

**IPLEY MANOR –  
THE STORY OF A NEW FOREST  
MEDIEVAL FARM**

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**Third Edition, April 2012**

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## Acknowledgments

Thanks are due to local historian Lynda Springate who performed initial research into the history, and for access to the archives of the Beaulieu Estate tended by archivist Susan Tomkins.

However the vast majority of the desk research into the history was performed by Richard Reeves, at the time librarian at the New Forest Museum, on whom it would be difficult to heap too much praise for his rigour and attention to detail.

The archaeological excavation was undertaken by my friends from the Avon Valley Archaeological Society, who selflessly devoted many hours to the dig and subsequent processing of artifacts. The dig was initially led by Trevor Steptoe before his retirement as society chairman, and subsequently by society secretary Bill Atkinson.

Gratitude is also owed to a modern day monk Dom Frederick Hockey from Quarr Abbey on the Isle of Wight. Father Hockey published a history of Beaulieu Abbey and its possessions in 1976 (see Further Reading); a seminal work referred to many times when researching and writing this story. Father Hockey since died, preventing us from thanking him personally.

## Introduction

When I took over *Ipley Manor*, almost twenty years before I write this history, I knew nothing of its past. I thought of it as a small farm surrounded by the New Forest giving ‘direct access to the open Forest’; a phrase to delight walkers and horse riders alike, of which I was both.

I did not know that its written history stretched back to the 12<sup>th</sup> century high medieval period, and that *Ipley* formed part of the lands of nearby Beaulieu for some six centuries. For the first two centuries *Ipley* had been held by the monks of Beaulieu Abbey until Henry VIII dissolved the abbey and seized their lands in 1538. For almost the following four centuries it was held by the family who bought the seized Beaulieu lands from the crown and whose descendants, now known as the Montagu family, still own the Beaulieu estate to this day. This family sold *Ipley* into private hands a century ago to pay off their gambling debts<sup>1</sup>, and I was one of the handful of owners since.

The story of how this came about is told here in four parts: the time up to 1316 before *Ipley* was held by Beaulieu Abbey, the years it was in the hands of the Abbey until the dissolution of the abbey in 1538, the discovery in recent years of the medieval farmstead, and the post-medieval period up to current times.

This account is based on the recorded history available to us, but the farm is likely to have existed before records were kept. In fact, there is circumstantial evidence it existed in earlier Anglo-Saxon medieval times from the irregular shape of the farm’s boundary ditches and banks. In later post-Norman times from the 12<sup>th</sup> century boundaries tended to be straight and regular. Indeed, dating from yet earlier Roman times, a Roman road has been recently documented as passing within 2 kilometres of *Ipley*<sup>2</sup>, and the same author’s unpublished notes<sup>3</sup> claim a branch to this road travelled immediately along the farm’s northern boundary, so Romans may have visited the farm. The farm also sits on a small ridge in the Forest which has to the south east and north west of the farm a line of Bronze Age barrows<sup>4</sup>. Given this activity in the area, it is possible that the land was farmed in pre-historic times.

But we shall not allow ourselves to descend into mere speculation; we seek to limit ourselves to recorded facts.

## Before Beaulieu Abbey

### Origins as a cattle farm

When I arrived at the farm in 1991, old Albert Green had been manager of the farm for the previous owner, succeeded by his son John Green who is still involved with farm. Albert was in retirement but he still had a single milking cow. I remember it followed him around led by a makeshift halter formed from a length of bailing twine.

This cow when it subsequently died must have been the last of many generations of cattle kept at *Ipley*, for cattle are mentioned several times over the centuries. Indeed, they are mentioned in one of the first written records of *Ipley* (then spelt *Yppele*) in the time of King John of England (1199-1216). In 1212 thirty cows and one bull were kept for the king at *Yppele*<sup>1</sup>; referred to as a 'vaccary' or cattle farm. It is likely that this was to provide beef<sup>2</sup>, and possibly cheese, to the king's hunting parties at his hunting lodge nearby.

*Ipley* is not listed in the survey of landholdings recorded in the Domesday Book in 1086, and there are a number of theories as to why. This author has not been convinced by any of the theories, but they seem to centre about the vaccaries being a special form of property holding, being holdings by the crown, although some other vaccaries (there were ten in the New Forest) were included in the Domesday Book.<sup>3</sup>

### The name *Ipley*

The spelling of the name in documents and on maps has varied widely since medieval times, since names were passed on by word of mouth rather than in writing. Spellings have included: *Appelea*, *Hippele*, *Eppele*, *Ipley*, *Ippley*, *Ippel*, *Ippele*, *Ippers*, *Ipsley*, *Yepley*, *Yppel*, *Yppeleigh*, *Ypple*. There have been various theories about how the name is derived but the most plausible to me is that 'ley' or 'leigh' has its usual meaning as a sheltered area in woodland and 'app', 'hip,' 'ip' or 'yp' is derived from apple, after the crab apple trees which grew on the nearby moor and still do, and likely gave rise to the moor's name today 'Applemore'.

The term 'manor' for *Ipley* is a description by which it has been known for at least the last century, and is has been present on many editions of Ordnance Survey maps, but was not in earlier use. Indeed in terms of medieval New Forest holdings of land, the farm was not strictly a 'manor' and was not then accorded that name.

### The Forest as cattle pasture

The New Forest had been created as a hunting preserve some hundred years before the first mention of *Ipley*. It was founded, believed to be in 1079, by William the Conqueror (King William I, 1066-1087), just a few years after this duke of Normandy took control of England after the famous Battle of Hastings whose date schoolchildren know so well. It may have been called the New Forest because it was the first of many areas to be afforested by King William and his successors: 'new' in the sense of the first.

