

1.0 PARISH	Binsted
2.0 HUNDRED	Alton
3.0 NGR	477100 140900
4.0 GEOLOGY	Upper Greensand

5.0 SITE CONTEXT (Map 2)

Binsted is at c. 135m AOD on a south-facing spur. Below, 0.5km west, and also to the south-east, springs combine to feed a network of linear lakes. It is from this direction that a lane climbs upwards to the settlement, passing the parish church on the eastern side. Beyond this point it continues northwards, eventually to drop into the valley of the River Wey (c. 2km). Approximately 200m north of the church the road from Holybourne (3km west) continues eastwards towards Blacknest (c. 2.5 km). The greater part of Binsted lies south of this road.

6.0 PLAN TYPE & DESCRIPTION (Maps 3, 4 & 5) **Church & farmstead cluster + irregular row**

6.1 Church & farmstead cluster Binsted Church (C12) stands at 139.28m AOD on the line of the road from Lode Farm, Kingley (south) to Isington (north). This road skirts around the churchyard, forming its sub-circular eastern boundary. Immediately south of the churchyard is Roxford's Farm. This is substantially C17 in its present form but the nearby Roxford's Cottage (C16) and Church Cottage (C15) indicate late medieval or earlier settlement in this area. Other late medieval buildings might have been lost since the Tithe Map survey of 1843. The King's Bounty, formerly the King's Arms public house, is of C20 Brewers' Tudor but there was a substantial building here in C19. The early C20 village Hall, next to the King's Bounty occupies the site of a cottage that was standing in 1843. Fifty metres north of the church, are Welford Cottages (C16). East of the church, between Welford Cottages and the village hall is a field that is recorded as being the site of earthworks and, apparently, the line of a Roman road detected on air photographs. If these earthworks represent property divisions then any street-fronting building remains will have been destroyed or seriously damaged by recent road widening here. In summary, the C12 parish church is surrounded by a group of late medieval buildings with probable evidence of settlement contraction in the field immediately to the east.

6.1.1 Two other farm groups, in various states of survival, are situated within 200m to the north and north-west of the church. One of these is known as King's Chantry, though most of the agricultural buildings have been demolished since they were depicted on the Tithe Map in 1843 (Map 3). The other is King's Farm which sits astride the west / east route of the Holybourne-Blacknest road. These buildings are C18 / 18 or later.

6.2 Irregular row Approximately 100m east of King's Farm begins a cluster of buildings set out on both sides of the Holybourne-Blacknest Road. This is a discrete group that can be readily identified as such on the 1843 Tithe Map. The buildings once

included two inns (The White Hart is now a private house), a forge and a Post Office (now relocated). Dates for these buildings range from C17 to C20 though the former White Hart may

contain older fabric. This part of Binsted is likely to be a substantially post-Medieval development that provided services for traffic along the main road. It has been enlarged eastwards by a C20 housing estate.

6.3 *Site visit condition:* Overcast (24.2.99)

7.0 ARCHAEOLOGICAL POTENTIAL (Map 5)

7.1 *AsAP*

7.1.1 A general area that includes the parish church and the three farmstead sites. King's Chantry has C16 fabric (see Paragraph 10.0, No 84) but the origin of King's Farm is less certain. The extant buildings are mainly C18 or later.

7.2 *AsHAP*

7.2.1 The parish church and churchyard of Holy Cross with associated late medieval buildings and settlement earthworks. Paragraph 6.1 argues the case for the importance of this area.

7.2.2 The late medieval building and grounds of King's Chantry (C16).

7.2.3 King's Farm on the south side of The Street. The comparatively late dates for these buildings urges caution but the two other farm complexes at Binsted (Roxford's and King's Chantry) are C16 or earlier. Any archaeological investigation on the King's Farm site will be important in determining its relationship with the other two.

8.0 CHURCH & CHURCHYARD

Holy Cross

- C12 earliest known church on site: aisleless nave and chancel;
- later C12 north & south aisles added plus north & south chapels; tower;
- C13 extension of chancel;
- C14 north chapel rebuilt as two; new south door;
- C15 vestry built against north wall of chancel;
- brass: knight and lady *c.* 1500 (chancel floor);
- 1813 substantial restoration included replacement of chancel arch, the building of the south porch, and a new roof.

