

The History of Bufton Lodge Farm

This local farm was owned by the Thompson family for about a century but with several family occupiers.

To help understand the events and the following "Will" there was a sequence of family members which will be identified by their birth dates.

William 1773 was the first Thompson to occupy the farm as far as is known, but his parents Neville and Sarah were married in 1763 in Carlton. With reliable implication the 1841 census indicates he was at Bufton and the 1851 census states he was a farmer at Bufton. In his "Will" he mentions a cottage he owned in the village implying he had may have lived elsewhere before moving to the farm.

William had several children which helps to determine what the outcome of his "will" produced. The birth dates come from Carlton church records.

Neville born 1801 and died 1818.

Elizabeth born 1803 married Joseph Freeman in 1830 and died in 1884.

Sarah born 1805 married Christopher Lea in 1831 and died in 1863.

Mary born 1807 married William Baxter in 1832 but died the same year.

John born 1809 died in 1835.

Thomas born in 1811 married Sarah Ann Gardener in 1836 and died in 1879. He had a son William born in 1840 and he also a son John.

Jane born 1813 there was a death recorded in Austrey for Jane Thompson in 1845 but there is nothing to confirm it was Jane from Carlton but nothing else could be found.

Dorothy 1818 married Charles Haywood in 1855 and after Charles died married Thomas Deacon in 1874. Dorothy died in 1906.

William born 1820 married Ann Dummeller in 1850 and died in 1875; he had a son William in 1853.

William of 1773 wrote his last "Will" in 1853 by which time Thomas (1811) was the eldest surviving son and William (1820) was the only other son living.

William (1773) died in 1856 and below is the basics of his will with much of the if and buts omitted. There is a transcript of the full "will" at the end of this article for a more in-depth study.

He left his daughter Dorothy any of his household item she wanted.

He owned a cottage in Carlton which he gave to his daughter Elizabeth Freeman who had been widowed. She had to maintain it properly and it passed to her son William Freeman on her death.

He left Bufton Lodge Farm to his son William (1820) but only to handle the sale of it to his son Thomas or to a third party.

Similarly, he left his farm in Barton to his son Thomas to do likewise with the option for William (1820) to purchase it.

He left his granddaughter Mary Baxter three hundred pounds when she attained twenty-one (his daughter, Mary's mother, died the year Mary was born).

He gave his daughters Elizabeth Freeman and Sarah Lea one hundred pounds each.

Also, he put in trust six hundred pounds for his unmarried daughter Dorothy with complicated provision if she married and had children.

Finally, he gave the residue of his estate to his sons Thomas and William.

There are two parts of the outcome of the "Will" which are not obvious. That is did Thomas buy Bufton Lodge Farm and did William buy his real estate in Barton.

Thomas had a large farm at Coton, and William (1820) had over 100 acres in Barton, but it is not known if the farms were rented or owned.

The "Will" gave William (1820) use of Bufton Lodge Farm but only while it was valued, and Thomas was given Barton to do the same.

Both Thomas and William bought the property they were offered, and it looks as if it was done to check a fair price was paid by both sons. It is also noted that the residue of the monies was divided equally between them.

That Thomas bought Bufton Lodge Farm is supported by three facts: Bufton L F was occupied at one stage by John who was Thomas's son; William (1840; Thomas's son) later moved to Newbold Hall and after his death Bufton L F was sold by his executors; for many years Trade Directories said Thomas was a major landowner in Carlton. He owned Bufton L F and fields on the northern side of Main Street from just below the Barton Road junction to the paddock next to Manor House Farm.

In 1856 the Dixie family put Manor House Farm in Carlton up for auction. It included several fields to the west of the 28 acres of Bufton L F. The fields were due north of the Manor House farmhouse but were included in lot nine which also include that farmhouse. Either at the sale or sometime after the auction the Thompson family purchased those fields, and this significantly reduced the size of Manor House Farm.

