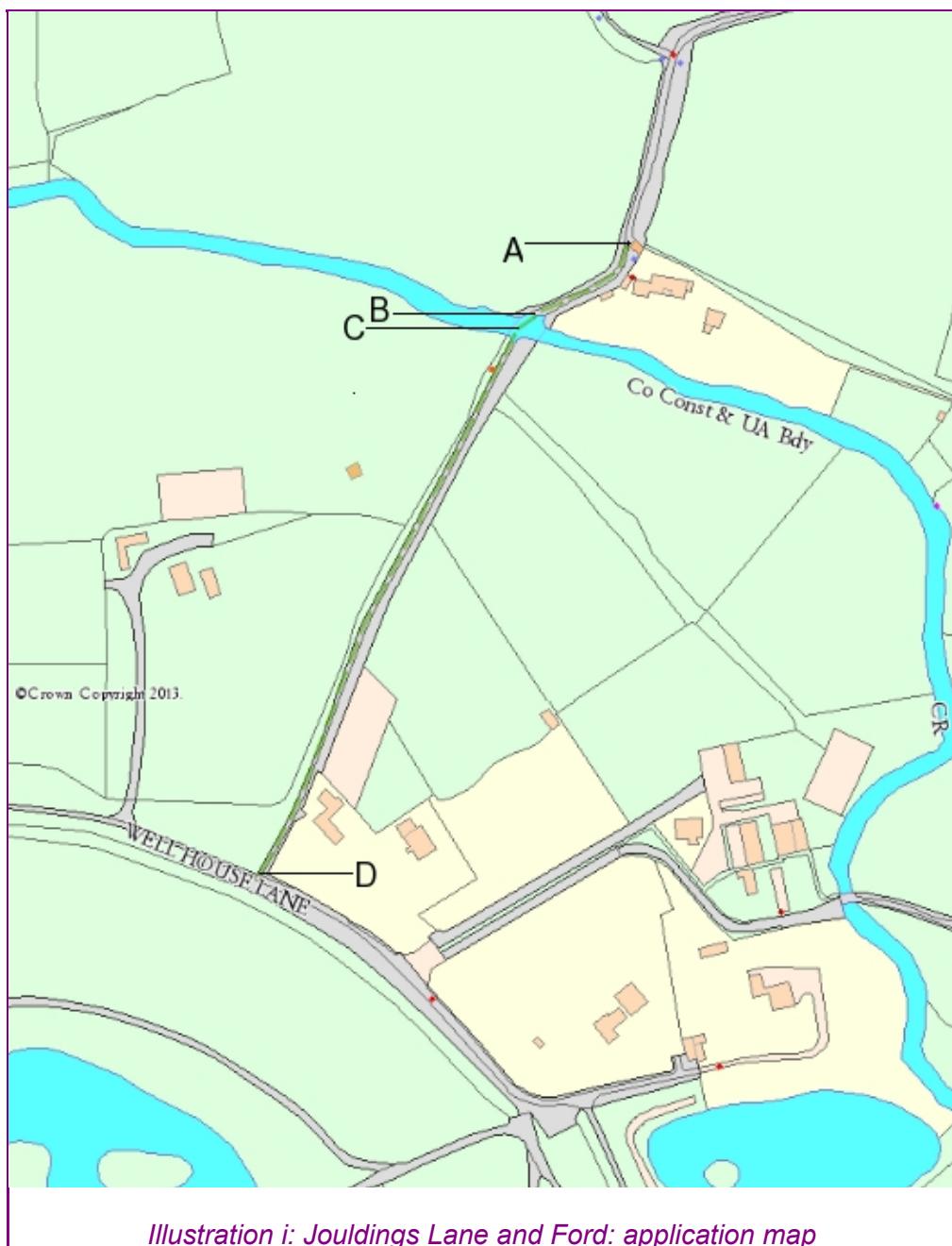


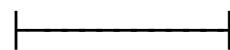
# Jouldings Lane and Ford

## 1. Application and application map

The application is to record Jouldings Lane as a byway open to all traffic from the turning to Jouldings Farm at A (SU75296351<sup>1</sup>), southwestwards to the north side of Jouldings Ford across the Blackwater River at B (SU75256348, in Wokingham borough), and as a restricted byway from B southwestwards to the county boundary in Jouldings Ford at C (SU75246347), and southwards to Well House Lane at D (SU75126322 in Hampshire).



Scale: 1:3,333 (when printed A4)



Application route is marked

100m

<sup>1</sup> Alternative references: six figure OS 475295,163515, nearest postcode RG27 0RJ

## **2. General notes**

Evidence cited below may relate to the whole of the claimed route between A and D, or any part of it: some evidence relates only to the part lying wholly within Berkshire, between A and C, or in Hampshire, between B or C and D. The county boundary formerly lay along the north bank of the Blackwater River (see OS Boundary Remark Book), but now falls along the approximately centre line of the river.

Points have been awarded to each piece of evidence in relation to each of the two parts of the claimed route: these points have been calculated according to the guidance in *Rights of Way: Restoring the Record*<sup>2</sup>.

## **3. Width of claimed route**

The following widths have been scaled from the OS twenty-five inch map for 1896–99. The width of Jouldings Lane between A and C is undefined: south of the turning to Jouldings Farm, the Lane crosses the Blackwater River with broad splays on both sides of the river: the land to the west formerly accommodated a footbridge, and must therefore form part of the highway land. Provision has therefore been made to include a width sufficient to accommodate a footbridge crossing.

At A: 7.5m, widening to

B: 37m

C: 37m, narrowing at southern end of splay to

10.5m at gate, narrowing within 20m south to

8.5m, then at approximately the same width south to second gate, then

undefined width likely to be at least 8.5m, to D.

---

<sup>2</sup> Sarah Bucks and Phil Wadey, 2012

#### 4. Taylor's map of Hampshire

Date: 1759

Source: Hampshire Record Office  
HMCMS:FA2004.3<sup>3</sup> (reproduction with thanks to Jean and Martin Norgate)

Description: Jouldings Lane is shown approximately corresponding to the alignment from A to D, and Jouldings Ford is labelled as "Jouldins Ford". Jouldings Lane connects at its southern end with a road approximately corresponding to the alignment of Well House Lane.

Conclusion: Taylor's map is evidence for the existence of Jouldings Lane and Ford as a road which was already in use in the eighteenth century.

Points:

Part	Points	Comments
A to B	2	none
B to D	2	none



Illustration ii: Taylor's map

#### 5. Ordnance Survey, one inch 1st edition drawing, Odiham

Date: 1806

Source: British Library website<sup>4</sup>

Description: Jouldings Lane is shown from Farley Hill south-west via A to location labelled as "Jouldins Ford" at B-C across the Blackwater River and continuing south-west to the edge of Bramshill Common (north-west of Well House Farm: Well House Lane not clearly identified) at D, and continuing south-west as unenclosed track across common towards Ford Lane.

Conclusion: Other routes shown as enclosed roads on this extract are now public roads or byways open to all traffic (roads in the vicinity of Farley Court appear to have been diverted in the late C19). The Ordnance Survey one inch drawing is good evidence of the existence of a public road between A and D at 1806.



Illustration iii: OS one inch drawing

3 [www.geog.port.ac.uk/webmap/hantsmap/hantsmap/taylor4/ty76.htm](http://www.geog.port.ac.uk/webmap/hantsmap/hantsmap/taylor4/ty76.htm).

4 [www.bl.uk/onlinegallery/onlineex/ordsurvdraw/o/zoomify82464.html](http://www.bl.uk/onlinegallery/onlineex/ordsurvdraw/o/zoomify82464.html)

**Points:**

Part	Points	Comments
A to B	2	none
B to D	2	none

**6. Ordnance Survey, one inch 1st edition, sheet 12**

Date: c.1817

**Source:** Hampshire Record Office HMCMS:FA2003.1.8<sup>5</sup> (reproduction with thanks to Jean and Martin Norgate)

**Description:** Jouldings Lane is shown from Farley Hill south-west via A to location labelled as "Jouldens Ford" across Blackwater River and continuing south-west to the edge of Bramshill Common (north-west of Well House Farm) at D, and continuing south-west as unenclosed track across common towards Ford Lane.



Illustration iv: OS one inch map

**Conclusion:** Other routes

shown as enclosed roads on this extract are now public roads or byways open to all traffic (roads in the vicinity of Farley Court appear to have been diverted in the late C19). The Ordnance Survey one inch first edition map is good evidence of the existence of a public road between A and D at 1817.

**Points:**

Part	Points	Comments
A to B	1	none
B to D	1	none

**7. Swallowfield Inclosure award, 1814–17**

Date: (of award) 9 July 1817

**Source:** Berkshire Record Office website<sup>6</sup> (© Reading Borough Council and Designation.com Ltd 2004)

**Authority:** 53 Geo III c.158 An Act for vesting in His Majesty certain parts of Windsor Forest in the County of Berks and for inclosing the open commonable lands within the said Forest.

5 [www.geog.port.ac.uk/webmap/hantsmap/hantsmap/ordnace6/oss12f.htm](http://www.geog.port.ac.uk/webmap/hantsmap/hantsmap/ordnace6/oss12f.htm).

6 [www.berkshireenclosure.org.uk/find\\_via\\_parish\\_details.asp?parish=Swallowfield](http://www.berkshireenclosure.org.uk/find_via_parish_details.asp?parish=Swallowfield)

Section 15 of the Act provides:

XV. And be it further enacted, That the Commissioner hereinafter appointed on the behalf of His Majesty for the Purposes of this Act, and the Commissioner to be appointed for and on the behalf of the several Proprietors of Land in the said several Parishes respectively, as hereinafter mentioned, shall in their respective Parishes appoint, ascertain and set out all such Public Carriage Roads and Highways, over the Lands and Grounds so to be allotted and set out to His Majesty; and that all such Public Roads and Highways which shall be so ordered by the said Commissioners as aforesaid, with all necessary Drains, Watercourses, Arches, Bridges and Fences thereto, shall be made, and for ever hereafter repaired and maintained at the proper Costs and Charges of His Majesty, his Heirs and Successors: ...

