

A History of Hadley Park House



HADLEY  PARK HOUSE
HOTEL & RESTAURANT
timeless elegance, where individuality matters

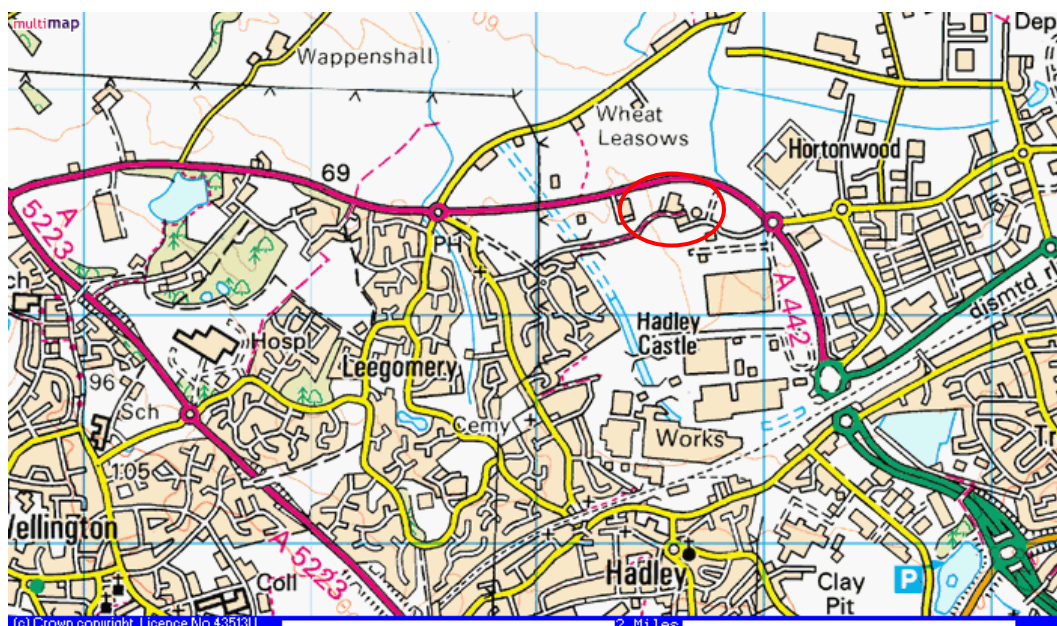
INTRODUCTION

Hadley Park House is a large, detached property with approximately 3 acres of land and gardens situated at Hadley, now on the outskirts of Telford in Shropshire. It is a Grade II listed building believed to date from the late 18th century. Hadley Park House is a successful hotel and restaurant owned and run by Mark and Geraldine Lewis who took over management of the establishment in December 2003 and recently secured the freehold of the house.



Hadley Park House (2006)

Hadley was a township in the parish of Wellington until 1858 when it became a separate ecclesiastical parish; the civil parish of Hadley was created in 1898. Hadley Park was formerly part of the Hadley Park estate which, at its largest extent, comprised 345 acres of land. Access to the house was originally by a lane to the west of the property, now part of a footpath/bridlepath/cycle track called the Silken Way but still bearing the sign *Hadley Park Farm*. Vehicular access to the house today is by a road from the east built some time in the 20th century.



Location of Hadley Park (OS 1:50,000, 2006)¹

The estate originally comprised several properties: the principal house (Hadley Park House), the adjacent farm (Hadley Park Farm), the mill (Hadley Park Mill) and several cottages. There was also a gatehouse (Hadley Park Lodge) at the entrance to the estate on what is now Hadley Park Road suggesting an estate of some significance. The drive from the gatehouse to Hadley Park House would have provided an impressive view of its facade to approaching visitors.

RESEARCH FINDINGS

1 HADLEY PARK ORIGINS

The Victoria County History of Shropshire identified Hadley Park Farm as the largest farm in Hadley in the mid-19c and considered its origins to be from late medieval inclosure:

*'The two largest farms in Hadley were Hadley Park farm (273 a.) and Wheatley Grange farm (76 a.), which both lay in the north. They were compact and were run from houses standing amidst their fields: it therefore seems likely that both were formed by large-scale, late-medieval inclosure of former woodland.'*²

The earliest references to Hadley Park's owners and occupiers were found in the preface to the printed Wellington parish registers which state that:

'Francis Charleton of Apley had a lease of Hadley Park which he left to his son William.'

Apley Castle is a mile or so to the west of Hadley Park and was the seat of the Charlton family for centuries. Francis Charlton died in 1642 and was buried in Wellington parish, thus providing an approximate date for his tenancy.³ The Wellington parish registers also record that:

'Manwaring of Hadley Park occurs among the pedigrees entered at the Herald's Visitations in 1663.'

although it is not clear whether Manwaring was the owner or tenant of the property. The Shropshire Hearth Tax Roll of 1672 for Hadley lists a John Maywaring as having 5 hearths on which he paid tax of 10 shillings. This was the largest number of hearths in Hadley and suggests a sizeable property which may have been Hadley Park. These references all indicate that there was an estate at Hadley Park before the middle of the 17th century.

Rocque's map of Shropshire dated 1752 shows the Charlton seat of Apley Castle. Hadley Park is not named although this may be because of the scale. Its site close to Apley Castle is indicated on an extract from Rocque's map shown below:



Extract from Rocque's map of Shropshire showing Apley Castle and the site of Hadley Park House circled in red (1752)⁴

The very first edition of *The Shrewsbury Chronicle* published on 23 November 1772, price 2d, contained the following announcement about the sale of Hadley Park Farm which was to take place on 2 January 1773 at the Talbot Inn, Shrewsbury:

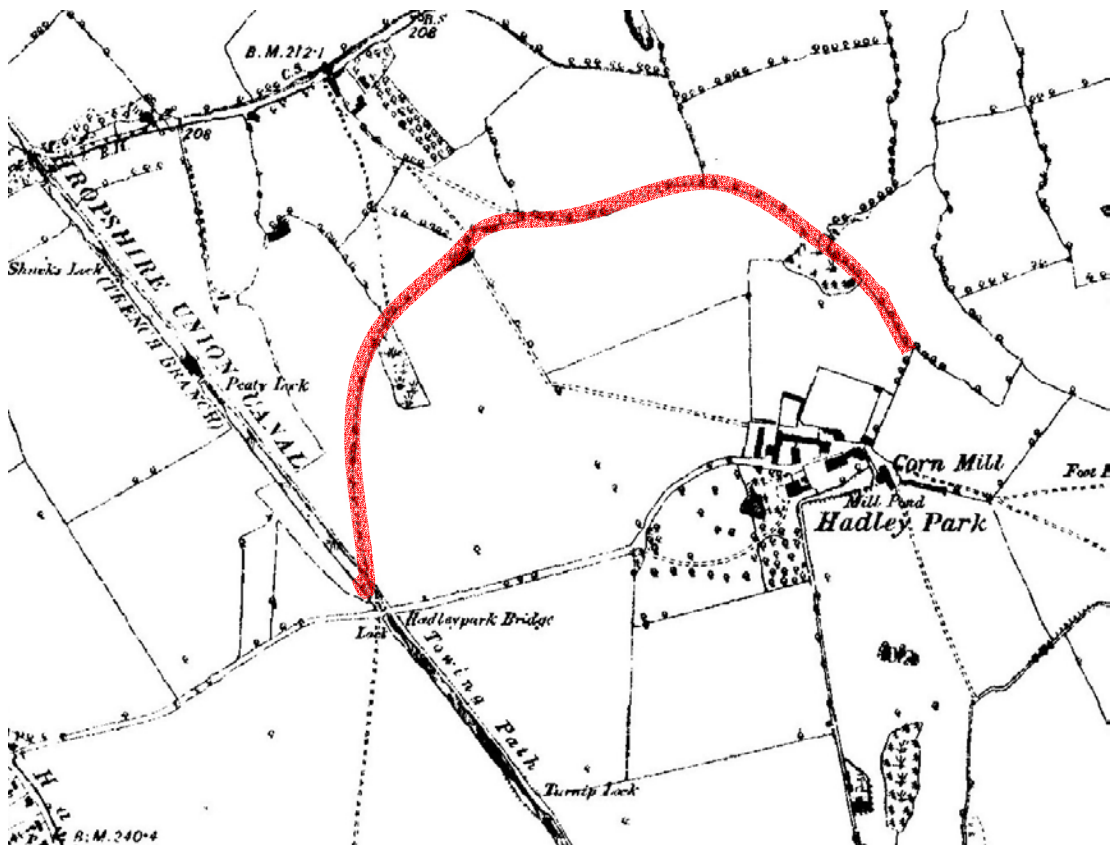
HADLEY-PARK FARM
 To be SOLD by AUCTION,
 On Saturday the 2d day of January, 1773,
 at the Talbot-Inn, Shrewsbury.—The Sale
 to begin at 3 o'clock in the afternoon,
A VALUABLE FREEHOLD ESTATE,
 called Hadley-Park Farm, consisting of
 115 acres, and encompassed by a ring hedge;
 is situate within two miles of Wellington,
 eight from Shifnal, and the like distance from
 Newport; where there are good markets,
 and in the neighbourhood of lime and coals,
 besides a prospect of the latter in part of the
 premises.
 Other particulars may be had of the Rev.
 Mr. Phillips of Whitchurch, Mr. David
 Pritchard, Mr. Edward Baxter, and of Mr.
 Harris, Attorney, in Shrewsbury.

Extract from the first edition of *The Shrewsbury Chronicle*, 23 November 1772⁵

Although details of the actual sale have not survived and thus the vendor and purchaser are unknown, the sale is nevertheless a significant point in Hadley Park's history and may

have been the trigger for the new owner to build Hadley Park House on the estate. The estate then comprised 115 acres 'encompassed by a ring hedge' and was significantly smaller than the 273 acres recorded when the tithe survey was undertaken seventy years later in 1841-2 (see page 13) and in the Victoria County History reference above.

The 'ring hedge' is an interesting feature and perhaps supports the suggestion in the Victoria County History that the estate was formed by enclosure of former woodland, when it would have been necessary to establish a property boundary. The Ordnance Survey 2nd edition map shows that the field boundaries to the north of Hadley Park House form an approximate semi-circle and may have been part of the 'ring hedge' mentioned in the newspaper announcement:



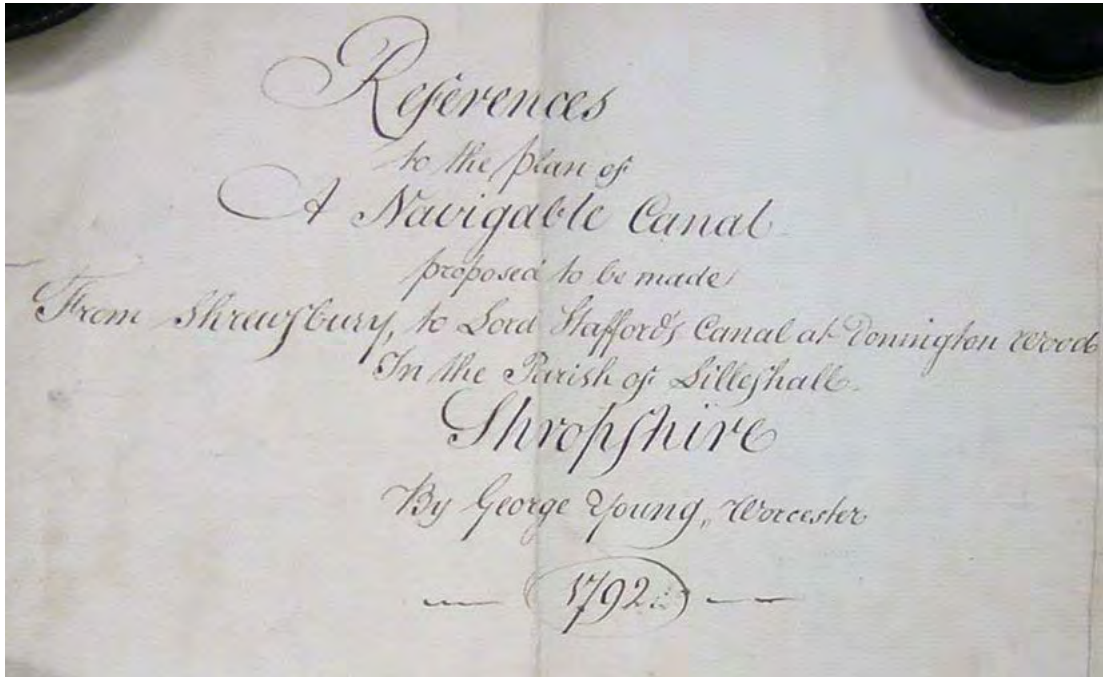
Extract from Ordnance Survey 2nd edition map of Hadley showing the possible site of part of the ring hedge referred to in *The Shrewsbury Chronicle* of 1772 (1891)⁶

The route of the ring hedge on the south side of Hadley Park House is much less obvious since some of the field boundaries may have changed when the Shrewsbury Canal was constructed.

