

HASLEY: A DOMESDAY MANOR RESTORED

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It is not often that a Domesday estate is forgotten and subsequently misplaced. The present paper will seek to show that Hasley or Haseley was not, as has hitherto been generally believed, a lost hamlet of Thornton, but that it comprised the part of Radclive parish lying south of the Great Ouse, and that consequently:

- (a) the hundred of Rowley, excluding its detached parts, was bounded by the Ouse, the Twin, the Bune or Lovat, and part of the Roman road from Alcester to Towcester;
- (b) the hundred of Stodfold lay wholly north of the Ouse (this will be seen to permit a generalisation about their respective settlement patterns);
- (c) Lenborough, Bourton, Gawcott and Hasley formed a 10-hide unit of the kind familiar in Buckinghamshire from the time of Edward the Elder;
- (d) Rowley was made up of such units, while Stodfold was a combination of 5 or 10-hide and of 6 or 12-hide estates, the identification and significance of which needs further study;
- (e) an inference can be drawn as to the probable date of the settlement of Hasley.

The form Hasley is preferred to Haseley, as it indicates that the name in its latest form was disyllabic, the first vowel being short.

The Domesday record: the source of the error

In the time of Edward the Confessor, Thori, a man of the King, elsewhere described as his thegn or his housecarl, held *Haseleie* in Rovelai hundred, and could sell it. In 1086 Fulk (Fulco) held it of Roger de Iveri as one hide. There was one plough and there could be a half-plough more; the meadow was sufficient for 1½ plough-teams (each of eight oxen). On the manor there were one bordar and one *servus*, at this period best translated 'slave'. No woodland is mentioned, and there was no mill. It was worth 30 shillings (per annum) then and when Roger received it, but in King Edward's time 40 shillings.¹ It may be that when Thori knew or feared that he was to lose this manor he disposed of the stock, so that Fulk found it denuded.² For comparison, Radclive, a 5-hide unit, was worth £6 a year to Azor son of Toti but only £4 when Roger received it; through Fulk's efforts it had recovered to £5 by 1086. There were six ploughlands (three in demesne) with room for two more, and enough meadow to support eight teams.

Hasley's southern neighbour Gawcott (if we may anticipate the relocation of the former estate) was almost its twin in 1086. Both were assessed at one hide; both were valued at 40s in King Edward's time, but 30s in King William's, and at each there was land for 1½ plough-teams. At Gawcott these were there, with two bordars and one

servus, although there was meadow for only half a plough-team. Probably the surplus hay from the riverside meadows went to Gawcott across the Hasley Ditch which marked their common boundary. In subsequent centuries this slight and almost accidental lead widened. Hasley disappeared so completely from the public records soon after 1300 as to render the present paper necessary, while Gawcott became a substantial village, though it has always been within the borough of Buckingham and the prebendal manor; it did not become an ecclesiastical parish until the 19th century, and has never become a separate civil parish or even a separate ward, despite its distance from the town and its wholly rural character. Everything points to Gawcott originating in a secondary settlement from the Bishop's manor, later called Prebend End, which was allowed to take place on the waste of Lenborough; and a somewhat similar origin will be postulated for Hasley.

The entry in Domesday Book relating to *Haseleie* immediately follows that for *Ternitone* (Thornton), another manor of Roger's, and this misled the editors of the *Victoria County History*, who concluded:³

The name appears to have been lost after the 14th century, but the place was probably adjacent to, if not actually comprised within, Thornton, which immediately precedes it in the Domesday Book, both places, moreover, being within the hundred of Rovelai. Like the rest of Roger de Ivri's holdings, it formed part of the honour of St Walery and as such was held of the Earls of Cornwall for a third of a fee in the 13th century (*Testa de Nevill* (Rec. Com.) 244; *Abbrev. Plac.* (Rec. Com.) 186). The manorial descent of this property, however, approximates more closely to Radclive, another of Roger de Ivri's manors, than to Thornton, though Radclive is separated from Thornton by Buckingham, and lay within a different hundred, that of Mursley, in 1086.

For 'Mursley' we should read 'Stodfold'; F. W. Ragg considered that the heading for that hundred has been omitted before the entries for *Dodeforde* (Dadford in Stowe) and Radclive,⁴ but more probably this error extends to the previous entry; if so, that relates to a moiety of Westbury in Stodfold, not to another Westbury by Shenley as J. H. Round thought.

The error continued

Relying on the VCH page-proofs, to which they had access,⁵ the English Place-Name Society editors located Haseley (as they spelt it) in Thornton,⁶ and this view has been followed in publications of the Buckinghamshire Record Society.⁷ Nevertheless there is really nothing to connect Hasley with Thornton except their juxtaposition in Domesday, which happened naturally enough, since they were in the same hundred, and had the same lord after the Conquest, though not before. J. H. Round had drawn a different conclusion from the *Testa de Nevill*, and had supplied the VCH with a note:

This place appears in a return *temp.* Hen.III as 'Haseleya', at which a third of a knight's fee was held of Earl Richard. As it appears in that return between Tingewick and Lenborough (west of Buckingham) it must have been thereabouts.

In fact Lenborough is south of Buckingham, but this hint should have been sufficient to lead the VCH editors to look for the lost manor near and to the east of Tingewick. Elsewhere they hesitated to contradict Round even when they thought he was wrong, as in his treatment of Westbury.⁸

In an important article 'Buckinghamshire in 1086', G. R. Elvey wrote in 1960:⁹

Haseleia. The VCH places this manor in Thornton, but the only valid reason given is that it lay in Rowley hundred. It is linked feudally with Radclive and probably it will eventually be found as an outlier of that parish somewhere in the neighbourhood of Gawcott, a situation consistent with its being in Rowley hundred and with its order in various medieval returns.

This was even nearer the truth. The fields of Hasley and Gawcott meet along the line of a straight hedge, representing a medieval ditch, but the vill of Hasley was not very near Gawcott and was hardly an outlier of Radclive; once the river was bridged, Radclive and Hasley were virtually one village. The point which has not hitherto emerged, but which can now be established, is that the manor of Radclive-cum-Chackmore was bounded by the river, and that the parish of Radclive as it existed before 20th-century boundary changes comprised that manor together with the manor of Hasley. The parish church, which has no details earlier than c.1200, was probably founded after the two manors had come into the same hands; it had glebe in both.¹⁰ Radclive with its gentler slope and sunnier aspect is obviously the older settlement, and included the mill (valued at 5s in 1086). It looks as if the founders of Hasley came from elsewhere, and it may be worth noticing that Thori had another small estate at Edgcott; he also held Thornborough and three-eighths of Wolverton.¹¹

The relation between Radclive and Hasley in the 12th and 13th centuries

Nothing is definitely known of the descent of Radclive in the 12th century, and little more of that of Hasley; in 1167 the Pipe Roll gives Humfrey as the holder.¹² In 1226 Ralf Hareng (no doubt the Justice who died in 1230) granted to the lords of Stowe and Lamport common of pasture in his lands of Radclive and Chackmore for their beasts and those of their men when the land lay fallow or uncultivated and in the stubble and meadow when the corn and hay had been carried, everywhere except in Ralf's demesne; in return they conceded the right of Ralf's men of Chackmore to common pasture in Stowe and Lamport, except in a certain part bounded by the king's highways called 'Kingestrete' and 'Buggilde rode'¹³ as far as Boycott bridge, then downstream to the stream from Stowe mill, up to that mill and back by the road to Kingestrete.¹⁴ The rights which Ralf secured were confined to Chackmore, and did not extend to Radclive proper, still less to Hasley; the concessions he made extended to part of Radclive but not to Hasley. The river was still a significant boundary.

