

Buyer history of Park House, Park Road, occupying the whole of Lot 21 in 1873

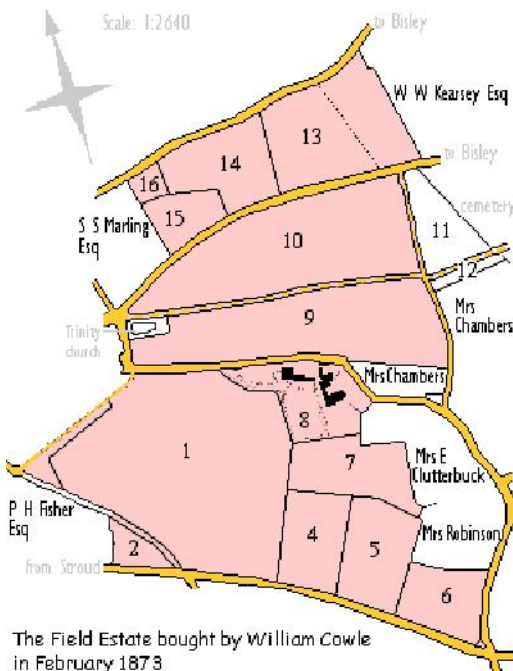
This document summarises the transfer of Park House to its various owners since it was built for William COWLE in 1873. Much of his original estate is now occupied by Stroud Hospital and its various ancillary wards, outpatients departments, the Maternity Hospital, the Weaver's Croft day centre, and Park House itself. At the suggestion of the staff at Park House, we contacted the Property Information Office of the 2gether NHS Foundation Trust at Rikenel, Montpelier, Gloucester, and asked if the deeds of Park House were held by them. Ms Clare Hargraves arranged for us to examine them on 20 January 2011. We took photographs of the relevant documents and a summary of the most significant sections follows, with the Trust's agreement. Since the documents relate to William COWLE's own house, Tony Macer made full transcripts of the key early documents, which are stored separately.

[my notes and comments are in Arial blue font, like this]

Marion Hearfield, February 2011

Background:

William COWLE bought The Field estate in February 1873 following the death of the owner, the Revd John Cunningham Calland Bennett Popkin HAWKINS, Vicar of Ramsbury, Wiltshire. The story of how the HAWKINS family acquired it in 1813 after the death of James ARUNDELL will be told elsewhere in this research.



The Field Estate bought by William Cowle in February 1873

The Estate carried large mortgages, primarily owned by Stroud landowner William CAPEL and his friends. These mortgages were paid off by William COWLE and the balance of the agreed purchase price was handed to the HAWKINS trustees. Altogether he paid £16,500 for the Estate, illustrated in this plan that accompanied the February sale Deed.

By November, William COWLE had made plans for the whole hillside to be sold. The plans required two new roads – Field Road and Park Road, and the estate was divided into 103 building lots, the larger ones being near the bottom of the hill, around Field Park and close to the original mansion house called The Field. William Cowle kept Lots 17, 20, 21, 22, 23, 27, 28, 29 and 30 for himself. Lot 21 was reserved for his own new mansion house (see next page). To achieve a reasonable gradient for the horses, carts and carriages that would carry the building materials and, later, the new residents, William COWLE had to

acquire more land down near the turnpike. He came to an arrangement with Major Charles FISHER, son of Paul Hawkins FISHER and the current occupant of The Castle, and swapped the land that adjoined the upper part of Hemlock Well Lane for an extension of the small triangle labelled Lot 2 on the February plan. This allowed him to create Field Road, and provide its still steep but more accessible junction with the turnpike – now the London Road.

By October 1873, the south-westerly corner of the Estate looked like this:



Buyer history of Park House, Park Road, occupying the whole of Lot 21 in 1873

The executors say that William COWLE died on 30th December 1899 [although *The Times* said it was the 13th] and his trustees took steps to sell his whole estate, which included three shops in Stroud. The *Times* obituary also reported that his estate was valued at just under £14,000 which, in today's money, would buy property worth £5.5 million.