2 HADLEY PARK AND THE SHREWSBURY CANAL

Towards the end of the 18th century a scheme was devised to build the Shrewsbury Canal, part of which went through the Hadley Park estate. The 17-mile narrow canal was to provide a route from the Wrekin area to the county town of Shrewsbury for coal and iron avoiding the 'tortuous route' of the River Severn.⁷ Plans for two proposed routes for the canal from Shrewsbury have survived: one to Donnington Wood proposed in 1792 and the other to Wrockwardine Wood proposed in 1793. The Wrockwardine route was selected and the canal was to connect to the Ketley tub-boat canal at Trench, close to Hadley.

Both plans show Hadley Park and windmill as named buildings on the proposed canal route. They also provide valuation information about the ownership and occupation of the land the canal would pass through. The information in both plans is the same in respect of Hadley Park and is illustrated below using the earlier plan drawn up in 1792 by George Young of Worcester (see title on page 6 and the section relating to Hadley Park House on page 7):

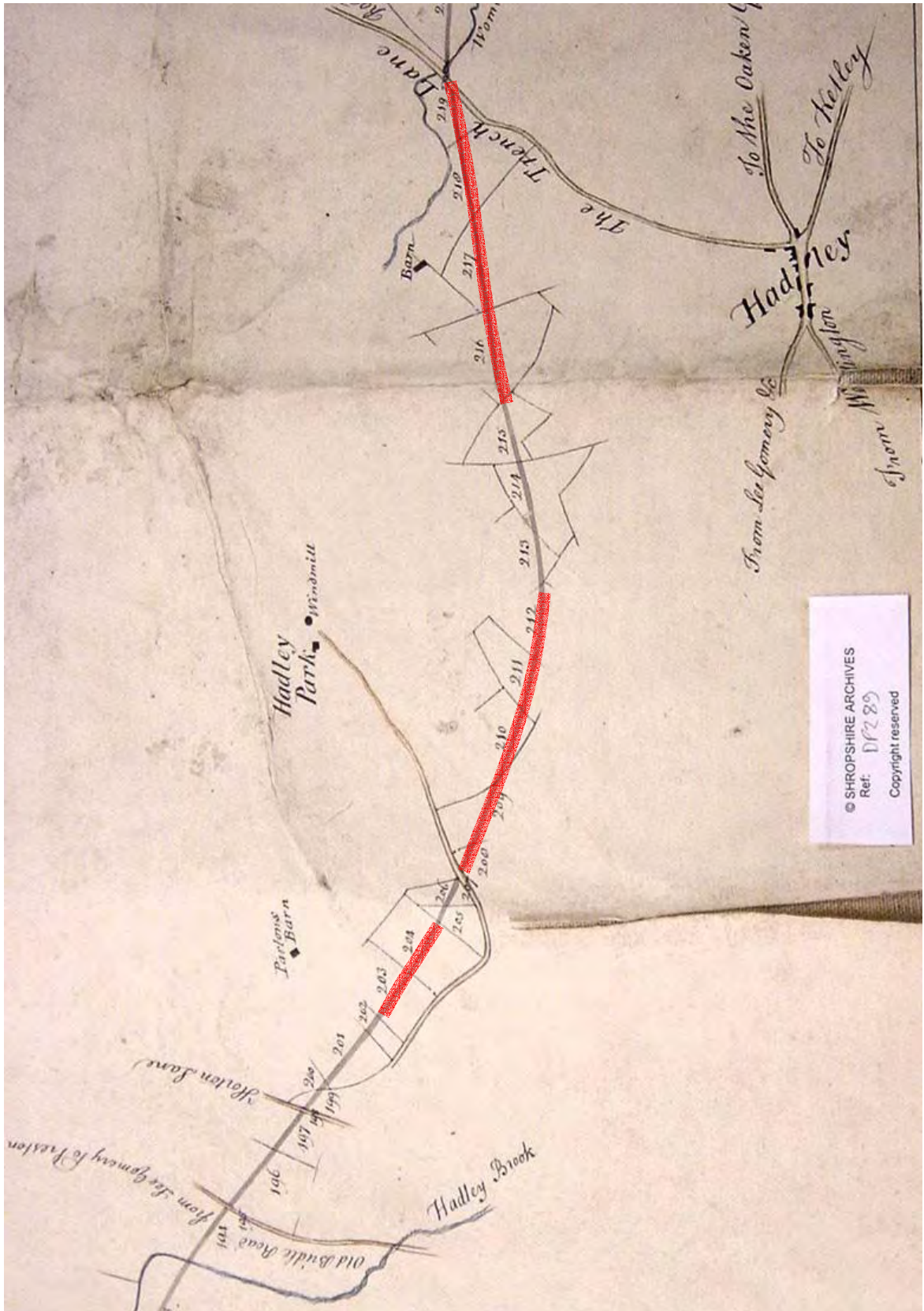


Title from the Shrewsbury Canal plan (1792)⁸

The plot numbers for each parcel of land the canal was to pass through are documented in a schedule accompanying the proposed plan (see page 8). These show that eleven plots of land along the proposed canal route near Hadley Park (numbers 203, 204, 205, 208 209, 210, 211, 212, 216, 217 and 218) were owned by John Briscoe and occupied by Maurice Evans. These are highlighted on the canal plan shown on page 7. These land parcels match the ownership of Hadley Park when the tithe assessment survey was conducted sixty years later in 1840 and it is therefore reasonable to assume that **John Briscoe** and **Maurice Evans** were respectively owner and occupier of Hadley Park in 1792. (This hypothesis was proved correct through the discovery of other documents discussed later.) It is also interesting to note that nearby land (plots 194 and 196, and possibly others) were owned by St John Charlton of Apley Castle and occupied by William Briscoe. The Briscoe and Evans families are discussed further in section 3 on page 11.

The Shrewsbury Canal project was investigated because it was reported that Thomas Telford's chief engineer had built Hadley Park House. The canal project was initially under the charge of the engineer Josiah Clowes and was a complex engineering challenge involving 11 locks, 8 lift bridges, a tunnel, an inclined plane, and an aqueduct at Longdon-on-Tern. Clowes died in 1795 and Thomas Telford, who had been working on the Ellesmere Canal, was appointed in his place. The Shrewsbury Canal was opened in February 1797.

Thomas Telford had moved to Shropshire in 1786. In 1782 he had gone to London to work as a mason on Somerset House and had met the Shrewsbury MP William Pulteney who had commissioned Telford to design and supervise the restoration of Shrewsbury Castle. In 1787 Pulteney appointed Telford as Surveyor of Public Works in Shropshire. Telford worked closely with two engineers: Matthew Davidson (1756-1819) and John Simpson (a mason). He also worked under William Jessop (1745-1814) who was consulting engineer on the Ellesmere Canal project. No evidence has been found in the course of this research to connect any of these men with Hadley Park, and neither has any association been identified between Thomas Telford and John Briscoe who owned the estate in 1792. However Thomas Telford undoubtedly visited Hadley Park during the construction of the Shrewsbury Canal and is believed to have designed the 'guillotine' style of lock gates used at Hadley Park Lock.



Extract from deposited plan of proposed Shrewsbury Canal showing Hadley Park and indicating in red the plot numbers owned by John Briscoe and occupied by Maurice Evans (1792)⁹

The schedules that accompanied the proposed canal scheme plans and which include references to the plots belonging to Hadley Park (numbers 203, 204, 205, 208 209, 210, 211, 212, 216, 217 and 218) are shown below and overleaf. Plot 207 is described as the 'road leading to Hadley Park and Mill'.

No.	Owner	Plot Description	Acres
194	John Charlton Esq ^r	St. John Charlton Esq ^r	144
195	Old Bridle Road from Preston to Lechomery St.		9
196	St. John Charlton Esq ^r	St. John Charlton Esq ^r	145
197	Trustees of Lusten Hospital	Thos. Higgins	94
198	Horton Lane		8
199	Chas. Roe	J. Whittingham	48
200	Humphrey Parton	Edw. Jones	57
201	M ^r . Hales	W. Corfield	132
202	Edwards	J. Clayton	37
203	J. Briscoe	Maurice Evans	112
204	D ^o	D ^o	121

Can. fow. 6015

No.	Owner	Plot Description	Acres
205	John Briscoe	Maurice Evans	35
206	Humphrey Parton	Edw. Jones	66
207		Road to Hadley park & Mill	9
208	J. Briscoe	Maurice Evans	53
209	D ^o	D ^o	125
210	D ^o	D ^o	154
211	D ^o	D ^o	106
212	D ^o	D ^o	159
213	Charles Roe	J. Whittingham	99
214	David Philips & Miss Atkiss	D ^o	142
215	John Bankers	Wm. Ford	127

Can. fow. 7090

Extracts from schedule accompanying plan of proposed Shrewsbury Canal relating to Hadley Park (1792)¹⁰

216. John Briscoe	Maurice Evans	7090
217. D ^o	D ^o	211
218. D ^o	D ^o	209
219. Bunkley	D ^o	176
220. French Lane	W. Civil	132
221. St. John Charlton Esq ^r	James Johnson	20
222. D ^o	D ^o	263
223. D ^o	D ^o	207
224. D ^o	D ^o	118
	D ^o	2A2
225. Wombidge Canal	W ^m Reynolds & C ^o	414
226. D ^o		1152
227. D ^o		282
		<hr/> 8658
		<hr/> 18A8

Received November 10. 1792 This Book of reference and also the Plan to which it refers.
Geo. Wingfield D. C. P. for the County of Salop.

Extract from schedule accompanying plan of proposed Shrewsbury Canal relating to Hadley Park (1792)¹¹

In 1808, ten years after the Shrewsbury Canal opened, R Baugh produced a map of Shropshire which clearly shows the house and windmill at Hadley Park as well as the 'new' canal passing through the estate to the inclined plane at Trench:



Extract from R Baugh's map of Shropshire showing the Shrewsbury Canal and Hadley Park (1808)¹²

The Shrewsbury Canal closed in 1944. Despite the decline of the canal, Hadley Park Lock was the subject of an historic buildings leaflet produced by the Telford Development Corporation in the 1970s, reproduced below:

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Hadley Park Lock No.19

The Hadley Park and Turnip locks are on the Shrewsbury Canal where it runs through Hadley Park. The Act for building the canal was passed in 1793. Josiah Clowes was the Chief Engineer until his death in February 1795 when he was replaced by Thomas Telford. The branch from Trench to Wappeshall was open by March 1796 and the whole canal was open in February 1797. The canal had several features of particular interest, including the locks, the Langden-on-Term Aqueduct (Telford's first cast iron aqueduct) and the inclined plane at Trench.

The locks, designed by Thomas Telford, are interesting because they all had 'guillotine' gates instead of the more common mitre gates. The Hadley Park lock is the only one to retain its original mechanism. Turnip Lock is also a guillotine lock but is not complete. The stretch of canal from the Castle Works to Wheat Leasowes Bridge still contains a trickle of water, which passes over the site of six locks, Castle, Turnip, Hadley Park, Peaty, Shucks and Wheat Leasowes.

The canal finally closed in 1944 having gradually fallen into disuse since the closure of the Shrewsbury basin and the Trench Incline in 1921. So many areas have been physically altered by the removal of locks and bridges since then that its restoration would now prove prohibitively expensive. The features which do remain, however, serve as interesting reminders of the former importance of canal transport in the industrial area.





Hadley Park Lock leaflet produced by Telford Development Corporation (1970s)¹³

3 OWNERS & OCCUPIERS

Research into the ownership and occupancy of the Hadley Park estate has revealed only five different owners between 1792 and 1940, with family relationships between them reducing the number down to three groups: **Briscoe/Evans**, **Thorneycroft** and **Mulliner**. The story of Hadley Park's occupancy during this period is told through the ownership of these family groups. Information covering the period prior to 1792 is sketchy as there are few sources providing definite information and because the vendor and purchaser of the 1773 sale are unknown.

Briscoe/Evans

As we have seen, documentation describing the route of the proposed Shrewsbury Canal (see pages 7-9) written in 1792 shows that Hadley Park was owned by **John Briscoe** and occupied by **Maurice Evans**. It was also known that a **John Evans** had owned Hadley Park House in about 1840. Through research using a range of documentary sources, it was discovered that there were family relationships between these three men, as well as other members of the Briscoe and Evans families who were mentioned as occupiers of the estate in other sources.

