

# 28 High Street Toddington

Its history, architecture  
and its people



by Alan Higgs



I first viewed this property for sale in 1992, as a builder I even crawled through the loft space with a torch as the condition of the roof was important. I was amazed with the oak roof, the size and design of the timbers which were in sound condition.

After a year of waiting to sell our house in Wingfield I was finally lucky enough to purchase it and we moved in May 1993. It was going to be our biggest building challenge ever but as we were coming down market we had no mortgage for the first time and the funding to complete the work.

It was falling down in parts, hardly any electric, no bath or heating and just a cold water supply.

There was an old derelict tin clad barn in the yard which was still serviceable as storage for our furniture while work proceeded.

We moved with two dogs, two cats, a pot bellied pig, a parrot, rabbit, cockatiel and forty chickens together with two of our daughters and a grandson .. It was fun and they all accepted the challenge !

4 days after we moved my Solicitor telephoned to say he had received some old vellum deeds and I was off to fetch them the same day. This was the start of my investigation into the history of the house, it was a bit like the "house detectives"

The deeds were superlative, five in all; the most important being the conveyance of 1852 which referred back to indentures and wills as far back as 1750.

I also had given me a copy of the Grade 2 listing referring to the centre part of the house as C16 it was shown on the Radulph Agas 1581 map.

So not only was I on track to explore the history of my house but from the deeds I could ascertain who had lived here between 1752 and 1920.

Thereafter I spoke with Mr Gordon Cleaver who sold me the property along with his brother Rex. His parents had kept the sweet shop next door and he grew up here. He was able to remember the people who had rented my property over the recent years. His parents bought my house next door to their sweet shop as an investment in 1938.

I was also able to talk to a grand old gent of the village, Howard Fletcher, (long deceased) who told me he remembered the coffins lined up in my barn in 1910.

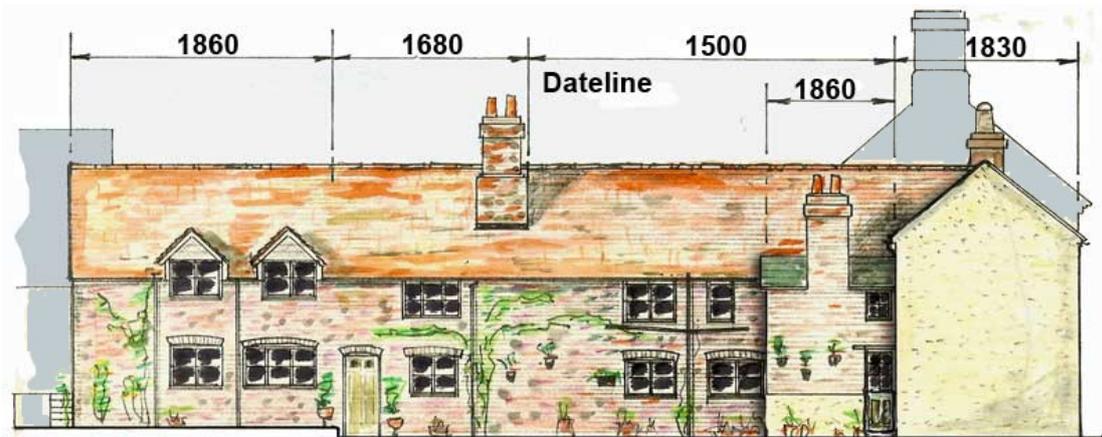


**Part of the Radulph Agas 1581 map**

Initially I considered the house above mine as mine, but I have stretched a transparency of this map over a modern ordinance map and lined up Luton Road , the Pond and the High Street and no 28 comes out exactly where I have marked.

From the investigations carried out I was able to construct a drawing illustrating the changing face of the South Elevation over the last 500 years.

# Architectural Discoveries



I was now also able to establish this time-line or dateline which I applied to the South Elevation. The original 1500 section was shown on the Agas Map and probably had a little more which was removed as I discovered a substantial chalk/lime foundation which is now buried under my dining room



This chalk/limestone footing can be clearly seen on this photo.



### **The inside roof**

This is the most significant pointer to the age.

The three oak trusses of heavy scantling with tie beams, queen posts with collars and clasped purlins, curved wind braces and common rafters with no ridge piece is a firm indication of C16



### **A close up of the truss construction**



The North Side has two original windows. This one has slots in the wall plate which must have been for sliding shutters. Glass windows were not common in 1500!



### **The same roof during refurbishment**

Here you can see the smoke blackening on the beams at the rear.

This would indicate a hall at the rear with a vent instead of a chimney. The hall would have been full height from floor and the front section from where this photo was taken would have been a bunk upstairs bedroom.

This tiny window in this same upstairs room was uncovered, complete with glazing.



Presently there is a cupboard which the window looks into.

But this indicates originally this was an outside window and the cupboard was a much later extension. The outside brickwork confirms this

Also the wall heavy timber frame has gone, just one beam left

This is the start of the section dated 1680 (pine instead of oak)

The ground floor never reached this part from the front.

The newish brickwork on the right was the wall of the outside loo added say 1950ish

But the significant find is the bricked up window. Obviously this used to be the end of the house before 1680 and this was an outside window.



Removing this wall to create a way through exposed the remainder of a fireplace.

This is where the C17 fireplace once was, removed to put in the outside loo.

But what remains of the “angled” bricks indicated there was a bread oven.

Alas insufficient to restore.

But we did remove the loo and add a nice inglenook fireplace using reclaimed materials.



Front room floor removed and me working down the cellar.

When we moved in if we had party'd in the cellar think we would have all ended up down there ! It was rotten.

But look to my right, the arch extended brickwork lets us know once there was a chimney and fireplaces running through the house.

Now look at this 1900's photo of the house (2nd on left) and you will see that chimney and pots





Back to the upstairs; stripped. How the devil this did not collapse I do not know ! But when they removed the wall in about 1860 to add the little side extension and fireplace they just left the truss and roof weight supported on a narrow wall plate which had bent considerably.