It is of interest that Ralf Hareng married Isabella, eldest daughter of Hivelart Payn (Paganus), ancestor of the de Westbury family, who appears to have been of pure Saxon descent, his parents being Aldhelm of Westbury and Berthred, and his great-grandfather probably Alwin (Ælfwine), brother of Wulfwig, bishop of Dorchester, who held the prebendal manor of Buckingham before the Conquest.¹⁵ There were at least four Saxon families of some prominence in 12th-century Buckinghamshire, and at

Westbury the stability of value through the Conquest supports continuity of occupation.

By 1237–40 Ralf, son of the justice, had subinfeudated Richard Hareng in *Hasellye*. In 1243 he endowed St. Michael's chapel in Radclive (said to have been in the churchyard) with the mill and with land in *Haseleye*.¹⁶ Ralf died childless in 1247, and in 1251 John Hareng or Harranc alienated the manor of *Hasle* to Simon de St Lys (de Sancto Lucio) retaining a life interest. John remained in the capital messuage; he was to have common of pasture for his beasts and common of fishery in the waters of the manor (which must thus have included part of the river), and was to receive each year 43 quarters of corn (17½ qu. wheat, 2½ qu. rye, 7½ qu. barley, 15½ qu. oats – a useful glimpse of the cropping pattern), a quarter of salt, 10 quarters of charcoal, 4 cartloads of hay, 4 cartloads of straw, 5 pigs and one ox or £6 16s. 11d. John was to render Simon one clove gillyflower yearly, and on his death Simon was to have the reversion.¹⁷ The fine does not mention Radclive, but by 1254–5 Simon had acquired it from the Harengs.¹⁸ In 1273 he sued Richard, parson of Buckingham, for disseising him of common pasture attached to his free tenement in Radclive and Hasley; he succeeded as regards Radclive, but failed to establish that the right attached to Hasley.¹⁹ The two manors were still in different hundreds; Browne Willis was probably right in taking c.1316 as the time when the difference ceased to be administratively significant, the three hundreds of Buckingham being unified.²⁰

By the 13th century Hasley had developed from an assart farm to a small open-field vill. The Oseney Cartulary (v, 749) supplies a run of names: Mydfurlong next the Greneway, le Ruefurlong, Haylemereswelle, le Greyshulle, le Wellefurlong, le Stretfurlong 'between the chapel of St. Laurence and the fishery', Tercesatur, le Rouwdyck, Bolleshegges, le Holywellefurlong 'next selions belonging to St. Romwald'. None of these has survived as a field-name, unless Wards Well Close represents le Wellefurlong. Indeed, none of them occurs in the 1624 terrier of the same land cited below; but a wholesale loss of minor names was to be expected because of the disappearance of the vill early in the 14th century. Greyshulle can be associated with Grayes feild (1624) in Buckingham and possibly with Gray's Meadow in Radclive. The chapel of St. Laurence is otherwise unknown, but may have been served by a hermitage which gave its name to the later Armitage Close on the Buckingham road; if so, le Stretfurlong extended from that road to the river. The Holywellefurlong must have adjoined St. Rumbold's (Romwold's) Well on the Buckingham boundary.

The tithing arrangements made between the abbot of Oseney and the rector of Radclive extended to both manors, and in 'the field of Radclive' mention is made of Symmesmore, the mill, the bridge of Hasele, le Fullyngmyllefild, le Myngwer', le Feurtemaker, the upper shot between the grove of Hasele and Dodele and le Oldehe. Dodele appears to be represented by Dudley Bridge on the Buckingham-Tingewick road (called Dudleyburge by the writer's aunt, who died in July 1977 aged 97); but a shot on rising ground between this site and Hasley Grove would have been in Hasley. It may be that lands were becoming interspersed in the common fields of the two manors.

Mr. G. R. Elvey has also drawn the writer's attention to a charter in the Hampton deeds at Birmingham (484,832) by which John son of William Harang grants a messuage and lands in *Hasele* lying near the river called *Use*. This confirms that the settlement site was near the river, and is one of the few documents which gives the

Ouse its proper name; usually the village of X called it X river or simply 'the river'.

The Disappearance of Hasley as a Vill

In 1301 Andrew de St Lys was holding both manors,²¹ but thereafter Hasley disappears suddenly and completely from the national and county records. It is hardly a sufficient explanation to say that it was convenient to treat the two villas as one, under the name of Radclive. Once a vill was treated as distinct it normally remained so, though it might be grouped; and in 1217 when a carucage was imposed at 3s per ploughland, *Hasele* had been separately assessed at 5s, duly receiving its *quietus* from the bailiff of the three hundreds of Buckingham; Radclive is listed but no sum is mentioned.²² Comparable small villas were Lamport in Stowe, assessed at 6s, and Evershaw and Bourton at 4s. each. Of the places which achieved and maintained full parochial status, the smallest assessment on the list is 8s for Maids Moreton. In contrast, Chetwode paid 14s. 2d. and Shalstone 28s; at Thornborough 38s. was demanded but perhaps not raised. No comparable taxation returns are available for the district until 1332, when Hasley had disappeared from the list. Thenceforward the entries, which were standardized after 1334, were for Radclive-cum-Chackmore; not even Radclive *cum membris*. Hasley is not in the *Nomina Villarum*, 1316, and it may well be that it had already suffered depopulation at the hands of Andrew de St Lys, who was granted free warren in his manor in 1314,²³ and served as knight of the shire in 1325–28.²⁴ By 1346 Radclive was divided between John de Wolverton, holding two-thirds, with the advowson, and William Cantelow, holding one-third.²⁵ Soon after 1361 the manor, with the advowson of the parish church and the chapel, was purchased by William of Wykeham, who became prebendary of Buckingham in 1363.²⁶ In 1379 it became part of the endowment of his great foundation of New College, Oxford, and the lordship of Hasley, already forgotten by the public authorities but still carefully distinguished by its lord,²⁷ went with it. Hasley is thereafter more correctly described as a lordship than as a manor, because no courts were held, no doubt for want of tenants.

Evidence from the New College Archives

William of Wykeham built the Muniment Tower to house the College records; they have been accumulating there ever since, and a visit at once revealed to the writer that, whoever had forgotten Hasley, New College had not. The recent cataloguing of the College archives by Dr. Francis W. Steer²⁸ has made the present paper possible.