Park House was designed for William Cowle (and his wife Ellen) by architect John Birch, and this illustration was first found by Joan Tucker in *John Birch, Country Architecture, a Work designed for the use of the Nobility and Country Gentlemen* (1874). The same article says the house cost £2,200 (just over £1 million today).



The L-shaped house is surprisingly plain, and modest, with a dining room and drawing room at the front, reading room, conservatory doorway and a garden W.C. at the east side, and kitchen, pantries and a servants' W.C. along in the north-westerly wing. The conservatory was demolished some time ago but there remains the small room at the end, from where the maid would have been able carry the afternoon tea tray without walking through the main house.

There were six bedrooms on the first floor, with a bathroom and another W.C. The servants' bedrooms were on a second floor in the rear wing. The pleasing architectural feature of the observatory tower was (and still is) accessed from a tiny winding staircase from a vestibule above the main front door. Subsequent descriptions of the grounds say there were a stable, coachhouse, vinery, greenhouse and summerhouse. We are still (Feb 2011) looking for other contemporary illustrations.

The Deeds themselves start with the main sale document of May 1900 but, since they include references to earlier documents, the following summary puts all the various transactions into strict date order:

1873 17th Feb: (mentioned in the Schedule to the Indenture of 7th May 1900) Indenture between William CAPEL of the first part James Scarlet PRICE of the second part the said James Scarlet PRICE of the third part Robert ROWLES of the fourth part Richard Berens Bradford HAWKINS (hereinafter referred to as "the said Richard HAWKINS") of the fifth part the said Richard HAWKINS and the Reverend John BARTON of the sixth part the said Richard HAWKINS and Francis Goodlake HAWKINS of the seventh part the said John BARTON and Isabella Eliza BARTON his Wife of the eighth part Elizabeth Gregory HAWKINS Harriet Catherine HAWKINS Sarah Charlotte HAWKINS Louisa Elizabeth

Buyer history of Park House, Park Road, occupying the whole of Lot 21 in 1873

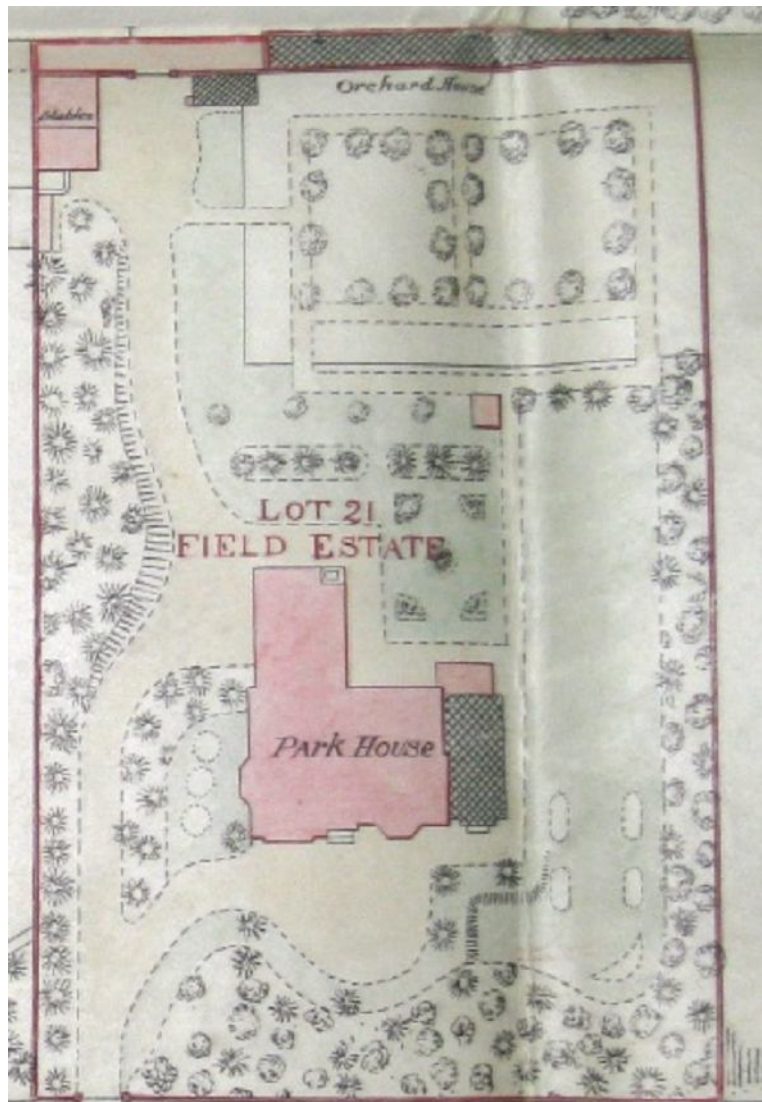
HAWKINS Caroline HAWKINS Emily Calland HAWKINS and Fanny HAWKINS of the ninth part the said Richard HAWKINS Croft Augustus Charles HAWKINS the said Francis Goodlake HAWKINS and Arthur HAWKINS of the tenth part and the said William COWLE of the eleventh part [this is the original sale by the HAWKINS siblings to William COWLE, with the agreement of the three mortgage-holders: William CAPEL (of Stroud), James Scarlet PRICE (his brother-in-law) and Robert ROWLES].

