

1.0 PARISH	Formerly Holybourne-cum-Neatham; now in Alton and Froyle parishes.
2.0 HUNDRED	Alton
3.0 NGR	473200 141200
4.0 GEOLOGY	Lower Chalk

5.0 SITE CONTEXT (Map 2)

Holybourne is close to being a north-east suburb of Alton. Nevertheless, there is still a tenuous spatial divide and Holybourne retains sufficient individuality that marks it out as a separate settlement. The parish was formerly known as Holybourne-cum-Neatham, the latter having been a tithing of the former. The two settlements are divided by the River Wey. Holybourne is on the north side of the River. The parish church of Holy Rood occupies rising ground at *c.* 106.53m. South-east of the church (0.5km) London Road (*c.* 100m AOD), the principal road route from Alton, follows the river valley north-eastwards, eventually crossing the Wey at Haw Bridge before proceeding to Binsted. This was once a stretch of the A31, a Roman routeway. A the track bed of a former railway line takes a similar course through Holybourne 100m further to the south. The network of roads has been supplemented by the construction of the A31 by-pass south of the railway line. The new road crosses into Holybourne from the Neatham side before following the river valley north-eastwards. As a consequence the boundary between Holybourne and Neatham has become confused.

6.0 PLAN TYPE & DESCRIPTION Maps 3, 4 / 1-3 & 5 / 1-3)

Church & farm + regular row(s)

6.1 Church & farm The C12 church of Holy Rood is situated at the north end of Church Lane, *c.* 400m north-west of the old A31 London Road. Manor Farmhouse (C17) is within 100m north-east of the church. East of the church, Church Cottage (C18) has been joined by some individual C20 houses but at the time of the Tithe Map survey (1842) this area was occupied by farm outbuildings (Map 3). One of the C20 houses preserves the name Five Heads (*i.e.* Five Hides; see Paragraph 11.0, No. 2 & Map 4 / 1). This building has been constructed within a small field that is shown on the Tithe Map as having two equidistant curvilinear boundaries that must have been laid out on the selions of a Medieval ridge and furrow field system. Excavations in this area have produced features and artefacts across a range of periods (Paragraph 10.0, Nos 73-76). Earthworks are visible east of the farmhouse (Paragraph 11.0, No. 1). On this evidence, the origin of Manor Farm must be earlier than C17 and it would seem that church and farm comprise a long established group. Single coin finds from the Roman and Medieval periods respectively are interesting rather than informative (Paragraph 10.0, Nos 17 & 39). The discovery of a *Roman* paved floor *c.* 250m south-west of the church, and of contemporary building materials and pottery at nearby Howard's Farm suggest a tentative link between the church and an earlier building of high status

(Paragraph 10.0, Nos15B & 86).

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6.1.1 Immediately south of the church is a spring fed lake and from this a brook runs southwards towards the River Wey (see Paragraph 15.0). Church Lane (east) and Howard's Lane (west) follow the course of the brook as far as the London Road. In 1842 settlement along Howard's Lane was sparse, being confined to Howard's Farm (C17), Westbrook House (probably C18) and the late Medieval house known as The Priory. In Church Lane Holybourne House (C17) was accompanied by four C18 properties, two of which were cottages. All of these survive. In summary, the Tithe Map shows a clear divide between the church and farm grouping and the settlement along the London Road, a distinction that might have been more readily apparent until the C18. Site inspection revealed no evidence of settlement shrinkage in Howard's Lane or Church Lane.

6.2 Regular row(s) Documentary evidence indicates that the Holybourne brook has served as a legal and administrative boundary. The Lay Subsidy Rolls show that the manor of Holybourne had been split into two by 1334: Eastbrook and Westbrook (see Paragraphs 14.2 & 14.3). Westbrook is not named specifically in these returns and it is probable that it was included those of Holybourne (Ancient Demesne). Given that the brook was both a legal and physical boundary, it might not be surprising to find that it also influenced the settlement layout. The Tithe Map shows that this might have been the case (Map 3): two discrete groups of buildings are shown along the London Road and these are discussed under Paragraphs 6.2.1 and 6.2.2.

6.2.1 Westbrook In 1842 properties were arranged along both sides of the London Road at its junction with Howard's Lane. All of the plots were ranged at right angles to the road but it is a relatively small grouping, perhaps not extending as far east as the brook until C18. There has been extensive C20 rebuilding in this area but of the remaining 1842 stock, Tudor Cottage is C17, and The Priory (C16) is just 150m to the north.

6.2.2 Eastbrook At the junction of Church Lane and London Road, and continuing north-eastwards, the Tithe Map indicates a regular arrangement of properties aligning both sides of the route. Late C19 and C20 development has distorted the picture here too, but it was a larger settlement area than Westbrook, and a larger number of earlier buildings have survived. Prominent amongst these are 114, 116, 118, Mapey's (all C17), and 124, 126, 143-53 (all C16). The C16 properties form two groups, one on either side of the London Road, but together making an identifiable block of late Medieval buildings.

6.3 Synthesis In Paragraph 6.2 it has been suggested that Westbrook included the parish church and Manor farm as the *ancient demesne*. This requires verification. That there was a divide between the Westbrook and Eastbrook settlements on the London Road is more certain. Apart from the brook there is a suggestion that there was a spatial divide, one that became less apparent with the construction of Holybourne Lodge (No. 112) in C18 and The Lawn, C19.

6.4 Site visit condition: overcast; drizzle (9.3.99)

7.0 ARCHAEOLOGICAL POTENTIAL (Maps 5 / 1, 5 / 2 & 5 / 3)

7.1 AsAP

7.1.1 Holy Rood Church & Manor Farm (Map 5 / 1) is interpreted as an ancient grouping and their archaeological importance is underlined in 7.2.1 below. However, the archaeological potential extends to the east of Manor Farmhouse where there are earthworks (Paragraph 11.0, No. 1) and southwards down Church Lane to include the whole of the 1842 farmyard and the grounds of Holybourne House and identified earthworks (Paragraph 11.0, No. 3).

7.1.2 Westbrook (Map 5 / 2) This area has been much altered in recent years but it is still possible to identify linear street-side plots that might be Medieval in origin. The Tithe Map shows a settlement cluster here but only No. 108 London Road has been identified as C17. There are at least two C18 houses and these might represent a period of rebuilding at Westbrook at this time. The Priory (C16) and its grounds are included in this area.

7.1.3 Eastbrook (Map 5 / 3) has a number of C18 and C17 properties, notably at the junction of Church Lane and London Road but there is a group of late Medieval houses c. 100m north-east (see 7.2.3 below). The AAP has been drawn to include all of these properties including two C18 cottages on the west side of Church Lane that might be replacements for earlier buildings. In addition, there is a dashed line extension to the AAP on the north side of London Road. This has been drawn to take account of a possible relationship between the Medieval settlement and the known remains of a Romano-British small town or *village* within the bounds of the adjacent sports field (See Paragraph 10.3).

7.2 AsHAP

7.2.1 Holy Rood Church & Manor Farm (Map 5 / 1) Within the area defined in 7.1.1 but with a particular focus upon the church, churchyard, Manor Farm, Church Cottage and the pond. This is the core of the Medieval settlement which has possible associations with Romano-British remains on the site of Lord Treloar College (Paragraph 10.0, No. 15B).

