

Property transactions

During the period 1820-1837 there were some 135 notices in *Jackson's Oxford Journal* concerning auctions, sales by private contract and lettings of property in the Parish:

- 85 auctions
- 17 sales by private contract
- 33 properties to let

The 85 auctions may be broken down as follows:

Dwellings/premises (including farm houses, shops, inns)	39
Agricultural land	4
Livestock, farm equipment &c.	19
Furniture	15
Stock-in-trade	4
Timber	<u>4</u>
	<u>85</u>

These figures should be treated with caution, however, since sales or auctions did not necessarily fall conveniently into the above categories. Sales of farm houses, for instance, usually included a greater or lesser amount of freehold or leasehold land.

The major institutional landowners in the Parish were the Dean and Chapter of Christ Church, Oxford, and the Dean and Canons of Windsor. It was customary for leases from these bodies to be granted for a term of 21 years, renewable in advance every 7 years (a tenure known as 'collegehold').

The third largest landowner at the beginning of the period 1820-1837 was the leading local solicitor, Samuel Churchill, who had inherited 369 acres on his father's death in 1808. Edward Hatten, the proprietor of the King's Arms, acted as land agent and surveyor for Churchill, buying, selling and letting farms and dwelling houses, until the latter's bankruptcy in 1827.

Auctions of dwellings/premises, agricultural land and timber typically were held in a local hostelry, while auctions of livestock/farm equipment, furniture and stock-in-trade were usually held on the premises.

Street locations in Deddington are mentioned in 32 cases (including sales by private contract and lettings), and in certain others the location is synonymous with its name (e.g. farm or public house). Where streets are identified, there were more transactions concerning property in New Street (13 instances) than elsewhere in the town. The following streets are specifically mentioned:

Market Place	5
Market Street	5
Church Lane	1
New Street	13
High Street	1
Hudson's Lane	2
Philcock Street	2
The Green	2
Gooses Green	1

The analysis in the appendix below of property auctions, private sales and lettings during the years 1820-1837 shows:

- no private sales and few lettings during 1820-1824;
- a few more transactions per year during 1825-1829 (the population of the Parish increasing by 12.5% between 1821 and 1831);
- a marked increase in the number of transactions per year in the 1830s (up to 1837), when the population of the Parish did not increase at all.

The solicitors acting in the advertised property transactions were identified in 57 cases, although sales of livestock/farm equipment, furniture, stock-in-trade and timber did not usually involve solicitors.

The long-standing dominance of Messrs. Churchill and Field in the early 1820s was ended in 1826 after Samuel Churchill Field gave notice to Samuel Churchill to dissolve their partnership on 31 December 1825, anticipating the impending bankruptcy of Samuel Churchill in March 1827. Because of Churchill's preoccupation with his worsening finances during 1826, the firm's client base was effectively inherited by Field.

This opened the way for two new professional entrants, William Henry Hitchcock in 1828 and John Francis Lamb in 1830, although Samuel Churchill Field, and after his death in 1833 his son, Samuel Field, clearly remained the larger legal practice. See [Legal profession](#).

The auction notices indicate that residential properties typically had various outbuildings (e.g. brew-house, bake-house), and that the streets backed on to green space. Back yards with (e.g.) pigsties were not uncommon, while larger properties, and inns, would also have stabling. There are nine references to gig houses between 1825 and 1837.¹

While the King's Arms continued to dominate the choice of auction venues in the early 1820s, between 1828 and 1837 the Unicorn (landlord by 1826 John Sturch) attracted a similar number of auctions (King's Arms 11, Unicorn 12).

¹ A gig is a light 2-wheeled carriage pulled by one horse.

Appendix

Auctions of property 1820-1837

85

Dwellings &c.	39
Agricultural land	4
Livestock, equipment &c.	19
Furniture	15
Stock-in-trade	4
Timber	<u>4</u>
	<u>85</u>