LXVIII. And be it further enacted, That it shall be lawful for the said Commissioners so appointed or to be appointed for the said Parishes and Liberties respectively<sup>7</sup>, and they are hereby authorized and empowered to turn, alter, shut up or stop, and in and by their Award directed by the said recited Act to be made, order and direct to be turned, altered and discontinued, such of the present old and accustomed Roads, Highways, Lanes, and Footpaths or Ways leading through or over the old inclosed Lands or Tenements within the several Parishes and Liberties aforesaid (but subject nevertheless to the Regulations contained in the said recited Act, respecting the stopping up of such Roads, and to the Provisions herein-after contained respecting such Roads, Lanes, Footpaths or Ways); and that the said Commissioners shall and they are hereby authorized and empowered to allot the Soil of and the Grass and Herbage growing and renewing in and upon all and every such Roads, Lanes and Ways, so to be shut and stopped, to and for the Use of such Person or Persons as they shall direct and appoint in or by their said Award.

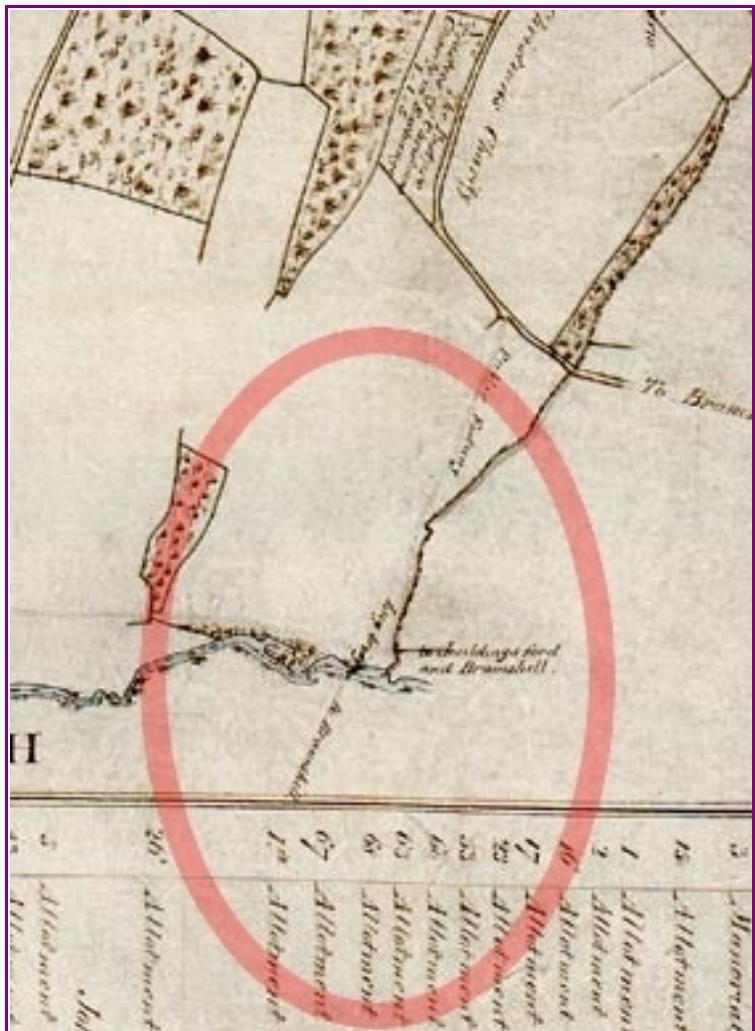


Illustration v: Swallowfield Inclosure award map 1817

**Description:** Jouldings Lane and Ford is not within the lands inclosed under the award,

<sup>7</sup> S.L: "several Parishes of New Windsor, Old Windsor, Clewer, Winkfield, Sunninghill, Binfield, Finchampstead, Barkham, Wokingham and Swallowfield , and the Liberties of Newland and Winnersh, in Hurst".

and the award map is informative only as regards highways outside the inclosed lands. The award map depicts Jouldings Ford, and Jouldings Lane north of the River Blackwater between A and C, solely in the parish of Swallowfield.

BOAT 33 is shown to the junction with Jouldings Lane north of Jouldings Ford: Jouldings Lane is marked east to the parish boundary with Swallowfield, marked "to Bramshill Common" [sic]. A boundary or hedge is shown south from the junction to Jouldings Ford at B. This boundary is marked (just north of Jouldings Ford) "To Jouldings Ford and Bramshill". Slightly to west of boundary, a footpath is shown south from BOAT 33 to slightly west of Jouldings Ford, with a bridge shown marked "Long bridge" (or similar: unclear as to 'Long'); south of the bridge, the alignment (apparently of the footpath) is marked "To Bramshill". The footpath appears to be a parallel alignment to Jouldings Lane, giving access to a bridge which no longer exists but which appears on the OS 1871 OS six inch map.

**Conclusion:** The Swallowfield inclosure award does not set out any part of the claimed route, as it is outside the lands in Swallowfield parish inclosed under the authorising Act. However, the existence of a carriageway is confirmed by the direction to Jouldings Ford (which would not have existed if there were only a footbridge). It appears that the parallel footpath provided an alternative dry route for pedestrians (see, for example, the similar arrangements at nearby Little or Thatchers Ford, and which were formerly complemented by similar arrangements at nearby Great Ford). The Swallowfield inclosure award map is evidence for the existence of a public road between A and C, and for its undefined continuation south of C.

#### Points:

Part	Points	Comments
A to B	5	not part of allotments but included on award map
B to D	1	not depicted but implied

## 8. Greenwood's map of Hampshire

Date: 1826

Source: Hampshire Record Office  
HMCMS:FA1965.589<sup>8</sup> (reproduction with thanks to Jean and Martin Norgate)

Description: Jouldings Lane is shown (on the fold of the atlas) approximately corresponding to the alignment from A to D.

Conclusion: Greenwood's map is evidence for the existence of Jouldings Lane as a road at the date of the map.

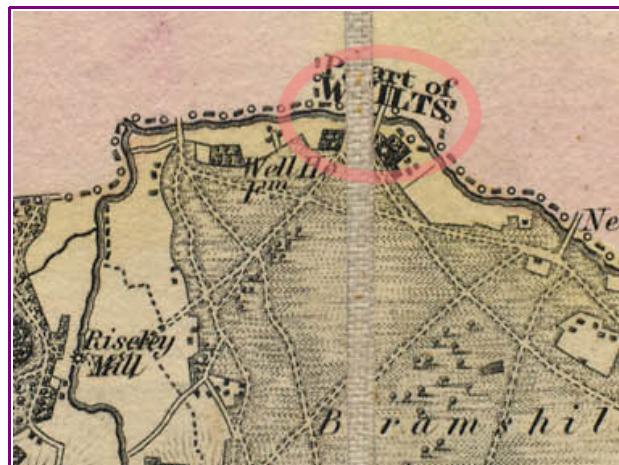


Illustration vi: Greenwood's map

<sup>8</sup> [www.geog.port.ac.uk/webmap/hantsmap/hantsmap/grnwood2/grw86f.htm](http://www.geog.port.ac.uk/webmap/hantsmap/hantsmap/grnwood2/grw86f.htm).

**Points:**

Part	Points	Comments
A to B	1	none
B to D	1	none

## 9. Eversley tithe award

Date: 1837

Source: Hampshire Record Office 21M65/F7/81

Description: The route south of Jouldings Ford from C to D is shown on the tithe map as an enclosed route as far as Bramshill Common (which, being commonable, was not subject to tithes, and not represented in detail on the map); the route is numbered as parcel 665. In the accompanying tithe award, parcel 665 is included in the table labelled "Roads and Waste in the Parish of Bramshill", as "Do through Swallowfield Ford", of area 2 roods and 9 perches (0.22 ha), where Do (ditto) refers to 'Road' in the previous entry.

Parcel No.	Route	Area			Comment (not part of Award)
		A	R	P	
624	The Pound			3	Village pound
662	Upper Common	212		33	Common land
663	Lower C°	709	2	29	Common land
664	Road through Well House Farm Yard		3	26	Former continuation of Well House Lane to New Mill Road, marked on earlier maps
665	Do through Swallowfield Ford		2	9	[Jouldings Lane: see Description above]
666	Do towards Farley Hill		2	3	Ford Lane between Cordery's Farm (road enters onto Bramshill Common) and Little Ford
667	Do from last, towards Heckfield		2	3	Minor road between Great Ford (now bridge over R. Whitewater) and Little Ford
667a	Do from Plough Public House to Lea Common	2		7	Plough Lane
		926	1	33	
<i>Tithe award: "Roads and Waste in the Parish of Bramshill" (see Illustration viii: Tithe award extract)</i>					