7.2.2 Finds associated with a Romano-British building at Howard's Farm suggest a possible link with the establishment of a Medieval vill near to Holy Rood Church. The Farm and the paddocks to its rear are an AHAP.

7.2.3 Eastbrook (Map 5 / 3) The group of C16 houses in London Road confirms Medieval settlement along this part of the route. On the south side of the road the presence of adjacent C17 and C18 properties indicates that recent development has been limited. The AHAP has been extended north-eastwards in order to take account of this.

8.0 CHURCH & CHURCHYARD

Holy Rood

- C11-12 west tower;
- C11-12 fragments of dog-tooth masonry on the south-west wall of the nave;
- C13 chancel;
- c. 1400 corbels of nave roof;
- 1879 north wall;
- C19 shingle broach spire;
- Medieval sundial on buttress between the west tower and the south nave wall;
- Churchyard: 7 x C19 graves.

9.0 BUILDINGS (Maps 4/ 1, 4 / 2 & 4 / 3)

(Holybourne only. Other Alton properties omitted)

PRN	Details	Dates	Grade
*	2 & 4 Church Lane	C18	II
*	8, Church Lane	C18	II
*	20 (Manor House), Church Lane	C19	II
*	22 (The Bourne), Church Lane	C18	II
758	Holy Rood Church, Church Lane	Norman, C13, 1879	?
*	Manor Farm House, Church Lane	C17, 18	II
*	Church Cottage, Church Lane	C18	
	II		
*	Holybourne House, Church Lane	C17	II
*	The Priory, Howard's Lane	C16, 17	II
*	Howard's Farm House, Howard's Lane	C17, 18	II
*	Howard's Farm House: barn south-east of	C17	II
*	97 (Vineries Cottage), London Road (SE)	C19 facade (earlier)	II
*	107, 109, 111, London Road (SE)	C18	II
*	The Lawn, London Road	C19	II
*	123, 125, London Road (SE)	C18	II
*	127-133 (odd), London Road (SE)	c. 1840	II
*	143-153 (odd), London Road (SE)	c. C16 / 17	II
*	155, 157 (including 1 & 3, Lower Mill La.), London Road	C18	II
*	159 (Mapey's), London Road	C17	II
*	Andrew's Endowed CE Primary School, (Holybourne Free School), London Road (NW)	1721-30	II
*	104 (Yew Tree Cottage), London Road (NW)	C18	II
*	108 (Tudor Cottage), London Rd (NW)	C17	II
*	112 (Holybourne Lodge) London Road (NW)	C18, 19	II
*	114 (The Beeches), London Road (NW)	C17, 18	II

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* 116 / 118 (Yeoman Cottage), London
Road (NW)

C17, 18

II

Holybourne

cum Neatham

*	120 (former Post Office), London Road (NW)	C18	II
*	124 / 126, London Road (NW)	C16, 20	II
*	Anne's Cottage, London Road (NW)	C18	II
*	Oak Cottage, London Road (NW)	C18	II
*	Holybourne Forge, London Road (NW)	C18	II
*	Bonham's Farm House, London Road	C17	II
*	1 & 3 Lower Neatham Mill Lane (see 155 & 157 London Road.		

10.0 SMR DATA (Maps 4 / 1, 4 / 2 & 4 / 3)

north: SW 472800 140940, NE 473700 141540
 west: SW 472970 140545, NE 473870 141145
 east SW 473400 140840, NE 474300 141435

SU 74 SW	No.		
	4A	474080 141100	Romano-British. Approximate cluster site of settlement, cemetery and associated finds.
	5A	474000 141000	Undated. Large urn containing bones unearthed at Bonham's Farm.
	5B	474000 141000	Undated. Human bone associated with 5A.
	15A	473090 141040	Roman. Coarse grey pottery unearthed when school was built in 1963.
	15B	473090 141040	Roman. Paved floor unearthed during building of school in 1963.
	16	473240 141240	Medieval. Parish Church (see 8.0).
	17	473220 141220	Roman. Coin of Constantine the Great minted in London found in Holybourne Churchyard in 1936. Alton Museum Acc. no. 401.33/59.
	19	473390 140800	Post-Medieval. Upper Neatham Mill. Footings only.
	20	474000 140800	Post-Medieval. C18, 19 watermill.
	21	474000 140700	Roman. Coin of c. 260-70. Precise find spot unknown. Alton Museum Acc. no. 401.33/1.
	22	473960 140730	Post-Medieval. C18 dovecote. Grade II.
	25	473200 114130	Medieval. Domesday reference, Holybourne.
	26	474000 140700	Medieval. Domesday reference, Neatham.
	29	473800 141000	Roman settlement. No evidence at this location.
	30A	473800 141000	Prehistoric. Gully which contained worked flint.
	30B	473800 141000	Prehistoric. Flints associated with 30A.
	31	473770 141050	Roman settlement. No evidence found at

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this location.

	32	473400 141500	Palaeolithic. Flint hand-axe, probably Acheulian.
	33A	473400 141500	Bronze Age. Hammer stones and flints.
	33B	473400 141500	Bronze Age. Flint debitage.
	33C	473400 141500	Bronze Age. Burnt flints.
	34A	473400 141500	Iron Age. Pit. Contained several pot bases.
	34B	473400 141500	Iron Age. Pottery finds other than 34A.
	34C	473400 141500	Iron Age. Circular enclosure. Slight traces remain.
	35A	473400 141500	Roman. 2 x slight concentrations of C3-4 pottery.
	35B	473400 141500	Roman. 2 x concentrations of tile.
	35C	473400 141500	Roman. 6 x fragments of German lava quern.
	36A	473400 141500	Medieval. General pottery scatter. Concentration on site of house platform at centre of the field.
	36B	473400 141500	Medieval. House platform as in 36A.
	37	473400 141500	Post-Medieval and Modern. Pottery scatter dated C17-19.
	39	473360 141190	Medieval. Find spot: short cross penny of Henry III (Class 8, c.1242-7).
	45	474200 141300	Roman road.
	46	474140 141160	Romano-British settlement evidence.
	47A	473690 141010	Roman. Road section noted in rear garden of 155 London Road.
	47B	473690 141010	Roman. Potsherds associated with 47A.
	48A	473720 141120	Roman. No evidence of Roman occupation at Old Steamacres 400m west of the RB small town of Neatham.
at	48B	473720 141120	Roman. Medieval. Light manuring deposit Old Steamacres. NB The property or field known as Old Steamacres has not been located.
	50A	473740 141150	Roman. Scatter of highly abraded Roman pottery and fragments of a hypocaust tile.
	50B	473740 141150	Post-Medieval. Pottery finds.
	50C	473740 141150	Mesolithic. Flint flakes find spot.
	50D	473740 141150	Roman. 2 x fragments of probable whetstone.
	50E	473740 141150	Post-Medieval. Half groat of Charles I (Tower Mint type 3a, 1640-4).
	50F	473740 141150	C19. Sixpence of George III dated 1817.
	50G	473740 141150	C20. Shilling of George V dated 1926 and a

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Belgium zinc 25 centime piece of 1942-7.