The term 'forest' in medieval times did not mean woodland, as is often thought. It meant a tract of land preserved for royal hunting. Within recorded history, and possibly before it, only about half of the New Forest was woodland, the remainder being moorland and pasture. Many animals were hunted, but deer were most coveted by royal hunting parties.

The creation of the Forest meant that the peasants who lived there were forbidden to make their enclosures deer-proof, and not allowed on pain of death to hunt the deer, rights which had been theirs for many a year. These impositions were not popular with the inhabitants and were a source of resentment and hostility over many centuries following. Nevertheless, the common right to graze animals on the Forest has endured to today, and is held by many properties within or adjoining the Forest, and will have been used by many inhabitants of *Ipley* to graze their cattle on the Forest.

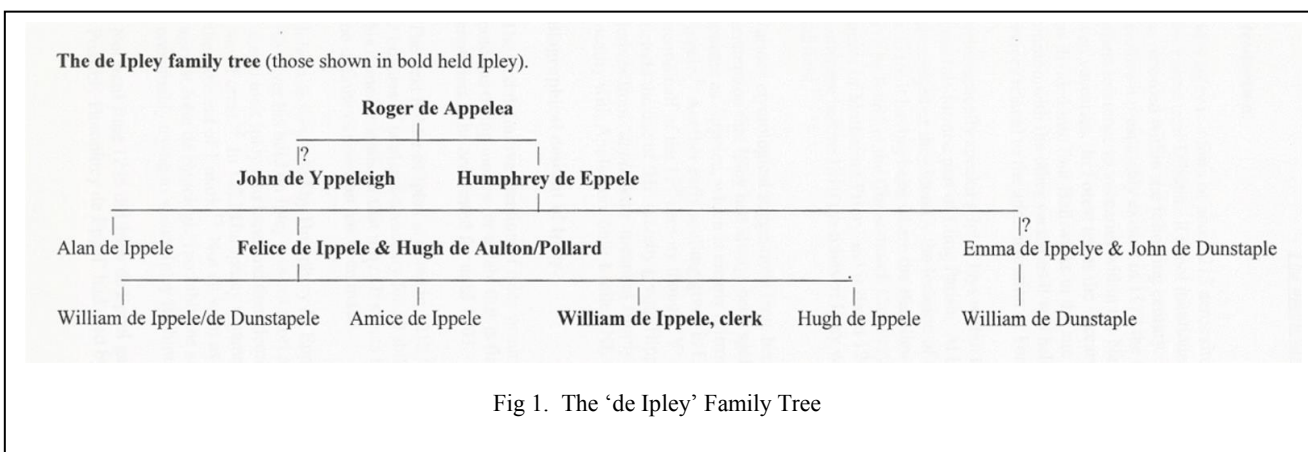
Over the centuries, conflict also arose over the cutting of timber from the Forest for use in construction, especially in the 18<sup>th</sup> and 19<sup>th</sup> centuries for the manufacture and repair of wooden war ships at the Royal Dockyards at Portsmouth. Shoots of growing timber were continuously eaten down by the grazing of domesticated animals, and indeed by the king's wild deer who became very numerous after they were protected. This limited the re-growth of timber and led from the 11<sup>th</sup> century onwards to the periodic enclosure by the Crown of tracts of woodlands to allow the timber to re-grow, again not popular with the commoners because it restricted their grazing.

All these measures must have constrained *Ipley's* inhabitants in pasturing their cattle on the Forest. They have also given rise to the way the Forest appears today; enclosures of woodland, now managed by the Forestry Commission as agents of the Crown, and open moorland and pasture, eaten down by wild deer and the commoner's domesticated ponies and cattle.

**Early inhabitants**

It's hard to imagine you can find out who were the recorded occupants of *Ipley* in medieval times. But you can, and the man who achieved this is worthy of description. His name is Richard Reeves. He wears his hair long, dresses in army fatigues and only eats potato chips, and has the keenest interest in and the finest memory for Forest history that you can imagine. His role at the time of doing the research was part-time librarian at the New Forest Library in Lyndhurst, allowing him access to New Forest records. However, he can often be found with his nose deep in ancient Norman French or Latin texts at the Hampshire Record Office in Winchester or at the National Archives at Kew in London.

From all these records, Richard smoked out details of the 'de *Ipley*' family ('from *Ipley*' in Norman French) who occupied the farm between 1188 and 1316. He has documented them in an unpublished paper,<sup>4</sup> from which the family tree is shown as Figure 1. The earliest



inhabitant mentioned is Roger de *Appelea* in 1190 who owed money for a debt which was first recorded in 1188. He is also noted as being poor.<sup>5</sup>

From him it would seem the farm was passed on through three further generations: John de *Yppeleigh* and Humphrey de *Eppele* who were brothers, Felice de *Ippele* who was Humphrey's daughter, and finally to William de *Ippele* son of Felice.

William de *Ippele* is referred to as a 'clerk'. This term in modern English does not reflect William's true status for he was 'clerk of the marshal' in the court of Henry III and 'clerk of the kitchen' and 'sergeant of the market' during the reign of Edward I.<sup>6</sup> Edward I also granted him lands in Northumberland and he travelled overseas on the king's affairs.<sup>7</sup>

Thus he was a royal courtier, probably the first and last time a holder of *Ipley* has been so distinguished. How the head of the family went in four generations from being noted as poor to being a royal courtier is a mystery, although a hint may come from the fact that Felice married Hugh de Aulton described as a 'merchant of Winchester'.<sup>8</sup>

The 'de *Ipley*' family could have been one in a long line of holders of the farm, as has been suggested above, stretching back to Anglo-Saxon times or before. Alternatively, they could have been its first occupants, possibly Norman French coming to England, as did a number of immigrants following the Norman conquest of 1066. No evidence has yet shown itself to prove the case either way.