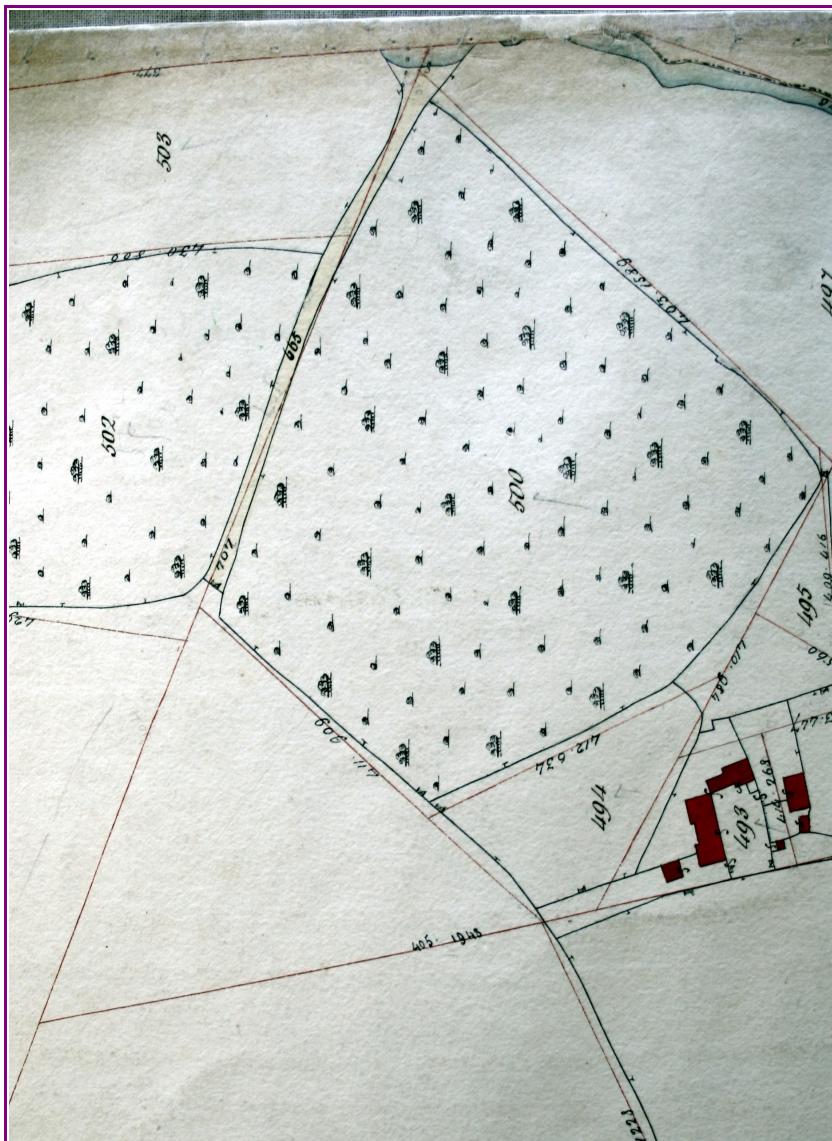


Illustration vii: Tithe map

Roads and Waste in the Parish of Bramshill		Total		
626	The Pound		3	
662	Upper Common	212	.33	
663	Lower do	709	2.29	
664	Road through Will House		3.26	
665	Do through Swallowfield		2.93	
666	Do towards Farley Hill		2.33	
667	Do from last towards Hickfield		2.33	
668	Do from Plough Public House to Sea Common	2	.7	
		936	1.53	X
		2167	.5.19	X

Illustration viii: Tithe award extract

**Conclusion:** Five other routes are included in the same table, of which four are now public roads, and the fifth is the continuation of Well House Lane (a public road) connecting with the road to New Mill Road via another ford across the River Blackwater in the vicinity of Well House Farm (not recorded on the definitive map nor list of streets, and of unknown status). The Eversley tithe award and map is therefore good evidence of the status of the route between C and D as a public road.

**Points:**

Part	Points	Comments
A to C	0	not shown
C to D	5	described as road in award

## 10. Bristol and Dover Direct Junction Railway

Date: 1845

Source: Hampshire Record Office deposited plan DP/B12/1

Description: Route south of Jouldings Ford from C to D is shown on plan for construction of the railway as parcel no. 47, but lying outside the limits of deviation. Parcel no. 47 is recorded in the book of reference as a "Parish Road", in the ownership or reputed ownership and in the occupation of the Surveyor of Highways.

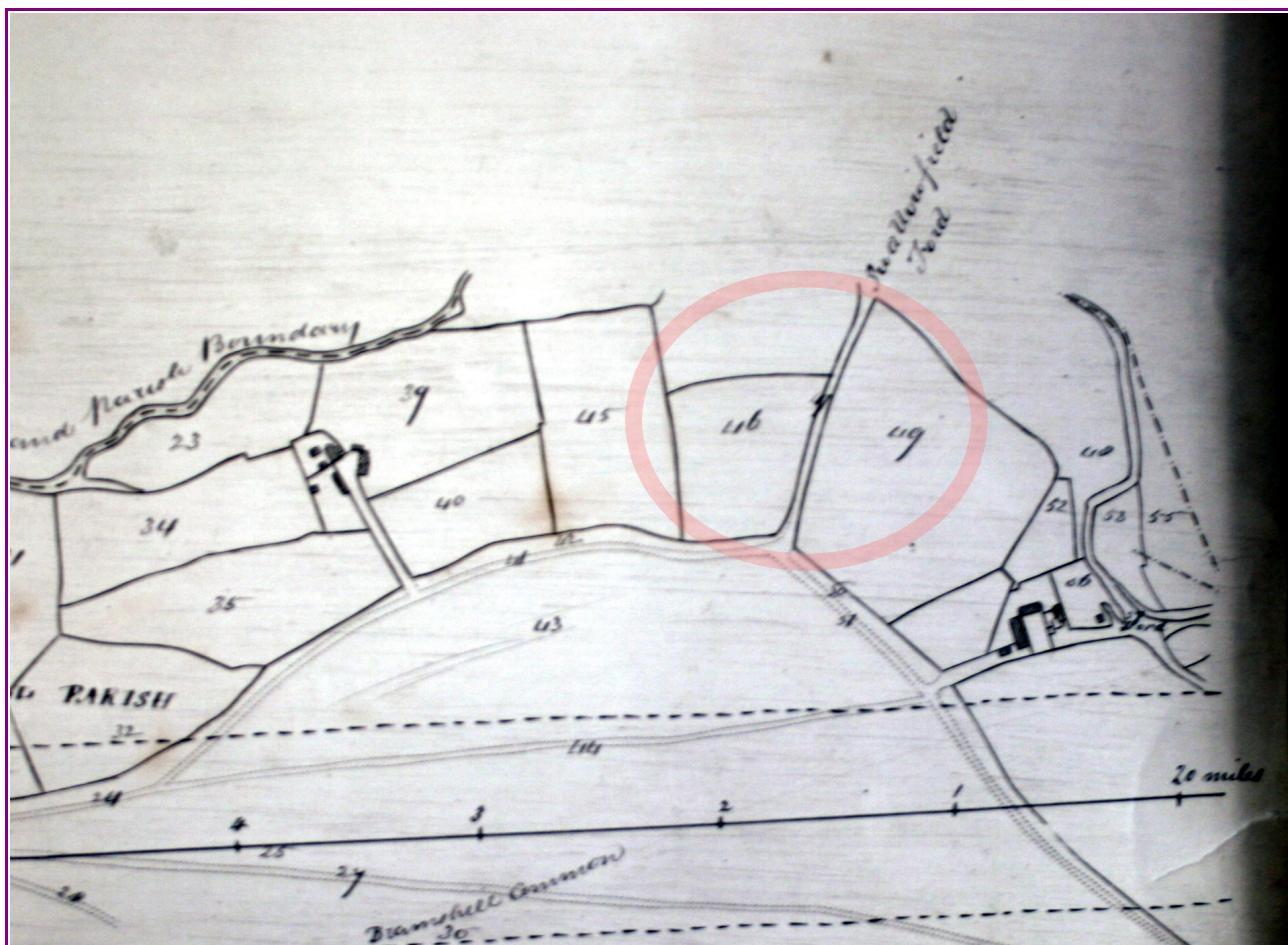


Illustration ix: Bristol and Dover Direct Junction Railway plan

Watesdale	Sir John Cope	Robert Smith	Robert Smith
Stable	Sir John Cope Surveyor of Highways	Robert Smith	Robert Smith Surveyor of Highways
Parish Road	Sir John Cope	John Atwright	John Atwright
Standon	Sir John Cope	John Atwright	John Atwright
Brake			John Atwright

Illustration x: Bristol and Dover Direct Junction Railway book of reference

**Conclusion:** The Bristol and Dover Direct Junction Railway plans provide evidence of the status of the route between C and D as a public carriage road.

**Points:**

Part	Points	Comments
A to C	0	not shown
C to D	5	described as public road

## 11. Swallowfield Inclosure award, 1865

**Date:** (of award) 7 April 1865

**Source:** Berkshire Record Office website<sup>9</sup> (© Reading Borough Council and Designation.com Ltd 2004).

**Authority:** Inclosure Acts 1845 to 1862. Section 62 of the 1845 Act provides that the valuer appointed may set out, widen, stop up or divert public roads by following the procedure contained in that section, but the Act does not provide that any existing road across land to be inclosed is stopped up unless that procedure is followed.

**Description:** This inclosure award inclosed the remaining unenclosed wastes and common lands in Swallowfield parish which were not formerly allodium. The award map depicts Jouldings Ford, and Jouldings Lane north of the River Blackwater between A and B, solely in the parish of Swallowfield.

Jouldings Lane is depicted on the award map south from Farley Hill to the junction with BOAT 33, and then south to a ford marked as "Jouldings Ford" at B. Areas of roadside waste north of Jouldings Ford, identified as parcels nos.83 to 86, were inclosed and awarded to neighbouring landowners. The allotments in the award contain a requirement to fence the allotments against the 'Road' (i.e. Jouldings Lane).

<sup>9</sup> [www.berkshireenclosure.org.uk/find\\_via\\_parish\\_details.asp?parish=Swallowfield](http://www.berkshireenclosure.org.uk/find_via_parish_details.asp?parish=Swallowfield).

