

COBBS HILL FARM

Held of the Manor of Buckholt as part of Buckholt Manor

PROPERTY DETAILS (NGR TQ 7350 1063)

The present Cobbs Hill Farmhouse was built in 1897 (1) and is situated in Watermill Lane. Before this house was built there was a cottage which went with the land but it is not clear as to which cottage this was. There was one to the west of the land in Freezeland Lane called 'Bandy's Folly' (TQ 7330 1073) and one in Watermill Land to the east of the land (TQ 7370 1060). Both are demolished. Cobbs Hill Farm was later amalgamated with Kiteye Farm.

OWNER/TENANT DETAILS

<1726>	Adrian Spray bought the fields from Sir Nicholas Pelham, 12 acres (2)
<1740>	William Spray paying Poor Rate (3)
<1843>	Sir Peregrine Ackland owner, Walter Duke tenant as part of Buckholt Farm (4)
<1854>	Sir Peregrine Ackland owner as part of the Park Gate Estate in Catsfield which included the lands belonging to Buckholt Manor. Cobbs Hill now incorporated into Kiteye Farm. (9)
<1864>	Joseph Oliver leasing the original fields of Cobbs Hill 36 acres (8)
1880 Sep 27	Thomas Brassey leased to George Noakes, Butcher of Sidley 36a of land -1892 Mar 8 at Cobbs Hill, annual rent £25 also the cottage in the occupation of George Morgan at a rent of £5. (5)
1893 Dec 20	Lord Brassey leased to Albert Morley, market gardener, Cottage buildings and land 37 acres at a rent of £35 being part of Kiteye Farm. (6)
<1900>	Henry Cooper tenant (10)
<1902-1903>	Edward Bambury, farmer tenant (10)
<1911>	H.N. Shoemith tenant (10)
1919/1920	Lord Brassey owner, S & J Adams tenants. (7)

SOURCES

- 1 Bexhill Town Hall Planning Dept
- 2 ESRO AMS 5641/2 Rev Ott Tithe Book
- 3 ESRO PAR 240/30/? Poor Rate
- 4 ESRO TD/E 141 Tithe Award
- 5 ESRO A5634/1/55/4 and A5634/1/55/6

- 6 ESRO A5634/1/55/7
- 7 ESRO Land Tax
- 8 ESRO BAT 2137 Bill of Sale
- 9 ESRO AMS 3447
- 10 Bexhill Directory

This is a list of deeds held at the East Sussex Record Office referring to Cobbs Hill Farm. The reference numbers refer to the ESRO filing system.

A5634/1/55/4 Indenture made 27 Sep 1880 between Thomas Brassey MP and George Noakes of Sidley Butcher..... That Thomas Brassey do lease to George Noakes land containing 36 acres 1 rood and 24 perches.... And also a cottage. The lands and cottage in the occupation of George Morgan. Numbers on the Tithe Schedule and Map 881, 882, 883 and 405.

A5634/1/55/7 Indenture 20 Dec 1893 between Lord Brassey and Albert Morley Market Gardener of Bexhill Cottage buildings and lands called Cobbs Hill being part of Kiteye Farm containing 37a 2r 17p ... rent £35. Numbers on Tithe 89,88,112,112a and 87.