This was the same year that William (1773) died. Thomas may have been buying more land after his father's death; he may also have farmed the glebe land on the northern side of Congerstone Lane, Carlton.

William (1820) also bought his land in Barton as indicated by the census records showing he farmed there up to 1875 when he died but his son William (1853) continued farming there until after 1911.

After William's (1773) death in 1856 there is no mention of a Thompson at Bufton Lodge Farm until 1870. This could be because the house was unoccupied, and the farming was done from Coton or there may have been someone living there who did not qualify for a vote.

The census of 1871 states John Thompson was at Bufton Lodge Farm farming 97 acres. He was Thomas's son and by then Thomas was 60 and possibly wanted to reduce his workload. That 97 acres possibly comprised 55 acres at Bufton Lodge and the glebe land of 43 acres.

Thomas died in 1879 but John remained at Coton after 1881 but had moved to Hall Farm Sutton Cheney by 1891.

A Trade Directory of 1880 states that John Thompson was farming and living Carlton under the executors of Thomas's Thompsons "Will" (which has not been found).

The census of 1881 does not mention Bufton Lodge Farm.

Wrights' Trade Directory of 1883/4 states John living Coton, William living Osbaston (1840) both farmers in Carlton. John was farming Bufton Lodge Farm from Coton.

William (1840 son of Thomas) was living at Osbaston Fields Farm in 1861 and 1871 but had moved to The Hall at Newbold Verdon by 1891 and lived there until his death in 1918.

William (1820 son of William 1773) in 1851-1871 was farming in Barton and died in 1875.

By 1887 Richard Thomson (1858 -1930) was farming at Bufton Lodge Farm. He was the son of William 1820. That was s a change from the Thomas family line to his brother's line. However, William 1840 (son of Thomas) did not marry until 1868 so none of his children were old enough to run a farm. Previously on the census of 1881 Richard and his brother were joint farmers at Barton. According to the electoral rolls Richard remained at Bufton Lodge Farm until 1900.

The 1901 census states Richard was living at the Manor House Barton. He was described as a farmer but whether the land he was farming was attached to the Manor house is unclear. That resulted in Bufton L. F. being rented to a farmer.

According to the 1901 census the occupiers of Bufton Lodge Farm were John and Louisa Hartshorne. Investigation shows he was in the Carlton parish census of 1871 (but overwritten as Bosworth Parish). He was a coal dealer and worked in connection with the Wharf. He had a son Thomas who was his partner in the joint farming business after 1901. John died in 1908.

The 1911 census confirms Richard was then farming at the Manor House in Barton. It is suspected he needed more land to work. It is not known whether he owned Manor House Farm. With Richard moving from Bufton L F it was the end of the Thompson's reign at Bufton although they remained the owners for some time.

The Hartshorn family remained at the farm for about 10 years, the occupier changing in 1910 as shown by the electoral rolls.

William and Mary Mills were the new occupiers from 1910-1919. The grant of probate for William's father (Henry Mills) in 1912 states that he died at Bufton Lodge Farm. William Mills remained the occupier there until 1919.

In 1918 William (1840) died age seventy-eight and in his "will "his property was to be sold. In addition to Bufton Lodge Farm he owned seven cottages in the village (which my grandad bought) and the new owners of the farm were Robert and Ann Moreton (farmer) formerly of Burton Hastings.

It is unknown if William Mills wanted to remain there but could not afford to buy it or he decided to move elsewhere.

In 1925 Robert Moreton sold the property to Samuel William Witter formerly of Tithe Farm, Pailton, Rugby; again, he was a farmer.

In 1932 Samuel Witter sold the farm to Arthur Gent previously of Manor Farm, Kimcote near Rugby. Arthur and his wife Mabel (the sister of Harry Morris of Carlton House Farm) owned the property until 1943 when he sold it to Rachel Martha Cartwright. However, in 1936 Arthur Gent had sold 1.5 acres of land field 179 on the tithe map (on the other side of the Barton Road) to Lloyd Sutton. Hence the total area was reduced to 54.088 acres. Although sold to Mrs Cartwright the farm was operated by her husband.