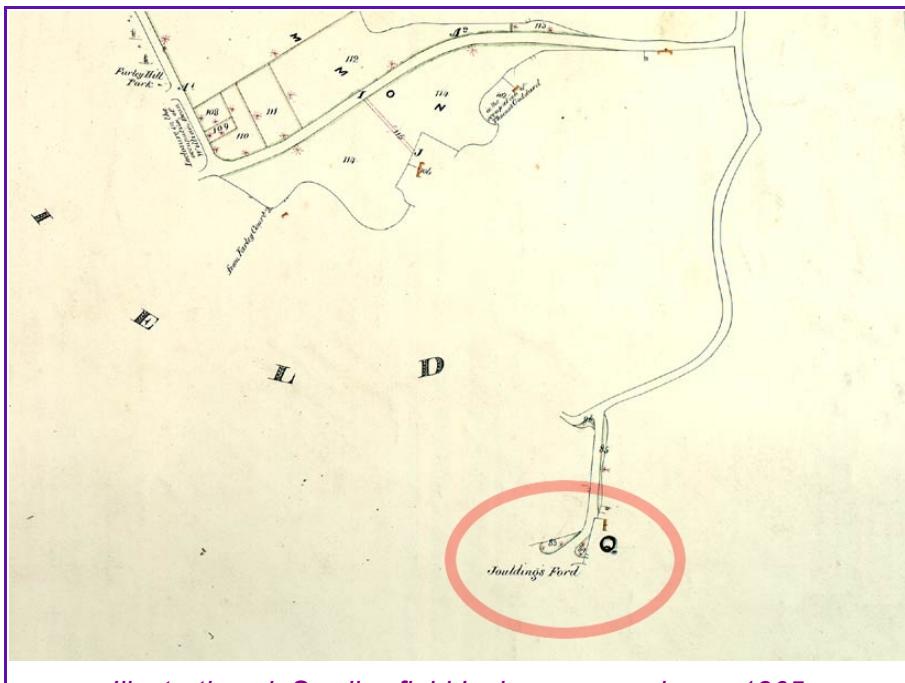


Illustration xi: Swallowfield Inclosure award map 1865

Standish Howland Edmund Walter Perry & s <sup>r</sup> c	83 86 93	"	"	12 3 27	Against the Head. Against the heads. With and against the Head	Common of pasture and other commonable rights in respect of Numbers 76, 77, 78.
Hob Thomas	24 25 111	"	"	6 10 36	Against the Roads. Against the Road. With and against the Road.	Common of pasture and other commonable rights in respect of Numbers 81, 82, 83.

Illustration xii: Swallowfield Inclosure award extracts 1865

**Conclusion:** The Swallowfield inclosure award does not set out any part of the claimed route, as it was an existing highway. However, the existence of a carriageway between A and B is confirmed by its inclusion on the award map, and by the instructions to the allottees to fence against the road. The map is good evidence for the existence of a public road between A and B, and for its undefined continuation south of B.

#### Points:

Part	Points	Comments
A to B	5	described as road in award
B to D	0	not shown

## 12. OS Boundary Remark Book

Date: 1871

**Source:** National Archives OS 26/4687

**Description:** The OS boundary remark book for Bramshill parish records the perambulation of the county boundary between Bramshill and *inter alia* Swallowfield. Jouldings Ford is apparently marked by two solid lines, but is otherwise unidentified except by reference to "Jouldings Ford" in the title of the section. The route south from Jouldings Ford at C to (now) Well House Lane at D is shown as a parish boundary (comprising a detached part of Odiham parish), marked 'CR' (centre of road).

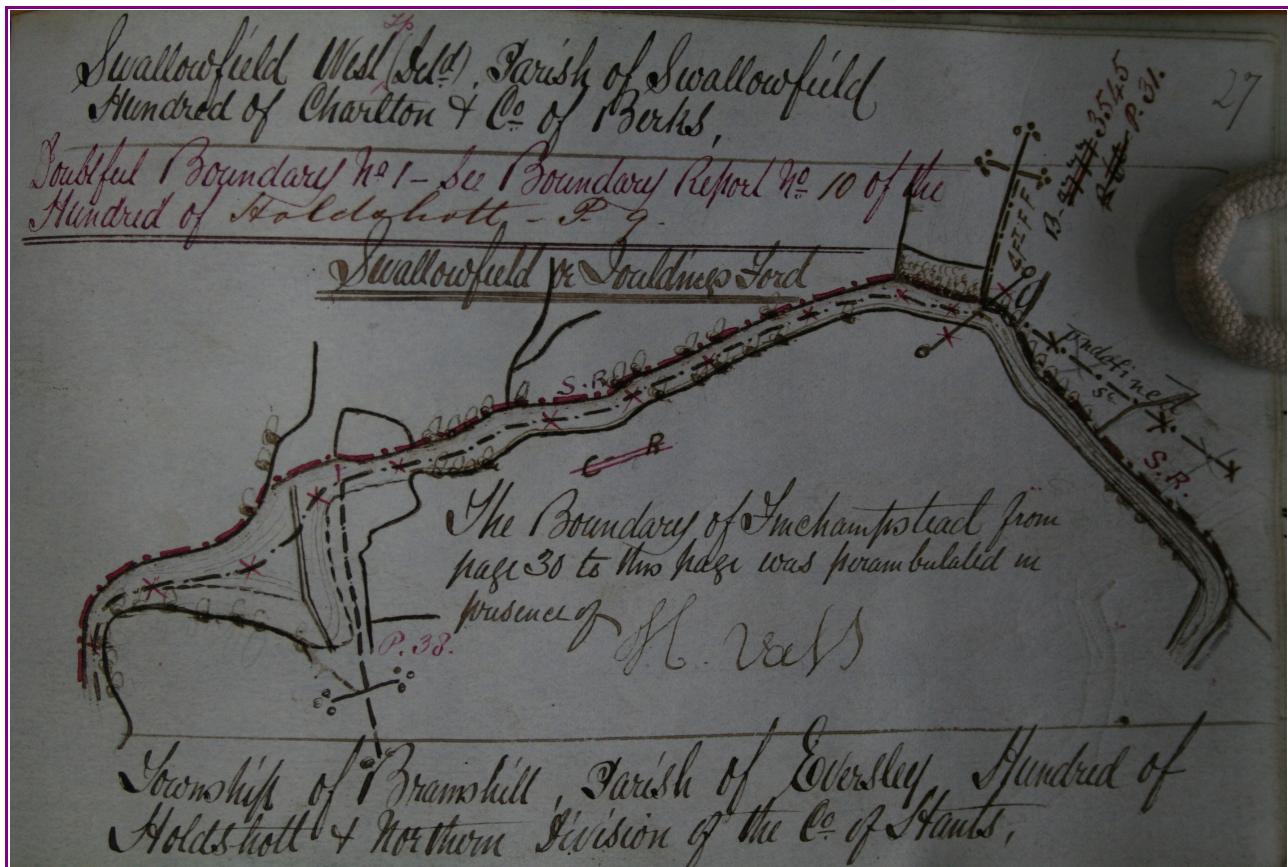


Illustration xiii: OS boundary remark book: Bramshill parish (i)



Illustration XIV: OS boundary remark book: Bramshill parish (ii)

**Conclusion:** The OS boundary remark book notes the existence of Jouldings Ford, and provides some evidence of the status of the route between C and D as a 'road' which was sufficiently significant to mark the parish boundary between Bramshill and Odiham (detached).

2000 10   55—H & S 2238	No. 152.
EXPLANATION OF THE LETTERS USED ON THIS PLAN.	
C S. Centre of Stream.	T C. Track of Cop.
S S. Side of Stream.	R H. Root of Hedge.
T S. Track of Stream.	C W. Centre of Wall.
C D. Centre of Ditch.	F W. Face of Wall.
S D. Side of Ditch.	Df.d. Defaced.
T D. Track of Ditch.	C R. Centre of Road or River.
C C. Centre of Cop.	6ft F.C. 6 feet from Face of Cop.
F C. Face of Cop.	4ft R.H. 4 feet from Root of Hedge.

Illustration XV: OS boundary remark book: key

**Points:**

Part	Points	Comments
A to B	5	not shown
B to D	2	labelled as road

**13. Ordnance Survey, six inch first edition, sheet XLVI**

Date: 1871

Source: Hampshire Record Office

Description: Route shown between A and D. Footbridge shown west of Jouldings Ford.



Illustration xvi: OS 6" map 1871 (map colouring not relevant, composite image)

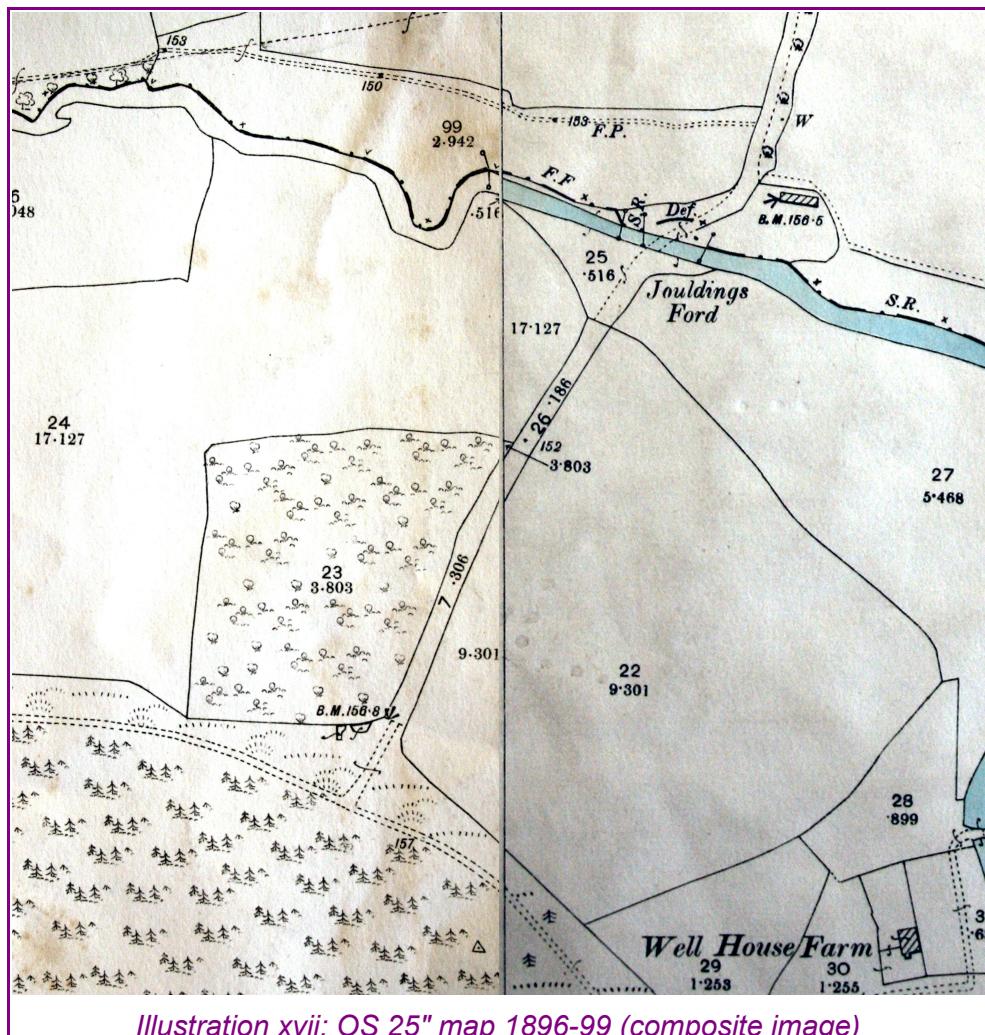
**Conclusion:** The Ordnance Survey six inch first edition map records the existence of the road as a physical feature between A and D, and the existence of a footbridge at Jouldings Ford, at the date of the survey in 1871–2.

