

Extracts from the Title Deeds of Wyke Lodge, Normandy
By kind permission of Bruce and Vanessa James

1. Envelope annotated 'Mrs Dawe, Deeds prior to 1848', containing 17 folded parchment documents dated 1680 to 1848.

1680 March 14. Lease, George Woodroffe to Richard Knight for 500 years.

George Woodroffe of Poyle in the parish of Seale, Surrey Esq [as lord of the manor] for a £5 fine [fee], grants to farm unto Richard Knight of Weeke in the parish of Worplesdon, husbandman, all that cottage situate on part of the waste ground [i.e. the common] of the Manor of Weeke [Wyke] and the parish of Worplesdon, and also one parcel of land as is now enclosed adjoining the said cottage, containing by estimation one acre or thereabouts, all which are now in the occupation of the said Richard Knight.

To hold the said cottage and land from Michaelmas 1680 for the term of 500 years, paying to the said George Woodroffe, his heirs [etc.], yearly [rent] two shillings and six pence.

Richard Knight covenants to maintain the cottage, hedges and fences [etc.]

Richard Knight further covenants that he will not assign, let or dispose of the property or any part thereof, without the consent of George Woodroffe, his heirs or administrators.

[Signed] Geo: Woodroffe, [R Knight? illegible]

1709 Probate of the will of Richard Knight of Worplesdon. [in Latin]

[no copy of the will attached.]

1722 June 23. Assignment, Barnard and Ux [wife] to Edes and Bicknell.

William Barnard of Worplesdon, carpenter and Sarah his wife, daughter of Richard Knight late of Worplesdon, husbandman deceased, for £65, sold to Thomas Edes of Stoke next Guildford, gent, and John Bicknell of Worplesdon, yeoman,

all that cottage or tenement situate in the Manor of Week, with the outhouses, gardens and appurtenances thereto, and also those five several pieces of land adjoining containing by estimation three acres, now in the occupation of the said William Barnard and one Henry Cooper his tenant, abutting to the road from Normandy to Ash on the south, and near adjoining to a moor of Mr Woodroffe on the north.

To have the said cottage (now two tenements), barn, outhouses, land and premises, for 458 years, 7 months and 27 days,

paying yearly to the said William Barnes and Sarah his wife the rent of one peppercorn.

William Barnard and Sarah his wife covenant that they have full authority to grant the premises, subject to the yearly rent of 2s 6d payable to the Lord of the Manor of Week.

Signed and sealed William Barnard, the mark of Sarah Barnard.

1730 Oct 30. Conveyance Mrs Ede to Mr Bicknell, of a moiety of a cottage in Worplesdon.

Anna Edes of Stoke next Guildford, widow of Thomas Edes, gent to John Bicknell of Worplesdon, yeoman.

Whereas George Woodroffe deceased ... [reciting deed of 1680 above]

And Whereas William Barnard ... [reciting deed of 1722 above]

Now Anna Edes for £33 sold to the said John Bicknell, all that undivided moiety [half share] of the said cottage, lands, etc. for the remainder of the term of 500 years,

subject to the payment of the yearly rent of 2s 6d to the lord of the Manor of Week.

Signed and sealed Anna Edes.

1736 Sept 29. Conveyance of a house in Worplesdon, John Bicknell to Henry Spong.

John Bicknell of parish of Worplesdon, yeoman to Henry Spong of parish of Worplesdon

Whereas [reciting deed of 1680, reciting deed of 1722, reciting deed of 1730]

Now John Bicknell for £115 sold to the said Henry Spong all that cottage and three acres of lands etc. [as above]

Signed and sealed John Bicknell.

1744 March 28. Mortgage, Spong to Valler.

Henry Spong of Worplesdon, husbandman, and John Valler of Ash, husbandman.

For £80 paid by John Valler to Henry Spong, Cottage and three acres of land in the Manor of Weeke.

Henry Spong will pay interest at 4% per annum.

The mark of Henry Spong, sealed.