John Briscoe had married **Rachel Charlton** in Wrockwardine on 21 May 1747 and it is possible that this formed a connection between John Briscoe and the Charltons of Apley Castle, who had earlier associations with Hadley Park in the mid 17th century already referred to, although this is only conjecture.¹⁴ What is known for certain is that John and Rachel Briscoe had a daughter Ann, baptised in Wellington in 1749, and that it was Ann Briscoe's marriage to Maurice Evans in June 1770 that formed the relationship between their two families.¹⁵ John Briscoe died in 1797 and his will confirmed his ownership of Hadley Park Farm and Hadley Park Mill and determined how the property was to be passed on.

This Writing contains the last Will and Testament of me John Briscoe of Caynton in the County of Salop Brittain and my will is that all my just debts funeral and testamentary Expenses shall in the first place be fully paid and satisfied of &c. or and Devise unto Thomas Epton of Wellington in the said County of Salop Esquire and John Bristol of Cabington Government Farm Salop all that my messuages by the name of Hadley Park Farm with the buildings and appurtenances belonging situate and being in the Parish of Hadley in the County of Salop and also all that my water course shall commonly called or known by the name of Hadley Park shall now or late in the occupation of my son-in-law Morris Evans to hold unto the said Thomas Epton and John Bristol their heirs and assigns for ever upon the same trusts as are hereinafter expressed and directed concerning my dear wife Rachel Briscoe and her assigns for and during determination of that Estate to the use and behoof of the said Thomas Epton and John Bristol and their heirs to preserve the contingent uses and Estates hereinafter limited from being defeated or interrupted

The beginning of John Briscoe's will dated 15 August 1794 showing key names highlighted: John Briscoe, Hadley Park Farm and Mill, my son-in-law Morris (sic) Evans, my dear wife Rachel Briscoe¹⁶

John Briscoe's will is four pages long and a copy of the complete document is included at the end of this report. Hadley Park Farm and Mill are the only properties named individually in the will which also mentions interests in coal mines in Hadley and elsewhere as well as

real estate in the parishes of Wellington, Ercall and Edgmond. The majority of the document deals with the descent of Hadley Park Farm and Mill which were to be held in trust by Thomas Eyton and John Briscoe for the use of John Briscoe's wife Rachel 'for the term of her natural life', then to his son-in-law Maurice Evans, then to his daughter Ann Evans, then to his grandson John Evans. It can be seen from these bequests therefore how the estate passed from John Briscoe in 1792 to John Evans who was the recorded owner in 1841. Although the will does not explicitly mention Hadley Park House – only the farm and mill – it is reasonable to assume that the house was part of the estate since it is mentioned explicitly in other documentary sources as being occupied by the Evans family. The other real estate mentioned above was left to John Briscoe's son William.

While John Briscoe's will makes it clear that the Hadley Park estate was owned by him in 1794 (when he wrote his will), and the Shrewsbury Canal plans show him as the owner two years prior to that, it is not known when he bought the property. It is possible of course that he was the buyer at the auction held on 2 January 1773 advertised in The Shrewsbury Chronicle (see page 4). In 1763 John Briscoe was the tenant at Kinley Farm near Preston upon the Weald Moors and very close to Hadley Park, and took on the lease of a saltworks at Kingley Wych just east of Kinley Farm.¹⁷ These saltworks are shown on Rocque's map of Shropshire (see page 4). If John Briscoe did buy the Hadley Park estate in 1773 it may have been as a home for his daughter Ann and her husband Maurice Evans who were living at Hadley Park in 1792.

Maurice and Ann Evans had at least five children: John baptised 1771, Thomas (1773), William (1774), George (1778) and Ann (age unknown). When John Briscoe's wife Rachel died in 1810¹⁸, she was living in Edgmond and bequeathed the income due to her from the Hadley Park estate to her daughter Ann Evans. Rachel Briscoe also left £50 to her granddaughter Ann Evans, and the remainder of her personal estate to her son William Briscoe. These bequests are shown in the death duty register entry for Rachel Briscoe:

848 c 224 d 2001	1810 Rachel Briscoe late of the par of Edgmond in the County of Salop Widow	William Briscoe of Clayton house near Edgmond a for's Conquer	Ann Evans	Dau ^r	All Rent & arrears of Rent that shall be due to Testator from Maurice Evans at her decease for the Messuage Mill & Farm of Land now in his possession situated at Hadley Parish of Wellington in the Co ^y Salop for her own Use and benefit
			Ann Evans William Briscoe	Guardian Son	50 [£] All her Moveys Household Goods Furniture plate Linen China & all other her personal Estate for his own Use & benefit

Record of bequests made by Rachel Briscoe in death duty register (1810)¹⁹

Two years after his mother-in-law's death, **Maurice Evans** of Hadley Park, gentleman, wrote his last will and testament on 7 Aug 1812. He died within two years and probate was granted in April 1815 to William Evans and George Evans, two of his executors,

'a power being reserved for John Evans the other executor to prove in like manner'.

Although the will has not been found, an extract from the probate of Maurice Evans identifies the executors (presumably his sons) and gives an indication of the value of the estate:

'Probate granted to John Evans 24 February 1825 for whom a power was heretofore reserved the personal estate being sworn under the value of £3,500'.²⁰

(£3,500 in 1825 was worth approximately £216,600 in 2005.)²¹ It is not clear why there was a delay of 13 years before probate could be granted. Maurice Evans death brought to an end his (at least) thirty-year tenancy of Hadley Park and, if the wishes expressed in John Briscoe's will were followed, the estate would have passed to his widow Ann for the remainder of her life.

In 1821, when Maurice Evans' widow Ann would have been about 70 years of age a census was conducted in the parish of Wellington which recorded the names, ages and occupations

of its residents. It was unusual before 1841 for individuals' details to be recorded in this way and this document is therefore a valuable resource in identifying the occupants of Hadley Park House. The census shows Ann Evans as a farmer of Hadley Park with a substantial household of 10 people (the writing in this document is very faint and difficult to reproduce):

Name	Age	Occupation
Ann Evans		Farmer (Hadley Park)
Martin Strong	20	
Thy Norton	23	
Jane	18	
Jay Rich	30	
Joe Hookley	36	
James Phillips	24	
Ann Lawrence	16	
Samuel Dale	14	
Joe Heath	14	
Joe Roberts	7	

Extract from Wellington parish census showing entry for Ann Evans of Hadley Park (1821)²²

As Ann's age is not given in this census, it is not possible to know whether this was Maurice's widow or, possibly, his daughter. It is likely that the other people in the household were farm workers or domestic servants.

Ann Evans was one of the parties of an agreement made on 11 June 1828 regarding property and land at Shackerley in Donnington²³. Although the contents of this document are not relevant to this research, it does mention that Ann Evans was '*late of the Wood in the parish of Childs Ercall but now of Hadley Park*' and also indicates that she was a wealthy woman having loaned money totalling £7,500 (worth £503,000 in 2005²⁴) to members of the Bishton family to mortgage premises in Donnington and gaining an interest in the property for the duration of the debt. Again it is not clear whether this Ann Evans is the widow of Maurice Evans or her daughter. Ann Evans senior would have been about 79 in 1828 and since it is known that she had been living at Hadley Park for many years, this reference to Ann Evans having recently lived at Childs Ercall may indicate that this was her daughter.

By 1833 **William Evans** was living at Hadley Park when he made an agreement with a master builder named John Carline regarding land near Abbey Foregate in Shrewsbury on 20 Dec 1833²⁵. John Carline had agreed to convey and assign all his real and personal estate and effects to William Evans, however both men had died by 10 Feb 1853. It is likely that William Evans was Maurice and Anne Evans' son.

The next reference to the ownership and occupation of Hadley Park appears in the tithe records of 1841-2. At the beginning of Victoria's reign, the ancient practice of paying tithes of a tenth of the annual produce from land or labour to support the local clergy was under reform. In 1836 an Act of Parliament allowed tithe payments to be changed to a monetary rent charge, and commissioners were appointed to survey every parish to assess land values and agree the rent charges. The outputs of the survey were a **map** showing each plot of land labelled by number, and a **schedule** detailing the ownership and occupancy of each plot. The schedule also contained a description of the land, its state of cultivation, size and the rent-charge payable. For houses, the description might read '*House and garden*', while land was often described by its field name or by type, eg field, wood, copse, etc. Where relevant, the state of cultivation of land is shown, eg arable, meadow, pasture. The area of each plot was measured in acres, rods and perches (ARP – 40 perches to a rod, 4

rods to an acre). The rent charges were in pounds, shillings and pence (£sd – 12 pence to a shilling, 20 shillings to a pound).

The tithe schedule is usually arranged alphabetically by the surname of the landowner, and then alphabetically by the occupier's surname. However in order to find out the owner and occupier of a property or piece or land, it is first necessary to identify the parish where the property was located, find the plot of land on the tithe map, identify its plot number, and then search the tithe schedule for that reference. The plots listed with the same occupier indicate the extent of that person's tenancy under a particular landowner and are therefore useful for identifying the area of that person's holding. The tithe schedules often reveal that land in a particular parish was owned by a very small number of people and may have been part of the large estates that were common at that time.

The tithe survey for Hadley was conducted in 1841-2 and the map shows that Hadley Park House was plot 36 (see map on page 15). The tithe schedule provides the information that **John Evans** was both the landowner and occupier of plot 36 and land totalling 273 acres:

Landowner	Occupier	Plot No.	Description	State of Cultivation	Arable	Pasture	Rough	Carried forward
Evans, John	Himself	25	Part of Barn's Corner and Rough Meadow	Arable	6 0 21	0 9 0	2 0 13 0	0 0 13 0
		26	Lower Moor	Pasture	8 0 35	0 9 0	0 0 13 0	0 0 13 0
		27	Brick Kiln Piece	Arable	10 3 6	0 15 0	1 2 0	1 2 0
		28	Stackyard Piece	Pasture	7 0 27	0 10 0	0 0 15 0	0 0 15 0
		29	Wheat Leasow	Arable	9 3 3	0 14 0	1 0 0	1 0 0
		30	Rough and Pit	Rough	0 9 7			
Carried forward					40 2 0	2 17 0	4 3 0	4 3 0

HADLEY TOWNSHIP—continued.

LANDOWNERS.	OCCUPIERS.	Nos. referring to the Plan.	Name and Description of Lands and Premises.	State of Cultivation	Quantities in statute Measure.	Amount of Rent-charge apportioned upon the several Lands, and to whom payable.			REMARKS.	
						Payable to Vicar.	Payable to Saint John Chiverton Chariton.	Payable to Canon of the Canons of the Wellsington, and his Lessees.		
Evans, John (continued)	Himself (continued)	Brought forward			A. R. P.	£ s. d.	£ s. d.	£ s. d.		
		31	Barn Meadow	Meadow	40 2 9	2 17 0	4 3 0	4 3 0		
		32	Yard	Pasture	4 0 33	0 6 0	0 0 0	0 0 0		
		33	Little Mill Meadow	Pasture	1 0 24	0 1 0	0 0 0	0 0 0		
		34	Barley Bank Meadow	Meadow	4 2 26	0 6 0	0 0 0	0 0 0		
		35	Mill Meadow	Meadow	7 3 20	0 12 0	0 0 0	0 0 0		
		36	Hadley Park, House, Offices, Building, Foldyard, Stackyard, Garden, Malthouse, Pleasure Grounds, Pools, Plantations and Road from T. Road to House		5 0 34	1 5 0				
		37	Lawn in front of House	Meadow	3 3 3	0 4 0	0 0 0	0 0 0		
		38	Part of Peol Leasow	Pasture	8 0 14	0 12 0	0 0 0	0 0 0		
		39	Yewtree Leasow	Arable	9 1 35	0 14 0	0 0 0	0 0 0		
		40	Gorsty Leasow	Arable	13 0 19	1 0 0	0 0 0	0 0 0		
		41	Maripit Leasow with Pits	Pasture	5 3 18	0 8 0	0 0 0	0 0 0		
		42	Brook Leasow	Arable	11 1 22	0 15 0	0 0 0	0 0 0		
		43	New Inclosure	Arable	12 3 11	0 16 0	0 0 0	0 0 0		
		44	Part of French Meadow	Arable	7 0 30	0 10 0	0 0 0	0 0 0		
		45	Part of Podmore's Meadow	Meadow	6 1 24	0 10 0	0 0 0	0 0 0		
		46	Barn and Yard	Pasture	8 1 39	0 12 0	0 0 0	0 0 0		
		47	Plantation	Pasture	0 0 35					
		48	Ryegrass Piece & Horton's Parks	Arable	10 0 11	0 15 0	0 0 0	0 0 0		
		49	Gorsty Pieces, Hovel Field and part of Ryegrass Piece	Arable	9 2 31	0 15 0	0 0 0	0 0 0		
		50	The Upper Moor	Arable	11 2 30	0 18 0	0 0 0	0 0 0		
		51	The Long Butt and Lower Griffin	Arable	8 2 34	0 12 0	0 0 0	0 0 0		
		52	Big Griffin	Arable	12 3 18	0 18 0	0 0 0	0 0 0		
		53	Road to do.	Arable	12 0 14	0 18 0	0 0 0	0 0 0		
		54	House and Garden, occupied by Benjamin Overton		0 1 0					
		55	The Little and Great Ox Leasow	Arable	0 0 36					
		56	Way Field and near Leasow	Arable	12 2 37	0 8 0	0 0 0	0 0 0		
		57	Shoulder of Mutton	Meadow	8 0 8	0 2 0	0 0 0	0 0 0		
		58	Further Leasow & Barne's Corner	Arable	1 1 16					
		59	Near French	Arable	11 0 19	0 4 0	0 0 0	0 0 0		
		60	Far do. and Podmore's Meadow	Pasture	4 0 16	0 2 0	0 0 0	0 0 0		
		61			7 1 10	0 2 0	0 0 0	0 0 0		
		62			273 0 25	18 0 0	30 0 0	30 0 0		
		63			122 Meadow	4 3 16	0 8 0	0 0 0	0 0 0	
		64			194					