**14. Ordnance Survey, 25 inch second edition, sheets VI.9 and V.12**

Date: 1896 (sheet VI.9) and 1899 (sheet V.12)

**Source:** Hampshire Record Office

**Description:** Route shown between A and D.



*Illustration xvii: OS 25" map 1896-99 (composite image)*

**Conclusion:** The Ordnance Survey twenty-five inch second edition map records the existence of the road as a physical feature between A and D, at the date of the survey.

## 15. Finance (1909–10) Act 1910

**Date:** c.1910

**Source:** National Archives IR 126/7/304+315, IR 125/4/23+28, IR 58/5143

**Description:** Route north of Jouldings Ford between A and B excluded from assessment. Jouldings Ford between B and C, and route south of Jouldings Ford to D, shown as part of assessment unit 34 (Bramshill Common), as are Ford Lane and Well House Lane (nearby public roads). The valuation book for assessment unit 34 shows a deduction of £50 for rights of way (for which no further detail given).

The extract shown below is a composite of three map sheets for the valuation districts north and south of the county boundary.

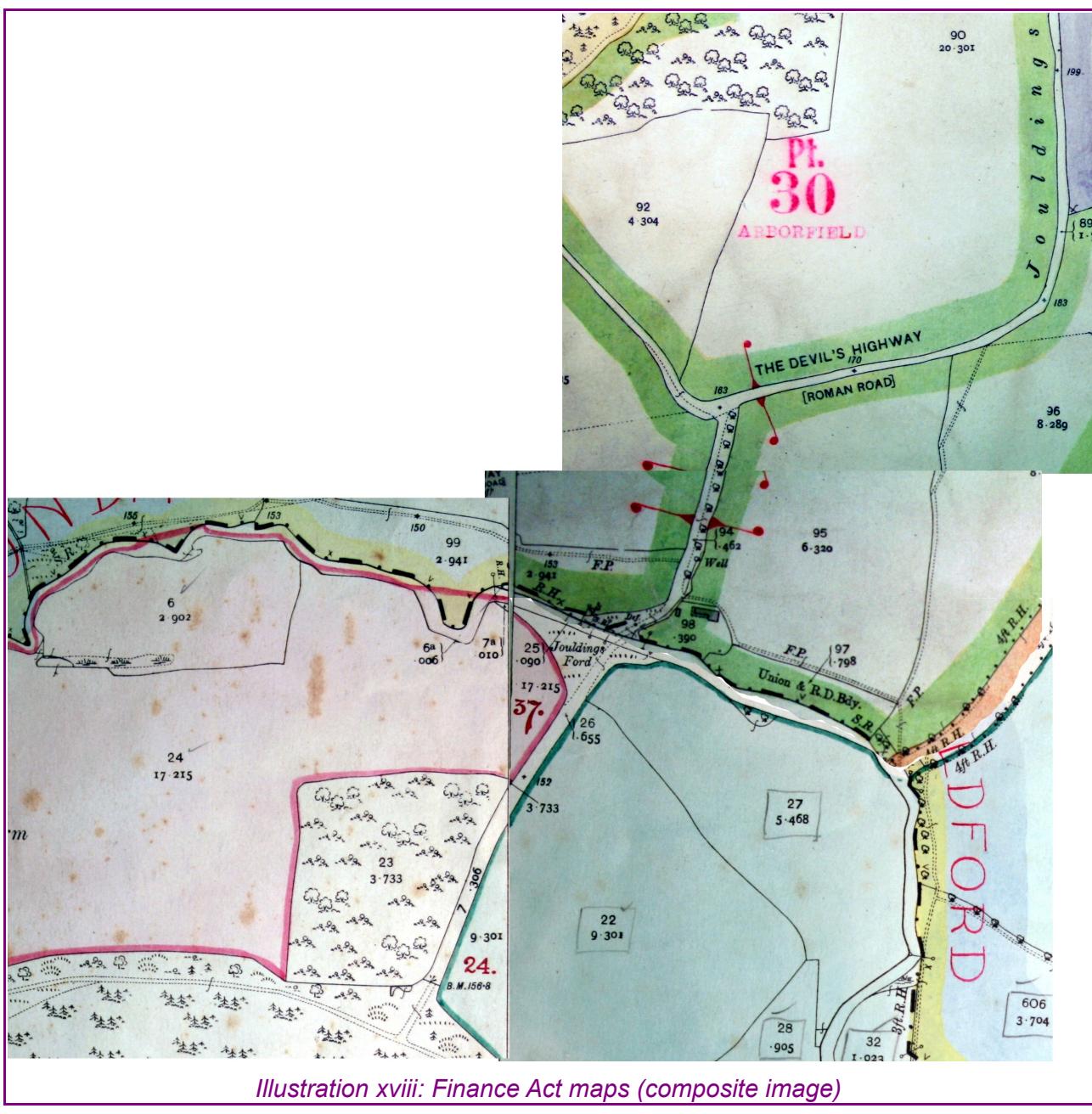


Illustration xviii: Finance Act maps (composite image)

**Conclusion:** The Finance Act maps show Jouldings Lane as excluded from hereditaments between A and B, and are good evidence for carriageway status of the route north of the Blackwater River. The inclusion of the route between B and D as part of an assessment unit reflects the open and unenclosed nature of Bramshill Common, across which public roads are unfenced, and therefore nothing can be inferred about the route's status: Ford Lane and Well House Lane are included within the same assessment unit. The deduction in respect of assessment unit 34 for rights of way is inconclusive: there were likely to be many rights of way across Bramshill Common.