What is a bit surprising is on the census of 1939. This census was carried out to find the occupations of the general public to determine who could be called up for military service and whose jobs were essential work. A mother Mrs Eva Holder and two sons were registered at Bufton Lodge Farm. They were probably evacuees. That was in addition to Mr and Mrs Gent.

Mrs Cartwright died during the occupancy, so the ownership transferred to Stanley Cartwright her husband. He sold 51.28 acres to Roy Anthony Grainger in December 1964.

In 1968 Roy Grainger sold most of the land, 48.54 acres to George Karl Zuger and his wife Jeanne Zuger. They owned Stud Farm in the village of Carlton. The only means of access from Stud Farm to the land at Bufton was via the road.

In 1974 Roy Granger sold the remaining property of Bufton L F to Donald and Gillian Roberts who dealt in second hand tyres.

In 2001 Donald and Gillian Roberts sold the same to the present owners Stuart and Caroline Tupling.

Overwritten in a conveyance document it stated Stanley Cartwright sold two small parcels of land to William Beck and Joyce Churchill circa 1961. William Beck was a builder in Bosworth and around that time he was developing the area between Carlton Service Station and Manor House Farm. One of the first houses to be built was Windhover House (69 Main St) but there is no recollection of a member of the Churchill family ever living there. It is possible William Beck was looking for finance and used the Churchill family.

THE WILL

This is the last Will and Testament of me William Thompson of Carlton near Market Bosworth in the County of Leicester Farmer. I give and Bequeath unto my daughter Dorothy Thompson so much and so many and such parts of my household goods and furniture plate household linen glass and china as she may choose to select for her own use. I Give and Devise all that cottage or tenement with the yard garden outbuildings and appurtenances thereto belonging situated at Carlton afore said formerly in the occupation of John Clarke and now of [? Joseph] Turner unto my daughter Elizabeth Freeman the Widow of the late Joseph Freeman of Carlton aforesaid Farmer and her Assigns for and during the term of her natural life she keeping the same in good tenantable repair And from and after her decease I Give and Devise the same unto and to the use of my Grandson William Freeman his heirs and assigns for ever.

I Give and Devise All other my real estate situated at Carlton aforesaid with the appurtenances and now in my own occupation unto and to the use of my son William Thompson his heirs and assigns Upon Trust that he or they do and shall within two Calendar Months next after my decease cause the last mentioned real Estate to be valued by two indifferent persons and their umpire in the usual way in case of disagreement one of such indifferent persons to be named by the said William Thompson and the other my Son Thomas Thompson and in case my Son Thomas Thompson shall neglect to appoint such Valuer within seven days after being so required to do in writing by the said William Thompson then the said William Thompson shall nominate and appoint both such valuers And then Upon further trust that he the said William Thompson do and shall upon such valuation sell the said real Estate situated at Carlton aforesaid now in my occupation unto my said son Thomas Thompson if he think fit to purchase the same at such Valuation and convey the same as he may direct but in case the said Thomas Thompson shall not within one Calendar Month after notice in writing of such Valuation from the said William Thompson consent in writing to become the purchaser of the said real Estate Then Upon trust that the said William Thompson his heirs or assigns do and shall immediately proceed to sell by Public Auction or Private Contract and together or in lots all the said last mentioned real Estate at Carlton aforesaid for the best price that can be reasonably

obtained for the same and convey the same unto the purchaser or purchasers thereof in such way as may be legally required And my will is that the money arising from the sale of the said real estate shall go to and be applied by my Executors in aid and as part of my personal Estate.