- 1873** 19th Dec (mentioned in the Schedule to the Indenture of 7th May) the Deed of Mutual Covenant. This document had to be part of every set of Title Deeds for every house built on the estate. It is transcribed in full elsewhere in this research project.
- 1890** 1st July: An agreement by which William COWLE and his neighbour John William CHAMPION, Gent, of Stroud, who owned Lots 18 and 19, altered the Deed of Mutual Covenant so that the private road 10' wide along the north boundary of the central lots (which they owned between them) would become an access to be shared equally by all lot owners.
- 1897** 29th Sep: William COWLE's will of this date appointed his four trustees, with instructions that they had full powers to convert all his real estate and premises holdings into money, to be held in trust.
- 1900** 7th May: Conveyance by trustees Edward Charles DAVIS [solicitor, and neighbour] William Henry Cox FISHER [local architect closely involved in the 1873 development] Stephen James DUDBRIDGE [accountant] and Josiah James STEPHENS [hop merchant, of Rodborough] to purchaser James Henry TRATT for the sum of £1,600. The property was described in the conveyance as:

“bounded on the East and North East by other part of the Field Estate aforesaid contracted to be sold to Mr Ulrich HOLBOROW and being parts of Lots 27 and 29 on the Field Estate plan on the South and South East by other part of the Field Estate aforesaid contracted to be sold to the said Ulrich HOLBOROW and being lot 20 on the Field Estate plan on the West or South West by the road there known as Park Road aforesaid of one hundred and eighty feet or thereabouts and contains by admeasurement one acre and twenty three perches or thereabouts and for facility of reference is delineated on the plan drawn on the second skin and know as “Park House” lately in the occupation of the said William COWLE deceased and the stable coachhouse vinery greenhouse and Summerhouse and the other buildings and erections situate on the said piece of land hereby conveyed ...”

“And together also with the full right and liberty with or without

horses and other animals carts carriages and other vehicles at all times and seasons hereafter for all purposes to go pass and repass along over and upon the private road or way of ten feet wide shewn on the Field Estate Plan but on the North Westerly side of Lot 21 only ... across other lots of the Field Estate retained by the Vendors as aforesaid and Numbered 22 and 23”



Buyer history of Park House, Park Road, occupying the whole of Lot 21 in 1873

“And subject to the terms laid down in the Deed of Mutual Covenant dated 19th December 1873, and subject also to the apportioned tithe rent charge of ten shillings.”

The conveyance made it quite clear that the owner had established a route along the back of the Lots to provide himself – and his driver – with a private roadway to the back of the property. This is what the back gate and stable look like now:

the single story extension is modern but along to the right is a clear grassy route out to Field Road (between what is now the Maternity Hospital and Weaver's Croft Centre)



1900 (Recited in the 1913 Conveyance): details of two mortgages taken out on the 7th May 1900, where James Henry TRATT borrowed £1,050 from Ulrich HOLBOROW and James Batten WINTERBOTHAM of Cheltenham in the County of Gloucester, Solicitor, and David TEMPLETON of 75 Orwell Park Aintree in the City of Liverpool, Gentleman, plus a separate loan of £350.