	50H	473740 141150	Undated: musket / pistol ball, silver thimble, large fragment of a crotal bell, 2 x Scots Guards tunic buttons, fragment of CuA ferrule.
	67	473620 141000	Medieval. C16 timber-framed building.
	68	473640 140990	Medieval. Row of timber-framed C16-17 cottages.
	69	473340 140990	Medieval. C16 3-bay building.
as	**m 72	474160 141180	Negative evidence. If at 210 London Road claimed, the NGR should be 474080 141255.
	73	473300 141200	Prehistoric. Flint tool find. Approximate location at Manor Farm.
	74A	473300 141200	Neolithic. Post hole. Approximate location at Manor Farm.
	74B	473300 141200	Neolithic pottery find. Approximate location at Manor Farm.
	74C	473300 141200	Neolithic faunal remains. Approximate location at Manor Farm.
at	75A	473300 141200	Post-Medieval ditch. Approximate location Manor Farm.
	75B	473300 141200	Post-Medieval faunal remains. Approximate location at Manor Farm.
	75C	473300 141200	Post-Medieval pottery find. Approximate location at Manor Farm.
	76A	473300 141200	Undated linear feature. Approximate location at Manor Farm.
	76B	473300 141200	Undated post hole. Approximate location at Manor Farm.
	NB		Nos 73-76 are presumably located on the site of C20 houses south of Manor Farm.
	79A-G	474180 140990	Romano-British features, artefacts & ecofacts.
	80A-F	474180 140990	Undated features and artefacts found in association with 79A-G.
	81	473210 140820	Post-Medieval building: Holybourne Primary School.
**m	85	473900 140900	Neolithic flint tool find. The description of the find spot does not match the reference and the reference is not accurate for Cuckoo's Corner.
**m	86A	473060 141090	Romano-British building material finds. The description places the fins area just west of

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Howard's Farm but this is not consistent with the NGR.

- **m 86B 473060 141090 Romano-British pottery finds. The description places the finds area just west of Howard's Farm but this is not consistent with the NGR.
- **m 92 474030 141200 Saxon sunken featured building from an area an area now known as Vindomis Close. This is c. 50m south of the NGR.

10.2 Hampshire Romano-British Settlements survey

<i>Hants No.</i>	<i>NGR</i>	<i>Parish</i>	<i>NAR / NMR Nos</i>
148?	473300 141500	Alton	SU74SW34 / 244124

NB This must refer to 473900 141400 approx.

10.3 Scheduled Ancient Monuments (SAMs)

<i>SAM No.</i>	<i>NGR</i>	<i>Site</i>
489	473900 141300	Cuckoo's Corner Romano-British site.
584	474000 141000	Cuckoo's Corner Romano-British site.

NB NGRs for these sites tend to be variable and inaccurate according to source. SAM 584 is a case in point. All references to these sites should be treated with caution. For clarification, the small Roman town of Neatham is actually on the north bank of the River Wey, in *Holybourne* rather than Neatham. Neither is it strictly true to say that it is *at* Cuckoo's Corner but *near* it. The sites remain undeveloped and so precision is important. (IH.ix.99).

11.0 ADDITIONAL SITES / FEATURES (Maps 4 / 1, 4 / 2 & 4 / 3)

- 1 473320 141325 Earthworks east of Manor Farm. Probably a field system.
- 2 473345 141265 C20 *Five Heads House* probably preserves the name *Five Hides* (*q.v.* Catherington). The holding of five hides of land was a mark of thegny status in the late Saxon period. At Holybourne, the name has survived in the vicinity of the church and Manor Farm.
- 3 473470 141110 Earthworks, probably a field system.
- 4 473220 141240 Former churchyard boundary represented as a low earthwork.

12.0 CARTOGRAPHIC SOURCES

- Tithe Map 21M65/F7/119/2 (1842 /1843)
- GSGB 300 Alresford
- OS 1: 2500 north: SW 472800 140940, NE 473700 141540
west: SW 472970 140545, NE 473870 141145
east SW 473400 140840, NE 474300 141435
- OS 1: 25000 Pathfinder 1224 (SU 64/74), Lasham & Alton (North).

13.0 BIBLIOGRAPHY

Millet M & Graham D 1986 *Excavations at the Romano-British Small Town at Neatham, Hampshire 1969-1979* Hampshire Field Club, Monograph 3

14.0 PRIMARY HISTORIC SOURCES

14.1 Domesday Book

1,3 (Land of The King). Wulfward held it (*Holybourne*) from King Edward. Then and now (it answered) for 1 hide. Land for 4 ploughs. In lordship ½ plough; 6 villagers and 4 smallholders with 1 plough. 1 slave; meadow, 5 acres; woodland for fencing; 1 pig from pasturage. Value before 1066 and now, 50s; when acquired 40s.

1, 2 (Land of the King). The King himself holds *Neatham* in lordship. King Edward held it. They did not state how many hides there are. Land for 52 ploughs. In lordship 5 ploughs; 54 villagers and 26 smallholders with 47 ploughs. 16 slaves; 8½ mills at £4 14s less 3d; a market at £8; meadow, 15 acres; woodland at 150 pigs. Value before 1066 and

later £76 16s 8d; now it is assessed at as much; however it pays £118 12s 9d of revenue. 1 virgate of land which Leofwin the Forester held has been taken from this manor, so the Hundred state.

14.2 Subsidy Rolls

Holybourne (Ancient Demesne) in the Hundred of Alton, Ancient Demesne:

1334 £1. 5.6 [T]

Holybourne Eastbrook: in the Hundred of Alton Forinsecus

£1. 13.2

1524 *1st survey* £7.18.8 (29 taxpayers)

2nd survey £6.18.8 (46 taxpayers)

NB Neatham seems to have been included in Holybourne for these taxes.

14.3 Manorial Documents

Manors recorded are Holybourne; Neatham. Holybourne was split by C14 into Eastbrook and Westbrook. Neatham was a tithing of Holybourne.

14.4 Hearth Tax 1665

Holybourne:

71 hearths chargeable (29 houses)

14 hearths not chargeable (13 houses). Total: 42 houses.

Neatham:

28 hearths chargeable (9 houses)

2 hearths not chargeable (2 houses). Total: 11 houses.

NB In this case, Holybourne Westbrook & Holybourne Eastbrook seem to have been

taxed together.

15.0 PLACE NAME

1086, 1236 *Haliburne*. OE *haligburna* 'sacred stream'. The stream rises by the church and formerly divided two manors known as Halebourne Estebrouk (1333) and Halibourne Westbrouk (1396).

1086 *Neteham*; 1145 *Netham*. Probably OE *neatham* 'cattle estate' though (*ge*) *neataham* 'estate of the royal companions' is also possible.

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>
Neatham			

17.3 Enclosures

Parliamentary:

<i>NEP no.</i>	<i>Act</i>	<i>Order</i>	<i>Award</i>	<i>Details</i>
None.				

Formal Agreements:

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

NB Informal enclosures only.

17.4 Commons & Greens (residual)

None.