In a terrier of 1624,²⁹ when the Radclive estate had been leased to Sir Thomas Denton, the manor of Hasley is thus described:

Haseley. The Manor of Hasley

Imprimis Moore y^e close att Moores bounding South and east upon
Prebend end west upon Drye Close pt of Hasley North on
Buckingham way conteyning Six Acres

Item Drye Close now in Arable bounded South upon Gawcutt
field west upon Pumbles well east upon Buckingham way North
upon Grayes feild contg Twelve Acres

Item y^e Armitage close bounded North by Buckingham way South by Drye Close, West upon Tingewick way east by great hasley feild cont foure Acres

Item Picked peece now in Arable bounded south with Gaucott feild, North with Buckingham way & Hasley Grove conteyning thurtie foure Acres

Item great Hasley feild now Arable bounded north wth Hasley River south wth Buckingham way west Hasley grove & east wth M^r W^m Lamberts Close contg 40 Acres

Item Ash Close bounded south & west with Hasley grove east wth Hasley greate feild & North wth Radcliffe River contg five Acres

Item Little Hasley feild all Arable bounded south upon great Hasley feild north upon great Hasley meadow & pt of Radcliffe River, west upon Ash Close and pt upon y^e Close where y^e bridge standeth, conteyning seaventeen Acres

Item, great Hasley meadow bounded round with Hasley River except South by great Hasley feild contg Twelve Acres

Item Burnham feild most furzes, bushes, fearn & Trees bounded north by a back brook coming from Radcliffe & River south by Gawcott feild, west by poole Close, east by Haseley grove, conteyning twentie Acres

Item poole close sometimes a poole bounded east by burnham feild, west by Tingwicke feild south by Buckingham way, & north by a Backe brooke conteyning Seaven Acres

Tho: Denton

Thus the estate lay south of the Great Ouse, variously described as Radclive River and Hasley River; east of the open fields of Tingewick; north of the open fields of Gawcott; west of Prebend End, the suburb of Buckingham south of the river; and on both sides of 'Buckingham way'. The details given in the terrier are sufficient to enable a schematic map to be constructed. The crops, grass and rough grazing of the Hasley demesne amounted in 1624 to 157 acres. This area can be fitted into the part of Radclive parish south of the river, leaving room for Hasley Grove, which clearly extended from the river to the Buckingham-Tingewick road, and separated the main fields of Hasley from the rough grazing land nearer Tingewick. Of the 157 acres, 101 were north of the Buckingham-Tingewick road. This compares with 186 acres in the 1767 terrier which will be considered below (see Appendix) of which 120 acres were north of the road. The balance of 19 acres between the road and the river can be assigned to Hasley Grove, which was not included in the terriers until it was due to be

felled; it is Hazellie Grove in the parish of Radclive in a charter of 1650 in the Bodleian Library (MS. Charters 461), and it clearly extended from the riverside south-west of Radclive Mill to the turnpike, lying mostly to the east of the present Radclive-Gawcott road. To the west of it lay the very rough Burnham field, separated from the Mill Hams of Radclive (latterly Millmead) by the brook representing the old course of the Great Ouse, and extending from the brook to the main road. The stream is of sufficient importance to permit derivation from *burna*. Still further west was the still more moorish Pool Close, separated from Tingewick open fields by the back brook coming down from Dudley Bridge. It has been suggested to the writer by Miss Mary Watkins of the Tingewick and Water Stratford Historical Society that Grovehill Farm on the Tingewick side may have taken its name from Hasley Grove.

East of the Grove, Great and Little Hasley Fields extended for nearly half a mile to the Buckingham boundary. The stretch of the Ouse ('Hasley river') bounding the Great Field at this end was diverted in 1850 when the Buckingham-Banbury railway was built. Thereafter the town boundary crossed the old goods yard (closed in 1967) with a boundary stone to the north and a corresponding post to the south. Little Hasley Field also came down to the river; this must have been a short distance downstream from the bridge and the mill. Below this point the Ouse takes a wide sweep to the north, almost reaching the Buckingham-Brackley road, and Great Hasley Meadow followed it round. This leaves the five acres of Ash Close to be fitted in between Hasley Grove and the Great and Little Fields; related mention of 'ye close where ye bridge standeth' (latterly Cowyard Meadow) confirms that Ash Close was on the steep south-eastern bank of the river, the probable site of the original settlement centre; there is a convenient spring in the bank and another upstream in what was later Stonepit Close. Some 19th century cottages have been built on part of the site.

It would thus appear that the hazel-glade which gave rise to the name Hazeley was on the steep declivity which had given its name to Radclive. Browne Willis said, somewhat inexactly, that 'Radcliffe [was] Denominated from its Situation on a Cliff, the Soil being of a Red Colour'.³⁰ The steep bank, however, is on the south side of the Ouse; the Radclive settlers, like the Romans before them,³¹ had preferred the south-eastern aspect of the other bank, and it appears likely that the feature which had naturally attracted attention remained covered with hazels until the pioneers of Hasley cleared them. The *hæsel-leah* was on the *rēadan clife*, and it is thus not inappropriate that the smaller and later vill should have been absorbed by the older and larger.

South of the main road, the manor of Hasley was separated from the former open fields of Gawcott (still 'Gawcott Fields' today) by a boundary which ran and still runs almost straight for three-quarters of a mile from a point near the Radclive cross-roads to Gawcott Hill Farm. The old Ordnance Survey 25-inch maps place the boundary hedge in Radclive parish (and thus, in Hasley) together with a freeboard of 4 feet on the Gawcott side, which probably represents the original boundary ditch. This part of the estate thus had a rather blunt apex which gave its name to Picked Piece, a fairly common name for acute-angled fields; there was another in Fimmere on the writer's grandfather's farm. Drye Close, 'now in Arable' is described as 'pt of Hasley'; this may mean that it had been in the open field, and it can be identified with the Great Ground of what is now Radclive Dairy Farm. To the east and downhill was 'ye Close att Moores', later the Home Close of the same farm, immediately adjoining the built-up

area of Prebend End, the church-end of Buckingham. Until the last boundary revision a group of buildings at the junction of Gawcott Road, Bath Lane and Mitre Street remained outside the borough;³² it is tempting to identify these with the houses in the town which lay in the Harang fee in the 13th century, but although the group is clearly shown on Thomas Jeffreys' plan of Buckingham in 1770 it does not seem to be on Speed's map of 1610, though he indicates 'Prebend End beyond the Water' somewhat schematically. Thus these town houses cannot be claimed as a pre-Conquest arrangement; Thori had no burgesses in Buckingham. Azor son of Toti had four, and Roger de Ivri took them over, but these must be associated with Radclive, not Hasley. However, one possible interpretation of 'ye close att Moores bounding ... west upon Drye Close pt of Hasley' is that the Moor Close itself had not originally been so. In the 1673 terrier described below, 'The More Close near Preb[end End]' is credited with 8 acres, not 6; if so, it may well have included the whole of the Hasley frontage to the Buckingham-Gawcott road, later represented by the Home Close (or Bath Close) and Little Ground (or Little Close) of Radclive Dairy Farm.

Moor Close was bounded on the north by Buckingham way, and this implies that a road then ran along the boundary between Hasley and the borough, crossing the river at Lord's Bridge in Prebend End: Speed's map supports this, as does the related but inferior map in Rutger Hermannide's abridgment of Camden's *Britannia*. An emendation appears to be needed to the abutments of 'ye Armitage Close'; 'east' and 'west' should be interchanged. This may seem bold, but a similar error in the Radclive section of the terrier was pointed out and corrected in 1659. With this change, the Tingewick-Buckingham road now runs along the north and east sides of Armitage Close and the north of Moor Close; this means that it passes St. Rumbold's Well, one of several holy chalybeate wells associated with the 7th-century patron saint of Buckingham. Until 1280, when Bishop Sutton of Lincoln prohibited pilgrimages to such wells as superstitious, the possession of such a well would have been valuable, and one wonders whether the hermitage implied by Armitage Close had any connection with it.

With the proposed emendation, Armitage Close abuts on Great Hasley Field to the west; this implies that what was later 'Lumbers' (for Lambert's) Close was part of that field, though Great Hasley Field itself is described as bounded by Mr. Wm. Lambert's close to the east; perhaps that close had only been recently taken out of the demesne, and certainly it later returned to it.