NB The churchyard is the place of burial (1976) of Field Marshal Viscount Montgomery of El Alamein who lived at nearby Isington Mill.

9.0 BUILDINGS (Map 4)

PRN	Details	Dates	Grade
*	1 & 2 Groveland	C16, 1687, C19	II
*	Church of the Holy Cross	C12, 13, <i>c.</i> 1330, C15, 1863	I
*	Chapel Cottage, Blacknest	C16, 18, 19	II
*	Turks Farm: millhouse and barn	C18, 19	II

*	Village Hall	1900	II
*	West Court, Binsted Road	C16, 18, 19	II
12937	West Court: barn 30m north of	C15	II*
*	Crossways, Blacknest Road	1588, C17, 18	II
*	Church Cottage, Church Street	C15	II
*	Roxford's Cottage, Church Street	C16, 18, 19	II
*	Roxford's House (Roxford's Farmhouse), Church Street	C17, 19	II
*	1 & 2 Welford Cottages, Church Street	C16, 17, 18	II
*	1 & 2 Eggar's Cottages, Isington	C15, 19	II
*	Isington Close, Isington	C15, 18, 19	II
*	Isington Close: barn 30m south of	C17, 19	II
*	Isington Mill, Isington Road	C19	II
*	The Miller's House, Isington	C18, 20	II
*	Vallender's, Isington	C18, 1914	II
*	Fulling Mill, Mill Court	C17, 18, 20	II
*	Mill Court	C19	II
*	Mill Court: barn 30m south of (Tithe Barn at Mill Court)	C17	II
*	Mill Court: stable / granary 20m east of	C18, 19	II
*	Mill Court: stable & coachhouse 20m east of	C19	II
*	Mill Court: service building 10m east of	C18	II
*	Mill Court: lodge at	C19	II
*	Neatham Grange (Millhouse), Neatham	C19	II
*	Lower Neatham Mill, Neatham	C18, 19	II
*	Lower Neatham Mill: dovecote 20m west of	C18	II
*	Lower Neatham Mill: barn 10m west of	C19	II
*	Lower Neatham Mill: dovecote 50m south of	C18	II
*	Upper Neatham Mill House, Neatham	C17, 18	II
*	Coleson's, South Hay	C15, 17, 18	II
*	South Hay House, South Hay	C15, 18	II
*	Stubbs Farmhouse	C17, 19, 20	II
*	Stubbs Farmhouse: barn 25m north of	C17	II
*	Stubbs Farmhouse: stable block 25m sout-east of	C18, 19	II
*	2, Station Road	C17, 19	II
*	Cobdens, The Street	C15, 17, 19	II
*	King's Farmhouse, The Street	C17, 19	II
*	King's Farmhouse: barn 15m south-east of	C18	II
*	King's Farmhouse: barn & stable 40m east of	C18, 20	II
*	2 & 3 The Street	C17, 19, 20	II
*	Post Office Cottage & The Street (2		

Binsted

	cottages)	C18	II
*	Binsted Place, River Hill	C18	II
*	Binsted Place: barn 10m south of	C18	II
*	Binsted Place: stable & coach-house 30m south-west of	c. 1860	II

*	Carnice's Farm (farmhouse and barns), River Hill	C16, 18, 20	II
*	River Hill Farmhouse, River Hill	C19	II
*	Telegraph House, River Hill	1829	II
*	The White Hart, River Hill	C18, 19	II
*	Wheatley End Cottage, River Hill	C16, 17 18	II
*	Barnfield House, Wheatley Lane	c. 1550, C17	II
*	Hoggats, Wheatley Lane	C16, 19, 20	II
*	Wheatley House, Wheatley Lane	C18, 19	II
*	Wheatley House: stable & coach-house 15m east of	C19	II
*	The Thatched Cottage, Wyck	C18	II
*	Wyck Farmhouse: barn 20m north-east of	C18	II
14664	Wyck Farmhouse: hopkilns east of	C19	II
*	Wyck Farmhouse: barn 40m north-east of	C18	II
*	Wyck Farmhouse: stable range 40m north of	C19	II
*	Bumbles Farmhouse, Wyck Lane	C17, 18, 19	II