18.0 ILLUSTRATIONS

- 1 Map 1: Parish location (not to scale)
- 2 Map 2: Settlement location at 1: 25000
- 3 Map 3: 1842 Tithe Map transcribed at 1: 2500 reduced to 71%
- 4 Map 4 / 1: Development & archaeological potential (north) at 1: 2500 reduced to 71%
- 5 Map 4 / 2: Development & archaeological potential (west) at 1: 2500 reduced to 71%
- 6 Map 4 / 3: Development & archaeological potential (east) at 1: 2500 reduced to 71%
- 7 Map 5 / 1: Areas of archaeological potential (north) at 1: 2500 reduced to 71%

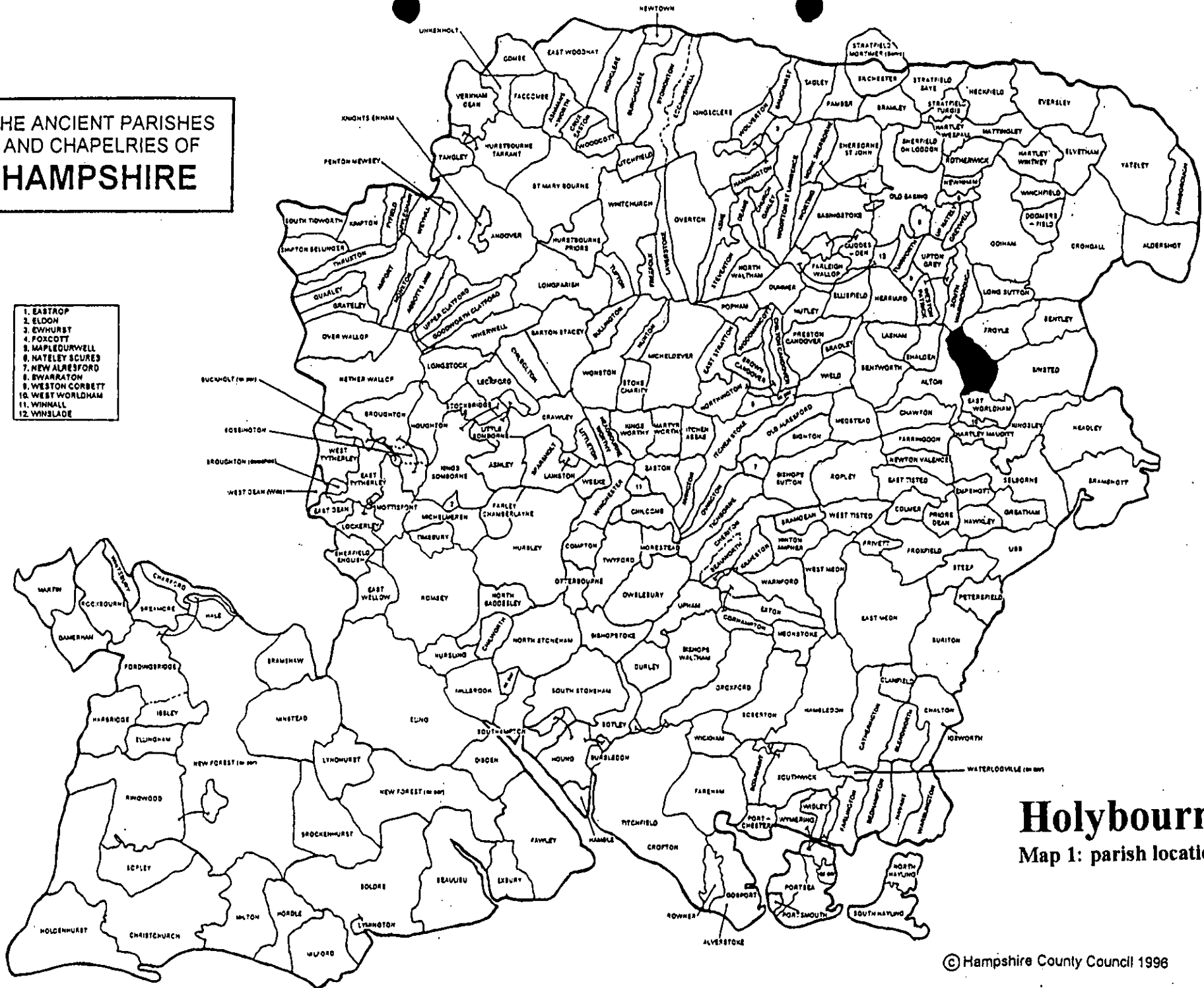
Holybourne

cum Neatham

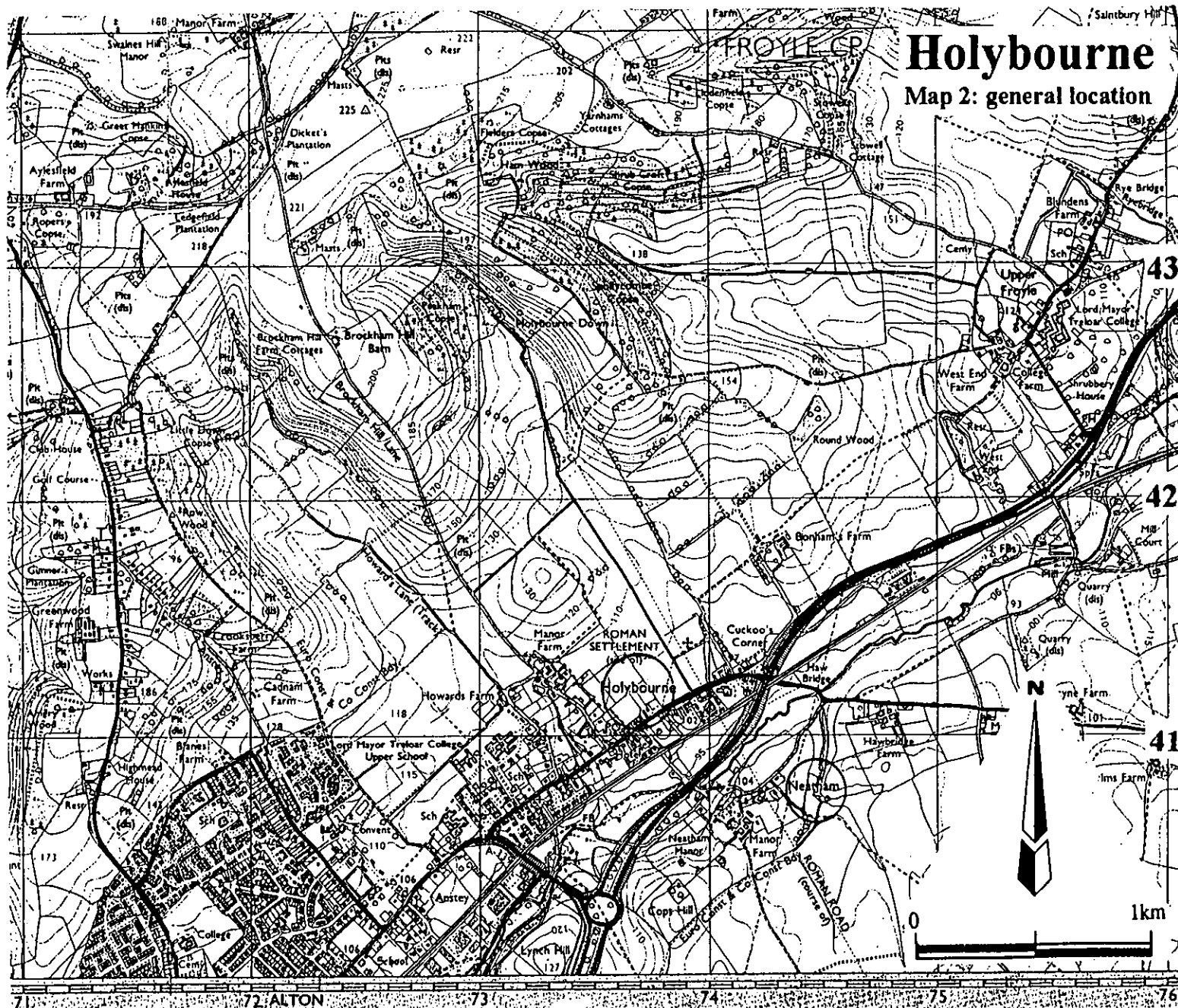
- 8 Map 5 / 2: Areas of archaeological potential (west) at 1: 2500 reduced to 71%
- 9 Map 5 / 3: Areas of archaeological potential (east) at 1: 2500 reduced to 71%