In 1316, William ended his family's holding of the farm, still referred to as a 'vaccary', by transferring ('alienating') the holding to the abbot and monastery ('convent') of Beaulieu.<sup>9</sup> The documents state *Ipley* then consisted of a dwelling-house and outbuildings (a 'messuage'), a mill, 60 acres of land, 10 acres of meadow and 6 acres of wood.

This is the only mention of *Ipley* including a mill, except for a record of the parish boundaries [at about 1400?] which include "the mill at *Ipley*" as a corner marker of the parish.<sup>10</sup> The likelihood of finding its remains is remote, given that there has been no mention of a mill for some six hundred years, more than likely it would have been constructed of timber leaving scant remains, and that its location by the river is obscured by dense trees.

The reasons why William parted with *Ipley* are not evident, but in the late 12<sup>th</sup> and early 13<sup>th</sup> centuries the monasteries of northern Europe were growing, in terms of their number of monks, their lands and their wealth. A monastery acquiring a small farm like *Ipley* was a natural occurrence.

A new era for *Ipley* had begun.

## In the Abbey's Hands

### Founding of the Abbey

King John's hunting lodge is interesting for another reason. It was at a place beside a river described in Latin as 'bello loco regis' meaning 'beautiful place of the king'. In 1204, King John gave this beautiful place, and 10,000 acres of New Forest land surrounding it, to the Cistercian monks for the foundation of an abbey.<sup>1</sup> The Cistercian order had been created in 1098 in Citeaux in France, with the object of returning to high values of worship and purity they believed had diminished in other religious orders. The monks translated the name of the place they had been given into their French language as 'beau lieu'.

It took 42 years to build the abbey church at Beaulieu and the abbey entrance was not finished until one hundred years later, never to be seen completed by the monks who had founded it.<sup>2</sup> The order occupied the abbey for some three and a half centuries, during which a village, which exists today, established itself outside the abbey to supply crafts and trades which the monks were not able to provide for themselves. The abbey was often a sanctuary, as were other abbeys, for criminals and others who needed a refuge until the king's men had passed by.

After the foundation of the abbey, the river beside the abbey naturally was referred to as the Beaulieu river, although before this time it was known as the Otter river. Further upstream this river flows through the grounds of *Ipley*, where it is little more than a stream.

### Held by the Abbey

In 1316 *Ipley* was transferred to the abbey. More than likely it was then used by the monks to supply beef, milk and timber from its woods, either for their own consumption or to generate revenue from their sale. The abbey owned several such outlying farms or 'granges', and it is likely that in the initial years *Ipley* was farmed by 'lay brothers' of the abbey; brothers who were not full 'choir' monks but who performed the hard work leaving the choir monks free for religious observation. In later years, the number of monks at Beaulieu significantly declined and freestanding farms like *Ipley* were leased to tenants. Certainly by 1528, *Ipley* was leased to Robert Lorde for 53s 4d (£2.66) per year.<sup>3</sup>

The end of the monks' occupation of the abbey came with the 'dissolution of the monasteries' during in 1538-9. However for long before their dissolution, Beaulieu, like other abbeys and monasteries, had fallen from the high ideals of its founding. Some had become more akin to wealthy and influential businesses than centres of devotion and sacrifice. Other monasteries had declined significantly after the Great Famine and Black Death plague of the early 15<sup>th</sup> century wiped out a third of the population of northern Europe, and thus the monasteries' ready source of labour. The workers who remained alive after these hard times were needed on the land and by the industries of the day, and few joined monasteries. So it was with Beaulieu.

Beaulieu had been in decline for many years, certainly in its number of monks if nothing else. Ever since its foundation, the abbey had a special responsibility to take criminals fleeing from the king's men into sanctuary within its walls<sup>4</sup>. At the time of the dissolution the abbey had more criminals with its walls, some twenty-one, than monks, some fifteen.<sup>5</sup>

Given the decline of the monasteries, Henry VIII (1509-1547) was able to indulge his distaste for the Roman Catholic church, of which all monastic orders were a part, and take their wealth for himself. The Cistercian order was forced to surrender Beaulieu Abbey in 1538, and Henry ordered the demolition of the abbey church and many of the buildings. The stone and lead were despatched to help build forts along the coast for Henry's defences against France.<sup>6</sup>

The abbey which had some three and a half centuries earlier taken the monks 42 years to build, on land granted by King John out of his love for the French Cistercian order, was, in just a few months on King Henry VIII's order pulled down and its stone used in defenses against the French. So had relations with the French changed.

## The Medieval Settlement

### 18<sup>th</sup> century map

Discussions with the archivist of the Beaulieu Estate, Susan Tomkins, identified a map of the estate prepared in 1718 by a surveyor John Booth, which included *Ipley*. The current manor house at *Ipley* was known to have been built in 1746, so the 1718 map might show where earlier residence and farm buildings were located, perhaps having been there from much earlier times. Only three copies of this map existed and they were all in the hands of the Beaulieu Estate: one in the archives comprised separate sheets for each part of the estate including a sheet for *Ipley*, a second copy whose location was unclear was a reproduction of the first, and a third version less detailed but coloured hung on public display in the residence of Lord Montagu, Palace House.<sup>1</sup>