Auctions of property 1820-1824

15 *Av. 3 per year*

Churchill & Field 7

Non-Deddington Sols. 1

1825-1829

14 *Av. 2.8 per year*

S.C. Field/S. Field 3

W.H. Hitchcock 1

Non-Deddington Sols. 2

1830-1837

44 *Av. 5.5 per year*

S.C. Field 6

W.H. Hitchcock 4

J.F. Lamb 2

Non-Deddington Sols. 3

73

Sales by private contract 1825-1836

17 *1820-1824* 0

S.C. Field/S. Field 7

1825-1829 3 *Av. 0.6 p.a.*

W.H. Hitchcock 2

1830-1837 14 *Av. 1.75 p.a.*

J.F. Lamb 1

Non-Deddington Sols. 2

Property to let 1820-1837

33 *1820-1824* 3 *Av. 0.6 p.a.*

C.&F./S.C.F./S. Field 8

1825-1829 7 *Av. 1.4 p.a.*

W.H. Hitchcock 3

1830-1837 23 *Av. 4.125 p.a.*

J.F. Lamb 4

Solicitors instructed where identified

C.&F./S.C.F./S. Field 27

W.H. Hitchcock 10

J.F. Lamb 7

10 February 1827, page 3

23 Cows, 370 Sheep, 2 Horses, 4 Fat Pigs,

And FARMING IMPLEMENTS.

TO BE SOLD BY AUCTION,

By Mr. CHURCHILL,

On Tuesday the 27th day of February, 1827, on the premises, - Part of the LIVE and DEAD FARMING STOCK of Mr. Edward Hatten, at Deddington, Oxon, who is leaving part of his farm; comprising about 22 cows with calves, in-calf and barren, 1 bull, 120 ewes in lamb, 130 wether tegs, 70 ewe ditto, 20 fat sheep, 2 rams, 30 fat Down ewes, 1 cart horse, 1 saddle ditto, four years old, and 4 fat pigs; 2 waggons, 2 broad-wheel dung carts, 3 ploughs, 3 pair of harrows, 12 sheep racks, and a horse churn. - The sale to begin at Eleven o'clock.

Catalogues may be had at the Crown, Bicester and Brackley; George, Banbury; White Hart, Chipping-Norton; Cartwright Arms, Aynho; Journal Office, Oxford; place of sale; and of the auctioneer, in Woodstock.

2 June 1827, page 1

GENTEEL FAMILY RESIDENCE,

DEDDINGTON, OXFORDSHIRE.

WITH EARLY POSSESSION.

TO be LET, for a term of years, or from year to year, either unfurnished or partly furnished, - A substantial detached RESIDENCE, fit for a genteel family, situate at the eastward entrance of the town of Deddington, Oxfordshire; comprising breakfast, dining and drawing rooms, servants' room, six bed rooms, and two attics, good kitchens and cellars, with convenient offices, large yard, barn, coach-house, good stabling, capital walled garden, and two Orchards, and a Close of rich Pasture Land adjoining, containing together upwards of 7 Acres, now in the occupation of Edward Abney, Esq.

The situation of Deddington is particularly healthy and pleasant, and within 8 miles of the Duke of Beaufort's and Sir Thos. Mostyn's kennels.

The House and Premises are in good repair, and may be seen, and the particulars of the rent and terms known, on application to Mr. S.C. Field, solicitor, Deddington; if by letter, post paid.

12 April 1828, page 1

*Notice of auction by R. Humphris of the implements in
husbandry, household furniture &c. of Mr. William Merry at
Clifton, under an execution.*

Clifton, near Deddington, Oxon,

TO BE SOLD BY AUCTION,

By R. HUMPHRIS,

On Monday next the 14th of April, and two following days, on the premises of Mr. William Merry, at Clifton, near Deddington, in the county of Oxford, (under an execution,) all the valuable LIVE and DEAD FARMING STOCK, ricks of HAY and CORN, IMPLEMENTS in HUSBANDRY, DAIRY UTENSILS, neat and useful HOUSEHOLD FURNITURE, and other Effects.

The Stock, &c. will be sold the first day, and comprises 9 theaves, with lambs or to lamb; 15 meaty shearhogs, 2 useful new-milch cows, 1 ditto and calf, 3 capital ditto in-calf, 2 steers, excellent sow and pigs, sow in-pig, 8 strong store pigs, and 5 very fat ditto; 3 stout and useful draught mares and 1 horse, good nag horse, and a thorough-bred horse, nearly 16 hands high, bay with black legs, four years old, by *Young Grimaldi*, his dam by *Hotspur*; large rick of wheat, ditto of beans, ditto of barley, 2 very large ricks of prime meadow hay, about 16 quarters of barley in sacks, 10 quarters of peas, 4 strong stables, 3 excellent farmer's waggons with iron arms, tilted road ditto, 4 dung carts, market cart, pony ditto, gig, 6 sets of harness, saddles, bridles, pannels, &c.: ploughs, drag and seed harrows, field roll, large quantity of oak posts, elm plank, and square stuff; hurdles, barn tackle, cow racks, pig troughs, &c.; 11 good milk leads, 2 churns, and other dairy utensils.