Tithe apportionment showing the Hadley Park estate over two pages (1841-2)²⁶

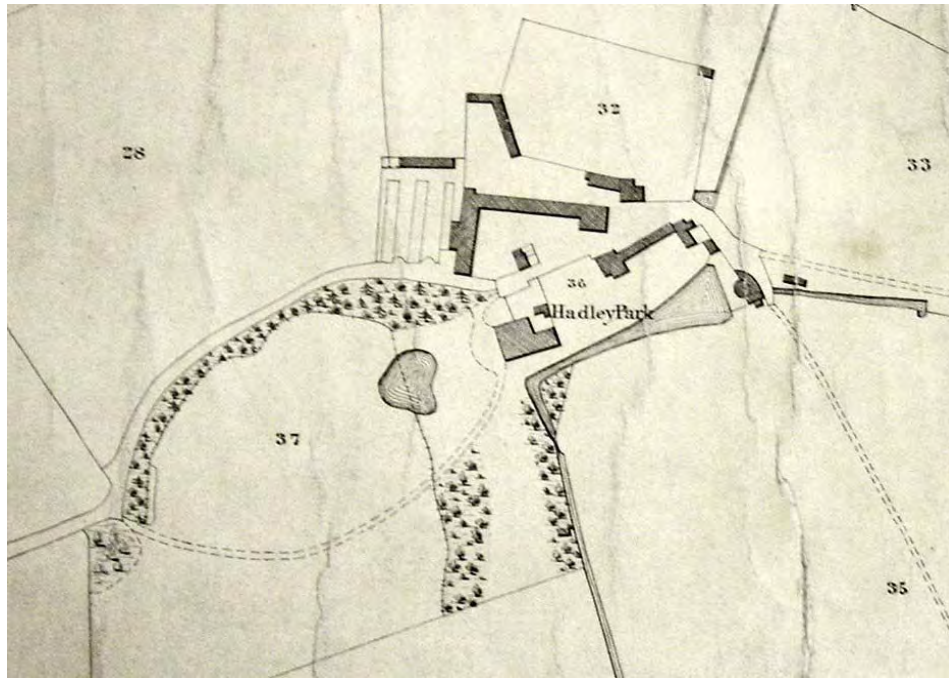
John Evans was the eldest son of Maurice and Ann Evans, to whom the Hadley Park estate was bequeathed by his grandfather John Briscoe, following the death of his grandmother and parents. The estate had increased in size to 273 acres from the 115 acres reported in the sale notice in *The Shrewsbury Chronicle* of 1772.

The property comprised Hadley Park House, an unnamed house and garden occupied by Benjamin Overton on the other side of the Shrewsbury Canal, and a mixture of arable, meadow and pasture land. Hadley Park Lodge is the building in the bottom-left corner of plot 70, Little and Great Ox Leasow. The whole extent of the land holding is shown on this extract from the Shropshire field name map for Hadley which was prepared in 1840:



Extract from Hadley field name map showing extent of Hadley Park estate outlined in red and Hadley Park House in plot 36 (1840)²⁷

The original tithe map shows the buildings at Hadley Park in detail and clearly includes Hadley Park House, farm and mill:



Tithe map showing Hadley Park (1841-2)²⁸

One year after the tithe survey, another important resource, the national census, was undertaken. A national census has been taken in England every ten years since 1801, with the overall objective of counting the population. From 1841 the returns include detailed personal information such as names, ages, occupations, and from 1851 the relationship of each person in a household to its head, their marital status and place of birth. This personal data is closed to the public for 100 years from the date of its collection, thus today we can view information from 1841-1901. This remarkable collection presents a unique view of the population every ten years for seven decades of the Victorian era.

It should be remembered that the returns show the people in each household on the night the census was taken and do not necessarily reflect the full extent of families, some of whom may have lived elsewhere or simply been away that day. Similarly some people shown in a household may only have been visiting when the census was taken.

There is no sign of John Evans at Hadley Park when the national census was taken on the night of 6 June 1841 (see page 17); however **Ann Evans** is in residence.²⁹ Her age is given as 55 and allowing for the fact that adults' ages in this census were rounded down to the nearest 5 years, Ann would have been born between 1786 and 1790, making it likely that she was Maurice and Ann Evans' daughter. She is described as 'Ind' which stands for 'of independent means', a fact which has been verified from other sources previously referred to. With her in the household are four young women in their twenties, a young man also in his twenties, together with four female and five male servants. There are no references to other properties at Hadley Park in this census and this is the last reference to the Evans family connection with the estate.

When the next census was taken on 30 March 1851 (see page 18) three distinct properties are mentioned at Hadley Park:³⁰

- *Hadley Park* – occupied only by two servants, the head of the household presumably absent.
- *Hadley Park Lodge* – occupied by agricultural labourer Francis Owen and his family.
- *Hadley Park Farm* – occupied by Charles Bennion and his family, farming 227 acres and employing 6 labourers.

Charles Bennion is also recorded at Hadley Park in Bagshaw's Gazetteer of Shropshire in the same year as a farmer and maltster.

Mellington

PLACE	HOUSES		NAMES of each Person who abode therein the preceding Night	AGE and SEX		PROFESSION, TRADE, EMPLOYMENT, or of INDEPENDENT MEANS.	Where Born	
	Uninhabited or Building	Inhabited		Males	Females		Whether Born in same County	Whether Born in Scotland, Ireland, or Foreign Parts.
French Lane do		1	John Zeltman	40		At Lab	Y	
			Ann do		40		Y	
			William do	4			Y	
			John do	1			Y	
			Richard Barker	30		Sailor	Y	
			Eliza do		35		Y	
			Mary do		4		Y	
			Richard do	2			Y	
Hadley Park		1	John Evans		55	Ind	Y	
			Louisa Swabe		20		Y	
			Jane mine		25		Y	
			Margret do		20		Y	
			Isabel do		20		Y	
			Richard do	25			Y	
			Harrah Johnson		35	S. P.	Y	
			Jane Mason		30	at	Y	
			Emma Millward		13	at	Y	
			Sarah Colley		15	at	Y	
			John Taylor	25		at S.	Y	
			Thomas Owens	20		at	Y	
			John Shaffer	15		at	Y	
			George Padmore	24		at	Y	
		George Morris	20		at	Y		
Borton's Woad		1	William Bladen	60		Shop m.	Y	
			Eleanor do		60		Y	
TOTAL in 2 Page 17		4		12	13			

Extract from 1841 census for Hadley Park House³¹

Parish of Township of Hadley		Ecclesiastical District of		City or Borough of		Dean of		Village of Hadley	
House No.	Name of Street, Place, or Road, and Name or No. of House	Name and Surname of each Person who abode in the house, on the Night of the 30th March, 1851	Relation to Head of Family	Condition	Age of Males Females	Rank, Profession, or Occupation	Where Born	Whether Married	Whether Single
1	Hadley Park Lodge	Francis Burre	Head	Married	40	Agricultural Labourer	Solely Hadley		
1		Martha Burre	Wife	Married			Solely Hadley		
1		Anne do	Daughter	Single	14		do		
1		John do	Son	Single	14		do		
1		Isaac Burre	Son	Single	26		Solely Hadley		
1		John Burre	Son	Single	40	Agricultural Labourer	Hadley		
2	Hadley Park	George Nelson	Servant	Single	59	House Servant	Wiltshire, Wiltshire		
2		Isaac Burre	do	Single	26	do	Solely Chippingham		
3	Wheat Stacks	Edward Francis	Head	Married	44	Agricultural Labourer	Solely Hadley		
3		Anne do	Wife	Married	44		do Wiltshire		
3		William Worsell	Servant	Single	26	Agricultural Labourer	do Hadley		
4	Hadley Park Farm	Charles Dennison	Head	Married	31	Farmer of 272 acre English & 1000 Staffordshire Leicestershire	do Leicestershire		
4		Wm Dennison	Wife	Married	31		Solely Long		
4		Elizabeth do	Daughter	Single	2		do Wiltshire		
4		Anne do	Son	Single	77		Staffordshire Leicestershire		
4		Mary Wiltshire	Servant	Single	44	House Servant	Solely Hadley		
4		Edmund Hughes	do	Single	46	House Servant	do Wiltshire		
4		Elizabeth Jennings	do	Single	65	Agricultural Labourer	do Wiltshire		
4		William Parker	do	Single	34	do	do Long		
Total of Persons... 10 + 10									
Total of Houses 14 + 10									

Extract from 1851 census for Hadley Park House³²

Thorneycroft

Ownership of Hadley Park changed between 1841 and 1861, when Thomas Thorneycroft, an ironmaster who lived at Tettenhall Wood near Wolverhampton, bought the estate. On 25 March 1861, Thomas Thorneycroft leased Hadley Park to **John Moss Junior** for five years at an annual rent of £550.³³ John Moss was described as 'the younger of Hadley Park, farmer'. The estate was described as:

'All that messuage or tenement with the coach-house, barns, stables, outbuildings, yards, gardens and also all those several closes of land commonly called the Hadley Park Estate.'

The lease required John Moss to pay all taxes, tithes and other expenses relating to the estate, to maintain and repair the property, and manage the farm lands and 'keep them free from noxious weeds'.

The estate comprised 316 acres, 1 rod and 5 perches which is 43 acres larger than it had been in 1841 when the tithe survey was carried out (see page 13). The 1861 lease details all the lands include in the estate using the same plot numbers as the tithe survey, thus enabling a direct comparison to be made. The additional lands acquired between 1841 and 1861 were plots 49, 50, 65, 66, 67, 68, 185, 192 outlined in green. The extent of Hadley Park Estate in 1861 thus comprised the areas outline in red and green shown below:



Extract from Hadley field name map showing extent of Hadley Park in 1840 outlined in red (tithe map) and additional lands referred to in 1861 lease outlined in green³⁴

Plot 36 is described as *'the homestead'* and refers to Hadley Park House. A small house, premises and garden adjoining the estate were excluded from the tenancy agreement although it does not specify where these were. This property was:

'reserved out of this present demise for the use of Thomas Thorneycroft and may be occupied by the bailiff of John Moss.'

However it did specify that the tenant could not sublet any of the estate except the cottages and closes of land number 185, 187, 188 and 192 in the south-east corner of the estate.

Two weeks after this lease was signed, the next national census was taken on 7 April 1861 (see page 21) and shows John Moss to be a 24 year old farmer from Manchester, unmarried, living at Hadley Park House with two servants.³⁵ The house description includes 'cottages' and there are entries beneath that for John Moss which show four households of farm worker families who would have occupied the cottages. There is also an entry for a 'new malthouse' which may have been on the Hadley Park estate, and was occupied by John Doody. The Post Office Directory of Shropshire for 1863 shows James Moss occupying Hadley Park as a farmer, who may be the same person as John Moss.

Ten years later when the 1871 census was taken on 2 April (see page 22), the occupier of Hadley Park House was John Hooper, a 35 year old farmer from Kinnersley in Shropshire.³⁶ He had a wife, Sarah, two sons and five daughters. John Hooper's brother-in-law was also in the house, as were two servants. There is a separate census entry for Hadley Park Farm, although the only occupants registered were two servants, and four further households also referenced as Hadley Park Farm which probably referred to the estate cottages.

Trade directories for 1870, 1871 and 1874 show a Capt Read at Hadley Park, not John Hooper, however a search of the 1871 census found only a Joseph Read living in Hadley (not Hadley Park) who was a 52 year old invalid.