We added a thick steel angle lintel under this wall plate and with acrows on the ground floor, acrows in this room, car jacks .. 6 jacks in all, we raised the roof completely tiled by 6". It didn't arf creak in the process!

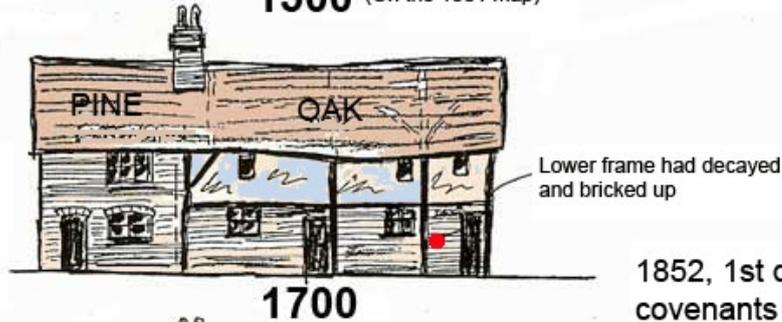
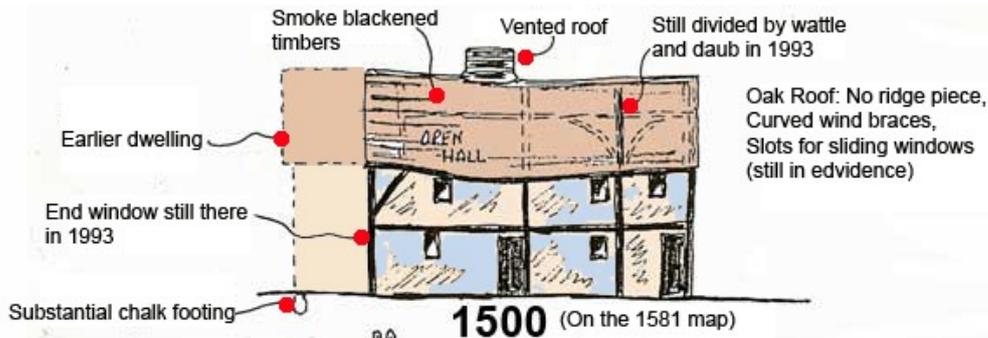
The only wall timber framing remaining.



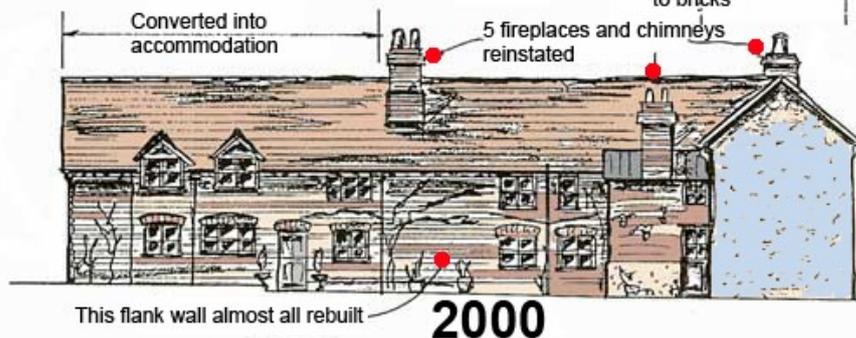
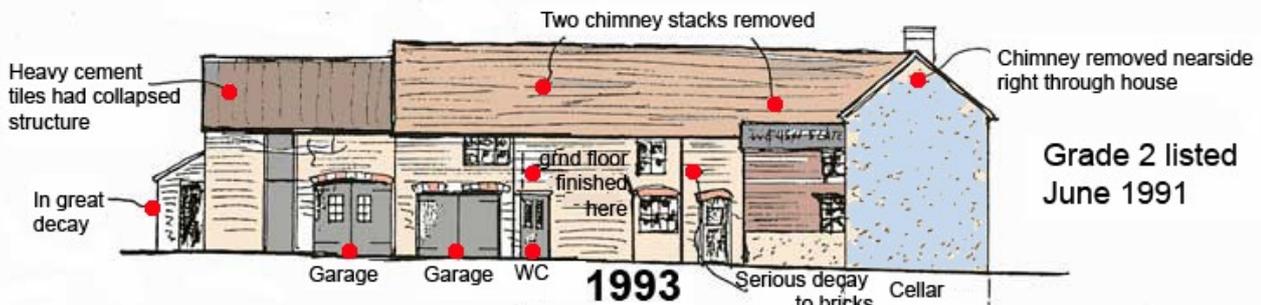
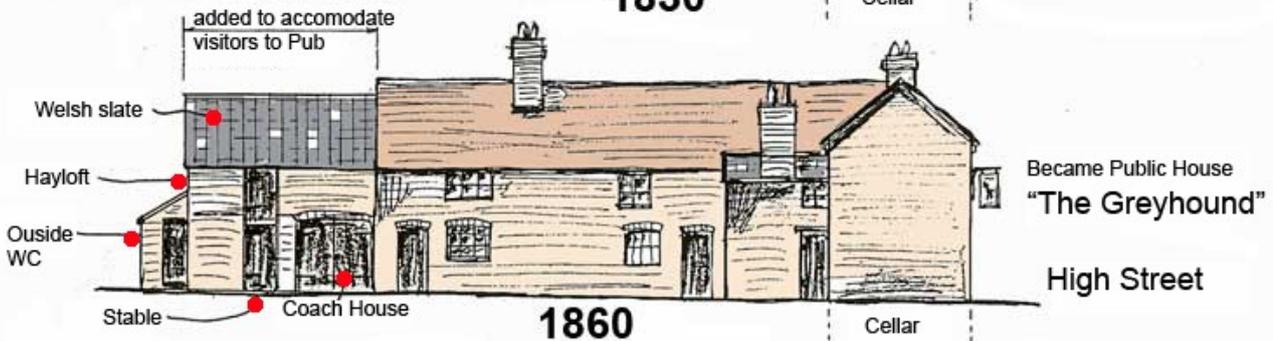
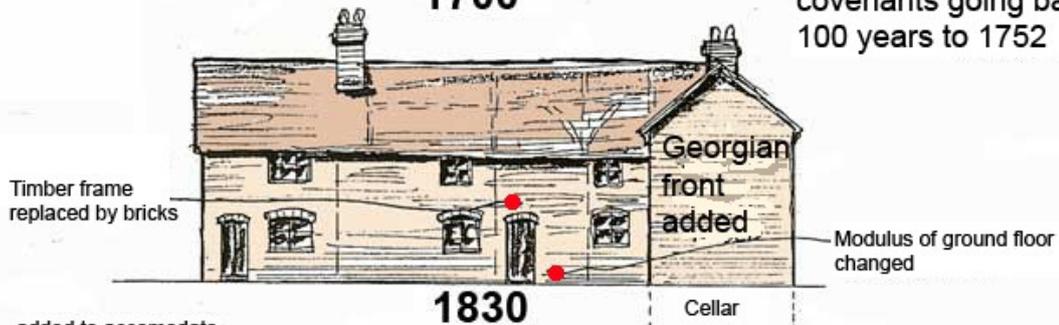
This is on the North Elevation alongside next door number 26, which is the building on the left.