1752 Sept 25. Assignment of leasehold, John Spong to William Holmes.

Indenture tripartite between John Spong of the parish of the Virgin Mary in Guildford, husbandman and eldest son of Henry Spong late of Worplesdon, farmer, 1st part,

John Vindon of Yatley Hampshire, weaver and Elizabeth his wife, George Saunders of Frimley in the parish of Ash, Surrey, husbandman and Katherine his wife, Henry Spong of Frimley, farmer and Sarah Hooper of Worplesdon, widow, which said Elizabeth Vindon, Katherine Saunders, Henry Spong and Sarah Hooper are children of the said Henry Spong deceased, 2 pt,

William Holmes of Ash, husbandman, 3rd part.

Whereas [reciting deed of 1680]

And whereas the cottage and premises were vested in the said Henry Spong who died intestate and his goods and chattels were vested in John Spong

And whereas the said William Holmes has contracted with John Spong for the remainder of the term of the cottage and premises, with the consent of the said [names in the 2nd part], subject to [the 1744 mortgage above].

Now for £40 paid by William Holmes to John Spong, John Spong has sold to William Holmes the cottage and land.

Signed and sealed by seven of the above parties.

1789 Oct 31. Assignment of leasehold, William Holmes to John Holmes.

William Holmes late of Ash but now of Worplesdon, husbandman, and John Holmes of Pirbright, husbandman, son of the said William Holmes.

Whereas [reciting deed of 1680].

And whereas the said cottage and lands are come to be vested in the said William Holmes,

And whereas the said John Holmes has agreed to purchase the said premises from the said William Holmes for £126, and William Holmes has obtained a licence and consent from the lord of the Manor of Wyke dated 20 October inst,

Now this indenture witnesseth [the sale as described].

William Holmes his mark, sealed.

1816 April 18. Probate of the will of John Holmes, with will attached.

John Holmes of the tithing of Wyke in the parish of Worplesden, husbandman.

Son John Holmes, executor.

Youngest daughter Sarah the wife of John Burch.

Residue of estate to son John, daughter Jane the wife of James Barry, daughter Hannah the wife of George Ottoway, daughter Ann the wife of Robert Templeman and daughter Sarah.

1822 Sept 13. Assignment of cottage and land in Worplesdon for residue of term of 500 years, Mr John Holmes and others to Mr William Jenkins.

Indenture of three parts [parties]: John Holmes or Homles of Pirbright, labourer, the executor of the will of his late father John Holmes of Pirbright, husbandman, 1st part,

James Berry of Ash, farmer and Jane his wife, George Ottaway of Woking, labourer and Hannah his wife, Robert Templeman of Chertsey, bricklayer and Ann his wife and John Burch of Ash, labourer and Sarah his wife (which Jane, Hannah, Ann and Sarah are daughters named in the will of the said John Holmes deceased), 2nd part,

And William Jenkins of Worplesdon, cordwainer, 3rd part.

Whereas [reciting deed of 1680].

And whereas by virtue of various assignments and by virtue of a Deed Poll by Nicholas Nicholas of Molcombe in Sussex Esquire [trustee of Geo Woodroffe and Lord of the Manor] dated 20 October 1789, and by virtue of [the 31 Oct 1789 deed above], the cottage and land became vested in the said John Holmes the father,

And whereas John Holmes the father made his last will dated 17 August 1814 wherein he bequeathed his estate to [his son John and four daughters] to be divided equally,

And whereas John Holmes the father died on or about 25 August 1815 and the will was proved in the Archdeaconry Court of Surrey on 18 April 1816,

And whereas John Holmes [the son] has contracted with William Jenkins for the absolute sale of the cottage and land, and the timber, trees, fruit, etc. on the land, for the price of £250.

Now this indenture witnesseth [the sale to William Jenkins],

And also for the sum of 5 shillings [to each of the four daughters] by William Jenkins, [they agree to the sale]. Signed or marked and sealed by nine parties.

1824 Nov 22. Counterpart of lease of messuage [dwelling house] in Week for 14 years.

William Jenkins of Worplesdon, cordwainer, leased to Thomas Remington of Worplesdon, doctor of medicine,

All that messuage, garden, orchard and land in Week, parish of Worplesdon, and now in the occupation of the said Thomas Remington, for 14 years, paying yearly rent of £12 12s.

Thomas Remington will pay the land tax and all other taxes, rates, quit rents and charges.