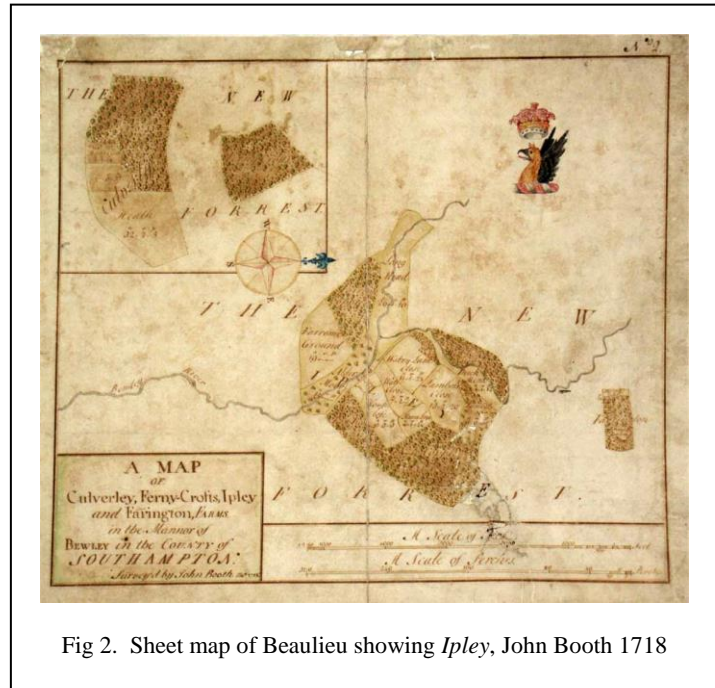


Fig 2. Sheet map of Beaulieu showing *Ipley*, John Booth 1718

The separate sheet from the archives which included *Ipley* contained useful detail, and is reproduced as Figure 2.

However Richard Reeves, mentioned before, eagle-eyed as ever when walking down a corridor in Beaulieu Estate offices, noticed a wall map of the whole estate. It was the second copy of the Beaulieu map whose location had been forgotten. Yet, it showed the most detail of *Ipley*, including descriptions of the fields and three red rectangles which seemed like buildings which were not present on the separate sheet map. A close-up from it is presented in Figure 3.

The potential positioning of the buildings it showed justified an archeological excavation of the site.

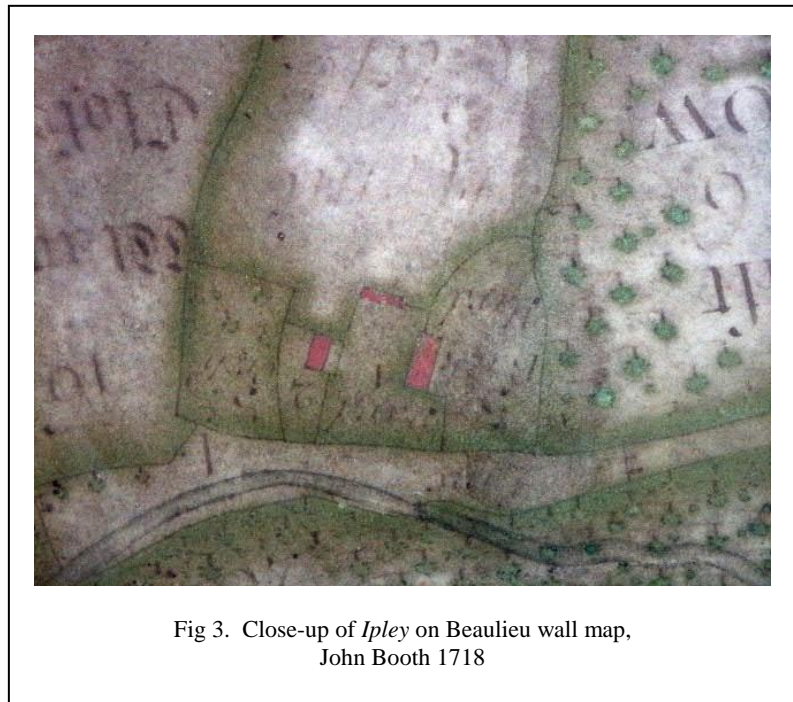


Fig 3. Close-up of *Ipley* on Beaulieu wall map, John Booth 1718

### Archaeological investigation

In 2004, friends from the Avon Valley Archaeological Society agreed to undertake an investigation of the site. It is recorded in three articles in the AVAS newsletter.<sup>2</sup>

The location of the three buildings shown in red on the Beaulieu wall map were superimposed on a modern day map, shown as Figure 4. Ignore the 'Farm House' and other buildings shown; they are C20<sup>th</sup> additions. One of the red buildings (marked B) is referred to as a 'house' on the wall map. Another (A) may have been a barn or a combination of house and barn at the date of the map, although it is likely to have had different uses over time as needs dictated. A third building (C) is smaller and is likely to have been a barn or shelter.

A geophysical survey was conducted of the soil's magnetic variations (magnetometry) and electrical resistance (resistivity)<sup>3</sup>. Magnetometry gave virtually no useful information. The resistivity survey did not confirm the presence of the foundations of the buildings on the map, but did show in the surrounding area other man made structures, perhaps drainage ditches, spoil heaps or foundations of other structures.

### Excavation

Since the geophysical survey showed no outline of buildings, the red rectangles on the map were the only clue to the buildings' location, so an exploratory trench dug was across the site of building A. Very soon it revealed the presence of pieces of limestone in the form of a foundation wall of a type that might be expected for a medieval building<sup>4</sup>. The trench also contained a hearth made of broken clay tile set on its edge some 1.6 metres square, confirming that the building was residential. Slate roofing tiles were present in heaps that might result from them sliding off a roof as the building collapsed or was demolished.

The trench contained many shards of domestic pottery. The earliest of these have been initially identified as coming from the 12<sup>th</sup> to 14<sup>th</sup> centuries including local medieval Sandy ware<sup>5</sup> (see Figure 5) and Saintonge ware imported from western France<sup>5</sup> (see Figure 6). There were many examples of green-glazed Verwood ware produced in kilns around Verwood, Dorset between the 16<sup>th</sup> and 19<sup>th</sup> centuries<sup>6</sup>.