10.0 SMR DATA SW 476500 140000, NE 478000 141500 (Map 4)

SU 74 SE	No.		
	9	477140 140940	Medieval. Parish Church (C12 core).
	16	477000 141000	Roman. Coin of Claudius. Alton Museum (1948; confirmed 1967).
	26	477850 140450	Medieval. Earthwork; bank and ditch.
	28	476550 141140	Medieval. Manor; recorded in 1332 as Westcote (or Westcourt). Present West Court is C16.
	29	476530 141140	Medieval. C15 timber-framed barn.
of	37	478000 141000	Medieval. Supposed site of settlement east Binsted.
	38A	476750 141400	Iron Age. 2 x kiln pits.
	38B	476750 141400	Iron Age. Pottery from kiln pits.
	38C	476750 141400	Iron Age. Rotary quern fragments.
Parish	44A	477200 140900	Medieval. Earthworks in field opposite Church. House sites destroyed by road widening. On line of Roman road.
	44B	477200 140900	Post-Medieval. C17 pottery within area of black earth.
	47	477700 141000	Saxon. Scatter of pottery on west side of field.
	48	476620 141120	Post-Medieval. Oast house; C19.
	56A	476800 141400	Roman. U-shaped gully containing C 3, C4 pottery.
	57A	476900 141500	Roman. Occupation site covering 8 acres.

Binsted

			Rectangular crop marks and C3, C4 pottery. Roman. Building of C2.
	57B	476900 141500	
	57C	476900 141500	Roman. C3, C4 pottery scatter.
	75	477100 140800	Roman. Tile debris from possible kiln site.
	76	476900 141200	Roman. Possible section of road.
	77	477700 140200	Neolithic. Scatter of worked flint north-west of Roundham Field.
	78	477100 141400	Undated. Shallow scoop (3.7m wide) on east side of 57A.
	83	476700 141300	Iron Age. Worthy Down type rims. North side of spring in field.
	84	476950 141000	Undated. Formal garden in grounds of C16 house.
	87A	477800 141500	Roman. C4 pottery against north boundary of field.
	87B	477800 141500	Roman. C4 pottery as above plus 2 x rims of Saxon coarseware.
Neolithic	88	477800 141500	Prehistoric. Scatter of Mesolithic & flint.
	91	476700 141500	Iron Age. Scatter of pottery on south side of spring in field.
	92	476700 141400	Undated. Lynchet on wset-facing slope.
	116	476580 141080	Medieval. Timber-framed hall with cross- wings. Clad in C18.
	117	477100 140900	Medieval. C16 building of roughly-dressed malmstone walls; red brick dressings.
	118	477730 141150	Medieval. C15 timber-framed house. C17 rear wing.
	122	477180 140910	Medieval. C15 timber-framed building with jettied first floor.

10.2 Hampshire Romano-British Settlements survey

<i>Hants No.</i>	<i>NGR</i>	<i>Parish</i>	<i>NAR / NMR Nos</i>
135	475870 139380	Binsted	(SAM 523) SU73NE2 /
243199			
138	477800 139400	Binsted	SU73NE41 /
243330			
150	478600 141300	Binsted	SU74SE30 /
243998			
151	478900 140000	Binsted	SU74SE31 /
243999			
152	478000 142200	Binsted	SU74SE32 /
244000			
153	476900 141500	Binsted	SU74SE33 /
244001			

10.3 *Scheduled Ancient Monuments (SAMs)*

<i>SAM No.</i>	<i>NGR</i>	<i>Site</i>
244	480900 140100 480600 139900 481100 139800	Alice Holt Forest Romano-British kiln sites
523	475900 139300	Romano-British villa south-west of Wyck Place

11.0 ADDITIONAL SITES / FEATURES (Map 4)

1	477030 141030	Site of buildings complex represented on the Tithe Map of 1843
2	477060 141040	Site of pond represented on the Tithe Map of 1843

12.0 CARTOGRAPHIC SOURCES

- Tithe Map 21M65/F7/20/2 (1843 / 1843)
- GSGB 300 Alresford
- OS 1: 2500 SW 476900 140750, NE 477800 141350
- OS 1: 25000 Pathfinder 1224 (SU 64/74), Lasham & Alton (North).

