

CARLTON IN 1856

The plan reproduced opposite is taken from an auction catalogue dated 1856, and records tenancies, field names and buildings in the western part of Carlton. An additional four areas in Carlton will be discussed in future articles.

The sale was related to the case of *Dixie v Dixie* in Chancery, and took place during the period (1850-1857) when Capt. Alexander Dixie was the ninth Baronet (Foss, p.136). The catalogue lists houses, cottages and 500 acres of land in Market Bosworth, Broughton Astley, Carlton, Cadeby and Belton for sale by Mr James Cooke at the Bell Hotel, Leicester on Thursday 9th October 1856.

I thank Glynis Oakley for bringing this document to my attention. The original is held by Harborough Museum (EN 1595 (23/10/02)), and was donated by Audrey Packe. More recently, Caroline Dixie showed me a copy of an earlier auction catalogue in her possession, which describes the same parcels of land in Carlton, but this time for sale by Blakesley & Hollier at the Dixie Arms Inn on 20th November 1851. It would appear that the sale scheduled for 1851 was not successful and was repeated in 1856, or possibly postponed.

The plan centres on Manor House Farm (45 Main St), and shows the church, the footpath to Barton, Church Cottage (38 Main St), and Hall Terrace (42-46 Main St). The barns at Manor House Farm clearly extended much closer to the farmhouse than the existing buildings. Behind Manor House Farm farmhouse is a small building and parcel of land (15) described as a croft, though it was occupied by John Ludlow who held the farm and land. A strip of land to the east of Manor House Farm was held by Sir A Dixie, and not included in the sale, though it was eventually incorporated into the farm. Land to the north of Manor House Farm is identified as 'Barton Lordship'.

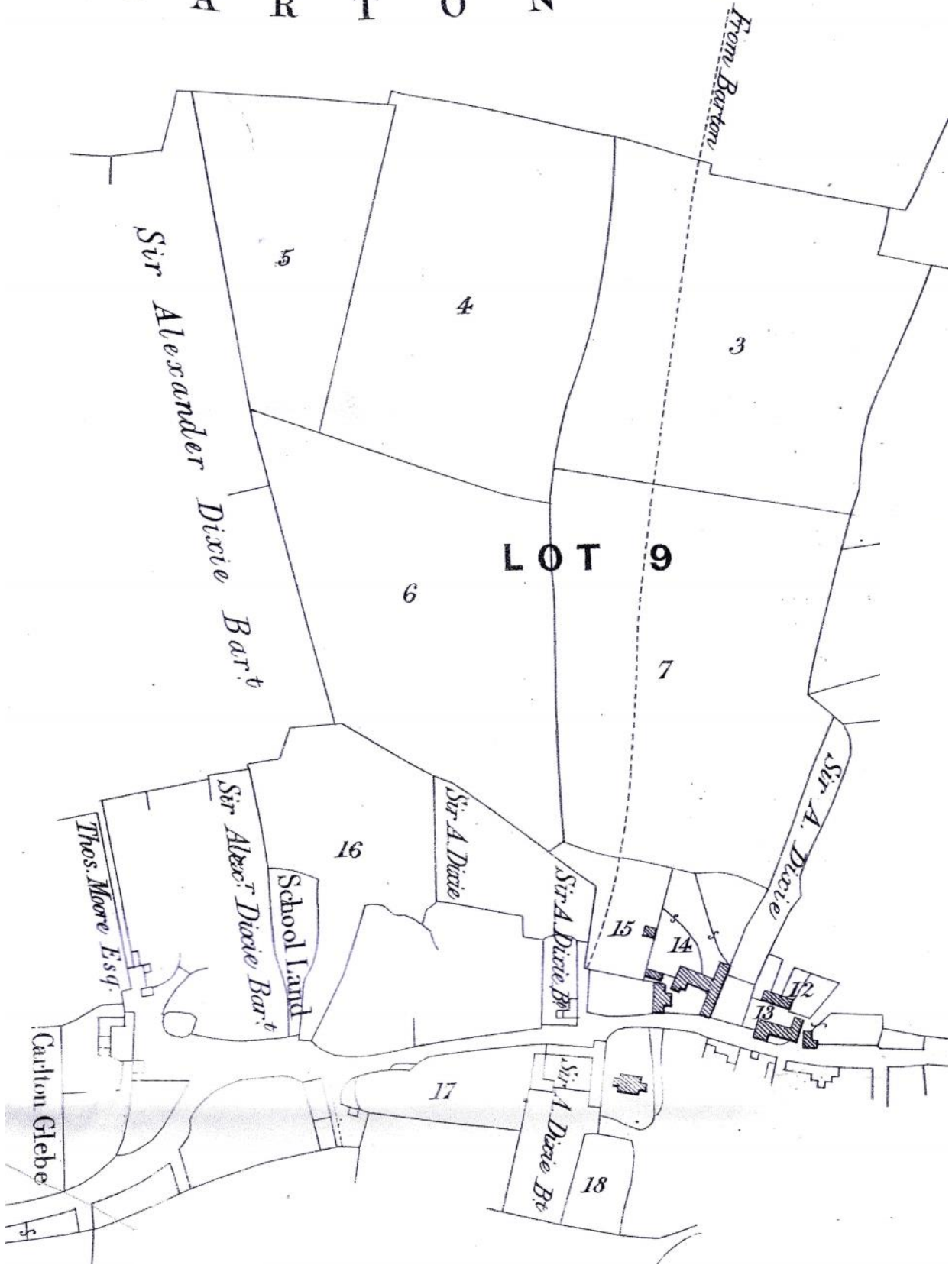
Across the road from Hall Terrace are three buildings (12 & 13) which have been demolished. They are listed simply as eight cottages, though I believe that the smallest building to the east was a forge. The cottages were occupied by John Jesson, Thomas Baxter, Thomas Chapman, Joseph Dilkes, Thomas Fletcher, John Hollis, Thomas Palmer, Thomas Dowell Morris and John Perry, covered 3 roods and 3 poles of land, and yielded a total rent of £27-19-6d.