The Radclive demesne is also described in the 1624 terrier, the parcels being Towne Close (7 acres), More lees (2½ ac.), Snailles-hill (25 ac.), ffurzen feild (48 ac, much of it thorns and furzes), ffurzen feild meadow (4½ ac.), hanging peece (20 ac., lately arable), Argesale ground (13 ac.), Argesale Meadow (7 ac.), Blackwaters (23 ac.), Elme Close (8 ac.), and 'ye Mill hams bounded by Burnham feild south by Radcliffe River'. A note on the dorse adds 'Pursum'³⁴ and 'two snailles hills not in the Tarryer.' The item on Elme Close is directly relevant to Hasley:

Item Elme Close bounded east by hanging peece west and north by Chackmore feild south by Radcliffe River^{34a} which Elme peece was exchanged by M^r Clarke with M^r Sacheverall³⁵ the Parson for eight acres of land and fine (?) wash Comon lying in a field of Hasley called great Hasley feild with a pcell of Nye Meadow³⁶

bounded North by hanging Peece west by Snailes hill south by Radcliffe way, west by Nye meadow cont. eight Acres.

The name Radclive was by this time being used to cover Hasley. In 1614 New College acquired from Dr. John Giffard and Thomas Legat an acre of arable called Chappell land belonging to the chapel of Radclive, and three acres of arable called the Ladie Acres in Chackmore which had been dedicated to the perpetual maintenance of a light before the high altar in Radclive church.³⁷ The former land was evidently Ralf Hareng's gift to St. Michael's chapel in 1243; it was then in *Haseleye*, but by 1614 'in Haselfelde in Radclive south', i.e. south of the Ouse. The Lady Acres were separately named in leases of the estate from 1654 to 1844,³⁸ since otherwise they might not have passed with the manor of Radclive-cum-Chackmore and the lordship of Hasley. The water-mill and millpond in Radclive were also separately mentioned, probably because they also had formed part of the endowment of St. Michael's chapel.

Sir Thomas Denton's manor house at Radclive bears the date 1621, and was thus quite new when the 1624 terrier listed it thus:

Imprims y^e mañor house with y^e little Close, homestall, garden and Orchard contayning by estimaçon foure Acres abutting northward upon y^e church yard, south & westward upon y^e brooke, eastward upon y^e Town feild.

The capital message of Hasley which John Hareng had excepted from his surrender to Simon de St. Lys was long since gone; presumably when the St. Lys family finally secured it they decided that they did not need it.

In 1659 the inhabitants of Radclive attempted to minimise the value of the two demesnes.³⁹

Radcliffe Decemb. 19 1659

A Certificate under y^e Hands of y^e Inhabitants of Radcliffe. That y^e Arable Land there is not worth a Mark an Acre [] some Meadowe Grounds worth ffortie, some thirtie, & some only 20 shillings pere Acre. With some Amendments unto y^e Terrier of Radcliffe given in heretofore by S^r Tho: Denton. Sept. 28. 1624.

Wee the Inhabitants of Radcliffe in the County of Bucks doe upon the Request of William Smyth Esq^r certifie concerning the College Demeasnes in Radcliffe and Hasely as ffolloweth.

The said Demeasnes of the Colledge is very Antient Inclosure long before any of our Memories But are such stony and Gravelly Grounds⁴⁰ and soe thinn of Earth that very little of them ever came to good pasture and they are generally much fitter for Arable. The meadows are most of them very good but exceeding subject to be over flowed by suddaine raines in so much that we have knowne all the grasse spoyled about Midsummer. The said meadowes all except ffurzen field [meadow] or as wee comonly call it West meadow⁴¹ are worth by the yeare fforty shillings the Acre not above. And the said West Meadow not above Thirty shillings the Acre in regard it is very moorish. Argasil ground and

Towne close are worth Twenty shillings by the Acre and all the residue of the grounds are not worth A mark an Acre by the yeare one with another. Wee doe intend the said Land and meadow at these Rates to be tyth free and Tax ffree.

Dated December the Nineteenth one thousand six hundred fifty nine.

Edward H hedges
his mark

Thomas Bowdon
his T marke

John ffisher his marke



Robt Townsende Minister
Jo: Smyth

Paul Symons the
Colledge Bayliffe

John ffisher

Thomas X Parsons his marke

The terrier of the demesne of Ratcliffe & Hazeley in the countie of Bucks wh[ich] was delivered to the Colledge the 23rd of Sept. 1624 by S^r Thomas Denton then tenant to them is the same as it then was as to the abuttals and boundaries only these [] following to be amended and these alterations inserted

1 ffirst whereas the house & homstall is sayd to abutt East upon the towne feild That towne feild land is now my land and inclosed

2 secondly whereas Towne close is sayd to abutt South upon the house it abutteth upon a peece of ground lately Comon ground wh then belonged to the towne now to my selfe

3 Thirdly whereas mare (?) closes are sayd to abutt south upon towne closes There is a coppinghould close belonging to a yard land late M^r Churchills and now mine lyeth betweene them

4 ffourthly whereas Snayles hill is sayd to abut south upon the towne feild That Towne feild land is now my land and inclosed

5 ffiftly whereas Elm piece is said to be bounded west & north by Chackmore field That feild land is now mine & inclosed

6 Sixtly whereas the Millholmes is sayd to bee bounded by the Parsones meadow East It should have been sayd west

M^d That the said Parsones meadow and one acre of arable land were formerly in y^e faire exchanged for a part of black water of about four acres and now they lye to the demesnes.

The whole demesnes of Ratcliffe & Hazeley were surveyed by the aforesaid survey or terrier of S^r Thomas Dinton for two hundred eighty five acres but by my survey (Hazeley Grove being added wth y^e big greene at only two roodes) they are in the whole

three hundred and six acres two roodes and eighteen pearches of
wch thirty two acres are meadowe

dated December the Nineteenth one thousand six hundred
ffifty Nine.

This would appear to allow 21 acres to Hazeley Grove rather than the 19 postulated above, but the discrepancy is not large and would include any residual errors.

The open fields of Hasley were indeed 'very Antient Inclosure'; the folk-memory that 'very little of them ever came to good pasture' probably went back three centuries, and now they were arable again. In Radcliffe much of the demesne had been ploughed too long and was thereby impoverished,⁴³ and William Smyth was making a determined attempt to acquire and enclose parcels of common land to round it off. He was the son of Robert Smyth (killed in 1645, who had obtained from New College a thousand years' lease of Akeley) and grandson of Sir William Smyth, fellow of New College in 1558–71.⁴⁴ William was a Royalist who represented Buckingham in the Parliament of 1661 and was made a baronet as of Radcliffe. He proceeded to make a deer-park south of the river where Hasley had been; this is first noted in a terrier and valuation of 1673:⁴⁵

An Account of S^r Willm Smith's Landes that hee holdeth of
New Colledge in Radcliffe Haseley, & Akeley

The Mann[or] of Haseley	£	s	d
The More Close near Preb[end End] 8 acres	07	10	0
Dry Close 12 acr	13	00	0
Armitage Close 4 acr	05	00	0
Picked Peice 34 acres	30	00	0
Great Hazeley field now pt of y ^e Parke 40 acres	35	00	0
Ash Close 5 acr	05	00	0
Little Hazeley field 12 acr [error for 17?]	20	00	0
Great Hazeley meadow 12 acr	14	00	0
Burnham feild 20 Acres	19	00	0
Poole Close 7 Acres	09	00	0
	157	10	0

The Radcliffe demesne was put at £195, including £10 for the manor house and £40 for the mill and mill hams; twelve yardlands in Akeley were valued at £144 a year, and 237 acres 1½ roods of woodland at Akeley at £100 ('w^{ch} being divided into 9 parts, hee every yeare cutts downe 26 acres one Roode and an halfe')

This did not satisfy Sir William, and the following year (14–15 April 1674) he had another valuation made, as follows:

	Hasely	£	s	d
Valued	(Moare Cloase)			
by George	(Dry Cloase)			
Wise of	(Armatage Close)	26	00	0
Buckingham	(Picked peece)			
	Great Hasely feild	20	00	0
	Ash close	06	00	0
	Little hasely feild	12	00	0
	Great hasely meadow	26	00	0
	Burnham feild	16	00	0
	Poole close	10	00	0
not in y ^e Terrar	– Hasely grove	08	00	0
		124	00	0

William Kempe)
 Richard Hill) Chackmore
 John Kinge)

George Wise of Buckingham

The valuacon within menconed was given by the pties above
 named in the p'sence of Gregory Symons

Leon: Tompson

Radclive demesne was reduced by these local valuers to £190 10s., the Akeley land to
 £105 8s. and Akeley woods to £75.