Originally the whole house was timber framed but the sun and weather on the South side decayed it with time.

We were now in a position to make our estimate of the changing South Elevation following



1852, 1st deeds but with covenants going back 100 years to 1752



## The changing South Elevation

# What else did we find?



## Artefacts found during the refurbishment

2 mummified kittens in the chimney

Part of a 1911 newspaper in fireplace

Lock

Old screwdriver, bradawl and spoon

Two playing cards with just spots

Brass Plate .. Horleys

Georgian wooden soldier on horse

Small porcelain dog

Broken clay pipe

Blacksmith's made nails and pony shoe

2 beer bottles



[Joseph Cornell](#)  
[Pharmacy](#)  
[1943](#)  
[\\$3,778,500](#)  
[Christie's New York](#)  
[Nov. 12, 2008](#)

During my art degree, in 2002, we studied the American Artist Joseph Cornell (1903-1972) Cornell's most characteristic art works were boxed assemblages created from found objects, usually behind glass.

We were asked to make a box and what better than to assemble my found artefacts!

Its embellished with cut out photos, a fake deed and a scroll naming every know inhabitant of my house.

The last Cornell box auctioned at Christie's fetched \$3.7m !!

You never know your luck?



## Whilst on the building work let us look at photos before, after and complete



1993, chimneys removed, cement tiles on rear, state of decay



1993, during, the south flank wall was rebuilt and a peg tiled roof added to the extra rear quarters the hay loft and stable provided



1995, after, all chimneys reinstated, dentil eaves to brickwork

# The Deeds

## **There were 5 old deeds relating to the property:**

1. 16th February 1852, John and Mary Freeman sold to Frederick Burr for £290.
2. 28th September 1897, Sworder and Longmore, Solicitors, sold to Sworder along with 6 other local pubs for £2000 the lot.
3. 5th July 1889, a re-conveyance.
4. 18th July 1911, Executors of Sworder to Major Edward Horley
5. 5th November 1920, mortgage £300 to Kimberwell James Horley.

Most of these apart from the names of the parties and the finance do not impart further knowledge but the oldest one tells us an awful lot as it relates to schedule going back a previous 100 years.

## **Copy of Indenture (conveyance 16th February 1852) John Freeman and his wife, Mary and Miss Ann Osborn to Frederick Burr esq.**

This Indenture made sixteenth day of February in the year of our lord one thousand eight hundred and fifty two between John Freeman of Toddington, in the County of Bedford, Millwright, and Mary, his wife of the first part, and Ann Osborn of Apsley Guise in the said county, spinster, of the second part, and Frederick Burr of Luton in the said County, of the third part. Whereas, Francis Hall, the elder of Toddington, aforesaid Farrier by his last will and testament, bearing date the third day of September, one thousand seven hundred and eighty three, duly executed and attested, gave and devised unto his son, Francis Hall and his daughter Francis Hall, the messuages or tenement hereinafter described of all that freehold messuage (then divided into three tenements) with a yard and garden in thereto belonging situate and being in Toddington aforesaid and then in his own occupation to hold to the said Francis Hall and Sarah Hall to be equally divided between them and to their heirs in and assigned for ever which said Will was proved in the Archdeaconry's Court, Bedford on the first day of April one thousand eight hundred and three, And whereas the said Sarah Hall intermarried with John Freeman, party hereto, and the said Sarah Freeman, formerly Sarah Hall, died in the year one thousand eight hundred and four, in the lifetime of her said husband, leaving the said John Freeman party hereto, only her son and heir at law her surviving, hereby he became entitled to an undivided moiety of the said messuage and hereditaments so devised to her aforesaid.

