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**SNOUTS FARM
NOW THE RED BARN**



Snouts Farm is situated on the east side of Tandridge Lane where it joins Ray Lane, the B2029, which is the road from Blindley Heath to Lingfield.

The book, *150 years of Blindley Heath*, describes the house as ‘a 16th Century Hall House with a King Post roof’.

The building, without a name, is shown on the John Sennex 1729 map. On subsequent maps it is named “Snout Farm” or “Snouts Farm” and some documents show it as ‘Snowts Farm’. The 1961 revision of the Ordnance Survey map shows the name change to ‘Red Barn’ although this actually happened in 1937.

For most of the 17th and 18th centuries it was owned and occupied by the Bysh family. William Bysh (1540 –1591) a sheather, and his wife Jone had 10 children. Their youngest child, William (1589-1675) bought Snouts Farm.

This Willliam and his wife Sarah had 7 children and their second child, again named William (? -1720) inherited the farm. It then passed to their oldest son Henry (1675-

1754) who was married to Mary. The will of Henry dated 1750 and proved in 1754 passed the farm to their son Henry (1714-1797?).

The larger Bysh family must have had extensive land holdings in the district. Byshe Court is still shown in Horne and East Byshe Farm lies to the west of the A22 road between Blindley Heath and New Chapel.

A document dated 12th February 1633 (Surrey History Centre 597/100) refers to Comports Place (Comforts Place) and Bishfields and the auction particulars dated 22nd November 1806 for 'Hatchgate, a small compact freehold farm' refer to '10 acres of arable to North called Bish Fields.' Hatchgate and Comforts Place are on the west side of Tandridge Lane to the north of Snouts Farm.

The Land Tax records from 1780 show that Henry Bysh moved out of Snouts Farm and let the property to William Head. Henry is noted as living in a house owned by Mrs Hall. This continued until 1791 when he sold Snouts Farm to Robert Gale and the tenant became William Walls. Henry continued to live in the rented house until 1793 when he became both the occupier and the owner. All mention of him stopped in 1797 when it is assumed he died.

The 1813 Particulars and Conditions of Sale refer to an auction being held by Messrs Gale and Son on Wednesday 4th Day of August 1813 at Garraway's Coffee-House, Change-Alley, Cornhill, London at 12 o'Clock. Gale and Son were based in Reigate, so possibly one of the family was the owner referred to in the Land Tax Records.

It is difficult to trace the continued ownership of the farm after 1813 as the Land Tax records only give the names of the owners and occupiers. However looking at the amount paid for Snouts Farm before 1813 and comparing this with the post 1813 figures, Elizabeth Shove was the likely owner and Jas. Jenner the tenant until 1817 followed by William Huggett. This continued until at least 1832.

The 1841 census shows that the tenants in Snouts Farm are Thomas King (age 45) and his wife Jane (age 35). They had 7 children and there are 2 living in agricultural labourers and 1 servant. By 1851 the King family were still there but one of the agricultural labourers, R Harling, had married and had his own cottage.

Here there is a discrepancy. The 1851 census clearly shows the King family in Snouts Farm but the commemorative stone in the Lych Gate at Blindley Heath church implies that William Jupp was there in 1850

Now the 60 plus years of tenancy by the Jupp family started. William Jupp (1823-1891) appears on the 1861 census with his wife Sarah, age 34, and 5 children. Sarah died in 1868 but the 1871 census shows William, now age 49 with 8 children, 2 agricultural labourers and 2 servants.

Moving on 10 years to 1881, William Jupp and family were still in Snouts Farm but he had remarried. His wife was Ann, age 56.

The 1891 census shows that Arthur Jupp, who later became the tenant, is aged 25 and married to Mary, aged 36. By 1901 William Jupp is no longer shown and Arthur and

family are listed as the tenants. Their tenancy continues until at least 1911 as shown by Kelly's directory, but by 1915 William Dunkely has moved in.

The extended Jupp family were prominent members of the Blindley Heath Community. In 1895 we find a William Jupp at Gatehouse Farm, George Jupp (Corn Dealer) in Blindley Heath and George Jupp junior in Stanton Hall Farm.

By 1899 William Jupp has left Gatehouse Farm and has moved to Stanton Hall Farm but looking at the 1901 census, he does not seem to be the son of William of Snouts Farm as his age does not match.

John Jupp erected the Lych Gate at Blindley Heath church in memory of the family. The inscription reads "To the glory of God and to the memory of the Jupp family Snouts Farm 1850-1912. This Lych gate was erected by the eldest son John Jupp of Lingfield 1912".

The 1911 Kelly's directory lists Arthur in Snouts Farm, George as the corn dealer, William in Stanton Hall farm and John as owner of the drug stores. The Jupp family's tenancy of Snouts Farm ended in 1912. By 1915 Mrs Emily Jane Jupp has become the corn dealer.

The ownership of Snouts Farm changed on 23rd January 1908. The Rt Hon Kenelm Charles Edward, Earl of Cottenham sold the property to Edward Westby Nunn of 140 Leadenhall Street, London. A deed dated 18 days earlier on 5th January 1908 shows Nunn selling 2 Roods 37 Perches of the land to Jessie Dallen. He was certain that the purchase would go through!