Thomas Remington will repair and maintain the property.

Signed and sealed Thomas Remington.

1829 May 2. Probate of the will of William Jenkins, with will attached.

William Jenkins of Worplesdon, cordwainer, will dated 17 April 1829.

To cousin John Duffin of Alton, blacksmith, my messuage divided into two tenements, Smiths shop [blacksmith's], garden and land in the parish of Ash and held of the Manor of Cleygate which I purchased of Richard Slidd?

To cousin Elizabeth the wife of John Adams of Putney, victualler, my messuage divided into two tenements, garden and land at Normandy Green and held of the Manor of Cleygate which I purchased of Mrs Turner.

And to the said Elizabeth my leasehold messuage, buildings, garden, orchard and land in Week in the parish of Worplesdon and now in the occupation of doctor Thomas Remington.

And to the said John Duffin and Elizabeth Adams all residue of my estate, divided equally.

John Duffin to pay [from his share] £50 to my cousin George Osborne of Worplesdon, labourer, and further £50 to his daughter Ann the wife of William Baker,

Elizabeth [Adams] to pay [from her share] £50 to my cousin William Jenkins of Lyss, Hants, yeoman, and £30 apiece to my five cousins Mathew, Luke and John More and their two sisters. Witnessed John Stedman and John Stedman junior of Worplesdon, blacksmiths.

Presented at a special Court Baron of the Manor of Cleygate, 11 June 1830.

1833 Jan 10. Mortgage of leasehold messuage and land in Weeke.

John Adams late of Putney, victualler, but now of the Old Kent Road, parish of Camberwell, gentleman, and Elizabeth his wife, mortgaged to Mr John Rand of Guildford, gentleman.

[Reciting the 1680 lease etc. etc.]

Mortgage for £100 at 5% per annum.

Signed and sealed John Adams, mark and seal Elizabeth Adams.

1836 Sept 20. Assignment of cottage and premises called Normandy Cottage

at Worplesdon Common, Mr John Adams and Ux and Mr John Rand, to Thomas Spong Esq.

John Adams late of Putney, victualler now of the Kent Road parish of Camberwell, gent and Elizabeth his wife, 1st part,

John Rand of Guildford, gentleman, 2nd part,

Thomas Spong of Warren Street, Fitzroy Square, Middx, Esq, 3rd part.

Whereas [reciting indenture 1680 etc. etc.],

And whereas the mortgage for £100 to John Rand has been paid off and discharged but no reassignment of the said premises has yet been made,

And whereas Thomas Spong has contracted for the absolute purchase of the said cottage, land and premises, late in the occupation of doctor Thomas Remington and afterwards of William Cobbett, for the price of £215,

Now this indenture witnesseth [the sale as agreed],

including the additions to the quantity of ground [since the 1680 lease] with the several erections or buildings now standing on the piece of ground, which have from time to time for a period of upwards of one hundred years been occupied and enjoyed by William Barnard, Henry Cooper, Henry Spong, John Holmes, John Birch, Thomas Remington and William Cobbett and are now untenanted, and for some time past has been called Normandy Cottage, and which contains in the whole by estimation four acres or thereabouts.

Sealed and signed John Adams, mark of Elizabeth Adams, signed J Rand.

1844 June 4. Assignment of leasehold cottage at Normandy in Worplesdon,

Thomas Spong late of Warren Street Middx but now of Walton on Thames Esq
to William Ingle the younger of Shoreditch Middx.

Whereas [reciting lease 1680 etc] property was purchased by Thomas Spong,

And whereas William Ingle has contracted with Thomas Spong for the absolute purchase of the premises for a price of £219 10 shillings,

Now this indenture witnesseth [the sale as agreed, including all additions as listed in 1836],

Signed and sealed Thomas Spong and William Ingle.

Stapled slip attached: Manor of Wyke, receipt 13 Feb 1845 for 9 shillings 4 pence from Mr Spong, 4 years quitrent at 2s 4d, due to Daniels trustees, Lord of the said Manor.

1847 Oct 1. Assignment of leasehold cottage called Normandy Cottage in Normandy, parish of Worplesdon.

William Ingle the younger of Shoreditch Middx, merchant,

to Lannoy Arthur Coussmaker of Westwood, parish of Worplesdon Esq.