THE ANCIENT PARISHES
AND CHAPELRIES OF
HAMPSHIRE

1. EASTROP
2. ELDON
3. EWHURST
4. FOXCOTT
5. MAPLEDRUMWELL
6. NATELEY SCURES
7. NEW ALRESFORD
8. SHARATON
9. WESTON CORBETT
10. WEST WORLDHAM
11. WINNALL
12. WINSLADE

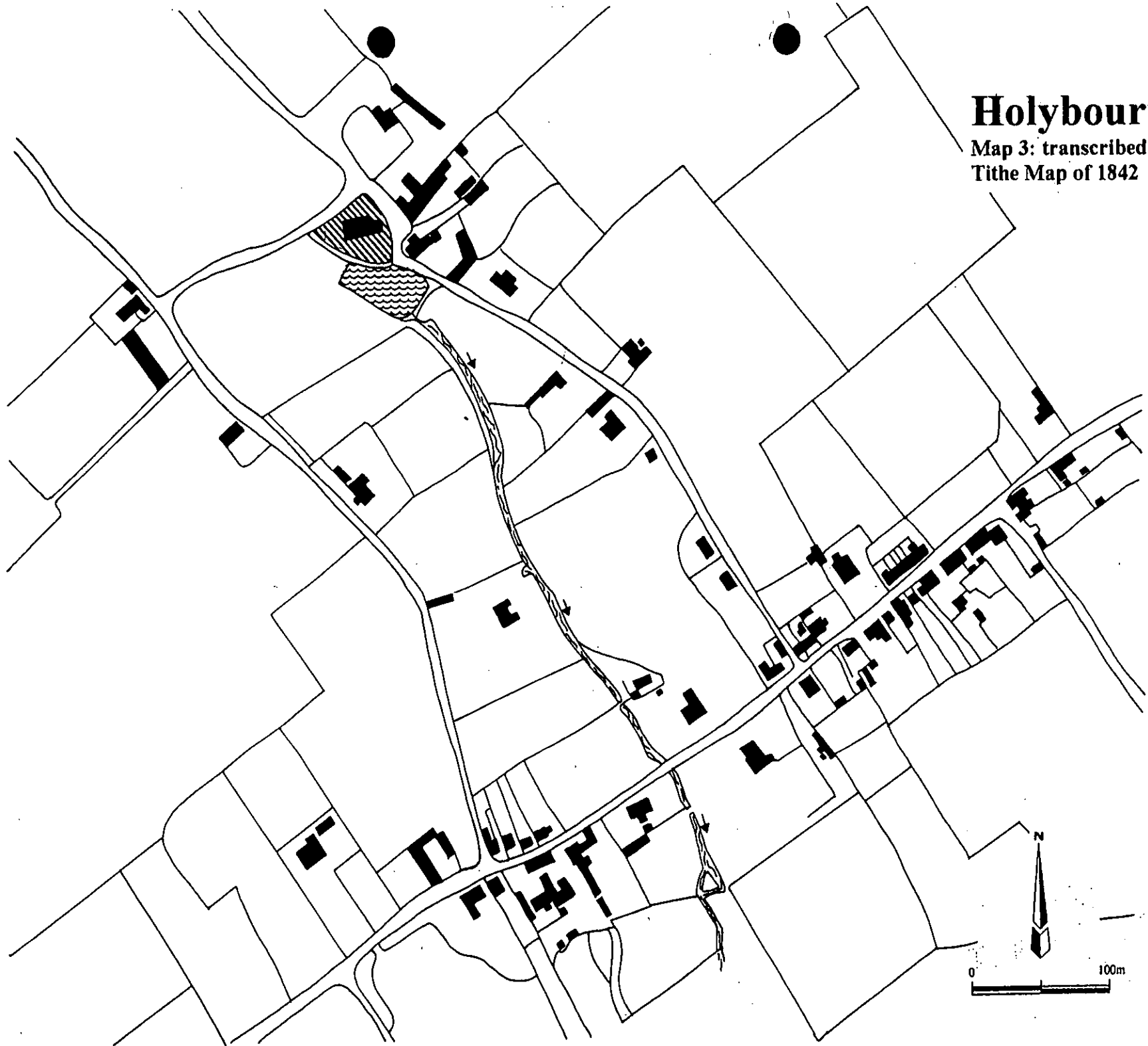


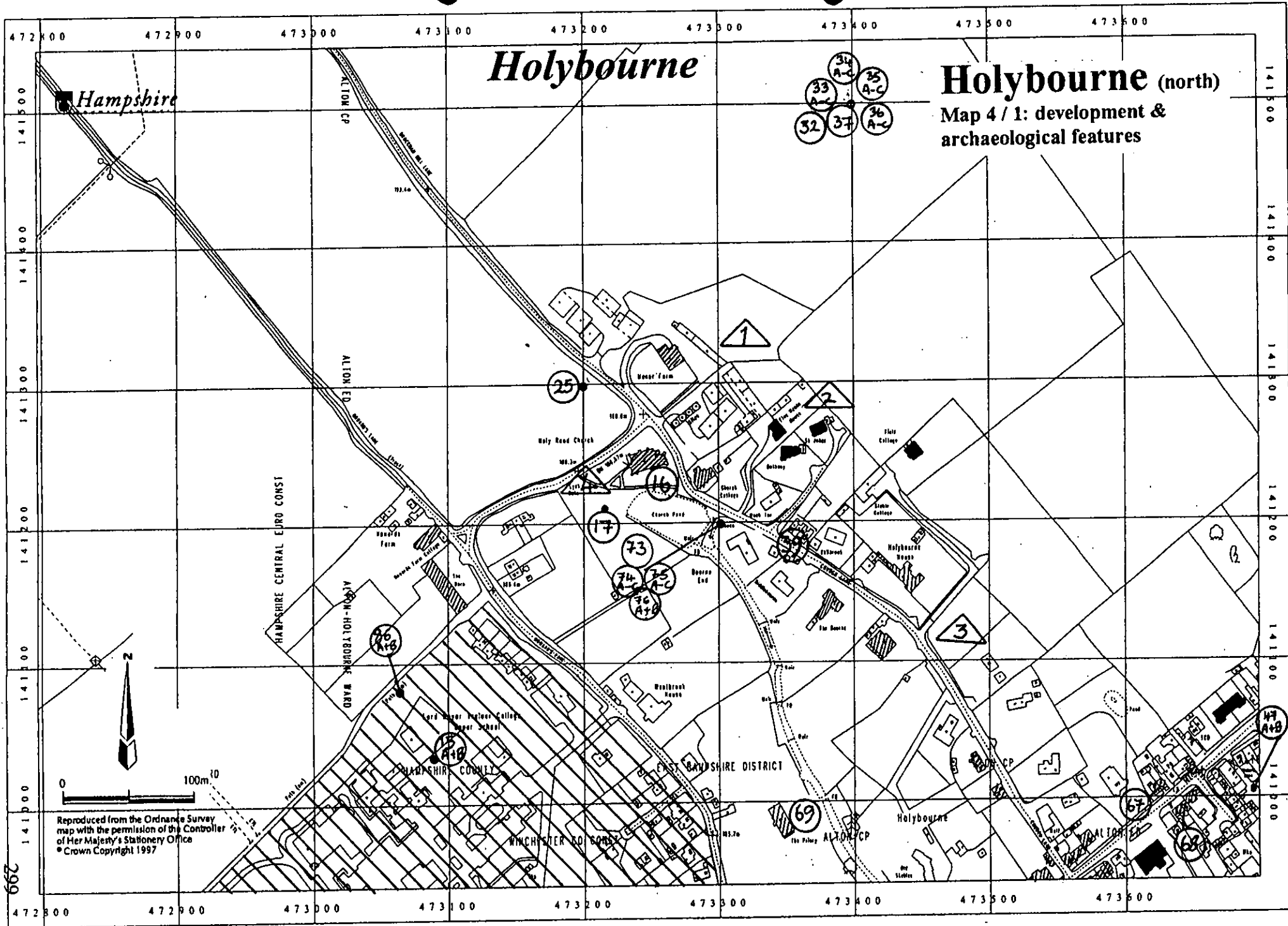
Holybourne