These finds indicate that the site was inhabited from the 13<sup>th</sup> century until the 18<sup>th</sup> or 19<sup>th</sup> century.

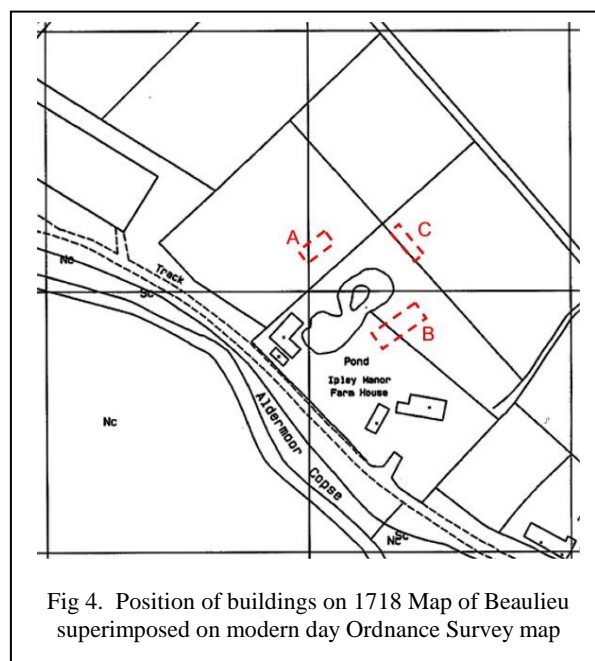


Fig 4. Position of buildings on 1718 Map of Beaulieu superimposed on modern day Ordnance Survey map



Fig 5. Anglo-Norman Scratch-marked Gritty ware 1070-1250



Fig 6. Green glazed 'Saintonge ware' imported from western France 1250-1350

The topsoil was then removed from the whole of the site of building A to plough depth, revealing a succession of foundation walls. See photo on Figure 7, and drawing in Figure 8.

Several of the foundation walls have been ploughed out, or robbed by persons wanting to reuse the stone. Nevertheless, the remaining stones show distinct sets of walls (shaded in the drawing) that are likely to represent different buildings from different periods. Over some six centuries successive generations of occupiers will have modified or rebuilt the buildings many times.

No evidence of occupation earlier than 13<sup>th</sup> century Norman times was revealed.



Fig 7. Photo of the foundations of Building A

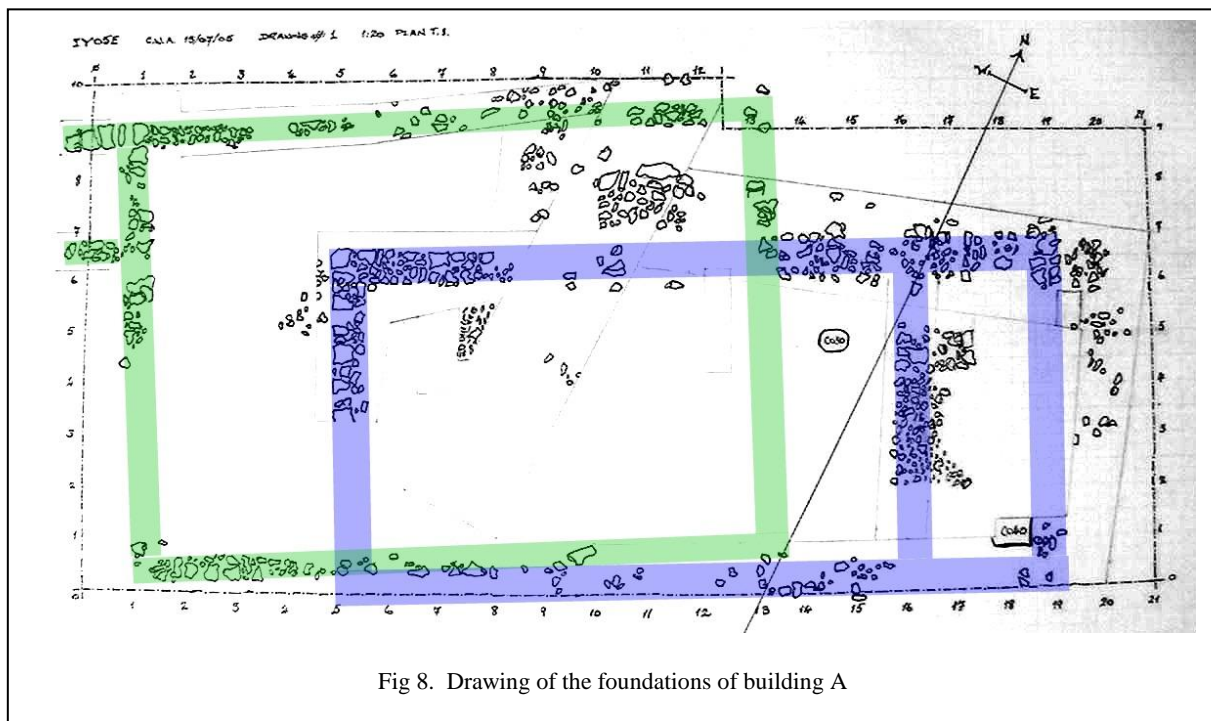


Fig 8. Drawing of the foundations of building A

### Potential buildings

The thinner of the foundation walls shaded at the top left of the drawing in Figure 8, from their size and from their intermittent use of stone, indicate that one building on the site might have looked like the example shown in Figure 9. This is a medieval longhouse, built throughout England in the medieval period.<sup>7</sup>

This illustration has slate roofing tiles as found at Building A, and two floors as found in an inventory of a house present at *Ipley* in 1556 (see below). The inventory describes the

building as having a hall and kitchen on the ground floor, and two chambers (bedrooms) on an upper floor. A barn is also mentioned.