13.0 BIBLIOGRAPHY

- HTS 6: 43-53
- VCH 2: 483-90

14.0 PRIMARY HISTORIC SOURCES

14.1 Domesday Book

23, 56 Hugh (of Port) holds from the Bishop of Bayeux 1 hide in Binsted. Boda held it from King Edward in freehold as a manor. ½ pays no tax. Land for 1 plough. It is in lordship, with 4 smallholders. Meadow, ½ acre. Value before 1066 and later 10s; now 20s.

NB This reads as a small manor within a larger territorial unit IH/99

14.2 Subsidy Rolls

1324		£3.1.11 [T]	
1524	1st survey:	£9.18.2	(79 taxpayers)
	2nd survey:	£9.10.8	(79 taxpayers)

14.3 Manorial Documents

Manors recorded are: Binsted (Binsted Popham); Binsted St Clare; Westcote (Westcourt); Mill Court (La Mulle); Wyck (Wick); Flood (Flood Place); Heigh (South Heigh); Wheatley (Whatley); Thurstons

14.4 Hearth Tax 1665

Binsted Popham

68 hearths chargeable (22 houses)

35 hearths not chargeable (17 houses). Total: 49 houses.

Binsted Regis

45 hearths chargeable (15 houses)

12 hearths not chargeable (11 houses). Total: 26 houses.

NB Isington, South Hay, Westcott, Wheatley and Wyck taxed separately.

15.0 PLACE NAME

1086, 1201, 1240 *Benestede*. Possibly OE 'place where beans grow'.

16.0 PHOTOGRAPHS**17.0 OTHER PROJECT ELEMENTS****17.1 Pre-Conquest Charters**

None.

17.2 Other parish settlements include:

<i>Name</i>	<i>MSP No.</i>	<i>Map ref.</i>	<i>First recorded</i>
Asix Row (Copse Farm)	254	478900 142800	1236
Batts Corner	255		1424
Blacknest	257	479600 141700	1272
Brock Copse	258		1339
Catham Copse	259	478600 142000	
Flood	260		1236
Frithfield	261		1241
Gaston Copse	262	476000 142000	1333
Golden Chair Farm	263	473500 139700	1327
Hawthorn	264		1367
Hoggats	266	478600 138900	1327
Isington	267	477500 142800	1269
Lipscombe Bottom	268		1280
Malms Farm	269	475200 141100	1327
Mill Court	270	475800 141800	1327
Monk Wood	20	474300 139300	1379
River Hill Farm	271	478900 141100	1298
Sickles Farm (Road)	1463	478900 139900	1416
South Hay	265	477500 139800	1280
Steans Farm	2722	476000 145000	1209
Stubbs Farm	273	477000 139800	1327
Vallenders Copse	274		1424
West Court	275	476500 141100	1236
Wheatley	276	478500 140100	C12
Wick	277	475700 139500	1236

17.3 Enclosures*Parliamentary:*

<i>NEP no.</i>	<i>Act</i>	<i>Order</i>	<i>Award</i>	<i>Details</i>
14015		1849	1857	Binsted Common, Isington Green, River Hill Green, Southey Green, Upper Wyck Green, Hilt Meadow, Warners Mead, Common Meadow, Crocken Common Field, Crocken Field & Rooks Down, West Common Field, Crouch Field, Wyck Common Field, Lee Common Field, Moody Field, Little & Great Borough Common Fields, Long Vere Common Field.

Formal Agreements:

<i>NRP no.</i>	<i>Agreement</i>	<i>Award</i>	<i>Details</i>
None.			