**Points:**

Part	Points	Comments
A to B	5	excluded from hereditaments
B to D	0	inconclusive

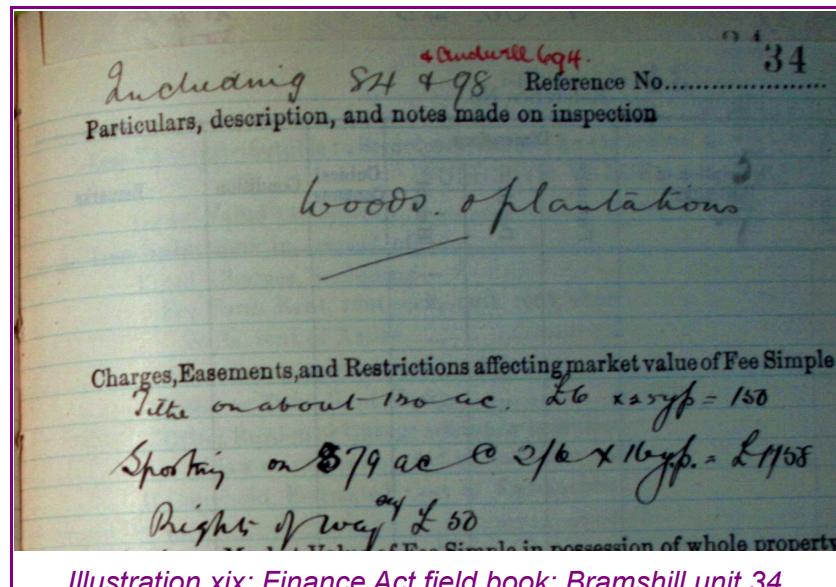


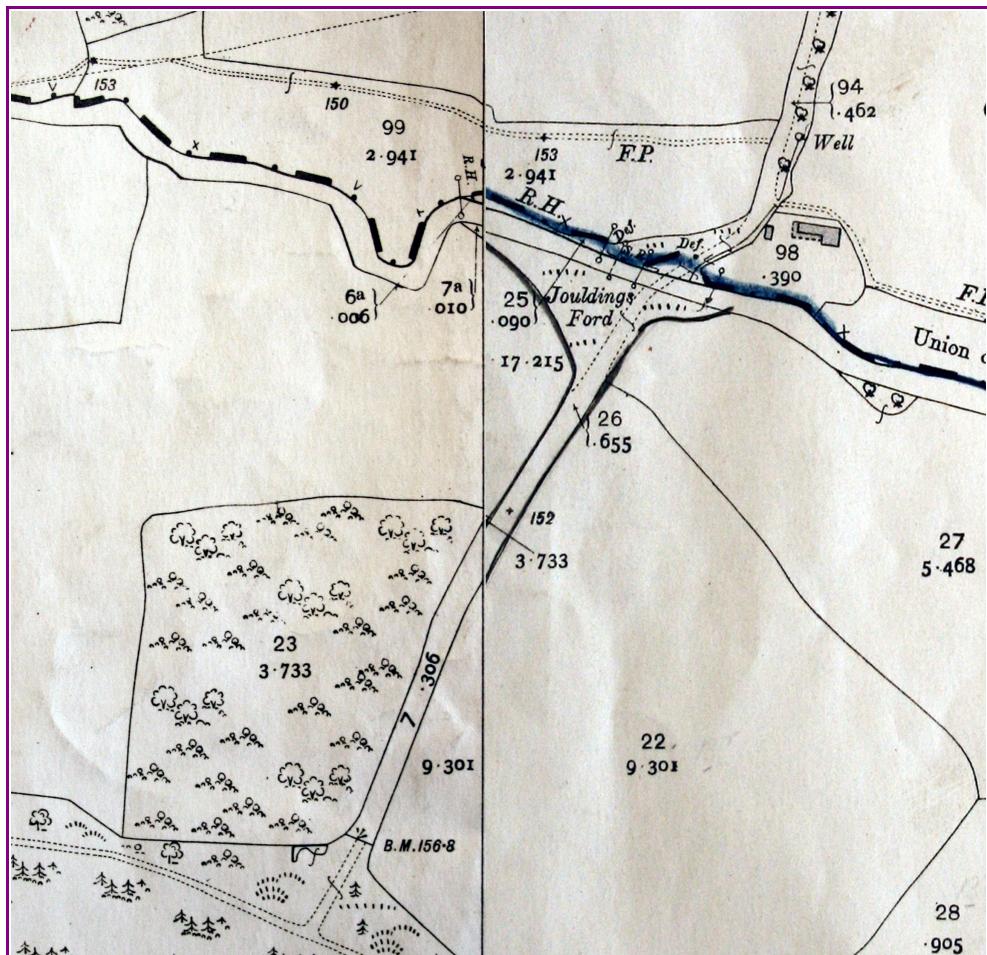
Illustration xix: Finance Act field book: Bramshill unit 34

## 16. Ordnance Survey, 25 inch third edition, sheets VI.9 and V.12

Date: 1911

Source: Hampshire Record Office

Description: Route shown between A and D.



*Illustration xx: OS 25" map 1911 (map colouring not relevant, composite image)*

**Conclusion:** The Ordnance Survey twenty-five inch third edition map records the existence of the road as a physical feature between A and D, at the date of the survey.

## 17. OS Name Book

**Date:** Revised 1930

**Source:** National Archives OS 35/311

**Description:** The OS name books for Finchampstead and Swallowfield Parishes include an entry for Jouldings Lane recorded as "Applies to a parish road leading southward from the Fox & Hounds P.H. to Jouldings Farm<sup>Ford</sup>" ('Farm' is crossed out and 'Ford' substituted). "See old N.B. of Swallowfield Parish" P. 41[?]"

Jouldings Lane	Jouldings Lane	as above See form 230 attached See O.S. 1/2500 of XLVI-9	XLVI Q 1.4 ✓ Applies to a Parish road leading southward from the Fox & Hounds P.H. to Jouldings Farm <sup>Ford</sup> See old N.B. of Swallowfield Parish, P. 41.	(New Name)
----------------	----------------	--	---	------------

*Illustration xxi: OS name book Finchampstead and Swallowfield Parishes: Jouldings Lane*

An entry is also present for Jouldings Ford recorded as "Applies to a ford on the Blackwater River, close to Jouldings Farm" "See old N.B. of Swallowfield Parish" P. 41[?]"

Jouldings Ford	Jouldings Ford	See Form 230 attached See O.S. 1/2500 of xvi. 9 As above See Form 230 attached See O.S. 1/2500 of xvi. 9	xvi. 9	17	Applies to a ford on the Blackwater River, close to Jouldings Farm. See old M.P. of Swallowfield Parish, P. 11
----------------	----------------	--	--------	----	---

Illustration xxii: OS name book Finchampstead and Swallowfield Parishes: Jouldings Ford

The OS name books for Bramshill Parish include an entry for Jouldings Ford recorded as "A ford in Blackwater River situate 17 chains N.W. of Well House Farm".

(Parish described) See Page 3.	Jouldings Ford.	Sir Anthony Cope, Bramshill 11 House See Statement affd. O.S. 1/2500 18. vi. 13	9	4	A ford in Blackwater River situate 17 chains N.W. of Well House Farm
-----------------------------------	-----------------	--	---	---	---

Illustration xxiii: OS name book Bramshill Parish: Jouldings Ford

**Conclusion:** Reference in the OS name books to a 'parish road' are good evidence for a public road from A to and including Jouldings Ford at C.

#### Points:

Part	Points	Comments
A to C	4	described as parish road
C to D	0	not recorded

## 18. Ordnance Survey one inch New Popular Edition

Date: 1945

**Source:** [www.visionofbritain.org.uk](http://www.visionofbritain.org.uk)  
 (© Great Britain Historical GIS Project (2004) 'Great Britain Historical GIS'. University of Portsmouth)

**Description:** Jouldings Lane is shown as a road from A to D, with over 14ft of metalling, but in bad condition.

**Conclusion:** Evidence for the existence of Jouldings Lane as a road at the date of the map.

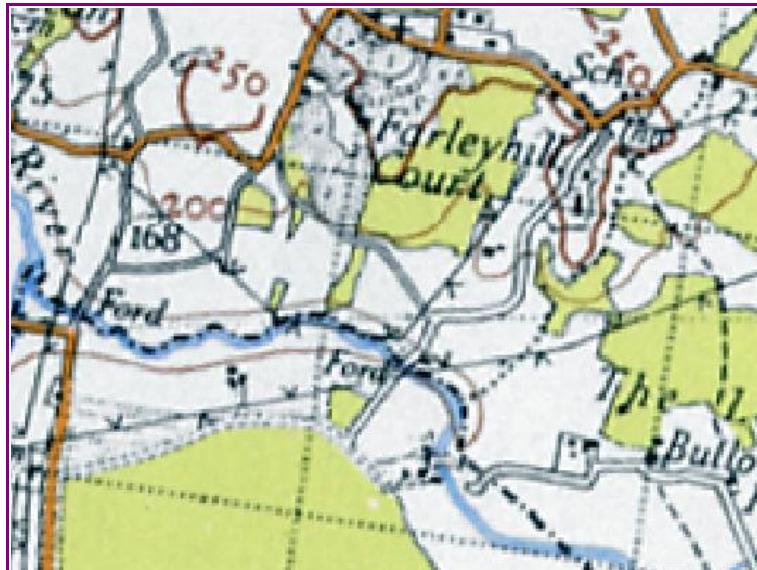
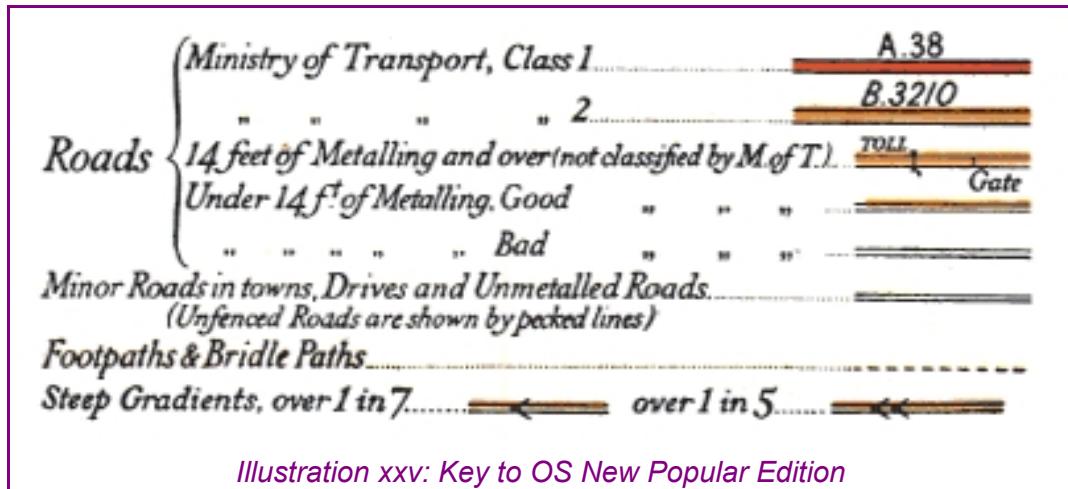


Illustration xxiv: OS New Popular Edition



### Points:

Part	Points	Comments
<i>A to B</i>	1	none
<i>B to D</i>	1	none

## 19. Bramshill Estate Sale

Date: 1952

Source: Hampshire Record Office 32M71/E14

Description: Published particulars of sale of the Bramshill estate. Jouldings Lane south of Bramshill Ford (including the splay to the ford south of the river) from C to D is shown uncoloured and excluded from the coloured lots advertised for sale, but numbered as parcel 152. None of the lots advertised for sale (notably adjacent land comprised in lots 7 and 10) includes parcel 152. Lot 7 includes roadside waste comprised in parcel 21 (Bramshill Common), but this appears to be reference to Well House Lane and its continuation east to New Ford (the latter part labelled parcel 210).