1900 26th Aug (Recited in the 1913 Conveyance): Conveyance of the same property by James Henry TRATT to Alice Beatrice TRATT, in fee simple, together with the outstanding mortgages.

What was this? The summary continued: the money that had bought Park House had actually come from Alice Beatrice's own separate estate, and now James was putting the house in his wife's name [the precarious state of his own business might have been a factor]. Alice Beatrice's trustees were two local men: Ulrich HOLBOROW of Stroud, gentleman, and James Batten WINTERBOTHAM of Cheltenham, gentleman, and a third, completely unrelated, David TEMPLETON of Liverpool, gentleman. These names, and the existence of Alice Beatrice's own fortune, sent me off on a loop of research that needed the help of overseas correspondents and other family historians. We still don't know where Alice Beatrice's money came from, but we know much more about her own family, and that of the TEMPLETONs! This is another separate story in these archives.

1902 17th Feb (Recited in the 1952 Abstract): a further loan of £300 plus interest, from Ulrich HOLBOROW and others to J H TRATT.

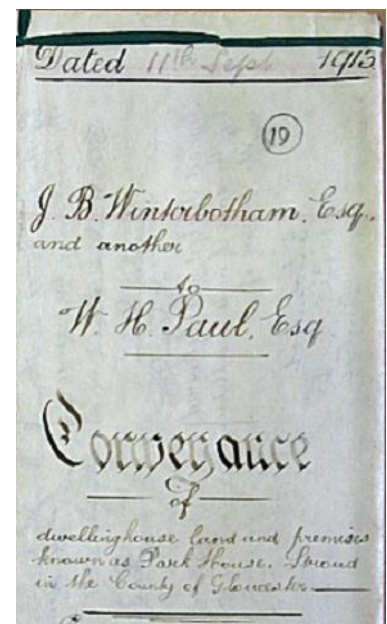
1908 18th Mar (Recited in the 1952 Abstract): a further loan of £150 plus interest, from Ulrich HOLBOROW and others to J H TRATT.

1912 15th Dec (Recited in the 1952 Abstract): Ulrich HOLBOROW died at Stroud

1913 11th Sep: Conveyance between Vendors James Batten WINTERBOTHAM of Cheltenham in the County of Gloucester, Solicitor, and David TEMPLETON of 75 Orwell Park Aintree in the City of Liverpool, Gentleman, to Purchaser William Henry PAUL of Long Court, Randwick, for £1,650.

The document went on to say that some of the mortgage moneys had been repaid to Alice Beatrice's trustees in the meantime, by James and Alice, but that as her trustees the Vendors were empowered under the Conveyancing and Law of Property Act of 1881 to sell to the Purchaser:

“All that piece or parcel of land situate at Stroud .. formerly part of an Estate known as Field Park and distinguished by the Number 21 on one of the plans of the Field Estate ... bounded on the east and north east by other parts of the Field Estate belonging to the representatives of the late Ulrich HOLBOROW (the conveyance recorded that he had died on 15th December 1912) – part of Lot 20; on the south west by Park Road, and on the north or north west by Lot 22, belonging to the trustees of



Buyer history of Park House, Park Road, occupying the whole of Lot 21 in 1873

William COWLE .. which said piece or parcel of land [Lot 21] has a frontage of Park Road of 180' and contains one acre and 23 perches, as shown on the plan of the conveyance dated 7th May 1900 ..

“Together with the messuage or dwellinghouse known as Park House formerly in the occupation of William COWLE and afterwards of Edward Baldwin NORTH and now void [so the Tratts had moved on – yes; they were living in Stonehouse in the 1911 census]

“Together also with the stable, coach house, vinery, green house, summerhouse and other buildings... and the full right and liberty, with or without horses and other animals, carts, carriages and other vehicles to pass along the private road across Lots 22 and 23 to Lot 21 only.”

