



## **HARE AND HOUNDS, Lingfield Common**

Lingfield Common was one of several commons in the parish of Lingfield which were enclosed in 1816 giving rise to the road layout and pattern of plots seen today. The enclosure gave rise to a document recording ownership of all the plots of land.

The plot now containing the Hare and Hounds was allocated to Catherine Green, widow. Later, in the 1846 tithe map the plot with the same dimensions as that containing the pub was owned by Mrs Roupell, a major landowner in Lingfield.

At some time the plot was bought by Thomas King, a farmer of Bombers Farm, Crowhurst who built the pub possibly by extending an existing building.

The first detailed Ordnance Survey map of 1870 shows that a few properties had been built along the road from Lingfield to Haxted. The Hare and Hounds is clearly marked on this map, so was constructed shortly before this date. The pub, which was fully licensed, replaced the beer house called the Pig and Whistle on the opposite side of the road, near the site of the former garden centre, recently developed as a small housing estate. The latter pub had closed by 1871 but continued as a small residential cottage for some time; it no longer exists. Thus from 1870 Lingfield Common had a more conveniently situated and comprehensive drinking establishment.

The post office directory of 1859 records George Ingrams as beer retailer at Lingfield Common and the census of 1861 records him as beer house keeper and brickmaker at Lingfield Common. There is a plot marked as a brickfield on the 1870 Ordnance Survey map and this plot presumably contained George Ingrams' Pig and Whistle beer house. There is a local tradition of a beer house in this area, confirming the documentary evidence. However, Kelly's directory for 1867 records George Ingrams at the Hare and Hounds.

George Ingrams' beerhouse was probably quite successful in that he paid for an entry in the post office trade directory for 1859 and may have given Thomas King the idea of building a fully licensed pub nearby. This would have taken George Ingrams' trade, being more conveniently situated on a crossroads rather than down a track from the main road.. By 1871, the beer house no longer existed as such and George Ingrams was working as a farm bailiff but still living nearby.

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Although Thomas King was the original owner, he later sold the Hare and Hounds to the Westerham Brewery, who owned it in 1895.

An inventory of 1905 shows that it was a well equipped pub with a number of public rooms and domestic accommodation, stables and a smallholding. A copy of this document can be seen in Lingfield library. The exterior of the building appears to have remained essentially unchanged since this time.

### **Licensees:**

**George Ingrams.** As explained above he was not a licensee of the Hare and Hounds but is included here for completeness regarding the pubs of Lingfield Common.

George was born in Westerham in 1815, son of Thomas, gardener and Amelia. He married Martha Jenner at Bromley on 25 June 1844, later moving to Lingfield where he was a brickmaker in Plaistow Street in 1851. By 1859 he was at Lingfield Common running a beer shop in addition to brickmaking. In practice it was probably his wife Martha who kept the beer shop. Women rarely received any documented credit for their work in the 19<sup>th</sup> century.

By 1871 George was a farm bailiff, living at Luckham, Lingfield Common. Martha died, age 54, on 2 December 1871 of phthisis and gangrene of the leg.

In 1872 George married Ann Kneller at Lingfield and they moved to Westerham where George became a rat catcher and general labourer.

**Charles Faulkner** was the first authenticated licensee of the Hare and Hounds. He was born in Lingfield around 1820. He had a rather peripatetic life possibly connected with short term railway building projects. He was an agricultural labourer in Edenbridge in 1841. In 1849 he married Mary Ann Meadows, widow, daughter of Charles Shortland, brickmaker at Market Harborough register office but returned to the south east by 1851 when he was living with his wife and year old son at Ticehurst in a hut for workers constructing the Tunbridge Wells to Hastings railway. Ten years later he was in South Eastern Railway's cottages at St Leonards. He then returned to his roots in Lingfield and probably found that Thomas King was looking for a person to run his recently built pub. Thus by 1871 he has become a licensed victualler at the Hare and Hounds and by 1881, at the age of 61 he had gained sufficient money to live as a retired publican at Little Browns, Edenbridge.

**William Plummer** was born in Leatherhead in 1827, son of John Plummer and his wife Jane. In 1851 he was a domestic servant in the household of a stockbroker, Norman Norris of Gabriels Place, Edenbridge. Another servant in the house was Mary Ann Charman of the same age as William and had been born at Warnham, near Horsham, daughter of William and Ann. William and Mary Ann subsequently lived together but there is no record of their marriage. They lived initially in Edenbridge where five of their children were born. They then moved to Hever to a while but by 1871 William had become a coachman at Ford Manor, Dormansland.

He had become licensee of the Hare and Hounds by 27 September 1875. Following his death on 20<sup>th</sup> November 1896 of liver disease, his 'widow' continued as licensee for a year.