And whereas by indentures of lease and release bearing date respectfully the twelfth and thirteenth day of May, one thousand eight hundred and five, made between the said Francis Hall, the son, of the first part, Thomas Robert of the second part, John Freeman, the father of the said John Freeman, or party hereto, of the third part, and David Willis on the fourth part. For the consideration herein mentioned, one undivided moiety of the said messuage and heredements was conveyed by the said Francis Hall, the son, unto the father, his heirs and assigns forever. And by the same deed, a certain term of one thousand years of and in the entirety of the said premises was assigned as to one moiety of the said premises in trust for the said John Freeman, the father, his heirs and assigns and to attend the inheritance thereof and as to the other moiety thereof, in trust for the said John Freeman, party hereto, (therein described as the infant child of the said John Freeman, the father, by Sarah his then late wife, formerly Sarah Hall, spinster) his heirs and assigns and to attend the inheritance thereof. Whereas, the said John Freeman, the elder, by his last will and testament, bearing date the thirteenth day of October, one thousand eight hundred and thirty three, duly executed and attested, devised the said messuages and heredements unto his son, the said John Freeman, party hereto and his assigns during his life and after his decease, unto his, the Testator's Grandson, James Freeman, his heirs and assigns forever. And whereas, the said James Freeman, the son of the said John Freeman, party hereto, and grandson of the said John Freeman, deceased, died in the year one thousand eight hundred and thirty nine, a minor intestate, whereby the said John Freeman, party hereto, became entitled to the other individual moiety of the said messuage and heredements as heir in law to his son James Freeman, deceased. And whereas, by indenture of mortgage bearing date of the fifth day of November, one thousand eight hundred and forty nine, and made between the said John Freeman, party hereto on the one part and the said Ann Osborne on the other part, for the consideration therein mentioned. The said messuages and heredements (amongst other heredements) were granted, bargained, sold and released by the said John Freeman, party hereto, unto the said Ann Osborn, her heirs and assigns forever, subject to redemption and reconveyance thereof on payment of one hundred and fifty pounds and interest on the fifth of May, their next. And whereas, the said sum of one hundred and fifty pounds was not paid at the time appointed for payment thereof, whereby the estate of the said Ann Osborn, the said mortgaged premises became absolute law. And whereas, by two separate indentures bearing date respectfully the twenty second day of March, one thousand eight hundred and fifty and the seventh day of June, one thousand eight hundred and fifty one, he John Freeman, party hereto, changed the said mortgages premises with the payment to the said Ann Osborn, of two further sums of fifty pounds and sixty pounds and the interest thereof respectfully. And whereas, the said several sums of one fifty pounds, fifty pounds and sixty pounds are still due to the said Ann Osborn

And whereas, the said Frederick Burr has contracted and agreed, with the said John Freeman, party hereto, for the absolute purchase of all the messuages or tenements and heredements, hereinafter described and mentioned to be hereby conveyed and the freehold and Inheritance thereof, free from any encumbrances at price of two hundred and ninety pounds. And the said Ann Osborn has consented and agreed to receive the sum of one hundred and sixty pounds, part thereof in part satisfaction and discharge of the said mortgage, securities and to permit the sum of one hundred pounds to remain on security of other heredements comprised in the said mortgage and not intended to be hereby conveyed and to release the message and heredements hereby conveyed from payment thereof. Now the indenture witnesseth, that in consideration of the sum of one hundred and sixty pounds of lawful British money, the said Ann Osborn, unto or before execution of these presents, in hand, paid by the said Frederick Burr by direction and at request of the said John Freeman, party hereto, (testified to his being a party and executing these presents) in part satisfaction of the principal and interest due on the realed securities and of the further sum of one hundred and thirty pounds, of lawful English money, to the said John Freeman, party hereto, at the same time, paid by the said Frederick Burr, making together the said purchase money of two hundred and ninety pounds (the payment and receipt of which said several sums of one hundred and sixty pounds and one hundred and thirty pounds to the said Ann Osborn and John Freeman, party hereto, do respectfully acknowledge, and of and from the same and every part thereof do and each of them doth respectfully acquit, redeem, discharge the said Frederick Burr, his heirs and exectors, administrators and assigns by these presents. She, the said Ann Osborn, by direction and at the request of the said John Freeman, party hereto, (Testified as aforesaid) Doth bargain, sell and release, and the said John Freeman, party hereto, and Mary his wife, she the said Mary Freeman, acknowledging this deed and by virtue an in pursuance of the powers and provisions of the act of Parliament for the abolition of fines and recoveries and for the substitution of more simple modes of assurance and in order to bar her dower and thirds of in or out of the message and heredements hereinafter described and conveyed do and each of them doth grant bargain and sell alien in release, confirm and dispose of unto said Frederick Burr and his heirs all messuages or tenements formerly divided into three tenements and afterwards described as two messuages of tenements and now consisting of three messuages tenements or dwellings with the yard and ground thereto belonging situate and being in the Townsend Street of Toddington aforesaid formerly in occupation of Francis Hall, late of the said John Freeman, party hereto, and now of John Hart, Joseph White and Thomas Horley. The highway leading from Toddington, aforesaid, towards Dunstable being on South and the messuages or tenements and ground of the late Thomas Burr and now of ..

Being on the West North and East parts thereof together with all outhouses, buildings, barnes, stables, yards, gardens, hedges, ditches, trees, fences, ways, watercourses, heredements and appurtances whatsoever to the said messauge or tenement

### Schedules referred to in this Indenture:

**11th August 1752:** Indenture between William Coles on the first part, Mary Hall, widow, Thomas Hall and Francis Mary Hall on the second part and Daniel Osborn of the third part.

**3rd September 1783:** Office Copy of the will of Francis Hall, the elder, from the Archdeaconry Court of Bedford.

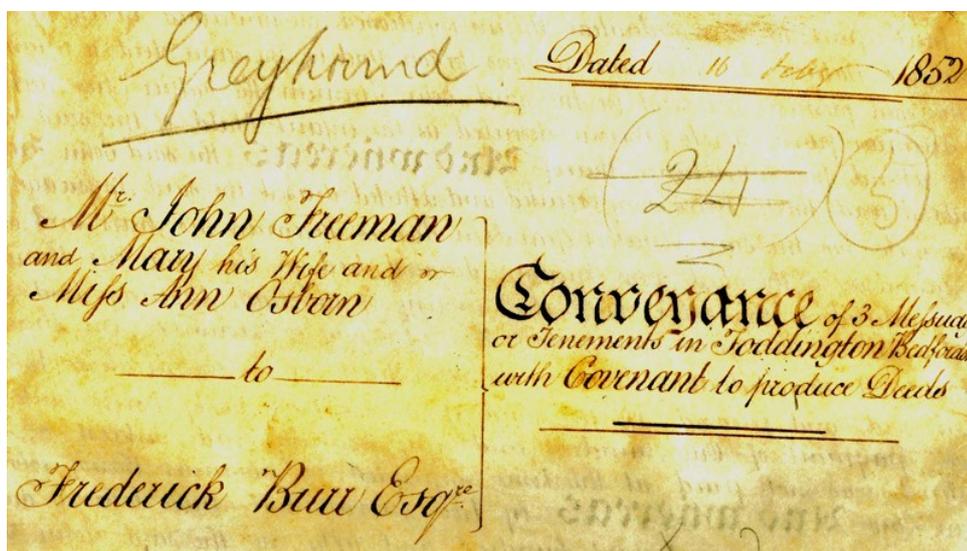
**12th & 13th May 1803:** Indentures of Lease and Release. The Release between Francis Hall on the first part, Thomas Roberts, sole exectutor of Thomas Read who was sole executor of the said Daniel Osborn of the second part, John Freeman of the third part and David Willis of the fourth part.