1914 25th Mar: (Recited in the 1952 Abstract of Title of John Todd PAUL): an indenture between Vendors Maria HOLBOROW of The Field, widow, Ulrich Norman HOLBOROW of Beechcroft, Trowbridge, Wiltshire, woollen manufacturer, Eliza Maud HOLBOROW of The Field, spinster, and Henry Ratcliffe HOLBOROW of 8 Cecil Avenue, Horton, Bradford, Yorkshire, woollen manufacturer; Edward Ewart GARDNER of Stroud, builder, of the second part, and William Henry PAUL of Park House, wholesale clothier, of the third part. Purchase price was £375 for Lots 22 and 23 of The Field Estate Plans, containing 2 acres and 15 perches.

It was actually WHP who paid the money directly to the vendors, at the request of EEG, although the Abstract says the conveyance was to EEG. The implication is that EEG had borrowed the money from WHP and this was a mortgage, but it is not clear in the Abstract. Lots 22 and 23 are now occupied by Weavers Croft, which is a much more modern building. Local residents remember fetes and gymkhanas being held on these meadows within the past forty years.

1926 20th May: Conveyance by Grantor William Henry PAUL of Park House, Gentleman to Grantee, his son John Todd PAUL of Frome Park Road, Rodborough, clothing manufacturer, in consideration of the love and affection which the Grantor has for the Grantee:

Firstly: Park House itself (exactly as described in the 1913 Conveyance)

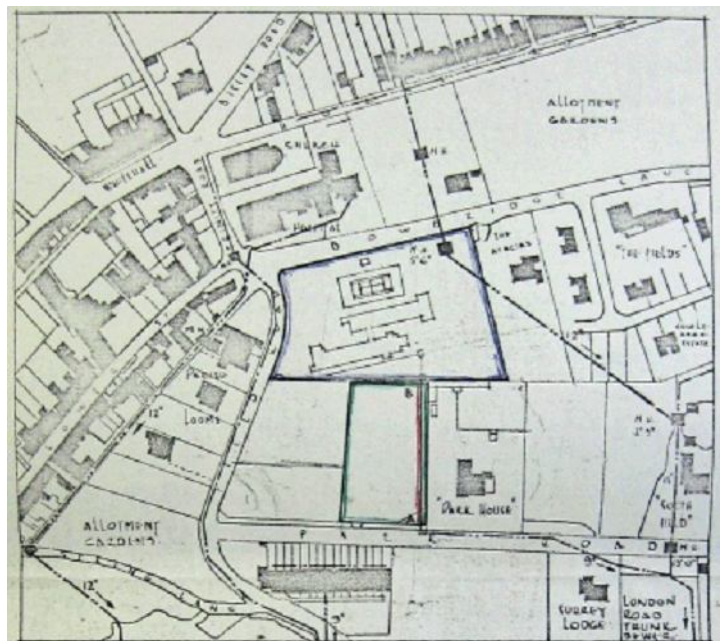
Secondly: All that piece or parcel of pastureland having a frontage to Park Road of 378' containing two acres and 15 perches, being numbered Lots 22 and 23 on The Field Estate Plans, bounded on the east by Park House and on the west by Field Road.

1950 23rd Mar: A Deed of Grant made by John Todd PAUL of Park House, Park Road, wholesale clothier, and the Gloucester Stroud and Forest Hospital Management Committee, giving permission for the laying of a sewer pipe across his land to serve the hospital, in consideration of the sum of £25.

Also agreed was the right, at his own expense, to connect Park House to the same sewer.

This small plan is interesting because it shows the built state of neighbouring property, especially the development of the western end of Cowle Road, and what had *not* been built there yet. Also that the hospital owned a working tennis court! (Park House's easterly carpark is today still marked out, faintly – is it an outdoor badminton court?)

And, what at first glance looks like the exciting label “Power Looms” along the western side of Field Road actually, on closer inspection, says “Parish Looms”, which I take to mean Parish Rooms.



1952 25th Aug: corrects the description in the plan in the 1950 sewer grant, and confirms that the land coloured purple on that plan belonged to the Minister of Health, and not to the Hospital Management Committee!