Parish [or Township] of <i>Millington, No. 56y</i>	City or Municipal Borough of		Municipal Ward of		Parliamentary Borough of		Town of		Hamlet or Tything, &c., of		Ecclesiastical District of
	The undermentioned Houses are situate within the Boundaries of the										
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. which situate	Units (1/2) or building (1/2)				Males	Females			
29	Hadley Park Road	1		Thomas Owen	Head	Mar	48		Ag Lab	Spirewell Salsb	
				Frances	wife	Mar	46			Widley	
30		1		Henry Lewis	Head	M	56		Lawyer	Church Stok Salsb	
				John	Son	M	28			Chertbury	
				Richard	Son	M	26				
31				Henry Jones	Head	M	32		Ag Lab	Pacton Wickmore	
32		1		William Griffiths	Head	M	31		Ag Lab		
33	New Matthews	1		John Soady	Head	M	51		Shaker &c	Stamer Lane Chertsb	
				John	Son	M	22			Stok	Salsb
				William	Son	M	8		School		
				John	Son	M	8		School		
				John	Son	M	8		School		
34	Hadley Park House and Cottages	1		John	Head	M	24		Farmer	Manade Stok	
				John	Son	M	28		Farmer	Manade Stok	
				John	Son	M	26		Farmer	Manade Stok	
35		1		Harriet Mansell	Serv	M	40		Ag Lab	Woburn Salsb	
				James	Head	Mar	40			Woburn Salsb	
				Ann	wife	Mar	39				
				Walter	Son	M	13		School		
				James	Son	M	10		Serv		
				Ann	Son	M	6		Serv		
				John	Son	M	1		Serv	Manbridge	
				John	Son	M	1		Serv	Manbridge	
36		1		John	Head	Mar	49		Magistrate	Woburn	
				Elizabeth	wife	Mar	43			Woburn	
				William	Son	M	14		Ag Lab	Woburn	
				John	Son	M	12		Ag Lab	Woburn	
8	Total of Houses...	7	1	Total of Males and Females...			15	10			

Extract from 1861 census for Hadley Park House³⁷

The 1881 census taken on 3 April shows Samuel Danks and his family living at Hadley Park House (see pages 24-5).³⁹ Samuel was a 41 year old engineer from Dudley in Worcestershire who had a wife, Eliza aged 36, and two children: Thomas aged 9 and Lucy aged 6. Both children were born away from the area indicating that the Danks were relatively recent arrivals in the parish of Wellington. Also living with the family were Eliza's aunt, Louise Stringer, and two servants.

There is an entry for Hadley Park Lodge on Leegomery Road occupied by a labourer called William Dodd and his family. Other estate buildings mentioned are Hadley Park Farm and mill comprising five separate households altogether.

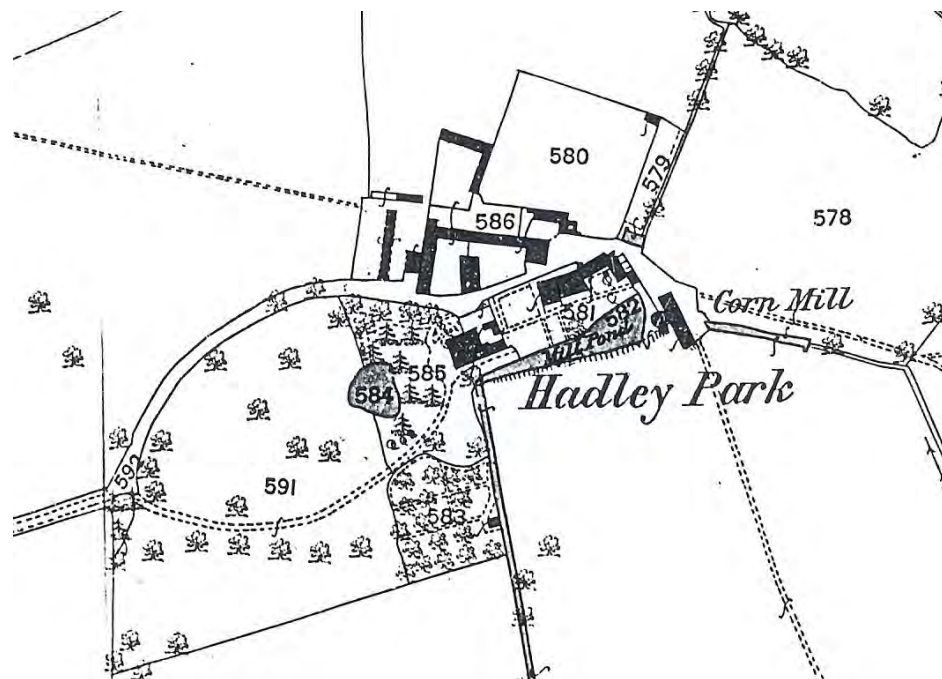
Samuel Danks continued to live at Hadley Park House and is recorded in several directories between 1881 and 1891. Kelly's Post Office Directory of Shropshire of 1885 says:

'Hadley Park is the property of Lieut-Col Thorneycroft and is occupied by Samuel Danks esq. The building is of red brick and stands in a park of 380 acres. Lieut-Col Thorneycroft is lord of the manor.'

Danks was still at Hadley Park when the 1891 census was taken on 5 April (see page 26).⁴⁰ His son Thomas was a mechanical student and there are two visitors and two servants at the house. The entry immediately following that for Samuel Danks is for Aaron Hughes Price, farmer, who also appears in the Wellington land tax returns (which survive from 1892 to 1949) as the occupier of Hadley Park Farm.

Kelly's Post Office Directory of Shropshire in 1891, 1895, 1900 and 1905 all include the information shown above referring to Samuel Danks at Hadley Park House. The 1901 census taken on 31 March reveals that Samuel's wife Eliza had died and he was living with his daughter Lucy and two servants, with two visitors also in the household (see pages 27-8).⁴¹ Hadley Park Farm was still occupied by Aaron Hughes Price.

The 1st edition Ordnance Survey map produced in 1882 shows very little change to the buildings at Hadley Park from the 1841 tithe map (see page 16):



Extract from **1882 Ordnance Survey 1st edition map** showing Hadley Park House⁴²

Thomas Thorneycroft's ownership of the Hadley Park estate came to an end when he died in 1903 at the age of 80. The 1891 census described Thorneycroft as *'Deputy Lieutenant and Justice of the Peace for the County of Stafford, Lieutenant-Colonel Queen's Own Yeomanry Cavalry, Retired from the service'* of Tettenhall Towers near Wolverhampton.

The undermentioned Houses are situate within the Boundaries of the										
Civil Parish (or Township) of	City or Municipal Borough of	Municipal Ward of	Parliamentary Borough of	Town or Village or Hamlet of	Urban Sanitary District of	Rural Sanitary District of	Ecclesiastical Parish or District of	94 [Page 9		
								Hadley Park House	Hadley	
Schedule	ROAD, STREET, &c., and No. or NAME of HOUSE	HOUSES		NAME and Surnames of each Person	RELATION to Head of Family	CON-DITION as to Marriages	AGE last Birthday of		Rank, Profession, or OCCUPATION	WHERE BORN
		No. inhabited	(U) or (B)				Males	Females		
	Hadley Park House	1		William Dodd	son	1	5		Scholar	Hadley Park House
				John do	son	1	2			do do
36	Wheat Leavers	1		William Dodd	father	Mar	67		Ag Lab. unemployed	do - do
				Thomas Jones	Head	Mar	69		Ag Lab.	do Watlington
				Eliaboth do	wife	Mar	68			do Watlington
				Louisa Marsden	visitor	Mar	34		Collector's wife	do Watlington
37	do do	1		Albert Foster	visitor	Mar	6		Scholar	do Watlington
				William Davis	Head	Mar	68		Market Gardener	do Watlington
				Mary do	wife	Mar	62			do Watlington
				Margaret Williams	son	Mar	48		Gen Serv	do Watlington
38	do do	1		George Jones	Head	Mar	52		Game Keeper	do Watlington
				Elija do	wife	Mar	52			do Watlington
				James do	son	Mar	22		Engine Fitter	do Watlington
				Thomas do	son	Mar	20		Gen Serv	do Watlington
39	do Canal Footings	1		John Roberts	Head	Mar	54		Stock Keeper	do Watlington
				Charlotte do	wife	Mar	59		Widow's maid	do Watlington
				James do	son	Mar	28		Engine Fitter	do Watlington
39	do The Millhouse	1		Edward Williams	Head	Mar	57		Labourer in emp. do	do Watlington
				Elting do	wife	Mar	42			do Watlington
				Robert P. Jones do	son	Mar	2			do Watlington
				Robert Henry do	son	Mar	2			do Watlington
				David Edwards	son	Mar	22		Game Law	do Watlington
				Cornwall Albert Williams	Engineer	Mar	13			do Watlington
40	Hadley Park House	1		Sam. Banks	Head	Mar	41		Engineer	do Watlington
				Elija Sand do	wife	Mar	36		do	do Watlington

Extract from 1881 census for Hadley Park House (part 1)⁴³

The undermentioned Houses are situate within the Boundaries of the

Civil Parish (or Township) of <i>Mellington Salute Union</i>		City or Municipal Borough of	Municipal Ward of	Parliamentary Borough of	Town or Village or Hamlet of	Urban Sanitary District of	Rural Sanitary District of	Ecclesiastical Parish or District of		
No. of Schedule	ROAD, STREET, &c., and No. or NAME of HOUSE	HOUSES Uninhabited (U) or inhabited (H) or (O) or (S) or (D)	NAME and Surname of each Person	RELATION to Head of Family	CON-DITION as to Marriage	AGE last Birthday of		Rank, Profession, or OCCUPATION	WHERE BORN	If (1) Deaf-and-Blind (2) Blind (3) Imbecile or idiot (4) Lame etc
						Male	Female			
	<i>Hadley Park House</i>		<i>Thos James Banks</i>	<i>Son</i>	<i>Mar</i>	<i>9</i>		<i>Scholar</i>	<i>Weymouth, Dorset</i>	
			<i>Lucey Thomas do</i>	<i>Daughter</i>	<i>Mar</i>	<i>6</i>		<i>do</i>	<i>Weymouth, Dorset</i>	
			<i>Louise Stringer</i>	<i>Daughter</i>	<i>Mar</i>	<i>50</i>		<i>do</i>	<i>Weymouth, Dorset</i>	
			<i>Mary Griffiths</i>	<i>Daughter</i>	<i>Mar</i>	<i>44</i>		<i>do</i>	<i>Weymouth, Dorset</i>	
			<i>Elizabeth Griffiths</i>	<i>Daughter</i>	<i>Mar</i>	<i>44</i>		<i>do</i>	<i>Weymouth, Dorset</i>	
			<i>William Thomas</i>	<i>Head</i>	<i>Mar</i>	<i>36</i>		<i>Farmer</i>	<i>Weymouth, Dorset</i>	
			<i>Elizabeth do</i>	<i>Wife</i>	<i>Mar</i>	<i>31</i>		<i>do</i>	<i>Weymouth, Dorset</i>	
			<i>Elizabeth do</i>	<i>Daughter</i>	<i>Mar</i>	<i>11</i>		<i>do</i>	<i>Weymouth, Dorset</i>	
			<i>John Lane do</i>	<i>Son</i>	<i>Mar</i>	<i>6</i>		<i>do</i>	<i>Weymouth, Dorset</i>	
			<i>William Lane do</i>	<i>Son</i>	<i>Mar</i>	<i>18 mo</i>		<i>do</i>	<i>Weymouth, Dorset</i>	
			<i>William Edwards</i>	<i>Head</i>	<i>Mar</i>	<i>31</i>		<i>Farmer</i>	<i>Weymouth, Dorset</i>	
			<i>James do</i>	<i>Wife</i>	<i>Mar</i>	<i>31</i>		<i>do</i>	<i>Weymouth, Dorset</i>	
			<i>Edmond do</i>	<i>Son</i>	<i>Mar</i>	<i>5</i>		<i>Scholar</i>	<i>Weymouth, Dorset</i>	
			<i>Ann do</i>	<i>Daughter</i>	<i>Mar</i>	<i>4</i>		<i>do</i>	<i>Weymouth, Dorset</i>	
			<i>Standing do</i>	<i>Son</i>	<i>Mar</i>	<i>2</i>		<i>do</i>	<i>Weymouth, Dorset</i>	
			<i>Howard do</i>	<i>Son</i>	<i>Mar</i>	<i>2</i>		<i>do</i>	<i>Weymouth, Dorset</i>	
			<i>Infant do</i>	<i>Son</i>	<i>Mar</i>	<i>1 mo</i>		<i>do</i>	<i>Weymouth, Dorset</i>	
			<i>Elizabeth do</i>	<i>Daughter</i>	<i>Mar</i>	<i>20</i>		<i>do</i>	<i>Weymouth, Dorset</i>	
			<i>Samuel Lane</i>	<i>Head</i>	<i>Mar</i>	<i>52</i>		<i>do</i>	<i>Weymouth, Dorset</i>	
			<i>John Lane</i>	<i>Wife</i>	<i>Mar</i>	<i>52</i>		<i>do</i>	<i>Weymouth, Dorset</i>	
			<i>Martha Fox</i>	<i>Wife</i>	<i>Mar</i>	<i>58</i>		<i>do</i>	<i>Weymouth, Dorset</i>	
			<i>George Edwin Thomas</i>	<i>Son</i>	<i>Mar</i>	<i>21</i>		<i>do</i>	<i>Weymouth, Dorset</i>	
			<i>Agnes Thomas</i>	<i>Daughter</i>	<i>Mar</i>	<i>10</i>		<i>Scholar</i>	<i>Weymouth, Dorset</i>	
			<i>Richard Fox</i>	<i>Son</i>	<i>Mar</i>	<i>11</i>		<i>do</i>	<i>Weymouth, Dorset</i>	
4										