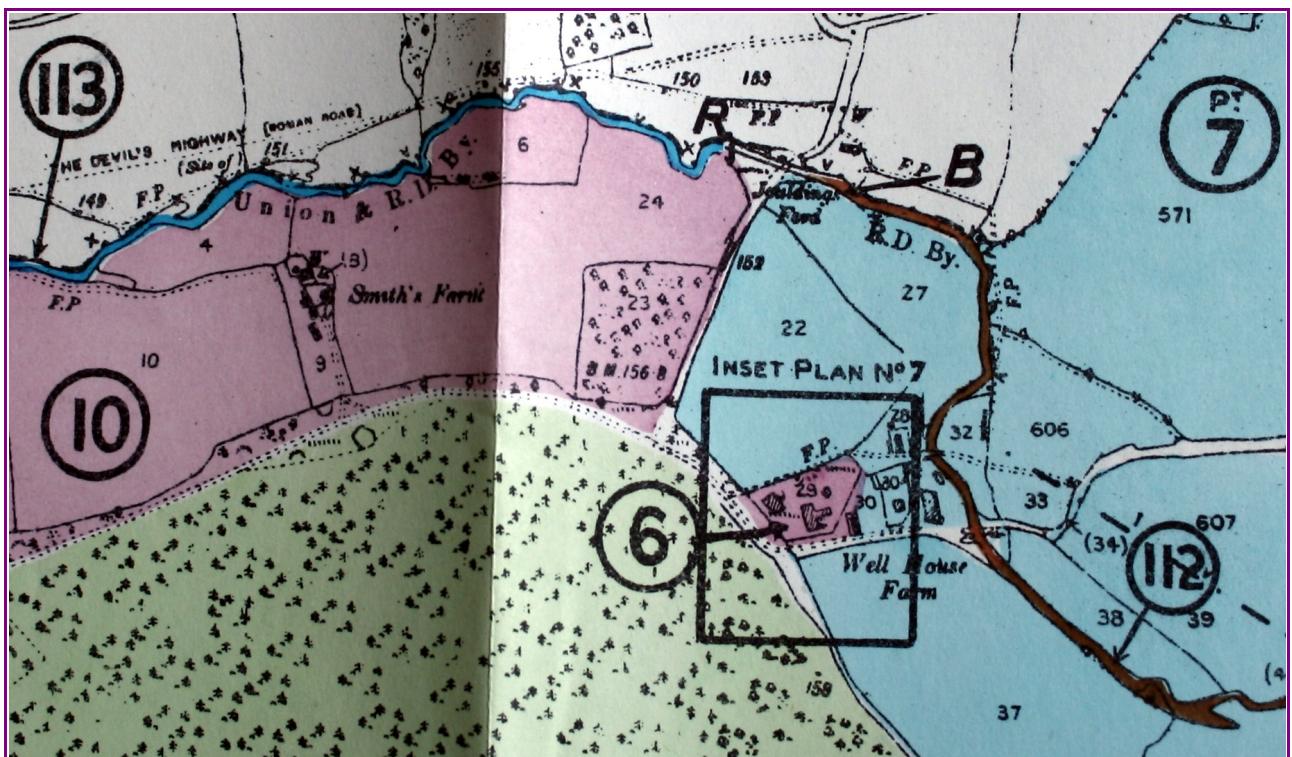


Illustration xxvi: Bramshill estate sale map

**LOT 7**  
(Coloured Blue on Plan No. 1 and partly on Inset Plan No. 8)

**The Valuable Dairy and Mixed Farm**

Situated on the North of the Estate adjoining Bramshill Common, known as

**WELL HOUSE FARM**

Extending with Good Cottage to about

**124 Acres 2 Roods 13 Poles**

The Farm is intersected by the River Blackwater and has a modern brick and tiled Farmhouse, containing:—Three Bedrooms; Bathroom, W.C.; Sitting Room, with brick fireplace; Dining Room, with brick fireplace; Kitchen, with sink (h. & c.); Larder; Office; Outside W.C. Small Garden.

Water is pumped from the well on Lot 6 (See Stipulation No. 10). Electric Light from the Tenant's 100 volt plant. Telephone. Drainage to Septic Tank.

Nearby on Bramshill Common is a useful semi-detached Cottage known as

**FORD COTTAGE**

built of brick, half timbered, with a tiled roof, the Cottage contains:—Three Bedrooms; Sitting Room; Kitchen and Scullery. Outside Coal Shed and E.C. There is a large Garden.

Water from a well shared with the adjoining Cottage (Lot 13).

**THE FARM BUILDINGS**

lie mainly to the East and North of the House, and comprise:—Workshop and Electric Light Plant House, large timber and corrugated iron Enclosed Implement Shed; Eight-bay Lean-to Implement Shed; brick and asbestos roofed Garage; brick and tiled Dairy; Meal House; Model Cow House for 14, with tubular fittings and water bowls (Tenant's electric light and milking machine).

Round a fully enclosed concreted Yard are:—Three Calving Boxes (Tenant's); Granary; Open Yard with timber and asbestos Shelter Shed, Range of Five Piggeries with Lean-to Farrowing Boxes, Three Farrowing Boxes and Two Store Pens.

**THE FARM CARRIES AN ATTESTED MILK LICENCE**

The Land is well watered by the river and easily accessible from Parish roads.

Included in the Farm are Great and Little Copse, containing some valuable young oak timber (at valuation) and underwood. The land is divided as to  $7\frac{1}{2}$  acres pasture and 35 acres arable in accordance with the following Schedule.

22

**SCHEDULE**

Ord. No.	Description	Area
<b>Swallowfield Parish</b>		
87b	Trees	.018
87c	Arable	.020
87d	Trees	.084
<b>Finchhamptead Parish</b>		
546	Little Copse	3.768
569	Arable	7.481
570	Great Copse	6.080
571	Arable and Pasture	25.898
606	Pasture	3.704
607	Pasture	6.059
609	Rough	.571
610	Trees	.040
611	Arable	6.989
632	Pasture	3.111
633	Pasture	.127
634	Pasture	2.464
Pt. 631	River	.810
<b>Bramshill Parish</b>		
Pt. 21	Roadside Waste	.460
22	Pasture	9.301
27	Pasture	5.482
28	Buildings	.911
Pt. 30	Buildings, etc.	1.354
30a	Houses and Buildings	.363
32	Pasture	1.023
33	Pasture	.966
Pt. 35	Pasture	.140
37	Pasture	14.369
38	Pasture	2.445
39	Pasture	4.034
40	Pasture	.019
41	Arable	.115
42	Pasture	6.139
43	Arable	2.741
44	Arable	5.319
Pt. 13	Cottage and Garden	.240
Pt. 36	Pt. River	1.980
		124.585

The Woodland, O.S. Nos. 546 and 570, and O.S. Nos. Pt. 36 and Pt. 631, are in hand, and the remainder of this lot is let with other lands to Mr. A. D. Stoate on a yearly Michaelmas tenancy, apportioned rent £225 per annum, Landlord being responsible for the exterior of the house and buildings.

**NOTE.**—The County boundary between Hampshire and Berkshire intersects the Farm.

The owner of this lot will, from the date of completion of the sale, be required to contribute 8s. per week, plus the cost of two gallons of petrol per week and oil to the owner of Lot 6 for a supply of water to the Farm as at present enjoyed from the well on Lot 6. (See Stipulation No. 10.)

Apportioned Tithe Redemption Annuity, £26 15s. per annum.

(See Stipulation No. 12 as to Optional Timber.)

(See Stipulation No. 10 as to Reserved Fishing Rights.)

**Illustration xxvii: Bramshill estate sale lot 7**

**LOT 10**  
(Coloured Pink on Plan No. 1)

**A Useful Small Dairy and Mixed Farm**

Situated on the North of the Estate adjoining Bramshill Common, and known as

**BOTTOM FARM**

(Smith's Farm on Plan)

extending in all to about

**59 Acres 2 Roods 35 Poles**

THE FARMHOUSE is built of brick, partly timbered, with a tiled roof, and contains:—**Four Bedrooms**, one with fireplace; **Sitting Room**; **Kitchen** with Swallow range; Small **Bathroom** and Separate W.C. on the ground floor. **Dairy**; **Back Kitchen** with sink and copper.

Water pumped from a well. Telephone.

**THE FARM BUILDINGS**

comprise:—Timber and asbestos roofed **Barn**; **Tyings for 4 Cows**; **Loose Box**; Timber, brick and thatched **Barn**; Timber and tiled **Calf Box**; Timber and corrugated iron **Three-bay Implement Shed**; Timber and tiled **Cow Shed for 10** with Tenant's milking machine; **Cake House**; and a timber and corrugated iron **Granary**.

The Tenant has a retail Milk Round in Farley Hill.

The Homestead is nicely situated in the middle of the land, which is bounded on the North by the River Blackwater and lies between the River and the Parish road on the South. It is divided as to 47½ acres pasture and 3 acres arable in accordance with the following Schedule.

**SCHEDULE**

<i>Ord. No.</i>	<i>Description</i>						<i>Area</i>
<b>Bramshill Parish</b>							
Pt. 1	River	.....	.....	.....	.....	.....	.010
3	Rough	.....	.....	.....	.....	.....	.162
4	Pasture	.....	.....	.....	.....	.....	2.772
Pt. 5	Pt. River	.....	.....	.....	.....	.....	1.185
6	Arable	.....	.....	.....	.....	.....	2.902
8	House and Buildings	.....	.....	.....	.....	.....	.272
9	Buildings and Pasture	.....	.....	.....	.....	.....	1.177
10	Pasture	.....	.....	.....	.....	.....	14.706
11	Pasture	.....	.....	.....	.....	.....	11.676
Pt. 21	Rough	.....	.....	.....	.....	.....	3.700
23	Woodland	.....	.....	.....	.....	.....	3.733
24	Pasture	.....	.....	.....	.....	.....	17.215
<b>Swallowfield Parish</b>							
110	Rough	.....	.....	.....	.....	.....	.119
Pt. 111	River	.....	.....	.....	.....	.....	.090
							<b>59.719</b>

23

Included in the Farm is a small Wood containing a quantity of young oak trees (at valuation) and useful underwood, and there is also some good oak timber (at valuation) on the roadside included with this lot.

The Woodland (O.S. No. 23 and Pt. O.S. No. 21) is in hand. The remainder of this lot is let under the terms of a letter dated the 23rd August, 1946, on a yearly Michaelmas tenancy, to Mr. G. R. Butler, at £80 per annum, Tenant paying rates. The Tenant has agreed to pay an increase of rent of £20 per annum when certain repairs and improvements have been carried out.

Apportioned Tithe Redemption Annuity, £14 5s. 10d. per annum.

(See Stipulation No. 12 as to Optional Timber.)

(See Stipulation No. 10 as to Reserved Fishing Rights.)