Map 1: parish location



Holybourne

Map 3: transcribed from the
Tithe Map of 1842





Holybourne

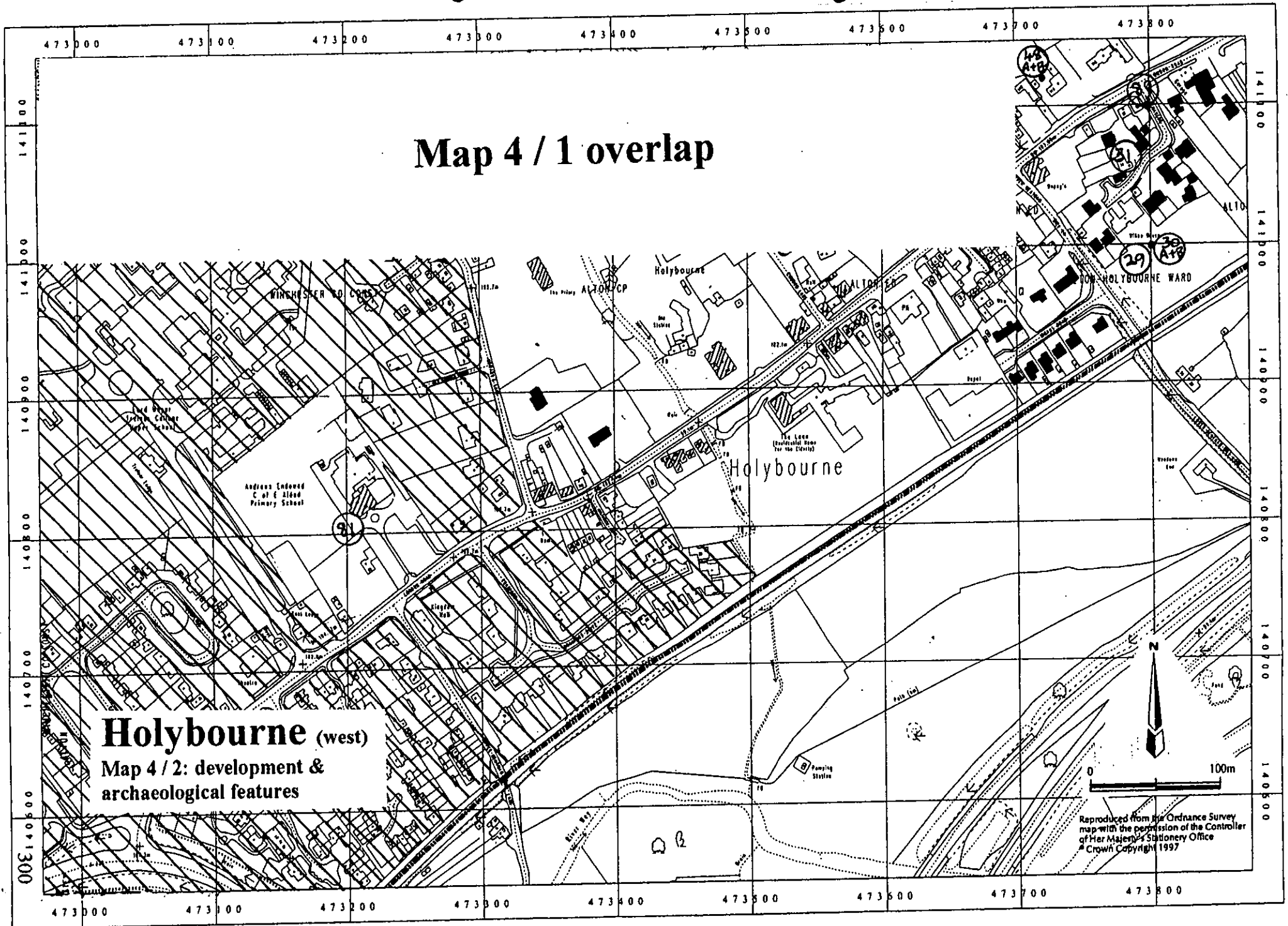
Holybourne (north) Map 4 / 1: development & archaeological features

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- 34
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- 36
- 37