**30th October 1835:** Office copy of the will of John Freeman, the elder.

**3rd November 1840:** Indenture of mortgage between John Freeman of the one part and Ann Osborn of the other part.

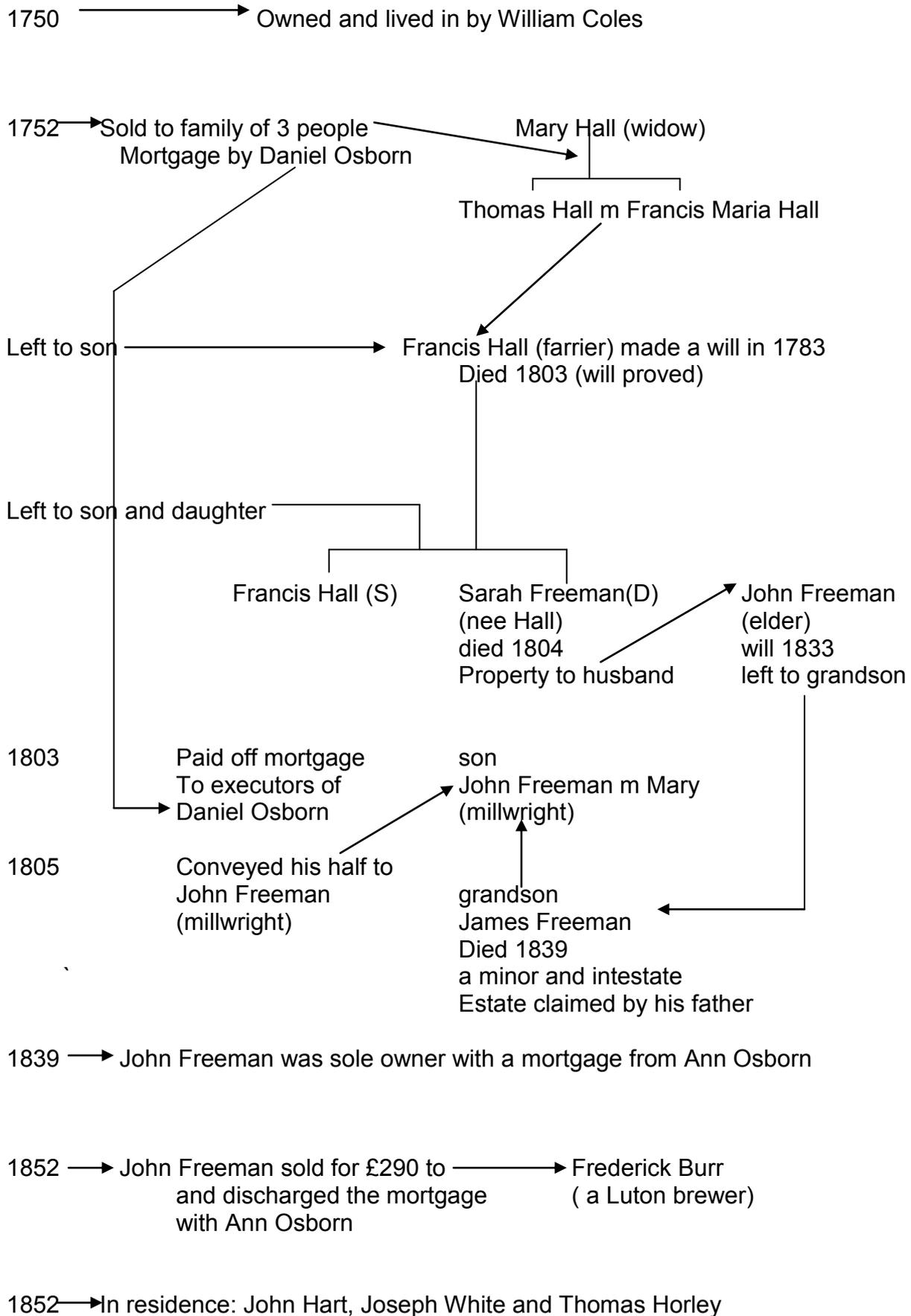
**22nd March 1850:** Indenture of further charge between the said John Freeman on the one part and the said Ann Osborn on the other part.

**7th June 1851:** Indenture of further charges between the said John Freeman on the one part and Ann Osborn on the other part.