There is yet another list of field-names of Hasley in another stray paper:⁴⁷

Nov. 25. 1673. An Account of S^r Willm Smith's Estate wch hee
 holdeth from New College. Given in by some man or other unto
 y^e ffellowes

..... The Manor of Haziley

Moore Close, Dry Close, Armitage Close, Picked peece, Great
 Hazley feild, Ash Close, Little Hazley feild, Great Hazley meadow,
 Burnham feild, Poole Close

As usual, this list follows 'Radcliffe' and precedes 'Ackley'. The form Haziley is clear
 evidence that to someone or other the name could still be heard as trisyllabic, though
 a disyllabic form Hasle occurs as early as 1251. The order of names is the same in all
 the 17th-century lists; it represents a sunwise perambulation with traditional features,
 starting in the south-east corner (as in many Old English charter bounds) at a point
 very close to the town of Buckingham, in fact less than 300 yards from the old church.
 The first four closes, valued together in the 1674 list, are south of the Buckinghamshire-
 Tingewick road; then we cross the road into Great Hasley Field, the core of the manor.
 The following close, field and meadow all abut this; we are still proceeding clockwise.
 Burnham Field and Pool Close come last because they were in effect a detached part,
 separated from the rest by Hasley Grove, which did not appear in the terrier (except

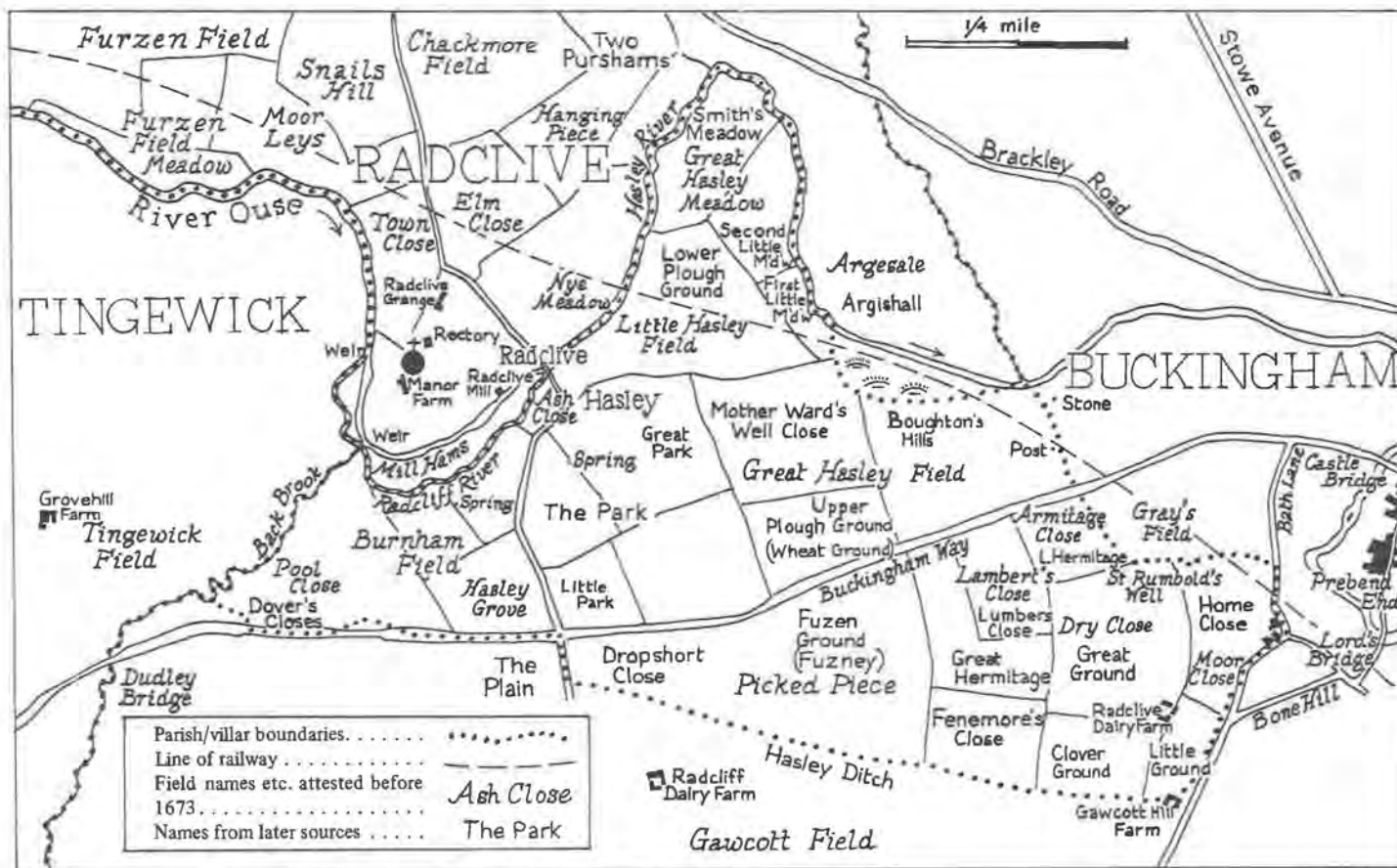
in the abutments) until Sir William Smyth included it. The Radclive lists start from the manor and run north-westwards, but the order is not standard and cannot be read as a perambulation.

By 1674 Sir William Smyth had taken the steps which were to consign Hasley to oblivion. His handsome seat, Radclive Manor House, needed a park, and he could hardly create one north of the river without depopulation as well as enclosure. There were 29 families in Radclive and Chackmore in 1712,⁴⁸ and probably about as many a generation before, too many for all to be shifted to Chackmore, where in any event the Temples of Stowe claimed a titular manor under the honour of Ewelme and held a court leet in Chackmore Field.⁴⁹ South of the river there was no one left to contend with Sir William, not even the rector. In 1625 the Radclive glebe still included ridges in Hasley field as well as in the four open fields of Radclive-cum-Chackmore, but by 1674 the glebe was consolidated into one yardland in 'Checkmore' field.⁵⁰ Smyth was thus able to turn the former open field of Hasley into a deer-park, to which he added what had been Hasley Grove, Burnham Field and part of Pool Close.