On 23rd January 1919 Edward Westby Nunn sold Snouts Farm to Arthur Young, Ardenrun Home Farm, Godstone. The conveyance notes 'all the buildings plus 130 acres, 3 roods and 4 perches of land.'

In 1928 Arthur Young must have sold the farm to Deborah Lyon Tagart wife of George Ongley Tagart of 'The Patch', Baldwins Hill, East Grinstead, Sussex. A mortgage deed dated 26th June shows that she raised a loan £1,100 at 5% per annum. The mortgagees are Ernest Longley Tagart and Douglas St John Duke.

Obviously the above mortgage was not sufficient as, on the same date, a second mortgage of £600 was granted by Miss E E Bachus of Milford on Sea, Hampshire.

By 1930 Ernest Longley Tagart, one of the above mortgagees, has died. A deed dated 26th May shows that the mortgage is taken over by George Hugh Blount, Solicitor of Lincoln's Inn, Charles William Conybeare Hore of Cambridge and Arthur Forman of Bude, Cornwall. The rate of interest was increased to 5½%.

On 7th March 1932 the mortgage was repaid and Deborah Lyon Tagart's address is shown as Snouts Farm.

A deed dated 11th April 1932 conveyed the ownership to Gerald Ongley Tagart. He raised a mortgage of £1,500 at 5½% per annum interest from Annie Roberts of Charlton and Claude Lovelace Couldery of Rochester.

The legal access to Snouts Farm was from the Blindley Heath to Lingfield road and they did not own the land between the farm boundary and Tandridge Lane. A letter dated 11th July 1933 from the agent of Sir Bernard Eyre Greenwell acknowledges the rights of the owners/tenants of Snouts Farm to have access to Tandridge Lane. Sir Bernard Greenwell was the Lord of the Manor of Godstone and lived in Marden Park, Woldingham. His father purchased the Clayton Estate.

Gerald Ongley Tagart was now living in London. On 9th November 1934 he repaid the mortgage and sold Snouts Farm to Robert Wayland Debenham of Shoreditch. Roberts and Couldery, mentioned above, lent him £1,650 at 4½% per annum.

On 23rd February 1937 a 21-year lease was created between Robert Wayland Debenham and Richard Power Browning of Snouts Farm now **'Red Barn'**. The lease refers to **'Garden and Pleasure Grounds.'** The business is described as **'Private Hotel (whether licenced or not), Road House, Tea and Refreshment Rooms and/or Club.'**

On 11th August 1938 R W Debenham raised a mortgage on Red Barn from the Abbey Road Building Society. This mortgage was repaid on 26th June 1941 when the property was sold to James Chaloner Garner of London and Harry Elwyn Moore of Beckenham.

By 22nd January 1944 R P Browning has died. He was killed by a blast from a bomb dropped near Clacks Cottages which were on the common on the south side of the Blindley Heath to Lingfield road. He was on the telephone behind the door when a piece of shrapnel came through. H E Moore, one of the owners of Red Barn, was his executor. It seems that the business was now run by Mrs M T Irving.

On 1st May 1950 the property was sold to Percy Lawrence Mill of Claygate, Surrey and Mrs M T Irving assigned the lease. The sale price was £8,000 and the conveyance notes that the barn had been converted to a **'Dance Hall'**. P L Mill raised a mortgage with Midland Bank Ltd. The property is described as **'Country Club and Guest House.'**

A conveyance and lease assignment dated 8th January 1968 shows that P L Mill sold to Ralph Fryer (Jeweller) of Uxbridge and his wife Eileen. The price was £8,500 so P L Mill only made £500 profit over 8 years.

On 8th July 1968 the Fryers assigned the lease to James Monarch Reeves and Kathleen Joan Reeves of Hounslow. The business is now described as **'Licensed Victualler and Restaurateur.'**

The Fryers must have sold to John Frederick Collett Andrews and Eileen Florence Andrews between 1968 and 1974. A conveyance dated 25th November 1974 shows the Andrews selling to Peter Gwynros Jones of Caterham. The price paid was £44,000 for the property, £6,000 for the fixtures and fittings and £20,000 for the goodwill.

5th April 1983 Peter Gwynros Jones sold to Jean Nannam Benkehab and Valerie Janet Benkehab, Hoteliers of Stratford upon Avon. The Benkehabs then sold The Red Barn to Charrington and Co Ltd. The date of the sale is not shown.

Charringtons must have created a company named 'The Red Barn Inn Ltd' as a deed dated 27th January 1987 deals with sale of the fixtures and fittings to John Crispin Sweeting of 'Fairstead', Borers Arms Road, Copthorne.

In 1988 Sweeting sold to Whitbread & Co who are still the owners.¹

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Acknowledgements

Surrey History Centre Archives

Joe Bysh

150 years of Blindley Heath booklet (compiled by Eric Lanning, John Collard,
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Land Tax Records

Census Records

Old Surrey Maps

¹ Whitbread & Co have since sold The Red Barn to Geronimo Inns, who are still the owners as at 2010