17.4 Commons & Greens (residual)

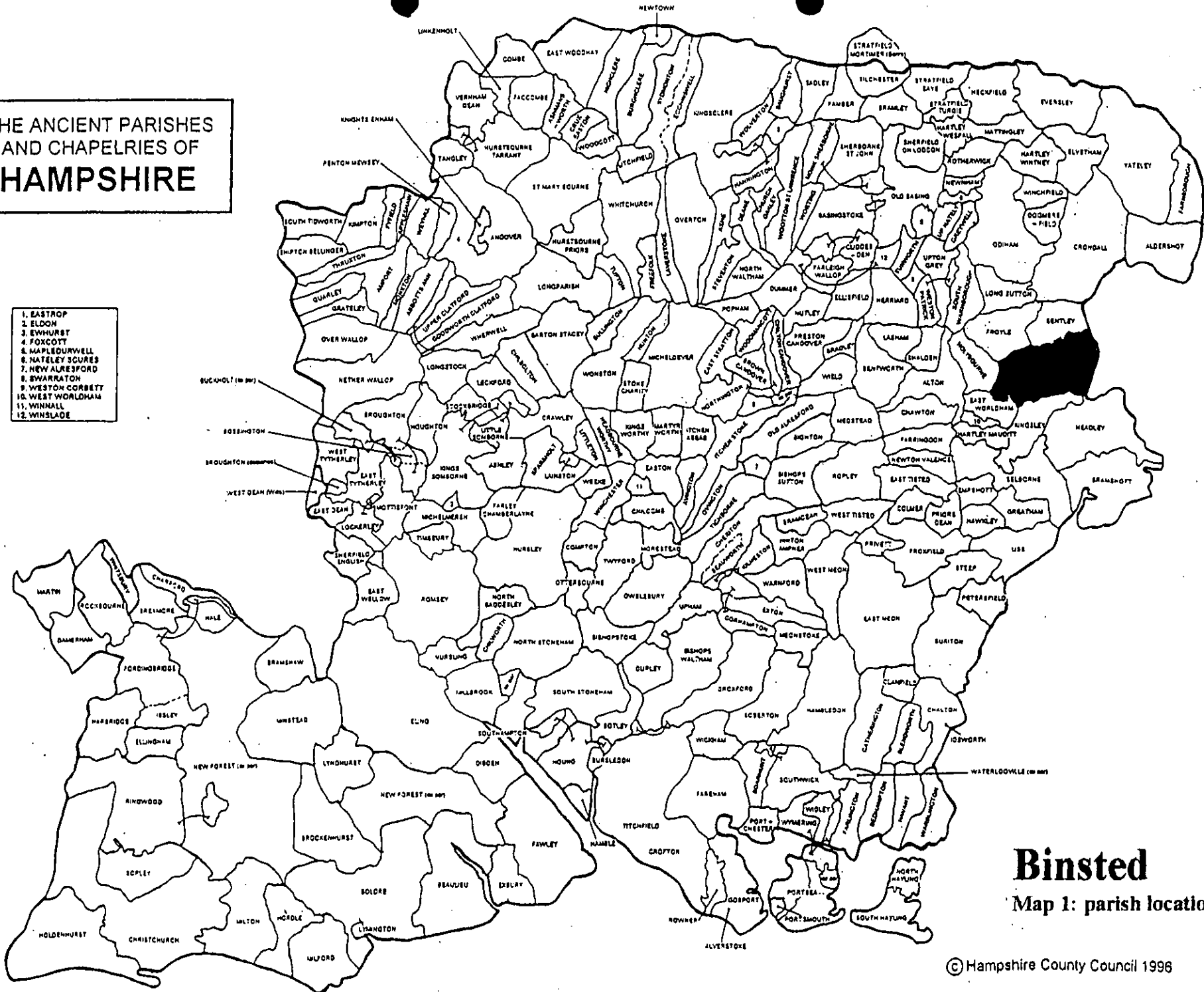
None.

18.0 ILLUSTRATIONS

- 1 Map 1: Parish location (not to scale)
- 2 Map 2: Settlement location at 1: 2500
- 3 Map 3: 1843 Tithe Map transcribed at 1: 2500 reduced to 71%
- 4 Map 4: Development & archaeological features at 1: 2500 reduced to 71%
- 5 Map 5: Areas of archaeological potential at 1: 2500 reduced to 71%