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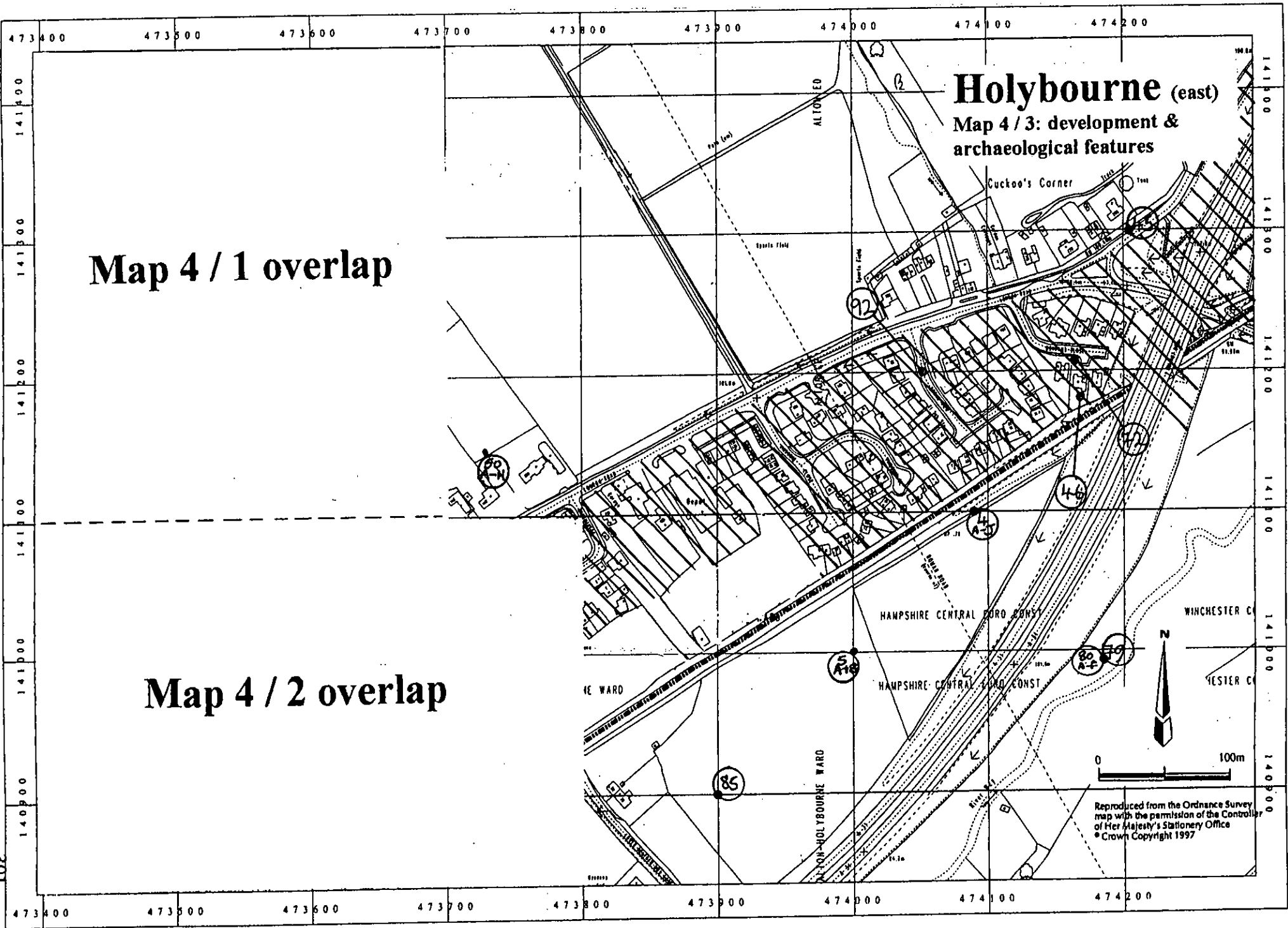
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Map 4 / 1 overlap



Holybourne (west)
Map 4 / 2: development &
archaeological features

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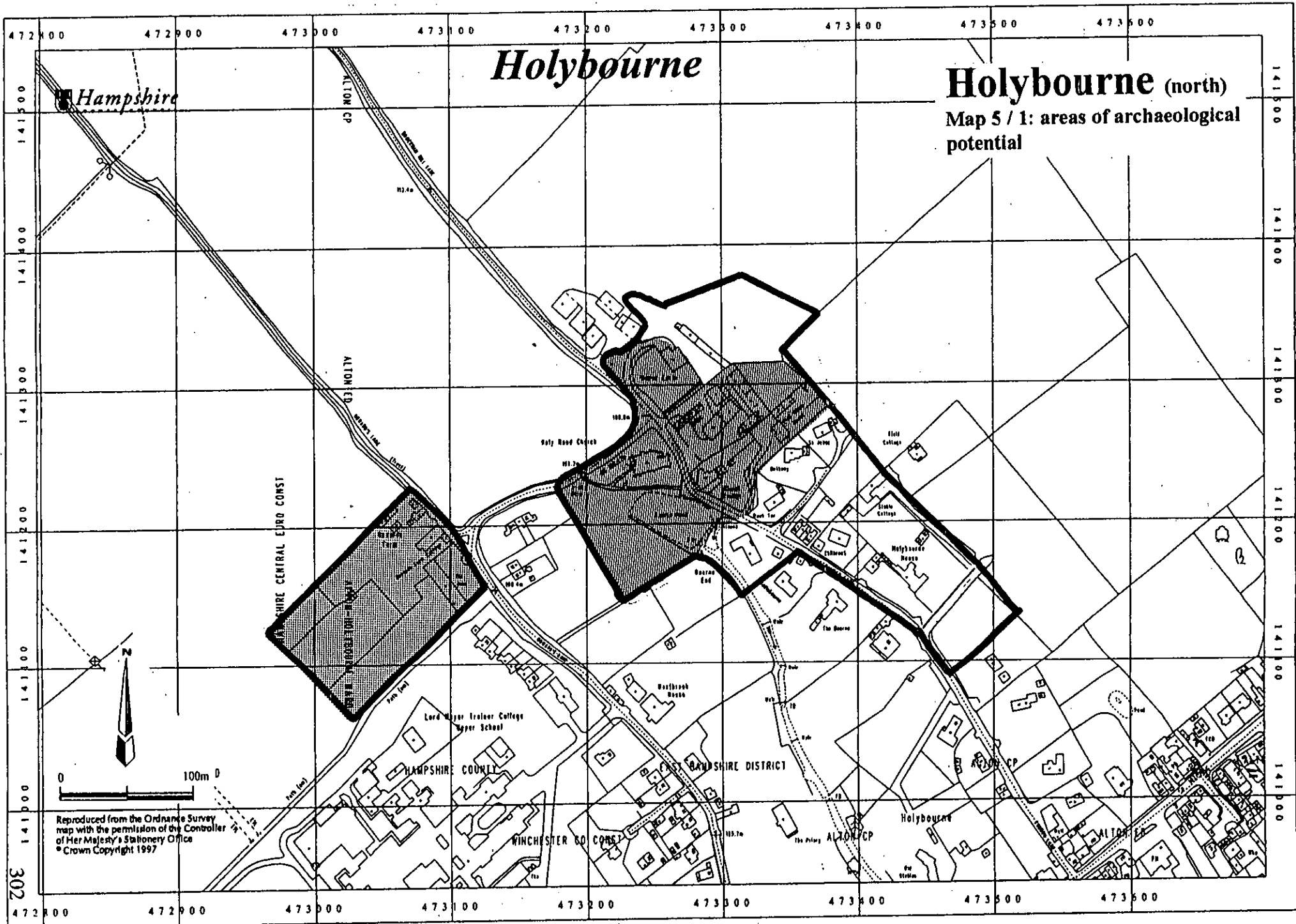