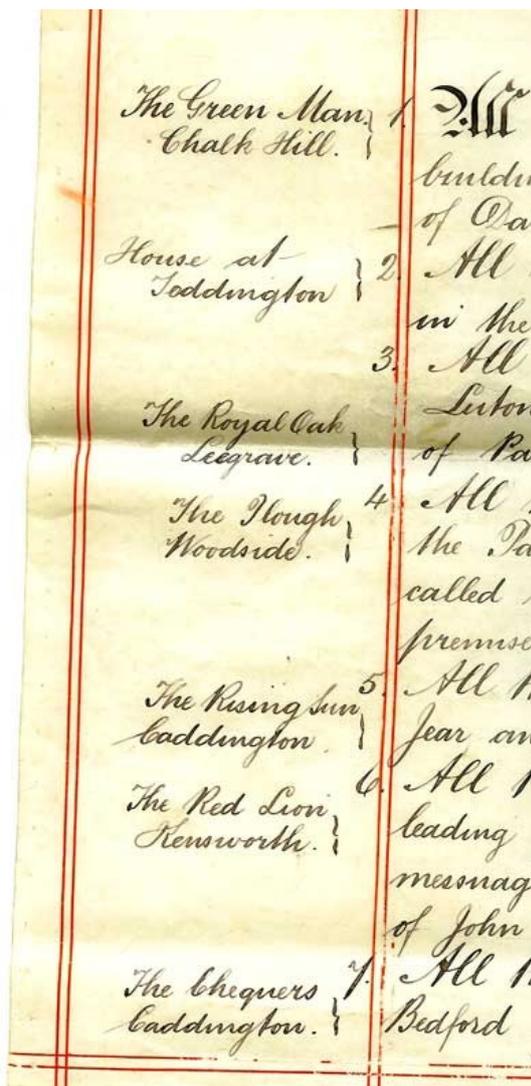


This is the indenture folded, is 28" x 23" opened, and two pages of beautiful copper plate writing (only one page transcribed !)

**Well what did this complicated Conveyance of 1852 mean, an awful lot can be gleaned from it:**



## The deed of 5th July 1897 Thomas Sworder to Sworder and Longmore imparts more information



Firstly the schedule was 7 local pubs and our house as shown on the left.

And in the deeds it says House in Toddington, formerly a public house called the Greyhound.

So we can conclude it was converted into a pub soon after Frederick Burr (Luton brewer) purchased it in 1852 but by the time it was next sold along with 6 other local pubs it had closed.

But to imagine, you could purchase 6 business pubs and house for £2000 the lot!

When Major Edward Horley bought our property in 1911 it was only £300.

So with the first sale recorded in 1852 for £290 means that for 59 years the prices had remained stable !

*That messuage formerly a Public House called "The Greyhound" with the yard grounds, and outbuildings thereto belonging situate and being at Toddington in the County of Bedford formerly in the occupation of J. Pitts but of late years used as a Shoemakers shop and occupied by S. Flecknell and to the use of the said Major Edward Horley in*

Extract of the 1911 conveyance deed tells us more about the residents: Here it tells of a Joseph Addington Pitts formerly residing here but now occupied by S Flecknell a Shoemaker. Similarly the 1920 remortgage says Kimberwell James Horley was in residence.

In the Wesleyan chapel next door, at the back of the entrance porch facing the pulpit is a handsome black white and veined marble tablet inscribed; Joseph A Pitts, died 26 Feb 1913 aged 73, Julia Pitts died 5 Jan 1915, aged 67

I was now able to put together a potted history as follows.

# POTTED HISTORY 28 HIGH STREET, TODDINGTON

**1500** Estimated build, it was on the 1581 Agas Map. Earlier chalk footing was noted.

It was small to start with, 3 bays long oak framed. Original oak roof intact from which can be ascertained it was two storeys at the front with an open hall rear with smoke blacked rafters.

**1680** approx, 1st extension, not the quality of the original build from pine.

**1752** 1st reference on the deeds described as 3 tenements or heredements in Townsend Street. It was owned and lived in by William Coles who sold it to the Hall Family. Mary (widow), mother to Thomas and his wife Francis Maria who left it to their son Francis Hall (elder), a farrier. Francis lived there passing it down to family, finally being owned and lived in his grandson, John Freeman (millwright).

During this time the Georgian front extension was added in about **1830**.

**1852** Joseph Hart, Joseph White and Thomas Horley were in residence and it was sold for £290 by John Freeman to Frederick Burr (Luton Brewer)

We assume Joseph soon converted it into a pub called The Greyhound, Joseph Brewer was in residence and we assume he was the landlord. In **1853** there were listed 8 inns and 11 beer houses in Toddington.

**1860** approx the Coach House, Stable and Hay Loft were added. One can imagine Toddington trying to rejuvenate the Market town needing accommodation to host visitors, and what better than to park up and stay at an Inn.

**1860** approx the inner hall was extended sideways to provide a fireplace in both storeys.

**1889** the pub had closed, the railway not coming to Toddington caused the Market's demise.

**1889** Joseph Addington Pitts was in residence and property sold with 6 other pubs for £2000.

**1897** Sworder & Longmore, solicitors, sold it back Thomas Sworder, a re-conveyance.

**1919** Thomas Sworder died, in 1911 a J Flecknell was in residence as a Shoemaker.

**1911** The Executors sold the property to Major Edward Horley who took up residence.

**1920** Major Horley remortgaged the property with Phoebe and Mary Horley, spinsters. Possibly this financed the building of the large tin barn. Kimberwell James Horley was in residence.

The Horley family carried out a very industrious business from the property. They repaired clocks, carvings furniture, etc. They were established from the previous century as horticultural engineers. They held a royal patent on a greenhouse heating system. Major Horley's brother was the village undertaker and all the village coffins were built in the tin barn. Elm planks in the house floor look like the side of a coffin.

**1938** The property was sold to the Cleaver Family next door where they ran a very successful sweet shop for many years. From then on it was rented out in many parcels.

**1941** Mr Brown was in residence, a jeweller from London and he stayed through the war years.

**1947** approx Ron Mountford took over the front as a hairdressers.

**1951** approx Gordon Holvey carried on as a gents hairdressers.

**1965** approx Pollack the optician took over the front until about 1989

During this time the upstairs were let as offices, the rear coach house and abode were converted into garages and let out. The tin barn was rented out.

Alas during this period of 50 years without anyone living and sleeping there. Many rentals, vandalism; it had fallen in neglect and disrepair.

The two chimney stacks and the left hand stack from the front had been removed. The 1680's extension had been turned in to a garage. The hayloft had been re-roofed with concrete tiles which collapsed the front structure. The garden had become impregnable. The C17 fireplace had been all but removed to install an outside lavatory. All casements were decayed as was a lot of the brickwork.

**1991** In May, Johnathan Edis, the County Conservation Officer, noticed the decay and gave the building a Grade 2 Listing.