I Give and Devise All my real estate at Barton in the Beans in the said County of Leicester with the appurtenances unto and to the use of my Son Thomas Thompson his heirs and assigns Upon Trust that he or they do and shall within two Calendar Months next after my decease cause the said last mentioned real Estate to be valued by two indifferent persons and their umpire in the usual way in case of disagreement one of such indifferent persons to be named by the said Thomas Thompson and the other by the said William Thompson and in case my said Son William Thompson shall neglect to appoint such valuer within seven days after being so requested to do in writing by the said Thomas Thompson then the said Thomas Thompson shall nominate and appoint both such Valuers And then upon further trust that he the said Thomas Thompson do and shall upon such valuation sell the said real estate at Barton in the Beans aforesaid unto my said Son William Thompson if he think fit to purchase the same at such Valuation and convey the same as he may direct but in case the said Thomas Thompson shall not within one Calendar Month after notice in writing of such valuation from the said Thomas Thompson consent in writing to become the purchaser of the said real Estate at Barton in the Beans aforesaid Then Upon trust that the said Thomas Thompson his heirs and assigns do and shall immediately proceed to sell by Public Auction or private contract and together or in lots all the said last real Estate in Barton in the Beans aforesaid for the best price that can be reasonably obtained for the same and convey the said real Estate when sold unto the purchaser or purchasers thereof in such way as may be legally required And my Will is that the money arising from the sale of the said real Estate shall go to and be applied by my Executors in aid and as part of my personal Estate And I declare that the Receipt or Receipts of the said William Thompson his heirs and assigns to any purchaser or purchasers of all or any part of my said real Estate at Carlton aforesaid shall effectually discharge the person or persons paying the same from being answerable or accountable for the loss misapplication or non-application thereof or of any part thereof or from being obliged to see to the application thereof or any part thereof or of enquiring into the propriety or legality of any such sale or sales And I do also declare that the Receipt or Receipts of the said Thomas Thompson his heirs and assigns to any purchase or purchases of all or any part of my said Real Estate at Barton in the Beans aforesaid shall effectually discharge the person or persons paying the same from being answerable or accountable for the loss misapplication or non-application thereof or of any part thereof or from being obliged to see to the application thereof or any part thereof or of enquiring into the propriety or legality of any such sale or sales

I Give All my personal estate of what nature or kind soever unto my Sons Thomas Thompson and William Thompson their Executor Administrators and Assigns Upon trust that they and the survivor of them his Executors Administrators and Assigns do and shall immediately after my decease convert into money such part of my personal Estate as shall not consist of money and do and shall stand possessed thereof as also the money arising from the sale of my said real Estates as aforesaid and of the residue of my said personal Estate Upon trust in the first place to pay my just debts funeral and testamentary expenses and all costs charges and expenses incurred in or about the execution of the Trusts of this my Will and after payment thereof Upon trust to pay apply distribute divide and dispose of the residue of the said Trust monies in manner following that is to say To pay to my Granddaughter Mary Baxter upon her attaining the age of twenty one years the sum of Three Hundred Pounds together with the interest to arise and accumulate thereon in the meantime but in case the said Mary Baxter shall die under the age of twenty one years then the said sum with the interest and accumulations thereon shall be paid and divided equally amongst my Children or such of them as shall be living at the time of the decease of the said Mary Baxter To pay my daughter Elizabeth Freeman the sum of One Hundred Pounds for her own sole and separate use. To pay to my daughter Sarah Lea the wife of Christopher Lea the like sum of One Hundred Pounds for her own sole

and separate use. To retain out of the said trust monies the sum of Six Hundred Pounds for the benefit of my daughter Dorothy Thompson to be placed out at interest in manners hereafter mentioned And then upon trust to divide the residue of the said Trust monies unto and equally between themselves the said Thomas Thompson and William Thompson for their own respective absolute use.