The land on which The New House (39 Main St, built 1886) stands, and the paddock behind were owned by Sir Alexander Dixie, as were Stone House Farm (now 20-28 Main St) and the site of The Green (3 Main St) and land to the north, which later became part of Stud Farm. The site of Home Farm House (7 Main St) is identified as 'School Land'. The site of the Old Rectory is identified as 'Carlton Glebe'.

Carlton Green is not distinguished from the highway, though the former pond is clearly marked, and Little Lane is shown as a track. There are also several small buildings and plots of land in this part of the village.

The map does not show all buildings present in 1856, because Carlton school was built in 1847, while a book of plans and rental of the estates belonging to the 'Free Grammar School Market Bosworth' records that Home Farm (7 Main St) was a working farm in 1828.

BARTON LOR



The names of the numbered fields are listed below, with other recorded names and current name.

Parcel	Date	Name	Source
3	1849	Sheep Close	Tithe map [TM]
	1856	Sheeps Close	Auction catalogue [AC]
	1946, 1978	Sheep Close	Conveyances [C2, C1]
	2009	The Meadow	Bob & Bob Edmunds [BE]
4	1849, 1856	Large Bog	TM, AC
	1946, 1978	Large bog	C2, C1
	2009	Big Bog	BE
5	1849, 1856	Little Bog	TM, AC
	1946, 1978	Little Bog	C2, C1
	2009	Little Bog	BE
6	1849, 1856	The Meadow	TM, AC
	1946, 1978	Rye Grass Close or Meadow	C2, C1
	2009	The Jumping Field	BE
7	1849, 1856	Withy Close	TM, AC
	1946	Willow or Withey Close	C2
	1978	Willow or Withy Close	C1
	2009	First Field	BE
16	1849	Bulls Nook	TM
	1856	Butts Nook	AC
		[probably a typographic error for Bulls Nook]	
	1946	Bulls Nook	C2
	1978	Butts Nook	C1
	2009	Now split into three – Bulls Nook (house, 9 Main St) Bulls Nook Paddock (7 Main St) Bulls Nook Wood (7 Main St)	John & Cathy Winward Chris & Irene Peat ditto
17	1856	Carts Yard	AC
18	1856	Church Close	AC

The total area of these eight land parcels was 45 acres 0 roods and 3 poles. Carts Yard (parcel 17) had an area of 1 acre 1 rood 16 poles and yielded rent of £6-0-0d; Church Close, parcel 18, had an area of 1 rood 23 poles and yielded rent of £2-0-0d. Manor House Farmhouse, buildings and land, with a total area of 45 acres 2 roods 34 poles, yielded annual rent of £106-0-0d.

Chris Peat

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