After the Revolution Smyth's lease was transferred to Captain John Woodfine, who died on Christmas Day 1693 aged 48 and was buried at Stepney, as was his son John who died in April 1709. The captain's widow Rebecca sold the deer and 'put down' the park, but the pales and bounds were still kept up in 1735, when the estate was held under New College by 'Mr. Lee, an eminent surgeon and Citizen of *London*, their Son in Law'.⁵¹

The park was still shown on county maps around the mid-century, but a terrier of 1767⁵² shows that it then existed only in name. Details are given in an Appendix. In this survey 'Haz(e)ley' appears only as the name of the manor; it was no longer a living element in the field-names. 'The Park' is used in a restricted sense; it clearly included the whole of what had been Hasley Grove, Burnham Field and Ash Close, together with a small part of Pool Close (the remainder now being Dover's Close or Closes), but to equate the acreages we must conclude that in 1767 The Park included only 9 acres of Great Hasley Field, the remaining 31 acres of that ancient field now comprising the Upper Plough Ground (or Wheat Ground), Mother Wards Well Close and Boughton Hills; as Thomas Boughton signed the terrier the name may have been very recent. Little Hasley Field and Great Hasley Meadow, lying in the bend of what had been (but was no longer) Hasley River, together amounting to 29 acres, were now reapportioned between the Lower Plough Ground (12 ac.), Smith's Meadow (9 ac.) and the First and Second Little Meadows (8 ac.). Five acres of arable land had become meadow. South of the turnpike road, the Picked Piece was now divided into four: Dropshort Close, the Fuzen Ground,⁵³ Great Hermitage and Fenemores Close. Armitage Close retained its identity and its name as Little Hermitage. Dry Close had become Great Ground; Moores or Moor Close, it appears, was now Home Close and Little Ground. Clover Ground, south of Great Ground, and Lumbers Close⁵⁴ between Great and Little Hermitage cannot be fitted into the earlier terriers of the demesne; the latter is presumably Mr. Wm. Lambert's Close which appears in 1624 as abutting on Great Hasley Field, and may only recently have been severed from it.

Allowing this last instance as a continuity of name, only two of the Hasley field-names current in 1624 survived in 1767. The case is an extreme one; there was no surviving village, and the map of the whole area had twice been radically altered, by



imparking and disparking. Only three parcels of land remained unchanged in area, and of these two retained their names. This may be regarded as the limiting case of the finding that field-names in a compact demesne where there is no strong community interest are more than usually liable to change. In contrast, all the field-names in Radclive proper which were recorded in 1624 were still in use in 1767. Significantly, no one was farming both north and south of the river except the tenant of the Manor Farm itself.

In 1767 Radclive Manor House was occupied by B. Newman, together with 30 acres north of the river (including Argusill Ground and Argusill Meadow) and most of what had been Hasley, with The Hook in Tingewick Meadow (one rood). There was now a house and farmyard in what was still called The Park. A. Norton farmed Great Hermitage and Little Hermitage, the latter being the original Armitage Close. D. Baxter occupied six other fields south of the turnpike (Lumbers Close, Home Close, Great Ground, Little Ground, Clover Ground and Fenemor(e)s Close) and one to the north (Boughtons Hills). Hasley was not now totally depopulated, but it seems doubtful if anyone outside New College recognised or recalled its identity.

The Final Loss of Hasley

Another terrier of the College estate was drawn up by John Gray and Thomas Boughton on 28 June 1774.⁵⁵ It marks yet another stage in the obliteration of Hasley. The fields of that lordship are now listed under Radclive, with no more than someone's pencil note in the margin 'Hasley manor' to distinguish them. The Hasley fields are listed together, in the same order as in 1767 (no longer a perambulation) followed by Argishall Ground and Meadow and The Hook, which however 'is exchanged for an acre in Tingewick Field, adjoining to Dovers Close'.

The sidenote 'Hasley manor' made in or soon after 1774 appears to be the last authentic topographical use of the name in the New College records. In the next 'Terrier of the Radclive Scite' in 1802, copied from 'A Survey taken by M^r Davis of Lewkenor', the name has gone;⁵⁶ Buncher Newman is tenant of 367 of the College's 502 acres; Shem Baxter holds 66 acres and Thomas Norton 14, no doubt as successors to the D. Baxter and A. Norton of the 1767 survey. On 19 October 1809⁵⁷ New College leased to George, Thomas and Charles Newman 'their scite of their manor of Radcliffe cum Chackmore and their lordship of Hagley'. This form must surely represent a misreading of some earlier lease which had the form Hazley. The name was now obsolete, but it had become conventional to describe the Radclive estate as the site of the manor of Radclive-cum-Chackmore and the Lordship of Hagley with the demesne lands belonging, Lady Acres and a water-mill in Radclive.⁵⁸

The same property was leased in 1830 to Richard Grenville Nugent Chandos Temple, first Duke of Buckingham and Chandos, for twenty years at an annual rent of £8. 17s. 11½d., 490 gallons 2 quarts of wheat and 652 gallons 2 quarts of malt.⁵⁹ In 1837 the College allowed the Duke to assign the lease to Vincent Henry Eyre and Thomas Joseph Eyre.⁶⁰ After 1844 there are no more leases of the estate as a whole; Richard Ridgway of Buckingham was still lessee in 1861⁶¹ but thereafter the College let its farms and smaller properties separately without regard to the old manorial boundary, the Manor Farm, leased in 1864 to Alfred Charles Swain, accounting for 315 acres on both sides of the river.⁶² Its story can be followed for another century,⁶³

but that story belongs to Radclive. Local enquiry has not revealed any memory of Hasley, or any consciousness that Radclive was once bounded by the Ouse; indeed, the names Radclive Dairy Farm⁶⁴ and Radcliff Dairy Farm⁶⁵ taken by holdings south of the turnpike show the contrary. By a final quirk of history, all this land south of the main road, with some to the north, has been transferred to Buckingham, and one of the farmers has represented the town on the County Council. Some cottages have been built south of the river near what is now called Radclive Bridge, but they are regarded as being in Radclive village, and have no separate identity. Great Hasley Meadow became Smith's Meadow, from its encloser, and then Radclive Meadow.

Nevertheless the name of Hasley lingered in populous Gawcott after it had vanished from its own almost empty site. Until the enclosure of 1821, one of the furlongs was Hazley Ditch Furlong, taking its name from the boundary ditch, now represented by a hedge. This once again illustrates the principle that names are remembered if there are enough interested people to remember them. Probably the last living tradition of Hasley died with the memory of the Gawcott enclosure, early in the present century. As far as the public authorities are concerned, Hasley had died six centuries earlier, before William of Wykeham was born; but the name survived as that of a manor and of its former open fields, and through the inflexible conservatism of his great foundation it remained in legal use, though ultimately in a corrupted form, well into the 19th century. It could be revived, since the area has been to some extent repopulated, but such a revival would be somewhat artificial.

Some Conclusions

The relocation of Hasley simplifies the hundred boundary. Stodfold, it now appears, was bounded on the south by the Great Ouse, except for the borough of Buckingham, which was extra-hundredal. The older settlements of the area were along the north bank of the river and made use of the stream for their mills, but did not cross it. In Rowley, on the other hand, the settlement centres were set well back from the southern bank of the Ouse. The reasons for this difference in settlement pattern appear to be historical rather than geographical. Exceptions to the rule in Rowley are Bourton and Hasley, and both these are relatively late and secondary settlements. Together with Gawcott, they were each assessed at one hide, and with the seven hides of Lenborough they constitute a 10-hide grouping of the usual type. It is suggested that the lord and inhabitants of Lenborough allowed these settlements on the waste, provided that they bore a share of taxation and national and local service. The reapportionment would not affect anyone outside the area.