Whereas [reciting lease 1680 etc.]

And whereas William Ingle has contracted with Lannoy Arthur Coussmaker for the sale of the premises for the price of £300,

Now this indenture witnesseth [the sale as agreed].

Signed and sealed Wm Ingle junior.

1848 Dec 15. Lease of house and grounds at Wyke,

Lannoy Arthur Coussmaker of Westwood in the parish of Worplesdon Esq lease to the Reverend William Archibald Paxton of Wyke in the parish of Worplesdon, clerk [vicar].

All that dwelling house at Wyke commonly called "Wyke Cottage" with yards, gardens, two fields and outbuildings thereto, now in the occupation of the said W A Paxton, with all the rights and appurtenances except the schoolroom adjoining and the right of ingress and egress to and from the same by the pathway for that purpose, and except all trees growing upon the lands, and liberty to come into the premises to inspect the condition thereof.

For the term of seven years, paying yearly rent of £35 by half-yearly payments.

W A Paxton shall pay all manner of taxes, rates, and shall sufficiently repair, maintain, paint, glaze and cleanse the messuage and premises and outhouses, and will keep the gardens well cropped and manured and properly cultivated.

And if W A Paxton should resign or remove from the living of Wyke then he shall be at liberty to underlease? the premises to his successor.

And L A Coussmaker covenants that if the messuage or buildings are destroyed or damaged by fire he will rebuild or repair them.

Signed and sealed Lannoy Arthur Coussmaker and W A Paxton.

2. Green folder, containing 9 deeds dated 1743 to 1948, and surveys, invoices and repair estimates, etc. dated 1947 to 1967.

1743 March 19. Release, Woodroffe to Spong.

George Woodroffe of Poyle in the parish of Seale Esq. [as lord of the Manor of Wyke]

Whereas [reciting indenture of 1680 above], and whereas the premises are now vested in Henry Spong of Worplesdon, husbandman,

Now George Woodroffe does remise and release Henry Spong from any breaches of covenant etc. which hath at any time heretofore accrued in the said premises.

And also George Woodroffe for £1 1s paid by Henry Spong, confirms the said premises to the said Henry Spong to have and to hold henceforth for the residue of the term of 500 years.

And lastly George Woodroffe gives licence to Henry Spong to demise the said premises to John Valler of Ash, husbandman in mortgage.

Signed and sealed George Woodroffe, witnessed John Bicknell.

1752 Sept 24. Licence to Lett, George Woodroffe Esq to John Spong, for William Holmes.

George Woodroffe of Poyle, lord of the Manor of Wyke,

Whereas [reciting indenture of 1680], and whereas the premises became vested in Henry Spong late of Worplesdon, husbandman, and whereas John Spong of the Blessed Virgin Mary Guildford, husbandman, son of said Henry Spong has taken out letters of administration, contracted with William Holmes of Ash, husbandman, for the sale of the said premises,

Now George Woodroffe for £1 1s does give licence to John Spong to assign the said cottage, lands and premises to the said William Holmes for the residue of the term.

Signed and sealed George Woodroffe, witnessed William Payn, James Faithfull.

Attached by pins: draft letter to Nicholas Nichols of Sussex requesting William Holmes to have a licence to sell the said house and lands to his son John Holmes of Pirbright, husbandman, he is willing to pay the guinea to the Lord and to pay you for your trouble in getting of it done. Annotated 'done W Bray 20 Oct 1789'. [see 1789 licence below]

1752 Sept 25. Mortgage, Holmes to Valler.

William Holmes of Ash, husbandman, am bound unto John Valler of the same, husbandman, in £160 to be paid to the said John.

Whereas by [mortgage 1744 above] Henry Spong demised to John Valler, cottage and three acres of land divided into five plots in the Manor of Weeke in Worplesdon in occupation of the said Henry Spong, by way of mortgage for £80 with interest of 4%,

And Henry Spong is now dead and John Spong has sold his estate to William Holmes, Now William Holmes will pay John Valler the sum of £80.

Signed and sealed William Holmes, witnessed John Martyn, John Chandler, William Bray.

