

## BROADOAK FARMS

Held of the Manor of Bexhill. Little Broadoak copyhold and Great Broadoak Freehold.

**DETAILS OF PROPERTY** (NGR TQ Little Broadoak 7255 0846, Gt Broadoak 7253 0852)

There were two farms in Broadoak Lane, the one on the north side was Great Broadoak and opposite on the south was Little Broadoak. It is difficult to differentiate between the two on some old documents as they are sometimes just called Broadoak, therefore we assume that the person mentioned in the document was the owner or tenant of both farms.

In the latter half of the nineteenth century Great Broadoak Farm house and buildings moved position. Little Broadoak carried on as a farm for almost another hundred years while Great Broadoak moved to the west (TQ 7210 0850) with access by footpaths and also a cart track leading from Broadoak Lane on the south and west of the old site. On the site of the earlier Great Broadoak there was mainly the old barn left but close by on the south and west there was a large mansion house built by Henry Snaith Lane in the 1850's, father of Col Henry Lane who was nicknamed 'the father of Local Government'. Col. Lane returned to his family home at Broadoak on his return from India. The curtilage of this property encompassed the old barn and the land was still farmed. Col. Lane's property was then called Broadoak Manor.

### OWNER/TENANT DETAILS

- <1567> William Sole Messuage barn 24 acres Litt B'doak, tenement 30 acres Gt Broadoak. (1)
- <1673> Robert Jeames gent Mess barn & 50 acres (Gt and Little together) (2)
- <1727-1732 John Brett (7)
- 1732-1737> John Sampson, Thomas Blackman (7)
- <1750 Walter Roberts
- 1750 Sep 20> Martha Baker widow, dau of Walter Roberts who lately died siezed 30 acres.
- 1797 Oct 30> Rev Henry Harcourt husband of late Martha Harcourt nee Baker who lately died siezed. Tenant Walter Mitten.
- <1801 Sep 11 Henry Harcourt
- <1802> William Constable Esq Mess barn & 50 acres (3)
- <1808> John Roberts tenant, 71 acres (4)
- <1833> John Roberts owner, James Turner tenant (5)
- <1843> as above for Little Broadoak 101 acres (6)  
and George Rawlings owner, Thomas Wood tenant Gt. Broadoak 62 acres.(6)

- 1856 Mar 28 Alexander Roberts Dunn surrendered two pieces of land called Upper Clays and Lower Clays 7a 2r 17p part of a tenement called Gt Broadoak and Little Broadoak cont 50 acres in the occupation of William Mitten paying 15s 5d to the use of Henry Snaith Lane for the sum of £300. (8)
- <1878> Col. Henry Lane (10)
- <1898> William Apps & Son, Thomas Martin (Little Broadoak) (11)
- <1948-1964> The Beehive School was in Col Lane's house, Broadoak Manor
- <1972> Edward Price Rhys Broadoak Manor

On looking at the Planning Applications at Bexhill Town Hall we find that Oldbarne was called Little Broadoak Farm (instead of Great Broadoak Farm before the old farm was moved). In 1917 Mr Dunn added a cow lodge and stock room to the existing barn, Plan 2576. The barn was converted into a farmhouse by or for Mr C.F. Fryatt and it was completed in August 1950, Plan B/50/247. A garage, fuel store and W.C. was added October 1952 by Mr Fryatt and also a dairy building at the same time. Mr Fryatt added a detached store in Jan 1954 and a dutch barn completed in October 1956. Mrs Brown who I believe was the daughter of Mr Fryatt had the cesspit removed and was connected to the main drainage in August 1981. Mrs Brown lived in the converted barn of the old Great Broadoak farm. This old barn was now called Oldbarne Farm.

Opposite on the south side of Broadoak Lane, was the site of Little Broadoak Farm and shown as such on earlier maps. The land around has now been developed but there is one house, number 37, a modern looking house today. This was once a farm labourers cottage but has since been extended and modernised.

The farmhouse and buildings of the farm in the latest position are still there and so is the land. The farm is owned by Rother District Council and has been left as an open space.

## SOURCES

- 1 KAO U269 M20 Kent Record Office, Maidstone
- 2 ESRO ADA 49
- 3 ESRO RAF Box Rental of 1802
- 4 ESRO AMS 5819 Duke of Dorset's Survey
- 5 ESRO Land Tax
- 6 ESRO TD/E 141 Bexhill Tithe Award
- 7 ESRO AMS 5641/2 Rev Ott Tithe Book
- 8 ESRO ADA 68 p. 279
- 9 ESRO ADA 65 p3
- 10 Sussex Directory
- 11 Bexhill Museum Bexhill Directory