From its name, Bourton can hardly have arisen before Buckingham was fortified in 915. Gawcott was settled by cottagers who paid *gafol* to the reeves of Buckingham, or perhaps to the church. Together with Lenborough itself, these villas were annexed to the borough. Hasley was not, though it projected at one point into what became the built-up area, giving rise to an anomaly in rating and licensing which was not rectified until 1934. This may suggest that Hasley originated before 915, though after the 10-hide pattern had been imposed.

Cyril Hart has established in his study of changes in the hidation of Northamptonshire⁶⁶ that a new assessment was imposed there soon after 917; it lasted until 942, when the Northamptonshire landowners, still largely Danish, obtained a substantial

reduction; but the Danish carucation, imposed in 887, was preserved until 1086 for the assessment of public liabilities other than geld. In Buckinghamshire there was no need to change the hidation, but Stodfold had to be brought within it, if (as it is hoped to show in another paper) this was a partly Scandinavianized area which submitted in 915, two years before the whole army of Northampton did so. In 915, though not in 917, Edward the Elder was prepared to allow Danish arrangements to stand, so that we have an odd juxtaposition of 5-hide and 6-hide units even within the same vill; in the latter the hides were really Danish carucates. South of the Ouse decimal hidation is quite standard; it is clearly connected with the demand that one man from every five hides should serve with the *fyrð*, and more particularly with the arrangement made in 894 that only half the *fyrð* should be called out at any one time (*hæfde se cyning his fierd on tu tonumen, swa þæt hie wæron simle healf æt ham, healf ute, butan þæm monnum pe pa burga healdan scolden*).⁶⁷ The land charters indicate that in Buckinghamshire a pattern of 5-hide and usually of 10-hide units had been imposed not later than 903, with some stretching and squeezing of the earlier hidation which had been under no such arithmetical constraint. Once the hidation was settled, it was not readily changed, and this may have encouraged secondary settlements on large estates which had moors or woods to spare. The indications are that Hasley was such a settlement founded between 894 and 915, but that Bourton and Gawcott are somewhat later.

In the early tenth century, the Great Ouse flowing between Radclive and Hasley separated two nations; later, two hundreds and two vills; then two manors; and it was not until the nineteenth century that the last trace of the frontier disappeared from the manorial records.

Postscript

The Buckinghamshire County Museum's collection of contemporary field-names in the Radclive area, made in September-October 1977 by Pauline and Stanley Cauvain, independently of the present study, confirms that Dropshort and Fuzney have remained in use for fields south of the main Buckingham-Tingewick road. North of the road, Mother Ward's Well Close has become Wards Well and Boughton's Hills Broughton Hill. All these are where the writer placed them on the evidence of the terriers, and the identifications can thus be considered certain.

The Park is now represented by Great Park, The Little Park and Thistley Forest (the last-named presumably reflecting its condition during the agricultural depression).

Hasley Grove is now represented by The Golf Links Fields, but there is a Spinney Ground just across the brook in Tingewick which may recall the last fragment of woodland to survive.

The field-names of Radclive Dairy Farm on the outskirts of Buckingham have not been confirmed; the only two names noted were The Dairy Ground (Great Ground) and Plough Close (Clover Ground).

The name 'Old Camp' at Grovehill Farm may prove misleading in future; it refers to the site of hutments in the Second World War. Other names not noted in any earlier list include Sainfoin Hill (Lower Plough Ground) and Bean Ground (Wheat Ground). The process of generation and decay of field-names is still continuing.

In Radclive, the names and sites of Town Close, Snails Hill and Gray's Meadow are confirmed. Argishall has become Argshall Hill.

The negative conclusion that the name Hasley is quite obsolete is supported by this valuable exercise, which did not, however, extend to Gawcott Fields, where the name appears to have lingered longest.

APPENDIX

A Terrier or Description of the Manors of Radclive & Haseley in the County of Bucks and the number of Oaks, Ash & Elm Timber Trees & Pollards, thereupon standing and growing and also all Trees that are likely to become Timber. The said Estate being held under the Warden & Scholars of New College in Oxford, by virtue of a Lease granted to Joseph Smyth Esq.^f

HAZLEY MANOR

Tenants Names		Bounded				No. of Acres	Maiden Oak	Oak Pollards	Ash	Ash Pollards	Elm
		East	West	North	South						
B. Newman	The Park, House & Farm										
	Yard and Premises	Upper Plough Ground	Dovers Close	The River	Turnpike Road	55	35	41	42	35	45
	Dovers Closes	The Park	Tingwick Field	The River	The Turnpike Road	5	14	13	10	14	—
	Dropshort Close	Fuzney Ground (a)	The Plain	The Turnpike Road	Gawcott-Field	8	8	32	6	26	—
	Fuzen Ground	Great Hermitage	Dropshort Close	Turnpike Road	Gawcott Field	13(b)	—	13	—	13	—
	Wheat Ground	Boughton's Hills	The Park	Mother Wards Well Close	Turnpike Road	11	2	15	—	15	—
	Mother Wards Well Close	The River	The Park	Lower Plough Ground	Wheat Ground	8(c)	—	—	25	3	—
	Lower Plough Ground	The Two Little Meadows	The Park	Smiths Meadow	Mother Wards Well Close	12	1	—	55	19	4
	First Little Meadow	y ^e River	Lower Plough Ground	Second Little Meadow	Mother Wards Well Close	4	—	3	—	—	—
	Second Little Meadow	y ^e River	Lower Plough Ground	Smith's Meadow	First Little Meadow (d)	4	—	4	—	15	5
A. Norton	Smith's Meadow	y ^e River	Lower Plough Ground	River (e)	Second Little Meadow (f)	9	—	—	—	—	—
	Great Hermitage	Lumbers Close	Fuzen Ground	Turnpike Road	Fenemors Close	7	—	4	—	—	9
	Little Hermitage	part of Lord Verney's Est.	Lumbers Close	Turnpike Road	Great Ground	4	—	3	—	—	12(g)
D. Baxter	Lumbers Close (h)	Little Hermitage	Great Hermitage	Turnpike	Great Hermitage	4	—	4	15	15	5
	Boughtons Hills	Lord Verney's Estate	Wheat Ground	The River	Turnpike	12	3	13	—	39	29
	Home Close	y ^e Road from Buck ^m to Gawcott field	Gt. Ground	L ^d Verneys	Little Ground (i)	5	—	—	1	19	25
	Great Ground	Home Close	p ² of G ^t Hermitage	L ^d Verney's	Clover Ground	12	13	—	—	—	—
	Little Ground	Buck ^m Road	Clover Ground	Home Close	Gawcutt Field	3	—	3(i)	—	—	—
	Fenemors Close	Clover Ground	Fuzen Ground	G ^t Hermitage	Gawcutt Field	6	—	4	—	25	—
	Clover Ground	Little Gr ^d	Fenemors Close	G ^t Ground	Gawcutt Field	6	—	2	—	—	—

This Terrier was taken in the Month of September 1767 by us

Bⁿ Newman)
 Matthew Merrey) Parishioners of Radclive
 John Gray) Tho^s Boughton — Parishioner of Bucks [= Buckingham]

(a) Fuzen Ground 1774

(b) 11 acres 1774

(c) 7 acres 1774

(d) 1774: Mother Wards Well
 Close (in error) 1767; a
 pencil note 'Wards Well
 Close' 1774 may refer to this.

(e) 1774: Smith's Meadow (in
 error) 1767; a pencil note
 'Smiths Mead' 1774 may
 refer to this.