In the illustration, the top left part of the building, shown with stone walls, is a barn for animals with perhaps a hay loft over. The bottom right part, with cob walls (a mixture of clay, gravel and lime), is the house with rooms on two floors. The walls of the building are less likely to have included stone above the foundations (it was not available locally and was thus expensive) and might have had a wooden frame. Indeed, different parts of the walls are likely to be of different materials as the building developed over several centuries.

This is only one potential building. Another speculation is that Beaulieu Abbey having taken over the farm in 1316, constructed a 'grange' barn on the site to store the agricultural produce, as monasteries often did and Beaulieu Abbey had elsewhere. Such a barn might have corresponded with the wider walls shown in contrasting shading to the bottom right of the foundation drawing in Figure 8. The size of the building and the monastery's readier supplies of stone would have permitted them to use it more liberally. However there is insufficient evidence left on site to prove or disprove such a theory.

Regrettably, because the foundations were so plowed-out and/or robbed of stone and had no artifacts within them to clearly date them, it was not possible to relate any part of the foundations to any one time period.

However, excavation of the red rectangles on the Beaulieu map did confirm the site of the settlement on the farm before the current manor house was built in 1746, and the pottery discovered established that the site had been used for habitation from at least the 13<sup>th</sup> century.

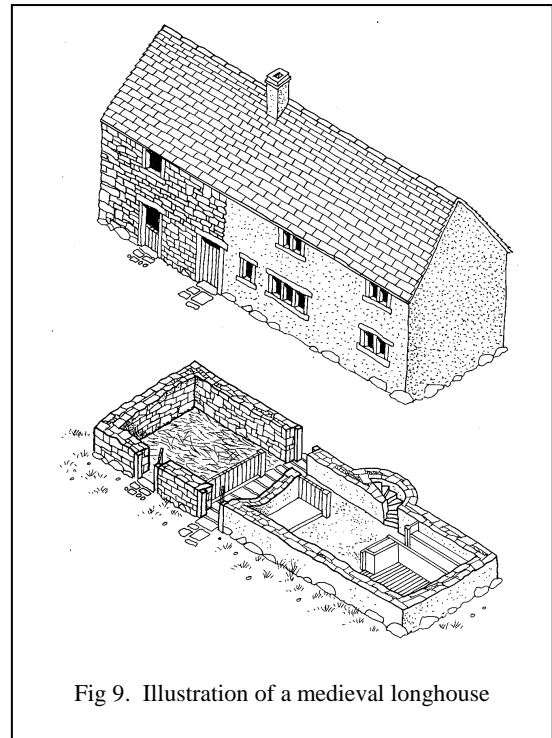


Fig 9. Illustration of a medieval longhouse

## Post Medieval Times

### Sale of the Abbey's lands

The crown was keen to cash in on the land for, in the years following the dissolution of Beaulieu Abbey 1538, most of the Abbey's lands originally granted to the Cistercians were sold for the sum of £1,340 to Thomas Wriothesley, 1st Earl of Southampton, friend and supporter of Henry VIII. *Ipley* followed into Wriothesley's ownership in 1544.<sup>1</sup>

### Post-medieval inhabitants

It was mentioned earlier that immediately before the dissolution, *Ipley* was from 1528 tenanted to Robert Lorde. The change of ownership did not disturb the tenancy, since it was still in place when Robert Lorde died in 1556.<sup>2</sup>

The Hampshire Record Office holds the wills of Robert and his successors.<sup>3</sup> So another piece of original research by Richard Reeves identified that Robert passed *Ipley* to his son William, who swapped it with William Rickman for Clobb Farm in Beaulieu in 1580. William passed it in 1599 to his daughter Katherine who was married to David Urry. David took a new lease on *Ipley* in 1639, and left it in his will of 1641 to his son, another William. William died in 1654 with six years left on his lease, and thereafter the record of the family's occupation stopped.

The wills of Robert Lorde and another later unconnected tenant Peter Torrant<sup>4</sup> in 1685 also have with them inventories of the deceased's possessions made to ensure the possessions were divided correctly between their inheritors. These inventories are included in summary form as Appendix 1, for they make an interesting list of the possessions of the *Ipley* households at these times, not available from other sources.

These inventories give rise to very valuable information: lists of the rooms of the houses at *Ipley* made as the inventory taker walked through the house writing the inventory. Robert Lorde's 1556 inventory<sup>5</sup> has been employed in an earlier section to suggest a building on site could have been a medieval longhouse.

The later 1685 inventory<sup>6</sup> lists a hall, kitchen, milk house and drink house (outhouses for storing milk and beer) on the ground floor, and four chambers above.

The inventory of the 1685 house is likely to be of building B on the 1718 map (see Figure 4), since this building is labeled 'house' on the map only 33 years later.