**1993** In May, Carole and Alan Higgs purchased the property and obtained planning permission and listed building consent to change the use to a private dwelling again.

Many of the original features were intact luckily, old doors were panelled in some cases with asbestos. Three Georgian and Victorian fireplaces were intact. The roof was sound. The garden had been cleared of ash, holly and cherry trees but the two really old apple trees were left.

The next three years were very busy !

# The grade 2 listing



## SCHEDULE

The following building shall be added:-

TL 00 28	TODDINGTON	HIGH STREET (West Side)
20/353		No. 28
GV		II

Shop, probably former house. Circa C16, remodelled in circa 1830s. Timber-framed faced in red brick, front range flemish bond with brick dentil eaves, rendered gable end and slate roof; rear wing has plain tile roof with gabled end.

L-shaped on plan. The 3-bay circa C16 rear wing may have been open to the roof originally and floored in C17. The 2-room plan front range was added and rebuilt parallel to the street in circa 1830s. The rear wing was extended in circa early C19 and again later in C19.

2 storeys. Symmetrical 3-window east front. Larger ground floor windows with plate glass, first floor C19 16-pane sashes, centre first floor blind and round-headed. Central doorway also round-arched and with semi-circular fanlight and glazed and panelled door. All rubbed brick arches. Rear of front range has C19 16-pane sash. Rear wing has 2 and 3-light casements with glazing bars and plank doors. Later C19 coach house and stable on left (west) has double doors and bay-loft door.

Interior: Rear wing has circa late C18 or early C19 moulded wooden chimney-piece and chamfered cross-beam in ground floor room. Tie-beam and wind brace exposed in chamber above. 3-bay roof over rear wing; 3 trusses of heavy scantling with tie-beams, queen posts with collars and clasped purlins; curved wind braces and common rafters without ridgepiece. Evidence of some smoke-blackening of roof timbers.

Dated: 20<sup>th</sup> June 1991

Signed by authority of the  
Secretary of State

A handwritten signature in black ink, appearing to read 'Paul J. Heron'.

P. J. HERON

A Senior Executive Officer in the  
Department of the Environment

# About the Horley's



Before the tin barn was a thatch structure, seen here looking up the yard of no 30 High Street abutting the Wesleyan Chapel in an 1848 Illustration.

This is the tin barn where it all happened, the Horley's go back in Toddington to 1707. Before Major Horley purchased the property in 1911 there had been a Thomas Horley living here in 1852.

William Horley was the village postmaster for 46 years until his sudden demise aged 64 in 1902

Another Thomas Horley (1672-1750) married Edward Carvell's daughter of the Sow and Pigs and took over this pub in the late 18th Century.

In 1853 William Horley was at the New Inn and he advertised he was seeking work because of the decline in the market and Alex Horley once lived where the modern Dry Cleaners once was.

But really the association with this tin barn are Major Horley, Kimberwell Horley and Horley the undertaker.

Unfortunately the tin barn was of no historical interest so I demolished it and put my new garage in situ.

# HORLEY'S PATENT PORTABLE GARDEN STRUCTURES

Constructed of the Best Red Deal, painted and glazed with 21-oz Glass, under Horley's Patent Method of Glazing without Putty, each pane of glass being secured in its place by a Copper Clip.

The mode of ventilation is very simple and efficient. Those on the roof are hung with hinges, and are raised by means of a cord passing over a pulley. Those for the sides are hung with hinges, and are opened and shut with an ordinary iron bar stay about twelve inches long, and pierced with holes so as to regulate the ventilation. All are put together at the Works before leaving; the parts are then numbered and taken down, and are very easily put together or taken down again, when required.

STRUCTURAL DESIGNERS constructed to order, any dimensions. Estimates given of the cost of particular structures gratis on receipt of rough sketch.



## HORLEY'S PATENT GREENHOUSE "EXCELSIOR."

£7

Constructed 8ft. in length by 6ft. wide, and near 7ft. high wood basement in lieu of brickwork, fitted with lattice bench 18in. wide each side of House. Made of the best materials and workmanship, painted, and 21-oz. glass complete.

The above house being once set up at my Works, the separate parts (2 sides, 2 ends, roof, and 2 benches) numbered, are easily and quickly put together again, and glass put in place by any ordinary person. Wrench supplied to fit bolts.

Ditto 10ft. long, 8ft. wide, £10 15 0 Ditto 12ft. long, 9ft. wide, £13 10 0.

DEAR SIR,

I enclose Cheque £21 5s. 9d. as per account. The Greenhouse and Heating Apparatus gives every satisfaction.

## HORLEY'S

### PATENT CUCUMBER FRAME.

Two light as engraving, 8ft. by 6ft. 18in. high at back, and 12in. high at front, bolted together at the angles. The lights are 6ft. by 4ft. and 2in. thick. The whole constructed of the best Red Deal, painted, and 21-oz. Glass complete, 45/- One light, ditto, 27/6.

Other sizes at proportionate prices.



WOOLTHORPE RECTORY, GRANTHAM.

DEAR SIR,

The Cucumber Frame is very satisfactory.

Believe me, yours truly,

(Rev.) R. H. BAGNALL,

LITTLE BRICKHILL VICARAGE, BRUCEBERRY, BRICKS

February 29th, 1904.

I shall be obliged if you will send me a two-light Cucumber Frame with your patent fastenings at 45/-, same as you supplied me 16 years ago.

Believe me, yours faithfully,

(Rev.) W. B. BANTING.

## HORLEY'S

### Patent Portable Garden Frames, "THE HANDY."

These Frames are constructed near 2ft. in width, of the best Red Deal, painted, are easily and quickly put together or taken to pieces again. Bolt and nut provided and fitted at each angle. The Glass 21 oz. is easily put in place or removed as may be required for Ventilation, watering, &c. and is held in place with an iron button.

No. 1, 2ft. long, 8s; No. 2, 4ft. long, 12s.; No. 3, 6ft. long, 16s.

Extra squares of glass, if required, 3d. each, also Spanner, if required, 3d. each.