Extract from 1881 census for Hadley Park House (part 2)

Administrative County of <u>Salisbury</u>		The undermentioned Houses are situate within the Boundaries of the										Parliamentary Borough or Division of <u>Salisbury & Wilton</u>		Rural Sanitary District of <u>Wilton</u>			Religious Parish or District of <u>Hadley</u>	
Civil Parish of <u>Salisbury</u>		Municipal Ward of <u>Salisbury</u>				Urban Sanitary District of <u>Salisbury</u>				Town or Village or Hamlet of <u>Salisbury</u>		Rural Sanitary District of <u>Wilton</u>		Parliamentary Borough or Division of <u>Salisbury & Wilton</u>			Religious Parish or District of <u>Hadley</u>	
No. of House Schedule	ROAD STREET, No. or NAME of HOUSE	HOUSES	4	5	6	7	8	9	10	11	12	13	14	15	16			
		Houses occupied by one family		Houses occupied by two families		Houses occupied by three families		Houses occupied by four families		PROFESSION or OCCUPATION	EMPLOYED	EMPLOYED	EMPLOYED	WT. SEX BORN				
		Houses occupied by one family		Houses occupied by two families		Houses occupied by three families		Houses occupied by four families		Name		Name		Name		Name		
		Houses occupied by one family		Houses occupied by two families		Houses occupied by three families		Houses occupied by four families		Name		Name		Name		Name		
40	Hadley Park	1	1	0	0	0	0	0	0	Domestic Servant	X	X		Male	Male			
41	Hadley Park	1	1	0	0	0	0	0	0	Domestic Servant	X	X		Female	Female			
42	Hadley Park	1	1	0	0	0	0	0	0	Domestic Servant	X	X		Male	Male			
43	Hadley Park	1	1	0	0	0	0	0	0	Domestic Servant	X	X		Female	Female			
44	Hadley Park	1	1	0	0	0	0	0	0	Domestic Servant	X	X		Male	Male			
45	Hadley Park	1	1	0	0	0	0	0	0	Domestic Servant	X	X		Female	Female			
Total of Houses (incl of 7)																		

Extract from 1891 census for Hadley Park House⁴⁴

Administrative County of <u>Shropshire</u>			The undermentioned Houses are situate within the boundaries of the				Parliamentary Borough of <u>Widener</u>		Division of <u>Widener</u>		Hamlet of <u>Widener</u>	
Civil Parish of <u>Hadley</u>			County Borough of <u>Widener</u>				Rural District of <u>Widener</u>		Division of <u>Widener</u>		Hamlet of <u>Widener</u>	
No. of House	ROAD STREET, &c. and No. or NAME of HOUSE	HOUSES		RELATION to Head of Family	Age last Birthday of	PROFESSION OR OCCUPATION	Employer, Worker, or Own account	Working at Home	WHERE BORN	Males	Females	
		Uninhabited	Inhabited									
71	Leagney Rd	1	1	Head	30	General Labourer	Worker		Shropshire Leagney	1	0	
72	do	1	1	Wife	25				Widener	0	1	
73	do	1	1	Son	13				do	0	1	
74	do	1	1	Head	24	Railway Labourer	Worker		Shropshire Leagney	1	0	
75	do	1	1	Son	24	Cartwright	Worker		do	1	0	
76	do	1	1	Wife	22				do	0	1	
77	do	1	1	Son	13				do	0	1	
78	do	1	1	Head	23	Shoemakers	Worker		Shropshire Leagney	1	0	
79	do	1	1	Wife	21				Shropshire Leagney	0	1	
80	do	1	1	Head	33	Labourer in Farm	Worker		Shropshire Leagney	1	0	
81	do	1	1	Wife	53				Shropshire Leagney	0	1	
82	do	1	1	Son	54				Shropshire Leagney	0	1	
83	do	1	1	Head	12				do	1	0	
84	do	1	1	Wife	9				do	0	1	
85	do	1	1	Son	35				do	1	0	
86	do	1	1	Wife	36				do	0	1	
87	do	1	1	Son	12				do	1	0	
88	do	1	1	Son	10				do	1	0	
89	do	1	1	Son	8				do	1	0	
90	do	1	1	Wife	5				do	0	1	
91	do	1	1	Son	2				do	1	0	
92	do	1	1	Wife	53				do	0	1	
93	do	1	1	Son	19				do	1	0	
94	do	1	1	Son	14				do	1	0	
95	do	1	1	Wife	11				do	0	1	
96	do	1	1	Head	61				do	1	0	
97	do	1	1	Wife	26				do	0	1	
98	do	1	1	Son	28				do	1	0	
99	do	1	1	Wife	28				do	0	1	
100	do	1	1	Son	18				do	1	0	
101	do	1	1	Wife	13				do	0	1	

Extract from 1901 census for Hadley Park House (part 1)⁴⁵

Administrative County		Shropshire		The undermentioned Houses are situate within the boundaries of the		Parliamentary Borough		Hamlet		
Civil Parish		Ecclesiastical Parish		County Borough, Municipal Borough, or Urban District		Rural District		Division		
of Hadley		of Holy Trinity (Hadley)		of Hadley		of Holy Trinity		of Leegomery		
No. of Houses	ROAD, STREET, No. or NAME of HOUSE	HOUSES	Name and Surname of each Person	RELATION to Head of Family	Age last Birthda/	PROFESSION OR OCCUPATION	Employer, Worker, or Over-seer	If Working at Home	WHERE BORN	(1) Deaf and Dumb (2) Blind (3) Lame (4) Imbecile, Feeble-minded
3	4	5	6	7	8	9	10	11	12	13
1	14 Hadley Park Farm	1	Swadlow, Rogers	Head of Family	42	Railway Superintendant	Worker	at Home	Lea, Shropshire	
			Hannah Givendale	Servant	21	Domestic	Worker		Lea, Shropshire	
			Agnes Parfiter	Servant	21	Cook	Worker		Shropshire	
			Arthur H Price	Head of Family	21	Employer	Employer		Shropshire	
			Fred J. do	Son	32	Farmer's Son	Worker		do	
			Ernie do	Son	3				Australia	
			Agnes Jones	Servant	46	Servant	Worker		Shropshire	
			Leah Brown	Servant	26	Servant	Worker		Birmingham	
			Joseph Price	Head of Family	53	Market Gardener	Overseer	at Home	Shropshire	
			Margaret do	Wife	53				do	
			Thomas Whittless	Boarder	25	Living on own means			do	
			Charles Thompson	Head of Family	31	Book Keeper	Worker		Lea, Shropshire	
			Martha do	Wife	27				do	
			Dorothy do	Daughter	2				do	
			John Stellingham	Head of Family	26	Shipkeeper	Worker		Shropshire	
			Martha do	Wife	1				Warrack, Birmingham	
			Jack do	Son	77				Shropshire	
			Elizabeth Thompson	Head of Family	64	Shoemaker (Widow)	Worker		Shropshire	
			Myra Wootton	Head of Family	32				Warrack, Birmingham	
			Thomas Brown	Head of Family	6				Shropshire	
			Lucy A do	Wife	4				do	
			Martha Griffiths	Shipkeeper's Wife	1				Shropshire	
			Arthur do	Shipkeeper	4				do	
			Thomas Brown	Son	1				do	
			Sam Bragier	Head of Family	46	Carton Factory	Worker		Shropshire	
			James do	Son	20				Shropshire	
			William do	Son	17	Road Maker	Worker		do	
			James do	Daughter	15	General Labourer	Worker		do	
			Connet do	Son	13				do	
			Leonard do	Son	5				do	
8		5	Total of Males and of Females...		15					

Extract from 1901 census for Hadley Park House (part 2)

Mulliner

The Wellington land tax returns show that the new owner of Hadley Park in 1904 was Alfred Mulliner and his tenant was Aaron Hughes Price who had been the tenant at Hadley Park Farm since 1891:

No. of Assessment.	Christian and Surnames of Occupier.	Christian and Surnames of Owner.	Description of Property Assessed.	Situation of Property.		Assessed and Exonerated.		
				No. of House	Street, &c.	£	s.	d.
1	2	3	4		5	6		
106	Alfred Poole	Alfred Poole	House Shop		Hadley			
107	Brown Tothers	Robert A Brown	Houses		.			
108	Samuel Turner	Samuel Turner	Land		.			
109		Nicholls	Houses &c		.			
110	W. Wedge Tothers	W. R. Mansell	.					
111	J. Thomas Tothers	M. Locke	.		Hebe Street			
112	Thos. Wicken	W. Bullwicks Mtgee	Land		Hadley			
113	Rickers Tothers	Geo Espley	Houses					
114		B. P. Blockley	Houses Land		Haybridge			
115	A. A. Price	Alfred Mulliner	do do		Hadley Park			
116	Thos. Dickin	Ernest Pitchford	Land		Hadley			
117		Edward Jones Reps	Houses		Forge Row Hadley			

Wellington land tax returns (1904-5)⁴⁶

This return does not show Samuel Danks. However the return for the following year, 1905-6, has separate entries for Hadley Park Farm and Hadley Park House and land, and shows that Samuel Danks occupied Hadley Park House and that Alfred Mulliner owned both properties and had taken over Hadley Park Farm from Aaron Price:

No. of Assessment.	Christian and Surnames of Occupier.	Christian and Surnames of Owner.	Description of Property Assessed.	Situation of Property.		Assessed and Exonerated.		
				No. of House	Street, &c.	£	s.	d.
1	2	3	4		5	6		
103	Shropshire	J. Crump.	do do		Hadley			
104	Self	do	do do		do			
105	A. Mullier	Self	Farm		do Park			
106	A. Danks	A. Mullier	do do		do do			
107		G. Trammere	ctge		Hadley			
108	Self	Al Poole	do do		do			

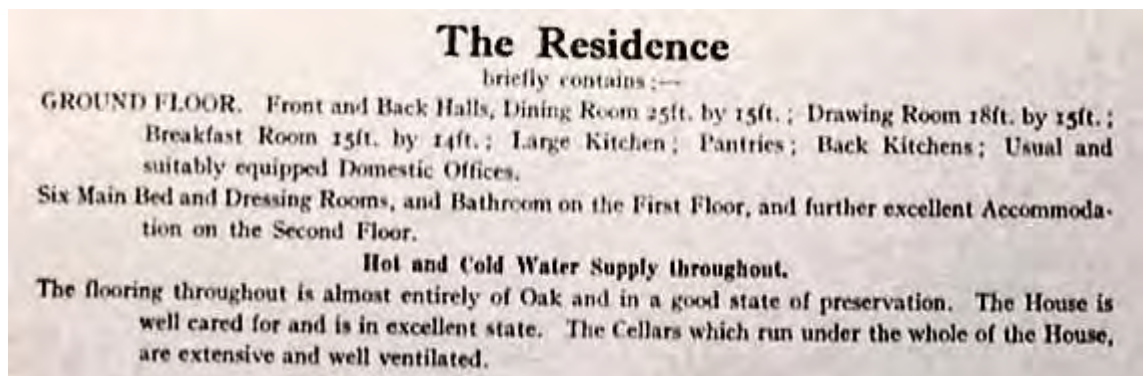
Wellington land tax returns (1905-6)⁴⁷

The Mulliner family owned Hadley Park House and estate for nearly 40 years, from 1903 to 1941. When Samuel Danks left Hadley Park House in 1909, the new tenant was Benjamin Pollard Blockley who had moved from nearby Haybridge. Blockley was a brickmaker from Leicestershire who was 67 when he moved to Hadley Park House, presumably to retire. He had established the Ragfield brickworks and tilery in New Hadley in 1895 eventually employing 250 people and supplied the bricks for the RAF station at Brize Norton in Oxfordshire in 1935.⁴⁸

When Alfred Mulliner died in 1916 at the age of 62, his brother Clement took over Hadley Park and on 24 March 1917 the estate was sold to Bernard Mulliner.⁴⁹

One year into the Second World War, Bernard Mulliner put Hadley Park up for sale to be sold by auction on 19 September 1940 at The Charlton Arms Hotel, Wellington. The estate comprised 345 acres and included an 'excellent residence, farm house, lodge and cottages' together with 'most fertile and highly productive arable and pasture land'.⁵⁰ The particulars say that Mulliner had occupied the estate for the last quarter century and was retiring. A schedule lists each plot of land included in the sale however the plan referred to in the sale catalogue is missing. The acreage had evidently increased again from the 316 acres referred to in Thomas Thorneycroft's lease of 1861 (see page 19).