THE ANCIENT PARISHES AND CHAPELRIES OF HAMPSHIRE

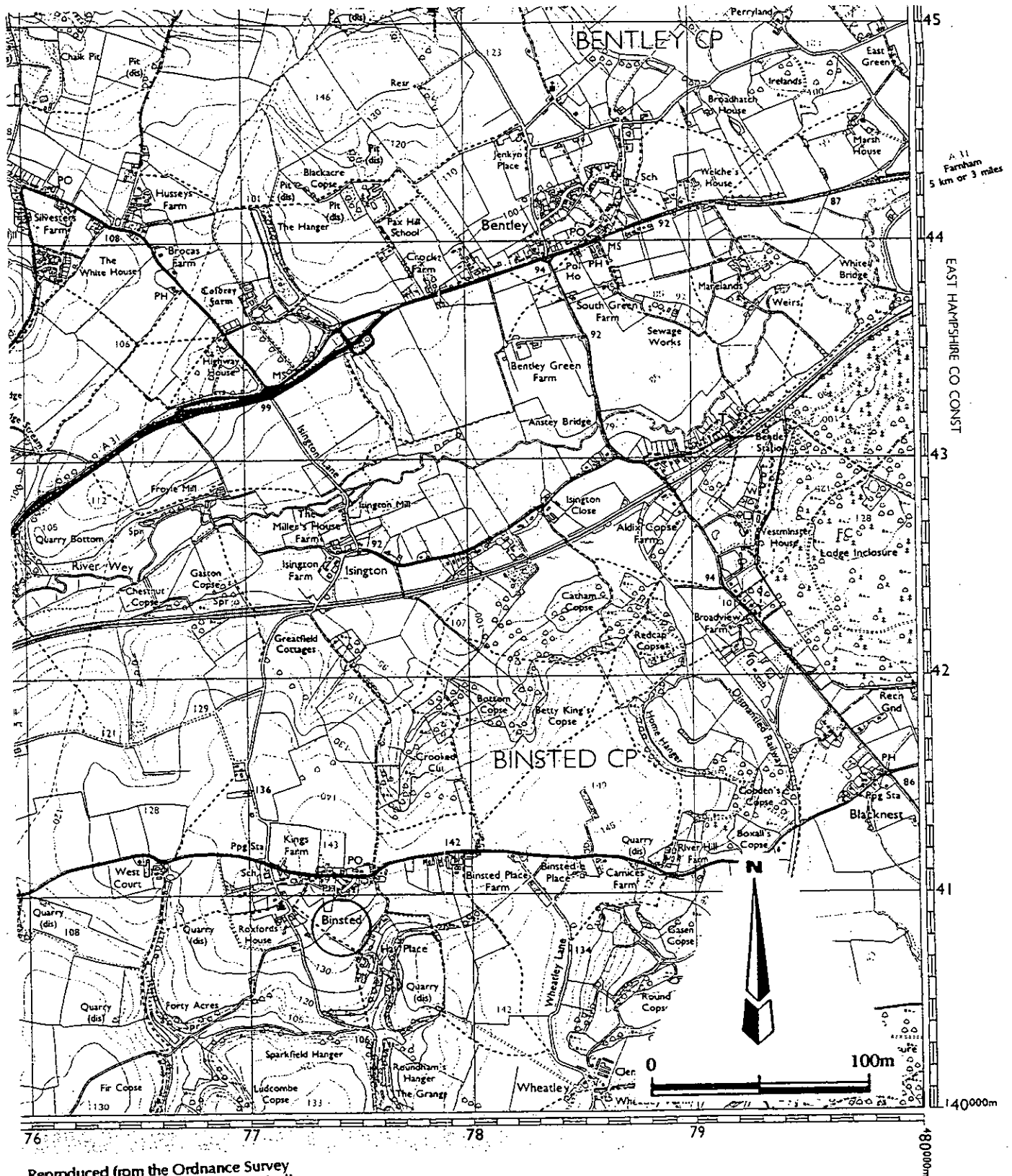
1. EASTROP
2. ELDON
3. EWHURST
4. FOXCOTT
5. MAPLEDURWELL
6. HATELEY SCURES
7. NEW ALRESFORD
8. SWARTRATON
9. WEST WORLDHAM
10. WEST WORLDHAM
11. WINNALL
12. WINSLADE