1752 Nov 11. Spong to Holmes.

Giles Stevens of Limpsfold? Surrey, husbandman and Mary his wife.

Whereas Henry Spong late of Worplesdon, farmer, father of the said Mary Stevens, died intestate and administration was granted to John Spong his son, John Spong has assigned leasehold cottage and land in Worplesdon to William Holmes of Ash, husbandman, for £40 subject to a mortgage to John Valler for £80,

Now Giles Stevens and Mary have the sum of £3 5s in full for their share of the estate of the said Henry Spong, and they have ratified the sale of the lease to William Holmes.

Sealed, mark of Giles Stevens and Mary Stevens, witnessed Mark Rogers, William Stedman.

1789 Oct 20. Licence to Assign leasehold cottage in the Manor of Wyke.

Nicholas Nicholas of Molecombe Sussex Esq, surviving trustee named in the will of George Woodroffe late of Poyle and of the Manor of Wyke in Surrey.

Whereas [lease of 1680], and whereas the premises became vested in William Holmes of Ash, husbandman, and whereas William Holmes is desirous to assign the premises to his son John Holmes of Pirbright, husbandman,

Now Nicholas Nicholas in consideration of £1 1s paid by William Holmes, do hereby consent and give licence to assign the said premises to the said John Holmes.

Signed and sealed Nicholas Nicholas, witnessed Elizabeth Hodson, William Hammond.

1822 Aug 30. Licence to Assign, W H Colyer and James Colyer to Mr William Holmes.

William Hardyman Colyer of Footscray, Kent, gentleman, and James Colyer of Underriver near Sevenoaks, Kent, gentleman,

Whereas by conveyances dated 14th and 15th March 1821 between John Hunter 1st part and William Hardyman Colyer and James Colyer 2nd part, various manors, lands etc including among others the cottage and land hereinafter mentioned were conveyed to the use of the said WH Colyer and J Colyer [i.e. they are now lords of the Manor of Wyke],

And whereas [reciting lease 1680], and whereas the residue of the term of 500 years is vested in John Holmes of Pirbright, labourer, who has contracted to sell the same to William Jenkins of Worplesdon, labourer,

Now these presents [this document] witness that WH Colyer and J Colyer do give licence and consent to John Holmes to sell that cottage in the Manor of Weeke, reserving to WH Colyer and J Colyer to receive the yearly rent of 2s 6d.

Signed [no seal] Wm H Colyer, J Colyer, witnessed Thos Stain, W Davidson.

Note: The rights and privileges of the manorial system were finally abolished in the 1920s, so the payments to and permissions from the lord of the manor were no longer legally required.

1939 Sept 22. [draft] Lease of Wyke Roughs and Sandpit Cottages, Wyke.

Sir Philip Gutterez Henriques KBE and Dame Beatrice Henriques of Normandy Park, Surrey,
to Herbert Stewart Richmond of Wyke Lodge, Normandy near Guildford,

The landlords demise to the tenants parcels of land at Wyke numbered [list of OS map field numbers]
coloured pink on the plan [no plan attached unfortunately], together with the cottage thereon known as
Sandpit Cottage,

To hold for 14 years, paying yearly rent of £64.

Tenant's obligations [11 clauses].

Signatures [not present]

Philip G Henriques in the presence of L Watkins, Normandy Park, spinster and
Beatrice Henriques in the presence of [same].

1944 Jan 31. [draft] Underlease of Wyke Roughs and Sandpit Cottages, Wyke.

Douglas Leslie Cox of Wyke Lodge Normandy, a Major in HM Royal Army Ordinance corps,
to John Wallace of Sandpit Farm, Guildford Road, Normandy,

The landlord demises to the tenant, parcels of land at Wyke numbered [list of OS map field numbers]
coloured pink on the plan [no plan attached unfortunately], together with the cottage thereon known as
Sandpit Cottage,

To hold for 10 years, paying yearly rent £64.

Signed Douglas L Cox, major, in the presence of A H Bateman, 84 Connaught Rd Aldershot, contract
clerk ADOS Office, Aldershot district HQ, and

John Wallace, in the presence of Jane? Edwards, Sandpit Farm Normandy, widow.