**Mary Ann Plummer**, William's widow ran the pub until 1897. She then lived with her son in law Arthur Diplock, widower, at 108A Settrington Road, Fulham and later with her son Henry, a house painter at Lagham Road, South Godstone. She lived to

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the age of 90, and died on 1<sup>st</sup> May 1917 at 49 Lagham Road, Godstone of heart failure. Her daughter in law Ellen Plummer was present at the death.

**James Naylor Spensley** became licensee on 20<sup>th</sup> December 1897 and continued until 1905 when he handed over to Henry Istead on 29<sup>th</sup> September. On handover a very detailed inventory was taken which valued the furniture and fittings at £230 4s 6d. James seems to have been a rather dubious character. The 1901 census records him as a gamekeeper and publican, age 33, born in Aberdeenshire. Ten years later he claimed to be age 40 and born in Suffolk. He married Philadelphia Annie Hemsley of Buxted at the Baptist chapel, St Andrews Street, Cambridge on 4<sup>th</sup> March 1897. At the time James was a gamekeeper living at 39 St Andrews Street, Cambridge; his father was Simon Spensley, a gamekeeper. Shortly after his marriage James and Philadelphia moved to Lingfield and James became licensee of the Hare and Hounds where he remained until 1905. He then moved to Effingham, near Leatherhead to continue his gamekeeping activities.

Philadelphia was born in Mayfield, Sussex in 1875, the daughter of Trayton Hemsley, farmer and Jane his wife. At the age of 17 she was living with her parents working as a dressmaker. It is not clear how she met James Spensley and moved to Cambridge by 1897 or why she and James moved to Lingfield shortly after their marriage.

**Henry William Istead**, formerly a bricklayer, was licensee from 1905 to 1930 when his widow Annie Clara took over. Henry was born in 1868, son of Edward and Susannah née Oliver who had married in East Grinstead in 1851.

Henry initially lived with his parents at Arden Run, Lingfield, then at Moat Farm, then back at Arden Run in 1891 when he was a bricklayer. He married Annie Osborne, daughter of George Osborne, at Lingfield on 19 November 1900 then lived at New Town, Lingfield continuing to work as a bricklayer for a few years. Possibly his wife who had experience of pub life suggested he should become a publican. Mr Henry Istead took over in 1905 & paid £230 for the 'going effects' and paid 50p a week rent to the brewery. He charged 2.5p per pint.

The back dining room was called 'the snake pit' with live music i.e. piano & trumpet & customers used it as a dance hall. After Henry died, Jack Istead (his son) took over as licensee but left his wife as acting licensee during the war. Jack died at the early age of 55 on 5 December 1930 of pneumonia and cerebral haemorrhage. He had the nickname of 'Curly'.

### **Annie Clara Istead,**

Henry's widow became licensee for a short time after her husband's death and ran the pub assisted by her son Jack who soon became the official licensee. Annie was the daughter of George Osborn, who was born in Bedford around 1841. He later became a police sergeant in Croydon and then a publican at the Black Horse, Lower Addiscombe Road, Croydon. He died in 1875 and his widow Amsey continued to run the Black Horse until her retirement when she moved in with her son Edward who was running the Lingfield Hotel, where she died of cirrhosis of the liver on 11<sup>th</sup> June 1890.

Annie's elder brother Edward had become licensee of the Lingfield Hotel around 1890. Annie joined him there as housekeeper and met Henry Istead, subsequently marrying him in 1900

She died at the Hare and Hounds on 21 December 1941, age 73, of heart disease.

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### **Edward Jack Istead,**

The son of Henry and Annie became licensee soon after the death of his father but left his wife Isabella Dorothy in charge during the war. He died on 19<sup>th</sup> April 1961, of carcinoma of the upper oesophagus, age 55.

### **Isabella Dorothy Istead**

Isabella was born in Newcastle on 9<sup>th</sup> April 1904, the daughter of Joseph Dickson Ratcliffe and married Henry Edward Jack Istead, son of Henry and Annie at Lingfield on 6<sup>th</sup> April 1931. She continued to run the Hare and Hounds after the death of her husband until 1985, becoming at age 80, one of the oldest landladies in the country. Dorothy was the first landlady to introduce food in the pub. Some regulars remember the 'mix grill'. After retirement, she lived for another 10 years, achieving her 90<sup>th</sup> birthday in 1994 at the Licensed Victuallers National Home where she died on 18<sup>th</sup> June 1994 of bronchopneumonia.

### **Barry Knights**

1990 – 1997

### **Simon Sheasby**

Was licensee from 1997 to 2000. He then had a spell as a publican in London later becoming licensee of the Plough, Dormansland in 2006.

### **Tracey Payet**

Licensee from April 2009. She was born in Herefordshire and was formerly a restaurant manager in Kingston on Thames where her husband Eric was a chef.