Binsted
Map 1: parish location

Binsted

Map 2: general location

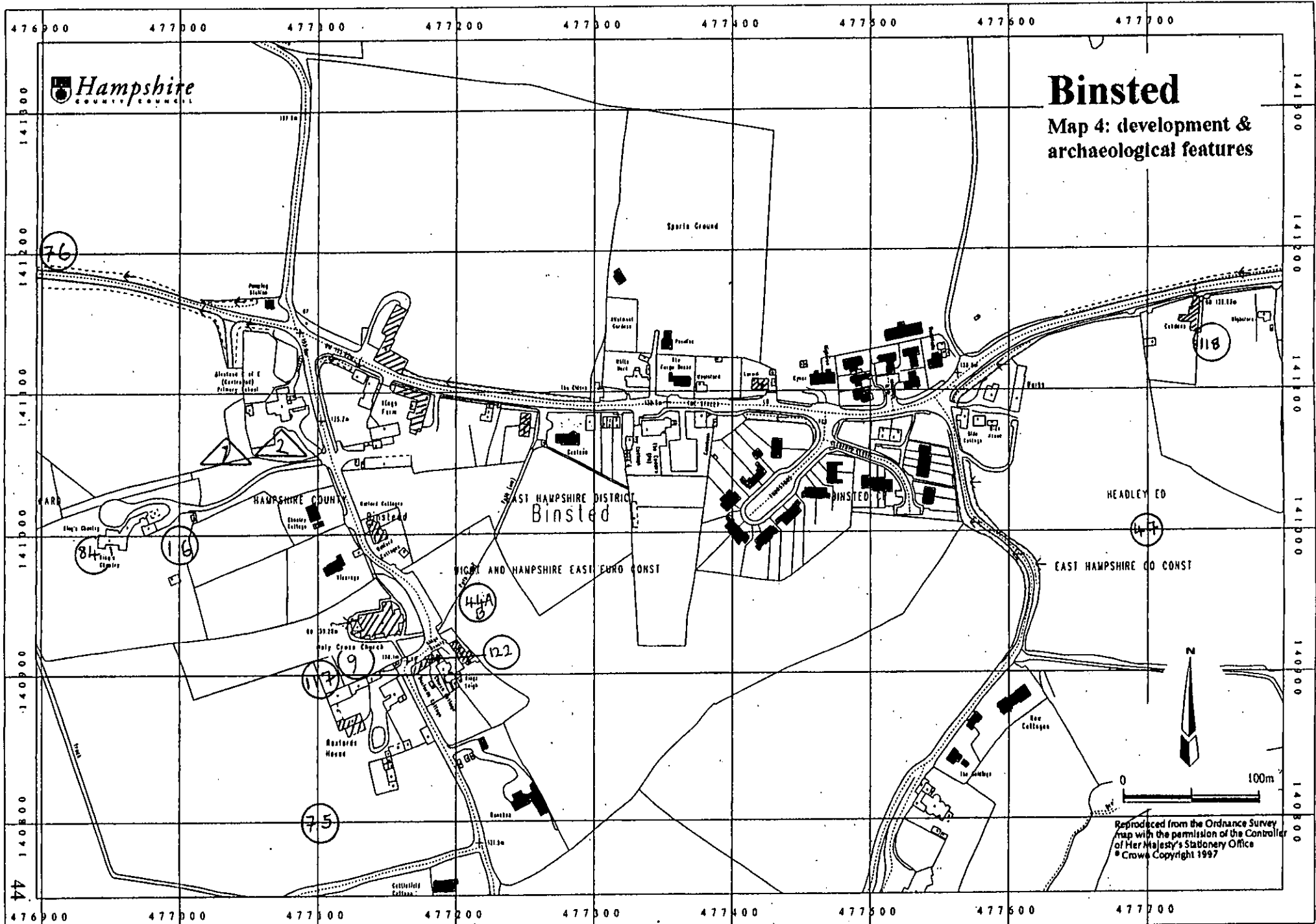


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Binsted

Map 3: transcribed from the
Tithe Map of 1843





Binsted

Map 4: development & archaeological features

476900 477000 477100 477200 477300 477400 477500 477600 477700

141300
141200
141100
141000
140900
140800
140700
140600
140500
140400
140300
140200
140100
140000

Hampshire County Council

Sparis Ground

Binsted Primary School

Holy Cross Church

Hampshire County

East Hampshire District

Binsted

Headley Ed

East Hampshire Co Const

100m

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