1947 June 19. Survey report on Wyke Lodge, Normandy.

Harold Cox, Architects of Camberley, to Mrs R E Port-Lock of Prior's Kitchen hotel, Frimley.

"In considering this property for purchase you must bear in mind that there are many snags ... to
balance against the many good points which make the property attractive and secluded".

4 pages, 26 detailed paragraphs.

[no date] Drainage plan of Wyke Lodge by Harold Cox, Architects, for Mrs R L Port Lock.

1947 June 28. Quote for repair work, Raymond Kemp Ltd builders of Camberley

to Mrs R E Port-Lock c/o H Cox Esq, 95 High Street, Camberley,
repair work on roof, verandah and drains,

with plan attached, shows Guildford Road 'future improvement line' (dual carriageway).

1948 Dec 17. [draft] Underlease of land adjoining Wyke Lodge Normandy.

John Wallace of Sandpit Farm, Guildford Road, Normandy

to Noel Frances Dawe of Wyke Lodge, Normandy, the wife of Allan Ramsey Dawe a Major in HM
Army,

all that parcel of land situate and adjoining the curtilage of premises known as Wyke Lodge in the
parish of Wyke [sic], bound on the west by wooden paling measuring 147 feet, on the north by barbed
wire fence measuring 26 feet and on its remaining sides by a hedge and ditch and shown on the plan
[no plan attached],

To hold until 27 Sept 1953, paying yearly rent of one shilling.

Signatures [not present]

John Wallace, in the presence of Ethel Edwards, Sand Pit Farm, Normandy, widow,

N F Dawe, in the presence of R E Portlock, widow, c/o James Mackintosh & Co, Darabstow House, Bellars Road, Bombay.

1949 Dec 16. Invoice, George Jackman and Son (Woking Nurseries)
to Brigadier F G Allen of Wyke Lodge, Normandy
for apple, pear and plum trees and other plants, total £6 5s 6d, with receipt for payment.

1965 Feb 26. Invoice, Kitchen Planning Ltd of Halimote Road, Aldershot,
to Mrs Dawe of Wyke Lodge, Normandy,
for Penthouse kitchen equipment – units, worktops and shelves, total £110 17s 4d.

1966 Jan 20. Invoice, Southern Electricity Board, 1 Pickford Street, Aldershot
to Mrs N F Dawe of Wyke Lodge, Guildford Road, Normandy
for work including rewiring, total £311 8s 1d.

1966 May 16. Survey report, Messenger May & Baverstock of 8 Quarry Street, Guildford,
to Messrs Malcolm Slowe & Co. Roxburgh House, 273 Regent Street, London.
p.1 “The house originated in the 16th or 17th century and is part timber framed, but in the 19th century it was considerably enlarged. The construction varies, being mainly of brick with tiled roof but there is the timber-framed older portion and at the west end a large schoolroom of weatherboarding under a slate roof. The residence has a distinct charm”.
p.2 [detailed survey of the property]
p.3 Three years ago we valued the property at £10,750. The value is now seriously affected by the road widening proposals. In our estimation the value is now £11,000.
[with more about the effect of road widening proposals, see 1947 repair work plan above. JS]

1967 December. Invoice, Mrs Browne (Farnham) Ltd, 10 The Borough, Farnham
to Mrs G R Dawe, Wyke Lodge, Normandy.
For making and fixing curtains £32 5s, and supplying and laying carpets £145 5s 6d.

[no date, but before 1971 decimalisation] Sale particulars, Pearsons of Aldershot.
Wyke Lodge, a delightful character residence with swimming pool and grounds of two acres.
[room-by-room description]
Rateable value £274 at 11s 4d in the £.
To let furnished at a rental of 20 guineas per week,
Or offers in the region of £20,000 for the freehold.

Note: Wyke (or Weeke) was originally a detached part of Worplesdon parish until it was transferred to Ash & Normandy parish in 1890. Ash and Normandy were one parish until Normandy became a separate parish in the 1950s. The church at Wyke was established in the 1840s and was not a parish church as such, but an outlier for the parish church of Ash.

John Squier,
Normandy Historians,
April 2024.