And I further declare that my said Trustees or Trustee for the time being do and shall put and place the said sum of Six Hundred Pounds so given to them for the benefit of my daughter Dorothy Thompson as aforesaid out at interest upon government or real security with power to vary the same at discretion and pay and apply the interest dividends and produce arising therefrom unto my said daughter Dorothy Thompson during her life for her own sole and separate use and so that she may not anticipate the same. And from and after her decease then as to the sum of Six Hundred Pounds so to be placed out and invested as aforesaid. Upon trust to pay divide or transfer the said sum unto such person or persons at such time or times and in such shares and proportions manner and form as my said daughter Dorothy Thompson in her lifetime notwithstanding her coverture in case she should marry shall by deed or will attested by three or more credible witnesses direct limit and appoint And in default of such appointment if she shall marry and have any child or children then in trust to pay assign transfer and assure the said sum of Six Hundred Pounds and every part thereof unto between and amongst all and every the child and children of the said Dorothy Thompson equally to be divided between and amongst them if more than one and to belong to and be an interest vested in such child or children at his her or their age or their respective ages of twenty one years and to be paid transferred and assigned at such age to such child or children respectively not attaining the said age till after the decease of the said Dorothy Thompson but the share or shares of such child or children attaining the said age before the decease of the said Dorothy Thompson to be paid and payable and to be transferred to him or her or them respectively immediately after the decease of the said Dorothy Thompson with the interest and dividends or produce thereupon due or to become due And upon further trust that my said Trustee or Trustees shall and do in the meantime and after the decease of the said Dorothy Thompson pay apply and dispose of the clear yearly interests dividends and produce of the share of every such child whose share shall not then be vested or payable as and when the same shall from time to time become due and be received for the maintenance and education of such child respectively until his or her respective share or shares shall become vested or payable if he she or they shall so long live Provided Always and it is my will and I do hereby direct that if any such child shall depart this life before any of the share hereby intended or provided for him or her shall become vested then the share or shares as well as original as accruing by virtue of this present clause or proviso hereby intended and provided for every such child Dying shall from time to time go accrue and belong unto the survivors or survivor and others or other of the said children and shall be equally divided between or amongst them if more than one but if but one the whole to that one and to become vested and be paid and payable to him her or them at such age ages and in the same manner as is hereinbefore directed provided and declared concerning his her or their original shares respectively But in case no child of my said daughter Dorothy Thompson shall live to attain a vested interest in the said Trust money and also in default of such appointment by deed or will of the said Dorothy Thompson as aforesaid Then from the decease of my said daughter Dorothy Thompson Upon Trust to pay and divide the said sum of Six Hundred Pounds unto and equally between my sons and daughters that is to say the aforesaid Thomas Thompson William Thompson Elizabeth Freeman and Sarah Lea I devise all real Estate which at my decease will be vested in me as Mortgagee or Trustee to the said Thomas Thompson and William Thompson their heirs and assigns subject to the equities and Trusts affecting the same respectively I direct that my Trustees or Trustee may deduct and mutually allow to each other all disbursements and expenses incident to the execution of my Will and shall be responsible each his own acts and defaults and irresponsible for losses occurring without wilful neglect or default and shall be indemnified with or out of my trust property against all liabilities consequent on the execution of my Will And I appoint the said Thomas Thompson and William Thompson Executors of this my Will And I revoke all

former wills by me made In Witness whereof I the said William Thompson the testator have to this my Will and Testament contained in three sheets of paper to the first two sheets thereof set my hand and to this third and last sheet my hand and seal the twenty ninth Day of January One Thousand eight hundred and fifty three,

Signed sealed published and declared by the said William Thompson the

Testator as and for his last Will and Testament in the joint presence of

Us and the attested and subscribed by us in his presence and in the presence

Of each other present at the same time

(Document signed sign and sealed by Wm Thompson and witnessed by William Wilkins and J Edwards)

Most of the information above was obtained by kind permission of Record Office for Leicester, Leicestershire and Rutland. Many of the details about the more recent occupation of Bufton Lodge Farm were obtained from documents in the possession of the present owners.

Richard Liddington August 2022