**NOTE.**—Purchaser's attention is drawn to the Fishing Rights comprised in Lot 113, which would form a valuable asset to this lot.

*Illustration xxviii: Bramshill estate sale lot 10*

**Conclusion:** The estate map and particulars of sale are good evidence that Jouldings Lane between C and D was recognised as a public road and excluded from the sale particulars, in the same way as other public roads on the estate, and other routes which are not currently recorded as public roads but which are candidates for being recorded as such.

**Points:**

Part	Points	Comments
A to C	0	not part of estate
C to D	4	excluded from estate

## 20. List of streets

Date: 2011–13

**Source:** Hampshire Asset Management Group (Hampshire County Council); Neighbourhood Services, Wokingham Borough Council.

**Description:** email from Hampshire Asset Management Group confirming status of route across and south of Jouldings Ford between B and D as not on the Hampshire highway authority list of streets prepared by the council under section 36 of the Highways Act 1980; extract from Wokingham adopted highway map showing extent of adopted status of Jouldings Lane as between A and B.

**From:** "Street Gazetteer Team" <1770.streetgazetteer@hants.gov.uk>  
**Subject:** RE: List of streets: Hart district  
**Date:** 25 January 2011 09:49:03 GMT  
**To:** "Hugh Craddock" <hugh@craddocks.co.uk>  
**Cc:** "Pellatt, Johanna" <jo.pellatt@hants.gov.uk>

Dear Hugh,

Thank you for your enquiry. I have outlined our response below.

1) *Unmetalled lane from Riseley Mill Road (U241) at SU735630 to county boundary at junction with The Devil's Highway at SU736632*

I can confirm that the above is NOT in our list of streets.

2) *Jouldings Lane from Well House Lane (U241) at SU751632 to county boundary at River Blackwater (Jouldings Ford) at SU752634*

I can confirm that the above is NOT in our list of streets.

Please let me know if I can help any further.

Kind Regards,

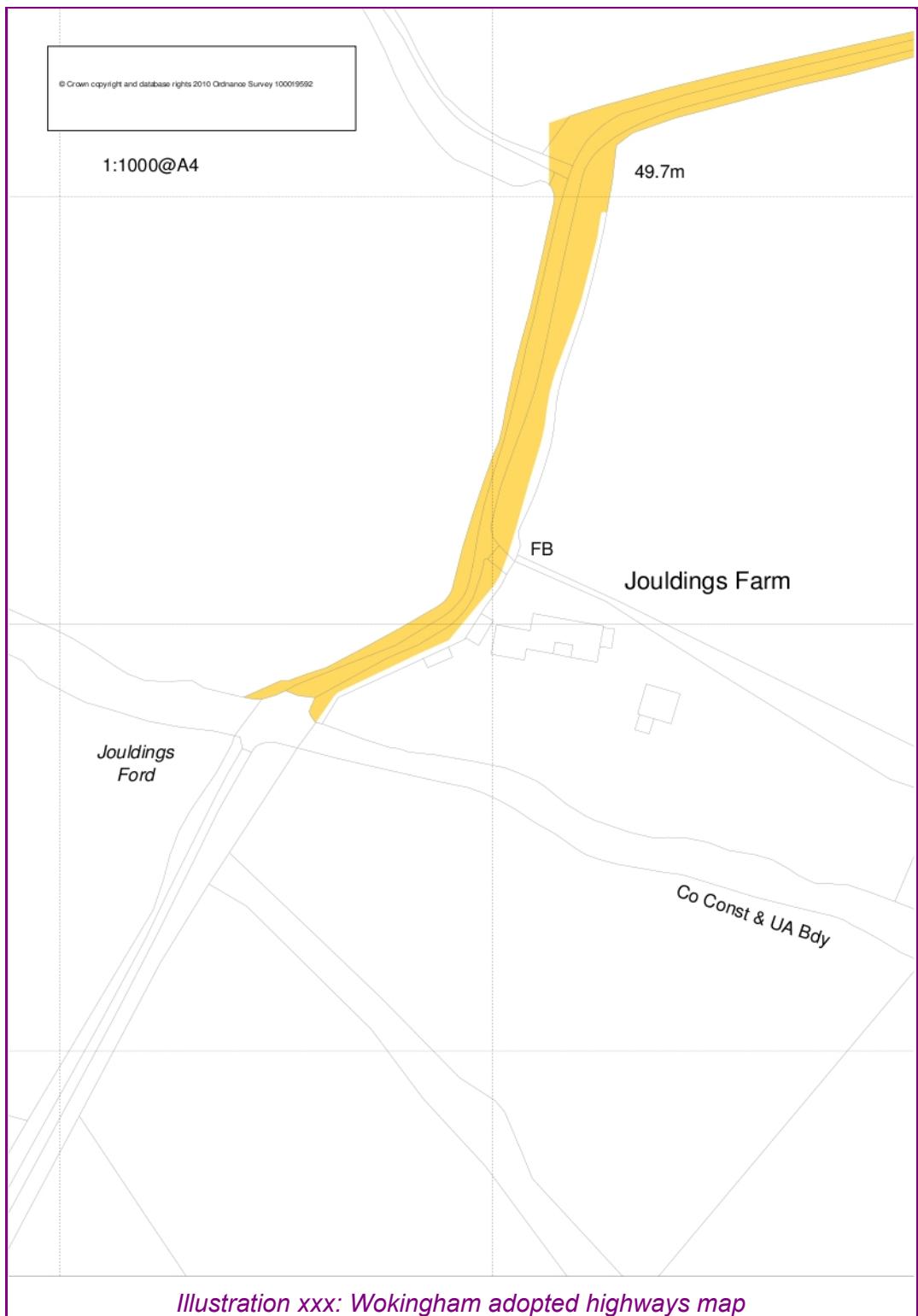
Phil Marlow  
Technical Officer,  
Asset Management Group, Hampshire County Council.

\* HPSN: (8) 315-2181

\* Tel: (01962) 872181

P Please consider the environment before printing this e-mail.

*Illustration xxix: Hampshire list of streets*



**Conclusion:** Jouldings Lane is included between A and B in the list of streets for the borough of Wokingham, which conclusively demonstrates public highway rights. It also ensures that the claimed route between A and B is a public highway to which section 67(2) (b) of the Natural Environment and Rural Communities Act 2006 applies, so that rights for mechanically propelled vehicles have not been extinguished under section 67(1) of that Act.

Jouldings Lane south from B to D is not included in the list of streets for the borough of

Wokingham, nor the county of Hampshire.

**Points:**

Part	Points	Comments
A to B	5	publicly maintainable highway
B to D	0	not shown

**21. Points total**

**Points:**

Part	Points
A to B/C	36
B/C to D	24

**New data**

**22. Map of Windsor Forest and vicinity**

**Title:** A Map Of Windsor Forest And Its Vicinity 1823, by Henry Walter. New Edition revised and corrected by Alfred E. Harrison. DO NOT PUBLISH

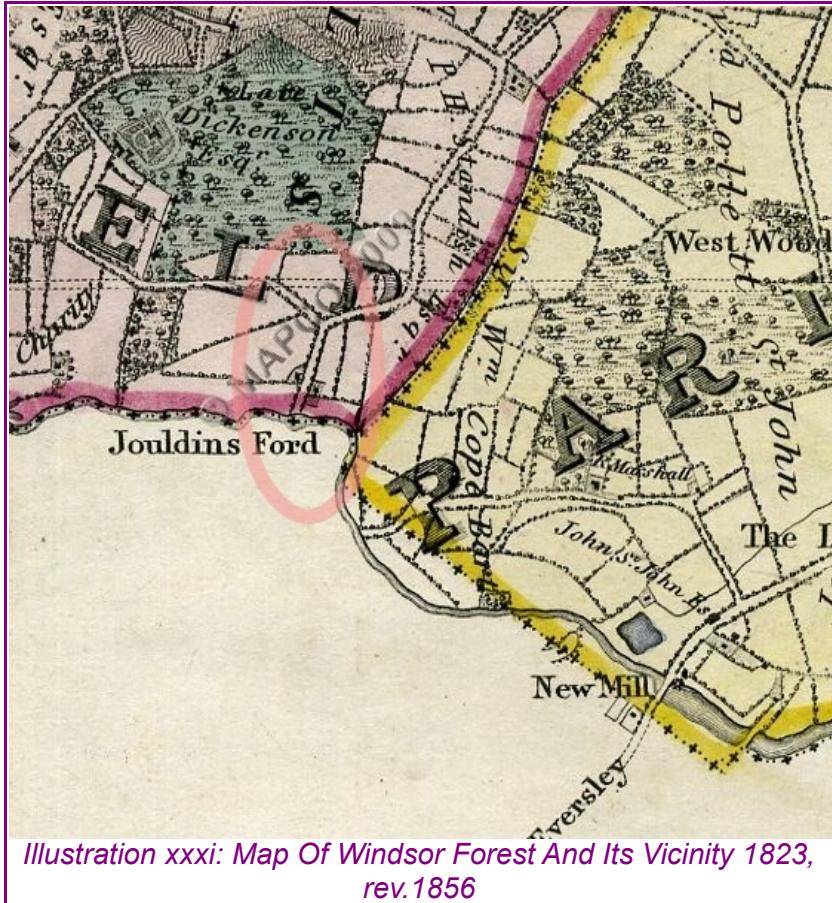
**Date:** 1823 revised and corrected 1856

**Source:** Map and Plan Collection online<sup>10</sup> (© Copyright David Hale / MAPCO 2006-2013)

**Description:** Jouldings Lane is shown as an enclosed road, in common with other local roads, south from Farley Hill to the county boundary at C marked as 'Jouldins Ford'.

---

10 <http://mapco.net/windsor1856/windsor32.htm>



**Conclusion:** Walter's map is evidence for the existence of Jouldings Lane and Ford as a road which was in use in the mid nineteenth century.

**Points:**

Part	Points	Comments
A to C	2	none
C to D	0	none