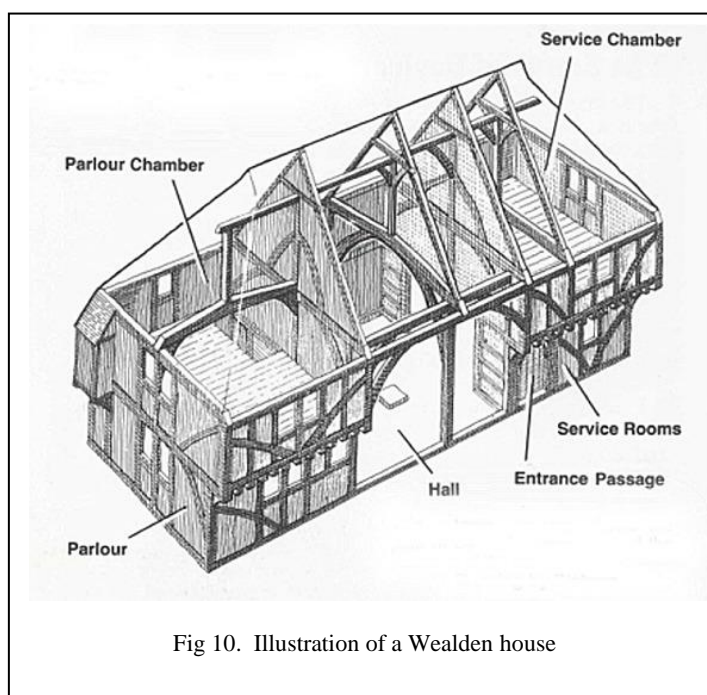


Fig 10. Illustration of a Wealden house

The 1685 house could have looked like that illustrated in Figure 10. This is a Wealden house, found in the Weald of Kent and Sussex, and also as far west as the New Forest. The example illustrated, originally built during the 15<sup>th</sup> century, has been reconstructed at the Weald and Downland Museum near Chichester, West Sussex<sup>7</sup>. It is called the Bayleaf farmhouse.

Bayleaf farm had a similar acreage to *Ipley*, also a tenancy of the local estate, and its farmhouse also has two floors chiefly of timber frame construction. On the ground floor it has a hall, a living room (parlour) and two ‘service’ rooms (called buttery and milkhouse), the same as *Ipley*’s 1685 house. On the upper floor Bayleaf farmhouse has two bedrooms (chambers), where *Ipley* has three. The Bayleaf kitchen was in a separate building (because kitchens were forever catching fire) whereas the *Ipley* inventory appears to list its kitchen within the house.

However, despite the similarity of these two houses, that they are of the same construction is by no means proven.

### Ownership by the Montagu family

From 1538, ownership of the Beaulieu estate passed by inheritance from Thomas Wriothesley, by marriage to the Montagu family, and through many generations to the current owner Lord Montagu, 3<sup>rd</sup> Baron Montagu of Beaulieu. By their own admission, not all these owners took care of the estate; the lords of the manor variously loved, ignored, altered and profited from their ownership.<sup>8</sup> The most recent Montagu has restored the house and opened it to the public, as well as establishing a motor museum and amusements in the grounds.

*Ipley* was but one of the farms owned by the Beaulieu estate, and over the next three and half centuries it was let to a multitude of tenants, few recorded in history.

The current manor house at *Ipley* was built in 1746 in the typical style of a Georgian farmhouse, although it has been much extended later. The memorandum kept by stewards of the Beaulieu estate note in November 1745 “To repair the fence upon *Ipley* farm this Winter and His Graces Carriage at leisure times to carry materials for building a new farmhouse for next summer there”.<sup>9</sup> The date stone in the wall of the manor house bearing the date 1746 also has the initials JM. The same memorandum states in 1738 that “John, 2nd Duke of Montagu, leased *Ipley* to John Cavell at £31 per year for seven years”, so he may have been the beneficiary of the new house and JM is probably John Montagu.

Not all the tenants served *Ipley* well. Robert Best, who leased the property from 1805 was reprimanded in 1824 “Robert Best’s arrears for this farm have become considerable and his buildings have been considerably neglected. Unless he pays his rents and keeps his buildings in good repair, he must have notice to quit at Michaelmas”.<sup>9</sup>

Finally in 1897, *Ipley* along with nearby Culverley Farm was sold by the then owner of the Beaulieu estate, the Right Honorable Henry John Baron Montagu. Previous generations of Montagus had dissipated the revenues of the estate and restitution was necessary by the sale of some properties.

### The last century

After *Ipley* moved into private hands in 1897 (the list of owners after the Beaulieu estate are shown in Appendix 2), the first owners much extended the manor house. These extensions were in the Victorian style, in contrast to the Georgian architecture of its construction in 1746: a west wing at one end of the house, now a dining room, and an east wing at the other

end, now a library. Later still rooms were added along the north side, leaving little of the Georgian house showing.

Until the 1980's cattle were still farmed at *Ipley*. They were the mainstay of the farm during most of the 20<sup>th</sup> century, and probably right through from the 12<sup>th</sup> century, since it is poor land for arable crops. For several years in the 20<sup>th</sup> century, a dairy produced milk, but with the onset of modern milking techniques, it was found uneconomic, and closed. From the 1980s a fledgling herd of red deer was introduced, to be farmed for its venison meat. In the 1990s, encouraged by the government, this herd was expanded. High fencing and special handling facilities were installed, since deer are effectively wild animals. However, in the 2000s deer farming was found by many deer farmers to be uneconomic, particularly because of the large number of wild deer shot in the UK and other countries whose carcasses flood into the market at a lower price than farmed animals. Deer farming at *Ipley* ceased.

Oil might have been discovered at *Ipley* in the late 1980's. An oil exploration company Clyde Petroleum, acting jointly with BP and British Gas, undertook a survey which discovered significant reserves of hydrocarbons (most probably oil) beneath the eastern portion of the New Forest, with the most abundant reserves beneath *Ipley*. This is not so surprising since productive oil wells already exist nearby, most notably at Wych Farm in Dorset. The next step would have been to drill a borehole at *Ipley* which, if it had produced oil, would have had pumps installed for the extraction of the oil. Clyde Petroleum applied for planning permission to drill the borehole.<sup>10</sup> But it must be understood that the New Forest at the time was effectively a national park, later confirmed as such, and was subject to the most intense environmental scrutiny. It is not surprising then that the planning application was summarily refused. Perhaps it will never be known whether there really is oil beneath *Ipley*.

In the ownership of the author of this history, since 1990, the manor house has been restored, the farm contains a horse livery stable, deer farming has been rejected and the farm returned to stocking cattle. Perhaps the lesson has been learnt that animals which have been stocked on the farm over so many centuries are the most suitable.