Hadley Park House was described as:



Extract from Hadley Park sales particulars (1940)⁵¹

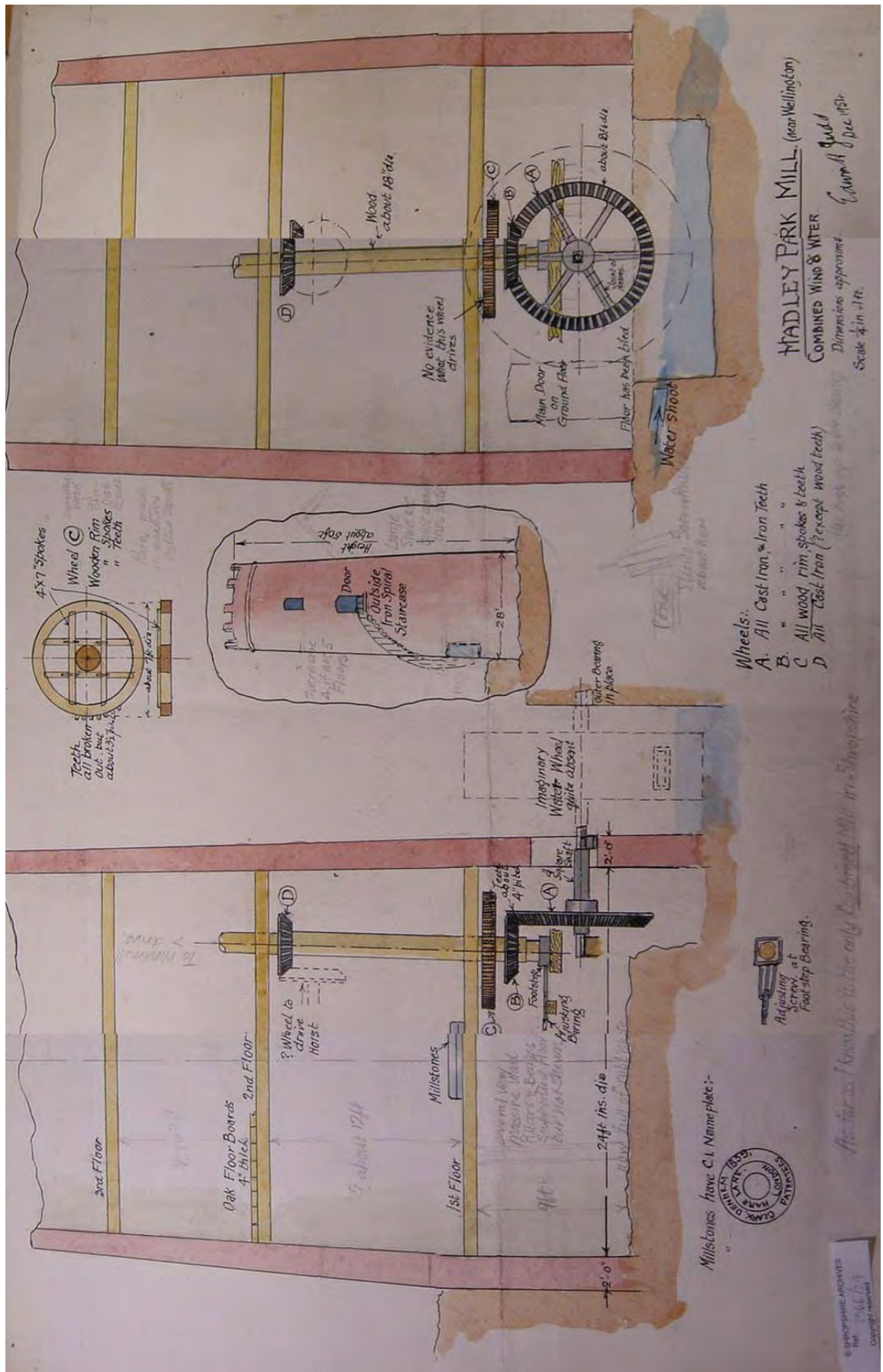
It is clear from the sale catalogue that the estate included several properties: Hadley Park House; the farmhouse – Hadley Park Farm; a lodge; and two farm cottages. The farmhouse had been temporarily divided and occupied as two dwellings. The full catalogue is included at the end of this report. The sale completed successfully and the new owner, Joseph Sankey & Son Ltd, took over the Hadley Park estate on 25 March 1941.

Sankeys

Joseph Sankey was a Victorian entrepreneur who built a successful company from his apprenticeship at the age of 14 to a blank tray maker. He founded his own business in 1854 and by 1919 the company operated from four sites including Hadley Castle Works. The *Wellington & District Directory* of 1964/5 says that Joseph Sankey & Sons Ltd employed 10,000 people and were part of the GKN Group. In its early days the company made tea trays, and had expanded their range by 1861 to include stoves and wheelbarrows. A hundred years later the company's principal business was manufacturing all steel pressed wheels for cars, but also included automatic vending machines, brewery equipment and armoured fighting vehicles.

After Sankeys bought Hadley Park, they established Hadley Park Farm Ltd which occupied both Hadley Park House and Hadley Park Farm in the Wellington land tax records from 1941-1949. According to the *Shropshire Magazine* of September 1976, Henry Ferguson Hodgson who was made a director of GKN Sankey in 1941, moved to Hadley Park in the same year where he was within 200 yards of the works.

In December 1954, Dr Edward Judd visited Hadley Park Mill and produced this beautiful illustration of the internal workings of the mill. He commented that he believed it to have been the only combined water and windmill in Shropshire:



Drawing of the internal workings of Hadley Park Mill by E H Judd (1954) (compiled from three photographs)⁵²

Recent owners

The Japanese company Mitutoyo who established a company in the UK in 1980 owned Hadley Park House until 1993 and used it as a hostel for Japanese visitors. Mitutoyo manufactures precision measuring equipment including hand-held instruments and materials testing equipment.

Hadley Park House became a hotel in 1993 when Mr and Mrs Downings bought the property. They modernised the house and built the conservatory which today is used as the restaurant dining room. The Downings lived in the neighbouring mill until they sold the house in 2003.

CONCLUSION

This research has given an insight into the history of Hadley Park House and estate from the 17th century to the present. The earliest reference found, which pre-dates the current house, shows that the Charlton family of Apley Castle had a lease for the estate in 1642. A newspaper notice announced the sale of the estate in 1773 and may have signified the beginning of the Briscoe family's ownership which had occurred by 1792 and lasted, via marriage with the Evans family, through to 1841. It is possible that the property was built by John Briscoe for his daughter Ann after 1773 following her marriage to Maurice Evans. The suggestion that the house may have been built by Thomas Telford's chief engineers seems unlikely, as the house already existed in 1792 when the Shrewsbury Canal scheme was proposed which was three years before Telford's involvement in the project in 1795. No evidence has been found to indicate that any of Telford's engineers were involved in the area prior to this date. However Thomas Telford would no doubt have visited the Hadley Park estate during the planning and construction of the Shrewsbury Canal and is believed to have designed the guillotine style of gate used at Hadley Park Lock.

Hadley Park has been documented as one of the largest farms in the parish having trebled in size from its initial 115 acres in 1772 to 345 acres in 1940. The property has been an independent estate throughout the history of the present building and was clearly of some status with its own lodge house at its entrance. It would have been a local employer, as it is today, and thus played an important role within the local community.

DOCUMENTS

Copies of the following documents used in this research and which have not been illustrated in the main report are appended for completeness:

- 1794 will of John Briscoe (4 pages)
- 1940 sales particulars (6 pages)

The following documents were photographed at Shropshire Archives and appear in this report:

- Rocque's map of Shropshire (1752)
- Deposited plan of proposed canal from Shrewsbury to Donnington Wood (1792)
- R Baugh's Map of Shropshire (1808)
- Census of Wellington parish (1821)
- Ordnance Survey 1st edition map (1882)
- Wellington land tax returns (1904-6)
- Hadley Park sales particulars (1940)
- Drawing of the internal workings of Hadley Park Mill (1954)
- Historic Buildings in Telford: Hadley Park Lock (1970s)

The copyright for all these documents is owned by Shropshire Archives who specify that they are provided for non-commercial purposes and may not be copied without their prior written permission. Shropshire Archives may be contacted at Castle Gates, Shrewsbury SY1 2AQ.

Extracts from the National Census of England were obtained from Ancestry.co.uk under licence and may only be reproduced 'as unique data elements that are part of a unique family history or genealogy'.

Full references to all documents used in this research are given at the end of this report.

Will of John Briscoe (1794)

This Writing contains the last Will
and Testament of me John Briscoe of Caynton in the County of Salop Gentleman and my will is that all my last Wills funeral and Testamentary Expenses shall in the first place be fully paid and satisfied of &c. &c. and I give unto Thomas Epton of Wellington in the said County of Salop Esquire and John Briscoe of Caynton in the County of Salop Gentleman all that my single Tenant Farm House and Premises called or known by the name of Badley Park Farm with the Buildings and Appurtenances belonging situate and being in the Township of Badley in the Parish of Lollington in the said County of Salop and also all that my water Course Park Mill now or late in the occupation of my son in law Thomas Evans to hold unto the said Thomas Epton and John Briscoe their heirs and assigns for ever upon such trusts as are hereinafter expressed and declared concerning the same (that is to say) to the use and benefit of my wife Sarah Briscoe and her assigns for and during the term of her natural life and from and after the determination of that Estate to the use and benefit of the said Thomas Epton and John Briscoe and their heirs during the natural life of my said wife upon trust limited from being defeated or destroyed and for that purpose to make entries and bring actions as the case may require but notwithstanding to permit and suffer my said wife Sarah and her assigns during her life to receive her and their own use and benefit and from and after her decease to the use and benefit of my said son in law Thomas Evans and his assigns for and during the term of his natural life and from and after the determination of that Estate to the use and benefit of the said Thomas Epton and John Briscoe and their heirs during the natural life of the said Thomas Evans upon trust limited from being defeated or destroyed and for that purpose to make entries or bring actions as the case

may require but nevertheless to permit and suffer the
said Thomas Evans and his Assigns during his life to receive
and take the debts due and profits thereof to and for
for his and their own use and benefit and from and after
his decease to the use and behoof of my Daughter Anne
the wife of the said Thomas Evans and her Assigns for
and during the term of her natural life and from and
after the determination of that Estate to the use and
behoof of the said Thomas Evans and John Briscoe
and their heirs during the ~~life~~ life of the said Anne
Evans upon trust to provide the contingent use and
Estate heretofore limited from being defeated or
destroyed and for that purpose to make Entries or bring
actions as the case may require but nevertheless to permit
and suffer the said Anne Evans and her Assigns during her
life to receive and take the debts due and profits
thereof to and for her and their own use and benefit
and from and after the several deceases of my said wife
Margaret Briscoe Thomas Evans and Anne his wife and
of the survivors of them to the use and behoof of the
said Thomas Evans and John Briscoe their Executors
Admors and Assigns for and during and until the full
end and term of one thousand years and fully to
Combat and Swear to commence immediately on the
decease of the survivor of them my said wife Margaret
Briscoe Thomas Evans and Anne his wife upon the trust
and to for intents and purposes in this my will expressed
and declared concerning the same and subject to the
trust of the said term of one thousand years of Sir
and David my said Sheriffage farm and lands situate in
Havely Park farm and also the said Mill situate in
Havely Park with their respective rights liberties
and appurtenances and to the use of my Grandson
John Evans son of the said Thomas Evans by my said
Daughter Anne his wife and Assigns for ever and so
to convey direct and declare that the said term of one
thousand years heretofore limited to the said Thomas
Evans and John Briscoe their Executors Admors and
Assigns as aforesaid is so limited to them upon the
trust and to and for the intents and purposes herein
after expressed that is to say upon trust that they
the said Thomas Evans and John Briscoe their Executors
Admors or Assigns by ~~virtue~~ mortgage or sale of the
said Sheriffage ~~land~~ and premises comprized in the said
term of one thousand years or a competent part thereof
shall and may the sum of four thousand pounds and pay
the same within twelve months next after the decease of
the survivor of them my said wife Margaret, Thomas Evans
and Anne his wife unto and amongst the younger Child
Children of the said Thomas Evans by the said Anne his wife
in equal shares and proportions of Sir and David unto my
said Daughter Anne Evans all these several parts or parties

of better Stocks Corn Grain Implements of Husbandry wares
 Money and Jewels for Money on Mortgage Bonds Notes
 or otherwise Debts Arises of Debt and all other Personal Estate
 of what kind soever subject to the payment of my Debts and
 funeral and Testamentary Expenses &c. &c. and I do hereby
 the same and every part and parcel thereof unto my said
 son William Bristol his Executors Administrators and Assigns and
 I do hereby nominate constitute and appoint my said
 son William Bristol sole Executor of this my Will &
 hereby revoking and making ~~void~~ void all former
 Wills by me made and do declare this to be my last Will
 and Testament in witness whereof I the said John Bristol
 have to this my Will contained in four sheets of paper to the
 top of the first sheet thereof where the same are taken together
 together out my seal at the bottom of the three said sheets
 severally my name and to the last sheet thereof my hand and
 seal this fifteenth day of August in the year of our Lord one
 thousand seven hundred and ninety four - John Bristol
 Bristol as and for his last Will and Testament in the presence
 of us who in his presence at his request and in the presence
 of each other have subscribed our names as witnesses
 - Henry Yates Carter of Kitley Surgeon - John Charlton of
 Charlton Farmer - John Maddock of Green fields Attorney