BYRON MOUNT, BYRON LANE, MACLESFIELD.

DEAR SIR,

I enclose Postal Order in pre-payment for two Portable Frames, "The Handy," 4 feet long, same as you supplied me last year.

Yours truly,

T. G. LOMAS.

8, SPENCER TERRACE, PLYMSTOCK, PLYMOUTH.

DEAR SIR,

I like the Frame ("The Handy," No. 1 at 8/-) very much.

Yours faithfully,

J. M. JACKSON.

Iron Coops constructed with sliding panels, painted 7s. each, if two or more 6s. 6d. each. 120 of the above Coops supplied to R. STEVIER, Esq., late of Toddington Park, Toddington, Beds.

M. E. HORLEY, Steam Horticultural Works, Toddington, Beds.



## Horley's Horticultural Catalogue

## A Horley's funeral bill 1915

A nice touch, refreshments for 4 bearers .. 2/-

That would buy 24 pints of beer at 1d/pint !  
6 pints each !

Nov 17<sup>th</sup> 1915.

*As the Representatives of the late Mrs C. Groom,*  
 Dr. to **K. J. & T. L. HORLEY,**  
 Builders & Undertakers,  
 Horticultural Builders, Painting, Paperhanging and House Decorators,  
 Estimates Given. Moderate Charges.  
**TODDINGTON, BEDS.**  
 HARLINGTON STATION, MID. RLY.

1915

Nov 17 <sup>th</sup>	To best made Elm Coffin, polished, Brass & furniture, 4 first classlies, lid orn't, Inscription plate & closing screws, Lined w/rouse-down, 1 Trimm'd side sheet, face cloth, Woathres & pillows & ruffle next to lid & all necessary attendances.	2- 17. 6s-
	On attendance at funeral & 4 bearers.	13. 0-
	Refreshments for 4 bearers.	2. 0-
	Burial charges & Car (as paid).	7. 0-
	Tolling bill of death & funeral (as paid).	2. 6-
		<u>4- 24 0-</u>

Paid  Horley  
 Nov 18<sup>th</sup> 1915  
 W. H. H. H. H.

# 1872 Newspaper cuttings from 28 High Street's Beer House days

## PETTY SESSIONS, Friday, January 12.

Present: Lord C. J. F. Russel; C. L. Grimshawe, Esq.; C. S. Parker, Esq.; C. P. Stuart, Esq.; W. S. Burton, Esq. Major Warner, the county chief-constable, was also present.

### STRENGTH OF TODDINGTON BEER.

Charles Burrows, of Toddington, labourer, was charged by Superintendent Shepherd with being drunk at Toddington on the 27th December. Pled guilty. Fined 5s. and costs.

John Garner, of Toddington, labourer, was charged with being drunk at Toddington on the 23rd December. Pled guilty. Fined 5s. and costs.

Mark Evans, of Toddington, labourer, was charged with being drunk and quarrelsome and refusing to quit the publichouse kept by Wm. Braund, at Toddington, on the 6th January. Pled guilty. Fined 10s. and costs.

John Groom, labourer, Toddington, was charged by Superintendent Shepherd with being drunk and quarrelsome and refusing to quit the Greyhound beerhouse kept by John Brewer, at Toddington, on the 27th of December. A certificate from Mr. Hicks, surgeon, Toddington, showed that defendant was in an unfit state of health to appear. Adjourned.

Henry Clarke, labourer, Toddington, was charged with being drunk and riotous at Toddington on Christmas day. Defendant did not appear. Sergeant Olden proved finding him in the street about 8 o'clock p.m. drunk, using bad language, shouting and swearing, and otherwise thoroughly enjoying himself. Committed for 2 months.

John Brewer, keeper of the Greyhound beerhouse, Toddington, was charged with knowingly permitting drunkenness and other disorderly conduct in his house on the 26th and 27th Dec. Mr. B. A. Shires, solicitor, Luton, defended. Superintendent Shepherd, Police-constable Pickering, and Sergeant Olden proved that at different times on the 26th and 27th they visited the Greyhound and found drunken men fighting and other disorderly conduct going on. Fined 10s. and costs.

## TODDINGTON

PERMITTING DRUNKENNESS.—At the Woburn petty sessions on Friday, John Brewer, landlord of the Greyhound beerhouse, Toddington, was charged with permitting drunkenness and violent, quarrelsome, and riotous conduct in his house on the 24th September. Defendant did not appear; but his wife attended for him. Sergeant Quenby proved the quarrelling and disturbance, and that he found seven or eight men in the kitchen. Defendant was there, drunk, and so was his father. Defendant was very abusive, and pushed him, held the door, and would not let him go out for some time, and when he did get out of the kitchen defendant followed, abusing him. Brewer was also charged with the assault. The chairman said defendant was liable to a penalty of £10 for the first offence and £20 for assaulting the constable, and there was no reason why leniency should be shown to him, for, in the first place, he caused the disturbance, and then assaulted the sergeant in the execution of his duty. If defendant had attended he would probably have been sent to prison without a fine. Fined £5 and costs in each case. The license of this house was refused for misconduct at the last petty sessions, there having been three convictions against it during the past year.

# About me

Born in Dunstable in 1935, attended Dunstable Grammer School where I won the School Art Prize in 1950, awarded in last year.

Had a career in Engineering, HND Engineering qualified, apprenticed at Bagshawes as draughtman.

Our family came from Newmarket in 1760 and were established Dunstable Builders for many years.

I was made redundant from Engineering in 1986 and started my own Building Business then.

Attained a Degree in Fine Art at Northampton University in 2004.

Lived in Tebworth for 10 years, then Wingfield for 12 years but could not wait to live in Toddington, an ambition to retire here for many years.

Painted Toddington many times probably my best work is my arial view etching/aquatint of the Village



Henry Higgs:  
My great grandfather's  
grave in Dunstable  
Cemetery  
Also that of Hannah Higgs  
(nee Pratt from Calcott  
Farm, Houghton Regis)



<http://www.mfeb.co.uk>