In 2015 the Hare and Hounds became an Italian restaurant called La Frasca (i.e. the branch). It has now sadly been demolished.

### **The Breweries**

It is not clear where beer houses and pubs initially obtained their beer. but they soon became owned by, and tied to, local breweries. By 1895, the Hare and Hounds was owned by, and tied to, the Black Eagle brewery of Westerham. This company had a long and complicated history which can be traced back some 200 years. A relevant date is 1862 when Robert Martin formed a partnership with Benjamin Collard Bushell. Although Robert Martin died in 1866 and Benjamin Bushell purchased his partner's interest from Robert's widow Sarah, the brewery traded as Martin & Co. for another 16 years. To expand his business, in 1882 Bushell took another partner, George Wadley who had a number of brewing connections. It was at this point that they purchased the business and goodwill of Lashmar Brothers who traded from the Crown Brewery at Oxted, another firm with ancient origins. Further expansion by Bushell resulted in the company becoming by 1902 Bushell Watkins and Smith.

1948: Taylor, Walker & Co bought a controlling interest. Westerham continued to trade under its own name and under the condition that the Black Eagle brewery continued to remain open for at least 3 years – in fact it remained for 17, producing 1600 barrels a week in the 1950s. In 1959 Taylor Walker was acquired by the Friary Meux division of Ind Coope and Bushell Watkins & Smith went into voluntary liquidation in 1961.

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Black Eagle brewery and its 97 licensed houses were transferred to Ind Coope (London) on 1<sup>st</sup> October 1962. The brewery at Westerham continued until 1965. The Black Eagle brewery buildings became a distribution depôt under Ind Coope (Friary Meux Ltd) and was eventually demolished in 1989.

### **The Building**

#### **Returns of licensed victuallers**

Two volumes produced by the petty sessions licensing authorities survive from earlier times. They enumerate several hundred names of victuallers in alphabetical order in their respective parishes.

The front cover has the very descriptive title:

*'Detailed return of Fully Licensed Houses and Beer Houses in the several petty sessional divisions showing whether such Houses are free or tied, the accommodation provided, the distance from the nearest Licensed Houses and the character of the persons frequenting such fully licensed houses or Beer Houses. February 1892. Issued by Clerk of the Peace's Office, Sessions House, Newington SE.'*

The 1892 entry for the Hare and Hounds is:

Fully licensed, owner B C Bushell & Co, Westerham

Licensee: William Plummer residing on the premises, tied to Bushell & Co.

No stabling

Nearest houses: 1m from (*Lingfield*) Hotel, 1m from Star Inn.

General custom, roadside inn.

A similar entry for 1904:

Rateable value: £35 gross, £30 rateable

Owner: Bushell, Watkins & Smith, Westerham

Licensee: James Spensley, residing on premises, tied to Westerham brewery

Provides refreshments other than intoxicants

Accommodation for travellers: 2 bedrooms, stabling 2 stalls.

Sanitary facilities.

Frequented by working classes.

### **Rating Valuation 1910** (Commonly called Lloyd George's Domesday)

The Finance (1909-1910) Act 1910 introduced the payment of a duty, entitled increment value duty, on certain transactions relating to land, or the transmission of land at death. The increment value was the amount by which the site value of the land on the occasion on which the duty was to be collected, exceeded the 'original' site value of the land. The Act was repealed in 1920.

Section 26 of the Act provided for a valuation by the Inland Revenue Commissioners of all land in the UK, showing separately the total value (gross value less the amount by which the gross value would be diminished if sold subject to public rights of way, rights of use, common or any easements) and the site value.

Three series of records other than maps were made:

1. Domesday Books (properly entitled Duties on Land Values: Record of Valuations made by the Commissioners of Inland Revenue). These were prepared by the Inspector of Taxes and give for each hereditament the valuation assessment number, map reference, owner, occupier, situation, description and extent.

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2. Field Books: These contain the Domesday information in rather cryptic form plus, in some instances, additional descriptive detail.

3. Forms 37 – Land. These give information extracted from the Domesday books. A copy of this form was sent to every owner. These have mostly been lost.

The Field Books are held in The National Archives.

The Field Book entry is:

Hare and Hounds, public house & premises

Occupier: H W Istead

Owner: Bushell, Watkins & Smith, freehold

Tenancy: quarterly: rent £48

Former sales: 1894 £106, £265, with others

Ground floor: tap room, 2 small bars, cellar, old store room. At rear- living room, kitchen, larder.

First floor: 2 bedrooms & club room

Second floor: 2 attics

Outside: earth closet, 2 stalls (lean-to timber & tiled), timber & tiled workshed, 2 brick pig sties, cement brick & tiled detached building.

Brick urinal & WC (no flush), large meadow, good orchard, Company's water.

Gross value £2500

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