The Hay and Straw to be taken off the premises.

The Household Furniture comprises handsome mahogany and other four-post bedsteads, with cotton and dimity furnitures; tent ditto, dimity furniture; several tester and stump ditto, 5 very prime bordered goose and other feather beds, bolsters and pillows, mattresses, flock beds, blankets and quilts, bed and table linen, handsome mahogany chest upon chest, mahogany bureau, walnut bureau and bookcase, bureau, chests of drawers, and escritoir; 2 excellent eight-day clocks in japanned and oak cases, mahogany dining tables, mahogany, Pembroke, stand, and tea ditto; floor and bed-round carpets, hearth rugs, polished fenders and fire irons, sofa and cover, wheel barometer, pier glasses in gilt and other frames, chimney ditto, swing and dressing ditto, 6 mahogany chairs with horse-hair seats and elbow to match, fancy chairs, Windsor and chamber ditto, fowling piece, buffet, corner cupboards,

handsome tea china, beer and wine glasses, decanters, liquor bottles and stamp, tea urn, all the kitchen furniture, 3 copper furnaces, several grates, brewing utensils, 12 good seasoned beer casks, liquor and wine ditto, weighing machine, weights, flour scales, iron bars, and effects in the mill; large quantity of useful wood, some timber, and other effects; which will be expressed in Catalogues, to be had in due time at the place of sale; King's Arms, Deddington; Cartwright Arms, Aynho; Crown, Bicester; other Inns in the neighbourhood; and of the auctioneer, Swan Inn, Banbury.

Sale to commence each day at half-past Ten o'clock.

23 August 1828, page 1

Desirable FREEHOLD PROPERTY,

DEDDINGTON, OXFORDSHIRE,

WITH EARLY POSSESSION.

TO BE SOLD BY AUCTION,

By J. CLEMENTS,

At the Unicorn Inn, Deddington, on Saturday the 6th day of September, 1828, at four o'clock in the afternoon, (unless previously disposed of by private contract,) - A Stone-built and slated FREEHOLD DWELLING HOUSE, pleasantly and advantageously situated in the Market-street, in Deddington; comprising a large shop, with sashed bow windows, opening to the street; comfortable dwelling room and good kitchen; three bed rooms on the first floor, and two attics; cellaring and garden, now in the occupation of Mr. Thomas Fardon, watch-maker, who is about to remove his business.

Also a good Stone-built & Slated FREEHOLD COTTAGE, adjoining, in the occupation of William Satchell.

The Tenants will shew the premises; and further particulars thereof may be had, and the property treated for, on application to Mr. S.C. Field, solicitor, Deddington, or the auctioneer, Bicester.

24 January 1829, page 1

Handsome Four-wheel CARRIAGE, with Crane Neck, and Double and Single Sets of Harness, nearly new,

HOUSEHOLD FURNITURE,

AND OTHER EFFECTS.

TO BE SOLD BY AUCTION,

By R. JARVIS and SON,

On the premises of Thos. Fidkin, Esq. deceased, at Deddington, Oxon, on Monday, Tuesday, and Wednesday next, January 26, 27, and 28, - All the neat and valuable HOUSEHOLD FURNITURE, valuable BOOKS, LIVE STOCK, CORN, HAY, IMPLEMENTS, and other Effects; comprising mahogany and other four-post bedsteads, in moreen and cotton furnitures, palliass, mattresses, seasoned feather beds, blankets, quilts and counterpanes, sets of mahogany single and double chests of drawers, mahogany bureau and bookcase, night tables, wash-hand stands and tables, rich chimney, pier, and swing glasses, mahogany dining, card, Pembroke, and tea tables, pair of eliptic ends on claws, sets of mahogany and other chairs, sofa, easy chairs, cellaret, knife cases, Turkey, Brussels, Wilton, and other carpets, capital eight-day clock, china, glass, and earthenware, barometers; fenders and fire-irons, blunderbuss and guns, fishing nets, side saddles and pillions; Pickerings Statutes at Large, from Magna Charta to the 9th of George the Fourth, 52 volumes bound, and 16 in boards; Terms Reports, and other valuable Books; 30 dozen of glass bottles, seasoned casks and brewing utensils; also the Farming Stock; comprising 3 capital Alderney cows, 1 Welsh ditto, 1 pole, 13 ewes, and 16 lambs: six-year-old bay horse, a black mare, 2 fat pigs, 2 store pigs, and in-pig sow; 2 good waggons, 2 carts, harness, 2 rolls, plough, harrows, hurdles, ladders, and other farming implements; ricks of corn and hay, and various other effects; which will be specified in Catalogues, to be had at the Inns in Deddington, and at the auctioneers', Banbury.