This Will was proved at London the eighteenth
 day of November in the year of our Lord one thousand seven
 hundred and ninety four before the Right Honourable
 Sir William Bayne Knight Doctor of Laws Master Surgeon or
 Comptroller of the Privy Seal and of the Court of Chancery lawfully
 constituted by the Oath of William Bristol the son of the
 deceased and the sole Executor named in the said Will to
 whom Administration of all and singular the Goods Chattels
 and Credits of the said Deceased was granted having been first
 sworn by Commission duly to administer.

Hadley Park sale particulars (1940)

sc/9/44

Upon instruction of B. Mulliner, Esq.

SHROPSHIRE ARCHIVES
Ref. sc/9/44
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SALE PARTICULARS
OF
The widely known Freehold
SMALL AGRICULTURAL ESTATE

HADLEY PARK
NEAR
Wellington - Shropshire.

AREA 345 ACRES.

**EXCELLENT RESIDENCE, FARM HOUSE, LODGE and
COTTAGES,**
Extensive and well arranged Farm Buildings,
**MOST FERTILE and HIGHLY PRODUCTIVE ARABLE and
PASTURE LAND,**
The whole in a ring Fence and affording a particularly sound
RESIDENTIAL DAIRY and FEEDING FARM
of outstanding ability,
WITH THE ADVANTAGE OF VACANT POSSESSION ON COMPLETION
except as to a small part.

To be Sold by Auction, subject to Conditions and prior disposal,
AT
THE CHARLTON ARMS HOTEL, WELLINGTON,
ON
THURSDAY, 19th SEPTEMBER, 1940,
at 3 p.m.

Auctioneers:
BARBER & SON, F.A.L.,
Church Street,
Wellington, Salop.
(Tel. 27 and 44.)

Solicitors:
R. GWYNNE & SONS,
Edgbaston House,
Wellington, Salop.
(Tel. 227.)

Hadley Park sale particulars, page 1 (1940)⁵⁴

General Remarks.

Which shall be deemed to form part of the Conditions of Sale.

1. This property has been in the continued occupation of the Vendor for the past quarter of a Century, during which time considerable capital expenditure has been judiciously incurred in bringing the Farm to its present high state of cultivation, and to comply with the stringent requirements of present-day farming on most modern lines; The Hadley Park Dairy Herd, Feeding Stock and the high Arable yields, have maintained a standing of the highest repute for many years.
2. The Sale is consequent upon the retirement of the Vendor and affords a unique opportunity to acquire for Owner-occupation or for investment, assuring maximum returns from Husbandry and Safe Investment with reliable prospects of Capital appreciation.
3. The whole of the Live and Dead Farming Stock may be taken over at Valuation, otherwise the right is reserved to hold a Sale(s) by Auction on the premises without payment of Compensation.
4. The original Farm House has been temporarily divided and occupied as two dwellings, and can be retained as such, or readily reinstated as a single residence, as may be desired. The Sale will be subject to the existing tenancy occupation of this Dwelling and of the two Cottages. No difficulty is anticipated in obtaining possession of this section and otherwise the Estate is in the occupation of the Vendor who will give

VACANT POSSESSION ON COMPLETION

at March 25th, 1941, or at such earlier date as may be mutually agreed upon.

SPECIAL NOTE.

- (a) The Valuable Growing Timber and such Fixtures as are usually termed Landlord's Fixtures, will be included Free in the Sale to the Purchaser, likewise the particularly high unexhausted Values of Feeding Stuffs consumed and Manures applied, will pass to the Purchaser without further payment.
- (b) Acts of Husbandry, Cultivations and work done in preparation for 1941 crops
and
All Unconsumed Produce (at full Market Price) Growing Crops, Seeds and such like,
and
All Fixtures and Fittings (Milking Machine, Plant and installation, Engine, Barn Machinery, Tanks, etc.) usually termed Farm Tenant's Fixtures and Fittings, will all be taken over per the Shropshire Scale, and paid for by Valuation in addition to the Purchase Price (or otherwise the Produce will be sold off, reasonable time and necessary facilities being reserved to enable Threshing and Marketing of the Grain).
- (c) It is desired that an Appointment be made prior to inspection.
- (d) Plan of the property can be inspected at the respective Offices of the Auctioneers or the Solicitors.
- (e) These particulars have been drafted for the convenience of intending Purchasers, and whilst believed to be correct their accuracy is not Guaranteed. Any dispute as to the interpretation of the above-mentioned clauses shall be decided by the decision of the Auctioneers and be final and binding on all parties.

SALE PARTICULARS

OF

The Important, Compact,

Freehold Agricultural and Residential Property HADLEY PARK FARM, WELLINGTON SHROPSHIRE.

Two miles from Wellington, close to Hadley Station, 11 miles from Shrewsbury, easy of access to Wolverhampton, Birmingham and all parts of the Country. Admirably placed for extremely favourable Market facilities and the Sugar Beet Factory at Allscott (about 4 miles).

AREA: about 345 Acres.

SUPERIOR RESIDENCE (tastefully equipped), CHARMING GROUNDS, easy of upkeep, with fine Specimen Timbers, TENNIS LAWN, further LAWNS and FLOWER BEDS, PRODUCTIVE ORCHARD.

Extensive and Sound FARM BUILDINGS with accredited tying for 90 cattle.

Comfortable FARM HOUSE (or two Farm Dwellings), LODGE, TWO FARM COTTAGES and FIELD BUILDINGS. Valuable Growing Timber. And the rich enclosures of loamy and productive areas of Arable and Pasture Land.

With minor exception in the occupation of the Vendor and chiefly offered with VACANT POSSESSION ON COMPLETION.

The Residence

briefly contains:—

GROUND FLOOR. Front and Back Halls, Dining Room 25ft. by 15ft.; Drawing Room 18ft. by 15ft.; Breakfast Room 15ft. by 14ft.; Large Kitchen; Pantries; Back Kitchens; Usual and suitably equipped Domestic Offices.

Six Main Bed and Dressing Rooms, and Bathroom on the First Floor, and further excellent Accommodation on the Second Floor.

Hot and Cold Water Supply throughout.

The flooring throughout is almost entirely of Oak and in a good state of preservation. The House is well cared for and is in excellent state. The Cellars which run under the whole of the House, are extensive and well ventilated.

THE FARM HOUSE

as previously above mentioned, is occupied as two Dwellings, but is easily converted back to give a conveniently appointed residence, affording:—

Dining Room, Drawing Room, Breakfast Room, Kitchen, Scullery, Cellars, Wash-house, 6 Bedrooms, Bathroom, W.C., Store-room.

SOUNDLY BUILT ENTRANCE LODGE WITH GARDEN
and
TWO FARM COTTAGES AND GARDENS.

The Farm Buildings,

chiefly of substantial brick and tiled constructions are conveniently arranged and include :—

Tying for 101 Cattle (accredited tying for 90), Dairy, Engine House, etc., Modernized Accommodation for about 300 Pigs. Three large Covered Yards with Stock Bays, Loose Boxes and Shedding, Root and Mixing Houses, Granary and Lofting, Implement Sheds, Lorry and Motor Houses, Stabling for Six Horses and the usual subsidiary Buildings.

Splendid Eight-Bay Brick Pillared Barn and further Dutch Barns, comprising

23 Bays on Steel Standards.

Small Range of Field Buildings, etc., complete ample Accommodation for Intensive and Modern Husbandry.

An excellent Supply of Water is piped by gravitation and serviced practically throughout the Buildings.

The Land lying practically in a ring fence, is an easily worked rich loam, the pastures and meadows naturally watered and with adequate shade, the arable is of a particularly high yielding nature.

The whole equally suitable for

DAIRYING, FEEDING, REARING,

Arable Cropping and Marketable Produce.

Hadley Park sale particulars, page 4 (1940)

SCHEDULE.

(Cultivations may be subject to variation by reason of the Government's Ploughing Campaign.)

No. on Plan.	Description.	Area.
56, 58, 77	Pasture Est.	10.906
164	Meadow	4.585
165, 166	Pasture	15.996
Pt. 199, 200, 201, 202	Ditto Est.	13.523
204	Meadow	4.886
Pt. 203	Pasture	3.317
Pt. 203 and 215	Ditto	6.173
214	Ditto	7.719
Pt. 199, 224, Pt. 191, 192	Ditto	42.051
193	Coppice588
252	Pasture	9.599
253	Arable	8.000
254	Ditto	13.108
271	Pasture	9.746
255 to 258	Pasture and Plantation	18.324
259/263 and Pt. 270	Ditto Est.	17.886
Pt. 270	Arable Est.	9.600
261	Ditto	12.851
268	Arable	7.221
311 and 327	Ditto	14.806
269	Cottage and Farm Buildings424
328	Pasture	11.205
329	Ditto	10.160
310	Coppice364
185/186	Arable	12.399
232	Ditto	12.708
227, 228, 229, 231	Pasture	11.417
Pt. 249	Arable Est.	26.283
247	Cottage (Lodge)218
Pt. 273	Arable Est.	18.578
221, 222, 223	Hadley Park House, Paddock and Garden	5.603
216	Garden180
217 and 218	Farm House, Buildings, and Pool665
219	Fold and 2 Loose Boxes986
220	Farm Buildings, Covered Yards, etc. ..	1.315
225	Roadway	1.805
	ACRES ...	345.195

OUTGOINGS: Tithe Annuity £45 11s. 6d. per half year.
Land Tax as assessed.

NOTE.—An annual payment is received from the Electricity Board.
Sporting Rights are in hand, but are lettable at a remunerative rental.

Special Conditions of Sale.

1. These Conditions shall be deemed to incorporate the Law Society's Conditions of Sale (1934 edition) and if there is any variance or inconsistency between them the provisions of these Conditions shall prevail.
2. The Abstract of Title shall be delivered within ten days from the date hereof and shall commence with a conveyance dated the 24th day of March 1917 and made between Caroline Jane Mulliner, Clement Mulliner and Edwin Thomas Bourne of the one part and the Vendor of the other part.
3. The Purchaser's objections and requisitions shall be delivered within fourteen days from the delivery of the Abstract.
4. The Purchase shall be completed on the 25th day of March, 1941 (or earlier by arrangement) at the office of the Vendor's Solicitors Messrs. R. Gwynne and Sons situate at Edgbaston House, Wellington, Salop.
5. The Vendor is selling as Absolute Owner.
6. The Purchaser shall immediately after the sale sign the subjoined Agreement.
7. The tenure of the property is Freehold.
8. The property is sold with Vacant Possession on Completion, except as to the old Farm House and two cottages referred to in the particulars attached.
9. The property is sold subject to
 - (a) Any Housing or Town Planning Scheme or Resolution to make a scheme or any prescribed improvement line or building line or standard width which may be in force affecting it.
 - (b) Tithe Redemption Annuity and Land Tax.
 - (c) The Exception and Reservation of the mines and minerals together with powers of working and getting the same subject to payment of compensation as more particularly set out in the Conveyance forming the root of title.

Hadley Park sale particulars, page 6 (1940)

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