Map 4 / 1 overlap

Map 4 / 2 overlap

Holybourne (east)
 Map 4 / 3: development & archaeological features

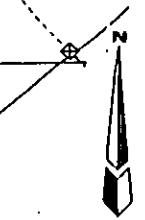
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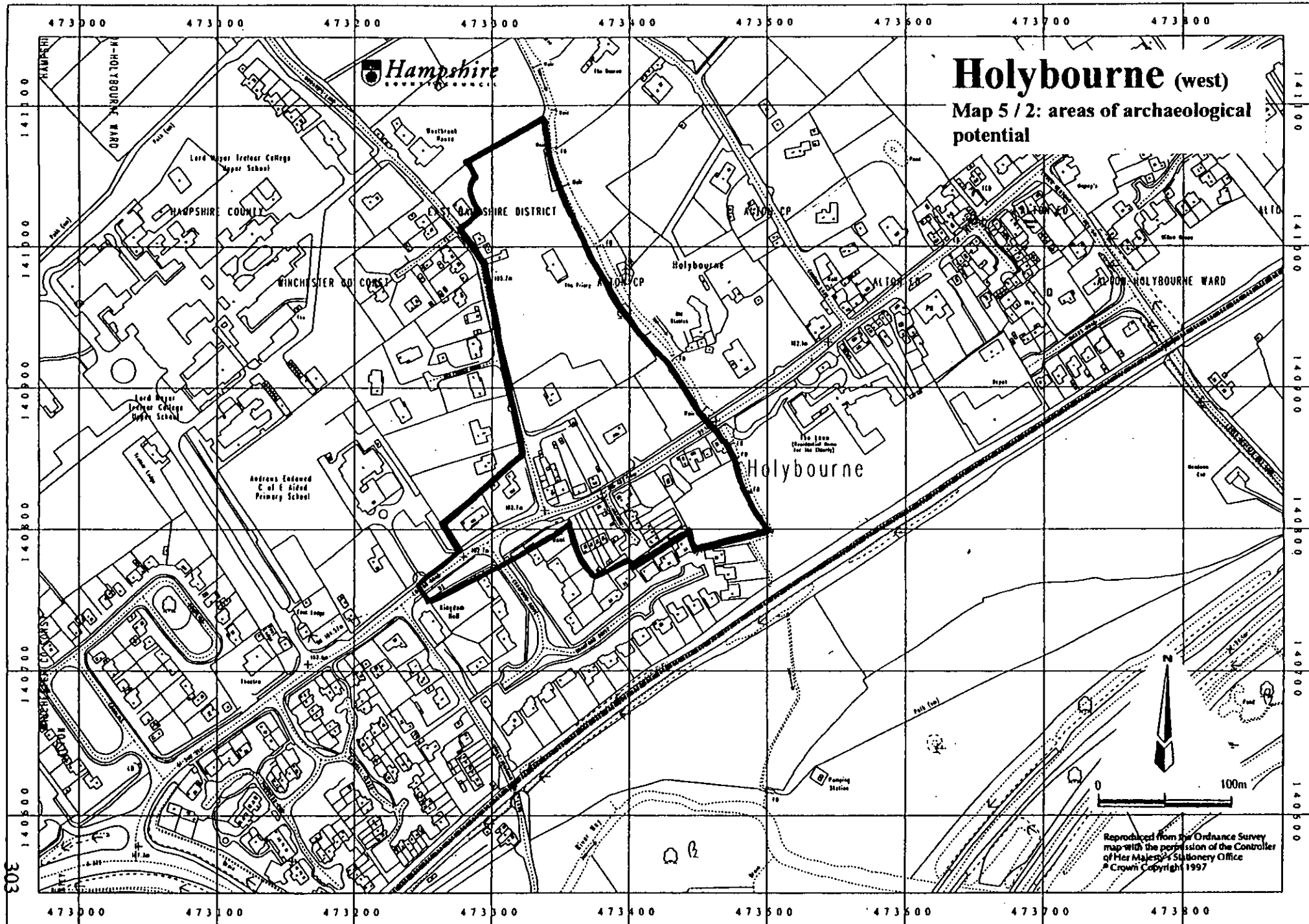
Holybourne

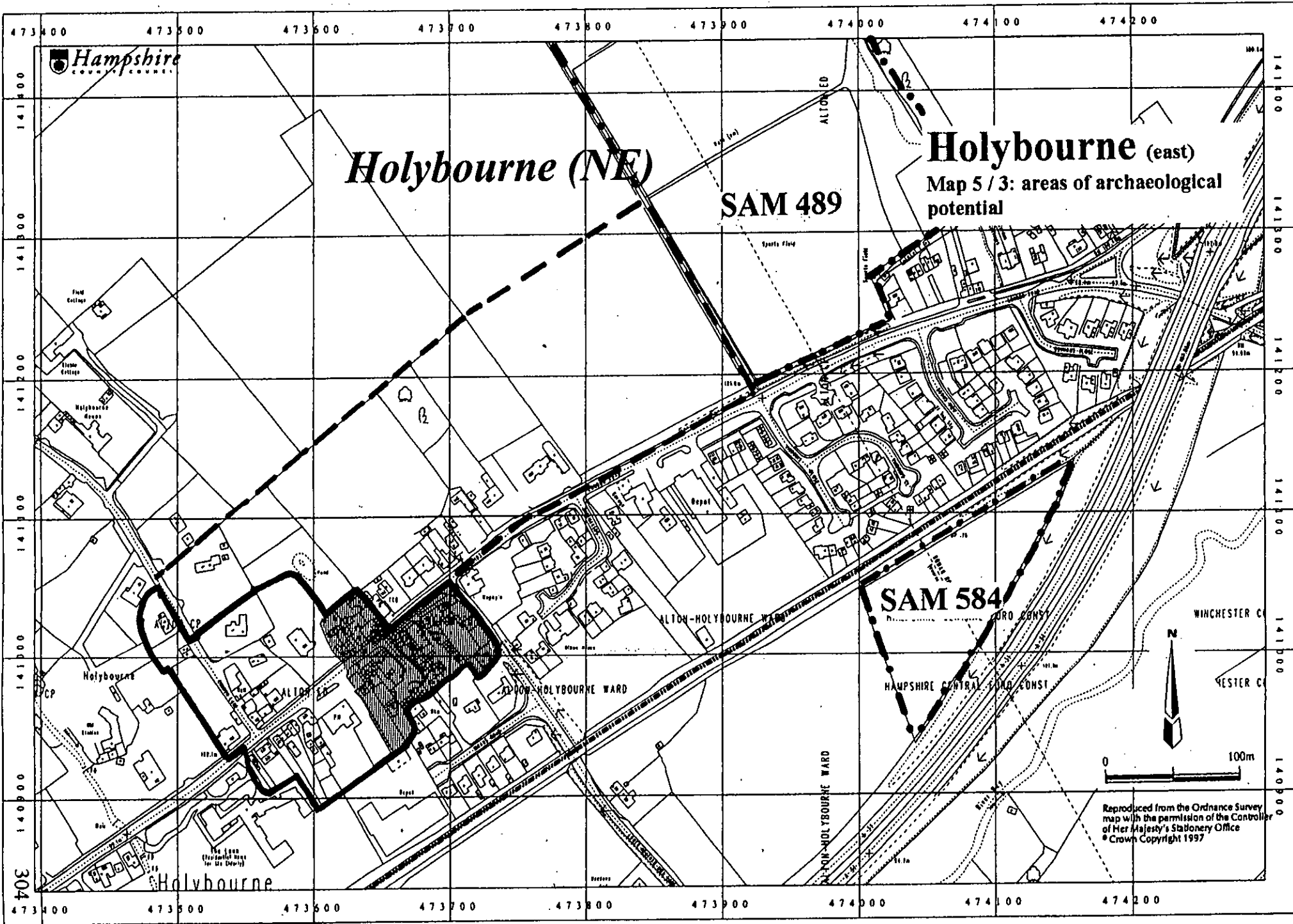
Holybourne (north) Map 5 / 1: areas of archaeological potential

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Holybourne (NE)

Holybourne (east)

Map 5 / 3: areas of archaeological potential

SAM 489

SAM 584

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