May be viewed the days of sale till Eleven o'clock, at which time the sale will commence.

► The Carriage and Books will be put up at Two o'clock on Tuesday, and the Live Stock and Implements at One o'clock on Wednesday.

6 April 1833, page 3

Live Stock, Implements, Corn, Hay,

AND FURNITURE.

TO BE SOLD BY AUCTION,

By R. JARVIS and C. ROWELL,

On the premises of the late Mr. Ibello, at Hempton, near Deddington, Oxon, on Tuesday the 16th day of April, 1833; comprising 20 capital ewes in lamb, 7 store ditto, 19 tegs, 3 shearhogs, 3 in-calf cows and heifers, new milch cow, cow and

calf, 3 yearling calves, 3 weaning ditto, 1 ox, grey mare, 2 years old, ditto 5 years old, black ditto, grey nag mare, 2 yearling cart colts, 4 store pigs, 30 fowls, 3 waggons, 2 carts, 2 ploughs, 3 pair of harrows, roll, 6 sets of geers, ladders, cow and sheep racks, hurdles, fan, screen, sheets, sieves, sacks, ropes, &c. &c.; part of a rick of prime hay, rick of beans, rick of wheat, 2 staddles, churn, leads, and dairy utensils, malt, hops, and bacon; also household furniture, brewing utensils, seasoned casks, &c. expressed in catalogues to be had at the place of sale, and at the auctioneers, Banbury.

May be viewed the morning of sale until Half-past Ten; and, on account of the number of lots, it is intended to begin as near that time as possible.

30 August 1834, page 3

Valuable LIVE STOCK,
OLD HAY, and GRASS KEEPING,
AT DEDDINGTON,
TO BE SOLD BY AUCTION,

By T. SOTHAM and W. Wing,

On Wednesday the 10th day of September, 1834, on the Leaden Porch Farm, Deddington, the property of Mr. Hatten, who is leaving. - Nearly **100** Long-woolleyed meaty EWES and LAMBS, 20 Down Ewes, 7 Sturks, 12 Oxen, 4 meaty barren Cows, 5 fat, 2 barren, and 13 in-calf Heifers, a well-bred Bull, 8 superior Cart Horses and Mares, and 1 Suckler; **12** large Ricks of excellent old Grass Hay, to be removed, and the Keeping of 150 Acres of rich Pasture, till Old Michaelmas.

Catalogues may be procured at the King's Arms, Deddington; White Lion, Banbury; Journal Office, Oxford; at most of the neighbouring Inns; and of the auctioneers, Wootton and Steeple Aston.

Credit will be allowed for the Hay and Keeping. - The Implements, &c. will be sold in the spring.

The sale will commence at Eleven o'clock.

23 September 1837, page 2

Valuable LIVE STOCK, FARMING IMPLEMENTS, DAIRY and BREWING UTENSILS, and other Effects;

TO BE SOLD BY AUCTION,

By JOHN CALCUTT,

On Monday the 9th day of October, 1837, on the farm of Mr. John Gilkes, of Deddington, Oxon, who is declining business; comprising 90 capital ewes, 40 theaves, 30 shearhogs, 65 lambs, 2 tups, 6 fat cows, 4 milch cows, 3 oxen, and 5 useful draught horses; 4 wagons, 4 carts, 4 ploughs, 6 pair of harrows, drags ditto; roll and frame, harness for 6 horses, sheep racks, 20 dozen of new hurdles, 30 dozen of old ditto, milk leads, churn, beer casks, brewing utensils, water cart, and other effects, which will be specified in Catalogues, to be had of the auctioneer, Deddington, and at the principal Inns in the neighbourhood, one week before the sale. - May be viewed the morning of sale, which will commence with the Sheep precisely at Eleven o'clock.

N.B. Many of the Sheep are fit for the butcher.