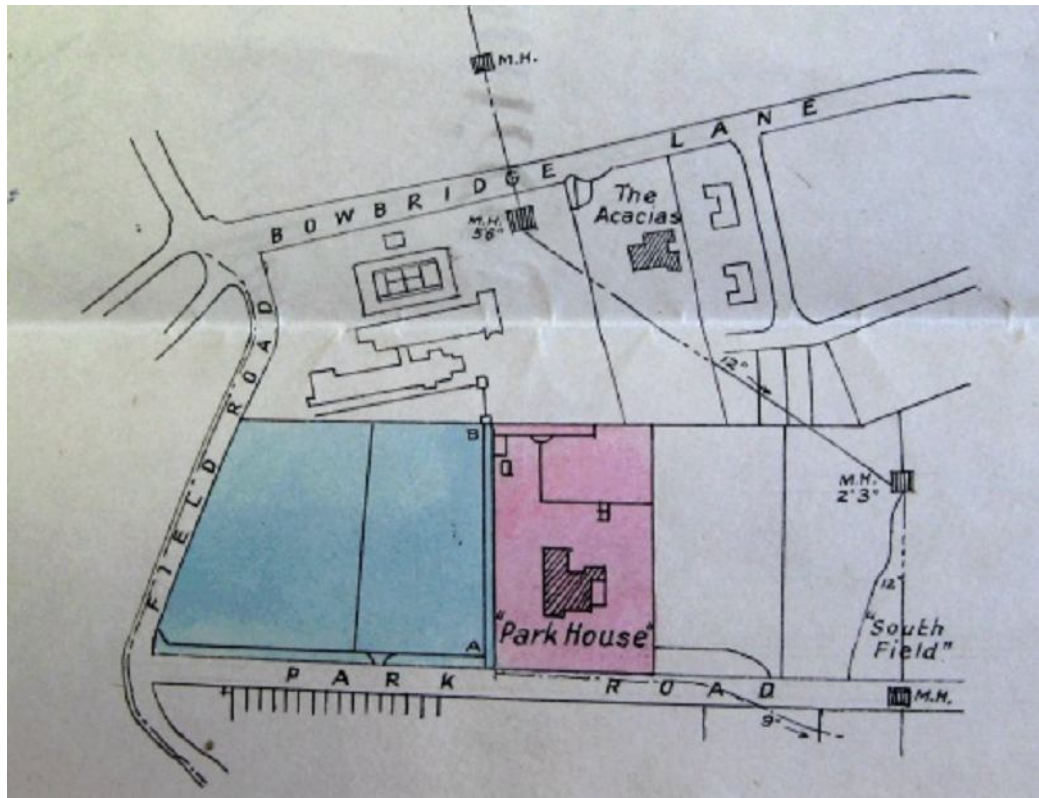
Buyer history of Park House, Park Road, occupying the whole of Lot 21 in 1873

1952 26th Aug Conveyance by vendor John Todd PAUL, formerly of Frome Park Road, Rodborough, but now of Park House, clothing manufacturer, to Purchaser the Minister of Health, in fee simple, for a purchase price of £6,000. For this sum the Minister of Health got:

- The house called Park House and, coloured red on the annexed plan
- the piece of pasture land bounded by Park House on the east, and Field Road on the west, coloured blue

Subject to the stipulations and provisions of the Indenture of Mutual Covenant dated 19th December 1873.!

This was the plan that accompanied the 1952 conveyance:



1952 Abstract of the Title of John Todd PAUL to Park House – starts at p2.

The missing page probably itemises William COWLE's original acquisition of Park House following the 1873 auction, and the subsequent sale to the TRATTs. But we know about that. Page 2 is still reciting the various mortgages that the TRATTs took out with Ulrich HOLBOROW and his colleagues – already mentioned in other title deeds - so I think nothing crucial has been lost. The first complete abstract is for a re-mortgage in 1902, which in this summary document is placed in its correct date order. The other items in the Abstract are also summarised here in their correct date positions.

1959 27th Aug: The Minister of Health conveyed to the Midland Electricity Board 20 sq yards fronting Park Road.

end