(f) 1774: First Little Meadow (in error) 1767.

(g) 8 elms 1774

(h) Lumberts Close 1774

(i) Clover Ground (in error) 1767.

(j) No oak pollards 1774

REFERENCES

1. Domesday Book i, fo. 151b.
2. Cf. G. R. Elvey, 'Buckinghamshire in 1086', *Records of Bucks* (1960) xvi, 342-62, at p. 352.
3. *Vict. C. Hist. Bucks* (1927) iv, 246 (article by Muriel R. Manfield).
4. *V. C. H. Bucks* (1905) i, 269 n. 4 (F. W. Ragg); notes 1 and 2 are in conflict.
5. A. Mawer and F. M. Stenton, *The Place-Names of Buckinghamshire* (E.P.N.S., 1925) p. vi.
6. *PN Bucks*, pp. 64-5.
7. Bucks Record Society, vols. iv, 95, 123; xiv, 113.
8. *V. C. H. Bucks* (1927) iv, 263 n. 9,448; cf. i, 269 n. 2.
9. G. R. Elvey, *op. cit.*, at pp. 359-60.
10. M. W. Beresford, 'Glebe terriers and open-field Buckinghamshire, pt II', *Records of Bucks* (1953-4), xvi, 5-28, at p. 20.
11. Domesday Book i, fos. 147b, 152.
12. *Pipe R. 13 Hen. II* (Pipe R. Soc.), 109.
13. Other forms (Bugenrode, Buggeroode, Bogildestret, Buggestret, Bugildewaye) are collected in *PN Oxoni*, 241-2. All relate to the Roman road from Dorchester-on-Thames through Alchester, Bicester and Water Stratford to Stowe and Towcester.
14. M. W. Hughes, *A Calendar of the Feet of Fines for the County of Buckingham* (1942) p. 53 (10 Hen. III, case 14/15 no. 13).
15. G. R. Elvey, *Luffield Priory Charters Pt. II* (1975), no. 392A; see p. xlvii.
16. *V. C. H. Bucks* (1927) iv, 221 n. 68, citing Linc. Epis. Reg. R. Grosteste.
17. M. W. Hughes, *op. cit.*, p. 95 (35 Hen. III, case 16/31 no. 2).
18. *Hund. R.* (Rec. Com.) i, 32. A minor portion of Radclive which passed to John de Somery has not been traced beyond 1379.
19. *Abbrev. Plac.* (Rec. Com.) 186.
20. Browne Willis, *Hist. and Antiq. of the Town, Hundred and Deanry of Buckingham* (1755) p. 2; cf. *Feudal Aids* i, 107-8.
21. *Chan. Inq.* p.m. 28 Edw. I, no. 44.
22. A. C. Chibnall, *Early Taxation Returns* (Bucks Rec. Soc., 1966) pp. 112-3.
23. *Chart. R.* 8 Edw. II, m, 22, no. 57.
24. *Ret. of Memb. of Parlt.* i, 73-85.
25. *Feudal Aids* i, 176; Willis *op. cit.*, p. 258.
26. *V. C. H. Bucks* (1927) iv, 221 n. 21, 223 n. 52; Willis, *op. cit.*, p. 256.
27. This inference could perhaps have been drawn from the last form *Haseley* (1364) cited in *PN Bucks* p. 65 from a transcript of 1640.
28. F. W. Steer, *The Archives of New College, Oxford* (Phillimore, 1974).
29. Bundle no. 1456, New College, Oxford.
30. Willis, *op. cit.*, p. 255; *PN Bucks*, p. 46.
31. J. J. Sheahan, *Hist. and Topog. of Bucks* (1862) p. 301 mentions Roman remains found in Town Close, Radclive. From the name of the close, 'the foundations of numerous buildings.... removed some years ago' may well have been medieval.
32. These buildings included an inn which was The Royal Engineer in 1853, The Prince of Prussia following the marriage of Princess Victoria to Frederick William (later German Emperor) in 1858, and The Britannia in 1914: Douglas J. Elliott, *Buckingham* (Phillimore, 1975), pp. 199, 203.
33. Blackwater 1767; Black Waters 1774; north of the Brackley road. A lease of Blackwater Farm was granted to Bucks County Council in 1921 and renewed in 1949 (bundle no. 4545).
34. Persums 1674; Pursams, Two Purshams 1767; Pursam's 1774; Upper Parthan, Little Parthan on a modern estate map.
- 34a. Perhaps a slip for 'Radcliffe way' (the Radclive-Chackmore road) in view of the location of the modern glebe.
35. Ambrose Sacheverell, rector 1608-46; also prebendary of Chichester.
36. Ny made 1624; Nye meadow 1674; Nye Meadow 1767; Nigh Meadow 1767, 1774; presumably from *atten ege*.
37. Bundle no. 4537, New College.

38. Bundle no. 9591.
39. Bundle no. 1459.
40. There are disused gravel pits both in Radclive and in Hasley.
41. The name West Meadow does not occur in the terriers but it surfaces again as West Mead in a deed of 1865 leasing Radclive Mill and 45 acres to John Treadwell. This lease includes several names (Sheep Ground, Hilly Close, Ram Pightle) which are not otherwise on record.
42. Robert Townsend, presented 1648, conformed 1662, died rector of Radclive and Preston Bissett in 1707.
43. Cf. 1624 terrier ('Argesills ground plowd 12 years therby impoverished..... Blackwaters plowd 9 years lett att pres[en]t for [£] 20 but the rent will abate because it has been so long plowd').
44. G.E.C., *Baronetage* iii. 191; *V.C.H. Bucks* (1927) iv. 145.
45. Bundle no. 1456.
46. Bundle no. 1288.
47. Bundle no. 1456.
48. Willis, *op. cit.*, p. 256.
49. Willis, *op. cit.*, p. 256; this probably represents a grant to Oseney Abbey.
50. M. W. Beresford, *op. cit.*, at p. 20.
51. Willis, *op. cit.*, p. 257.
52. Bundle no. 1457 (1 doc.).
53. Not to be confused with Furzen Field in Radclive proper, a large area north-west of the village extending to the Cuttle Brook coming down from Stowe.
54. Lumberts Close, Lumber's Close 1774.
55. Bundle no. 1456.
56. Bundle no. 1456.
57. Bundle no. 2784 (1 doc.).
58. To remove misunderstanding, it may be well to explain that the earliest (1725) deed in bundle no. 2254, which is endorsed and catalogued as referring to 'Hazely' only, is mutilated; the writer found the missing part, which confirms that the lease to Edward and Rebecca Lee included Radclive as well. There is thus no evidence that the two manors were ever conveyed or leased separately after the mid-13th century. This lease has no apparent connection with other deeds in the bundle, and should be linked with bundle no. 9591.
59. Bundle no. 2211 (1 doc.).
60. Bundle no. 1455 (1 doc.).
61. Sheahan, *op. cit.*, p. 300.
62. Bundle no. 4543.
63. Bundles no. 4543, 9340, 9198 etc.
64. Bundle no. 8925; the farm is just off the Buckingham-Gawcott road.
65. Actually in Gawcott Fields, inclosed in 1821; buildings are shown on the one-inch Ordnance map of 1833.
66. C. Hart, *The Hidation of Northamptonshire* (Leicester, 1970).
67. A. S. Chronicle (A) s. a. 894. There is an exact parallel in Alfred's translation of Orosius (ed. Sweet, p. 46), c. 890-93; this may have given the King the idea.