It is fitting that *Ipley*, first mentioned providing beef in the 12<sup>th</sup> century, provides it still.

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## Further Reading

### **Dyer, Christopher, *Making a Living in the Middle Ages 850-1520*, Yale University Press 2002**

Although focused around how people made a living, Dyer is in essence a social historian who paints pictures of peoples' lives, at least as much about peasants and farmers as about lords and gentry. He is completely unassuming, selecting his theories to fit the facts, not the other way around.

### **Gies Joseph and Gies Frances, *Daily Life in Medieval Times*, Harper 2004 and other publishers [Compilation of titles *Life in a Medieval Castle*, *Life in a Medieval Village* and *Life in a Medieval City*]**

The work of an American academic couple compiled from details of births marriages and deaths in specific parish, manorial and monastic records. They very effectively generalise the information to illuminate many aspects of medieval living. The titles are available in a compilation or these, and others, are available separately.

### **Hockey, Dom Frederick, *Beaulieu: King John's Abbey*, Pioneer Publications 1976**

Dom (Father) Hockey's book is seminal study of the life of the Cistercian abbey at Beaulieu from its foundation in 1204 to the dissolution of all the English monasteries in 1538. Father Hockey, a monk from the Benedictine Quarr Abbey on the Isle of Wight devoted many years to studying the history of Quarr Abbey and that of Beaulieu Abbey. His book whilst meticulously researched and documented is never afraid to question and be unconventional whenever he believes it justified.

### **Knowles, M David, *The Monastic Order in England 943-1216*, Cambridge University Press 1940**

Although it was published half a century ago, Dom Knowles' book remains justifiably one of the most respected insights into all aspects of monastic life from the political to the practical, often quoted and plagiarised. Although it embraces all monastic orders, the book does include much about the 'white monks'; the Cistercian order identified by their white habits. It was reprinted in paperback in 2004.

### **Williams, David H, *The Cistercians in the Early Middle Ages*, Gracewing 1998**

This monumental work, which the author notes in his preface took him some twenty-five years to complete, documents the high period of Cistercian expansion to some 650 monasteries across Europe.

## **IPLEY MANOR**

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Although it meticulously records the political events, it does so from the perspective of a social history; describing in consummate detail what was entailed in living as a monk in those times. It makes several mentions of Beaulieu Abbey.

## Appendix 1

### Extracts of Ipley Inventories of 16<sup>th</sup> and 17<sup>th</sup> Centuries

#### Extracts from Inventory of Robert Lorde of *Ipley*, 1556

**The hall** ... a table a form (forme) a cupboard (cupborde) two joined stools (ij joyned stoles) ...

**The chamber** ... one feather (fether) bed ...

**The lofts (loughtes) over the chamber** ... one feather (fether) bed ...

**The back chamber** ... one bedstead (bedstede) ...

**The kitchen** (kytchyn) ...

The corn **in the barn** (corne in the barne) ...

The cart (carte) & the plough ...

The garden ...

The cattle (cattell) ... kyne, bulles, oxen, steres, heifers, calves, shepe, lambes, store horse, geldynges, mares, coltes, foles, skore hogges ...

#### Extracts from Inventory of Peter Tarrant of *Ipley*, 1685

**In the best Chamber** ... 3 feather beds ...

**In the Chamber over the drink house** (drinke howse) ... one small (smill) bed one bedstead (bedsteede) ...

**In the Chamber over the hall** ... one hull [?] bed & bedstead (bedsteede) ... one old table and old Chest & coffer (cooffer) ...

**In the Chamber over the Milk (Milke) house** ... some wool (wooll), old stock yards [?] a Cradle (Craddle) & all other Lumber ...

**In the hall** ... one table board & frame, six Joinered stools (Joyn'd stoles), an old Cupboard ...

**In the Milk (Milke) House** ... one Tumbler a dozen & a half milk pans (Halfe Milke panns) half a dozen of Cheese vats (fates) six shelves three trays Cream (treys Creame) pots ...

**In the drinkhouse (drinkhowse)** ... nine small vessels for beer (beare) six old tubs two Keners [?], one cheese press (presse) ...

**In the Kitchen** ... one old table board & frame (forme) an old Cupboard ...

Eleven Milk Cows (Milch Cows) and a Bull ...

A dozen other younger cattle ...

Four weaning (weaneling fower) Calves, and two steers (steeres) more in the Forest (ye Forest) ...

All the horse beasts (beastes) ...

Ten sheep (Tenn sheepe) and four lambs (fower Lambes) ...

Fifteen pigs (Fifteene piges) ...

Corn (Corne) upon the Ground ...

Carts plows (plowes) drag Harrows dungpots old Wheels

## Appendix 2

### The Owners of Ipley after Sale by the Beaulieu Estate in 1897

<b>Date</b>	<b>Owner</b>	<b>Price Paid</b>	<b>Notes</b>
1897	Captain James Lermite, Ernest Edwin Lermite, W J C Moers and Alleyne Boxhall	£4,000	Ernest Lermite is shown as the occupier on a Land Assessment dated 23.3.1901. The others took part shares, probably for the right to shoot.
1910	James Henry Wyley	£6,500	
1916	Alexander Macdonald	£5,000	Alexander Macdonald died in 1921
1923	Herbert Frankland Storey and Barbara Storey	£7,000	Purchased from the successor to the property, the Macdonalds Dental Company of London
1925	Henry Branford	£7,750	
1933	John Harold Branford	none	Passed ownership by his father Henry whilst the father was still alive
1957	George Ernest Harris	£18,250	
1966	Richard Alexander Strachan	£38,300	
1990	John Leyland Pemberton		Current owner